

DATE: September 7, 2016
TO: Honorable Mayor & City Council
FROM: John Muns, Chair, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of September 6, 2016

**AGENDA ITEM NO. 2A - PUBLIC HEARING
ZONING CASE 2016-026
APPLICANT: COMMODORE PARTNERS, LTD.**

Request to rezone 34.2 acres located at the southeast corner of Preston Road and Rasor Boulevard **from** Planned Development-159-General Office **to** Planned Development-Retail/General Office to allow for the additional uses of single-family residence and multifamily residence, and to modify development standards. Zoned Planned Development-159-General Office/Preston Road Overlay District. Project #ZC2016-026. Tabled August 15, 2016.

APPROVED: 5-2 **DENIED:** _____ **TABLED:** _____

The Commissioners voting in opposition stated that multifamily uses were inappropriate and that residential development should be restricted to single-family uses only.

Speaker Card(s) Received **Support:** 5 **Oppose:** 3 **Neutral:** 0

Letters Received Within 200' Notice Area: **Support:** 6 **Oppose:** 0 **Neutral:** 0

Letters Received Outside 200' Notice Area: **Support** 11 **Oppose:** 35 **Neutral:** 0

Petition(s) Received: 0 **# Of Signatures:** 0

STIPULATIONS:

Recommended for approval as follows:

The permitted uses and standards shall be in accordance with the Retail (R) and General Office (O-2) zoning districts, unless otherwise specified herein:

1. Uses:

- a. Single-family residence detached is an additional permitted use.

- b. Multifamily residence is an additional permitted use. A maximum of 500 multifamily units may be constructed.
 - c. Prohibited Uses:
 - i. Automobile Repair (Major)
 - ii. Automobile Repair (Minor/Fueling Station)
 - iii. Electrical Substation
 - iv. Mini-Warehouse/Public Storage
 - v. Mortuary/funeral parlor
 - vi. Drive-through restaurant
2. Phasing: A preliminary plat for a minimum of 40 single-family lots, including the primary usable open space, must be approved concurrent with or prior to the approval of a preliminary plat for a maximum of 300 multifamily units. The concept plan shall be divided into development areas. The development area of multifamily shall not exceed the development area of single-family as shown on and consistent with an approved concept plan or as amended by subsequent revisions to a concept plan. For vertical mixed use, the total acreage of the development area of multifamily shall be reduced proportionally in acreage based on the ratio of non-residential square footage versus residential square footage of the building. Prior to the approval of a preliminary plat for the remaining 200 multifamily units, the following requirements must be met:
- a. A minimum of 30 single-family residences must obtain building permits for construction.
 - b. A preliminary plat for a minimum of 10,000 square feet of nonresidential space must be approved. Fitness centers, leasing offices, club and meeting rooms, and other uses associated with and managed by a multifamily use will not be included to meet the minimum nonresidential space requirement.
 - c. A minimum of 60 total single-family lots, including the first phase, must be approved by preliminary plat.
 - d. A minimum of one pedestrian bridge must be constructed across the east/west drainage and floodway easement.
3. Streets and Sidewalks: Where residential uses are constructed, streets and sidewalks must be in conformance with Section 10.700.10 "Streets and Sidewalks" of the Urban Mixed-Use zoning district except as noted below:

- a. Mews streets (two 11 foot travel lanes with three feet on each side to accommodate utilities and services) are allowed for single-family residence detached development. Parking may be provided but is not required.
 - b. A Main Street is not required.
 - c. Street Design: The planned development must be organized into blocks created by a grid of streets and drainage and floodway easements. A variety of street types may be incorporated to create the grid including diagonal, off-set, angled, and curvilinear streets.
 - d. Block Size: The maximum block size is 4.5 acres, except as required for public parks, hospital, or school use. Open space areas within a block are excluded from the block size maximum if a minimum 12-foot wide sidewalk is provided between the building and open space.
 - e. Block Length: Open space areas within a block are excluded from the 600 foot block length maximum if a minimum 12-foot wide sidewalk is provided connecting the open space to adjacent blocks and/or streets.
4. Area, yard, and bulk requirements must be in conformance with Retail (R) and General Office (O-2) zoning districts except as noted below:
- a. Front Yard Setbacks: Except as noted below, adjacent to Preston Road and Rasor Boulevard the minimum setback must be 30 feet from the property line.
 - b. Multifamily Standards:
 - i. Front Yard Setbacks: The westernmost façade of multifamily buildings must be located within 100 feet of Preston Road. For all other areas, 75% of the building face must be within 25 feet of the street curb. If easements are present, or public open space, patio dining, plaza, or other public amenity is provided, 75% of the building face must be built to the easement line, open space, or public amenity.
 - ii. Maximum Height: 4 story, except that 5 stories of multifamily are permitted with the construction of a horizontal structural concrete podium if 30% of the primary building façade at grade consists of nonresidential uses. Structured parking may be 5 levels above grade plus roof-deck parking and the portion of the garage above the habitable portion of the building must be screened from view.

- iii. 100% of first floor multifamily residential units that do not face Preston Road or Razor Boulevard shall have one of the following design features: a true balcony, stoop, or patio to create outdoor living space.

c. Single-Family Residence Detached Standards:

- i. Each dwelling unit must be on an individually-platted lot. Lots must gain access from a major, minor, or mews street.
- ii. Minimum Lot Area: 1,500 square feet
- iii. Minimum Lot Width: 25 feet (interior); 30 feet (corner)
- iv. Minimum Lot Depth: 60 feet
- v. Maximum Height: 3 story, 45 feet
- vi. Front Yard Setbacks: 75% of the building face shall be within 25 feet of the street curb. If easements are present, 75% of the building face shall be built to the easement line.
- vii. Side Yard Setback: None. Buildings must be separated by a minimum distance of 3 feet. A minimum 3-foot wide maintenance easement must be placed between buildings to allow for property owner maintenance. The easement may be split between lots as long as the minimum 3 foot distance is provided.
- viii. Minimum Rear Yard Setback: The distance from the garage to the travel lane of the alley or mews street must be between 3 to 5 feet or more than 20 feet. Second and third stories may extend a maximum of 2.5 feet into the rear yard setback.
- ix. Maximum Lot Coverage: 80%
- x. Each dwelling unit must have a garage with a minimum of 2 parking spaces. Garage entrances are allowed only from a mews street or alley. The elimination of the garage space, by enclosing the garage with a stationary wall, is prohibited.
- xi. Street names and numbers must be displayed on rear facades.

5. Parking:

- a. Minimum Parking for Nonresidential Uses: One space per 300 square feet
- b. Minimum Parking for Multifamily Residences:

- i. One bedroom or less: One space per unit
 - ii. Two bedrooms: 1.5 spaces per unit
 - iii. Three bedrooms or more: Two spaces per unit
 - c. Minimum Parking for Single-Family Residences: 2.25 spaces per unit
 - d. Any off-street parking requirements may be satisfied by on-street parking or provided within 500 feet even if such sites are nonadjacent or noncontiguous provided that binding agreements exist which will ensure the availability of such off-street parking for the reasonable useful life of the building or project to be built on the site.
- 6. Open Space: A minimum of 10 acres of open space must be provided including drainage and floodway easements, usable open space, and private amenity space. A minimum 3 acres of usable open space must be provided in conformance with the requirements of Subsection 13.800.3 (General Standards) and must be open to the public at all times. One primary usable open space area with a minimum size of one-half acre and a minimum dimension of 50 feet must be provided with the first phase of development. These standards must be maintained for the entire planned development consistent with the approved concept plan or as amended by subsequent revisions to the concept plan.
- 7. Facades: With the exception of parking garages, and loading and service areas, 60% of the first floor of nonresidential buildings must consist of windows, doors, and breezeways.
- 8. Fencing is restricted to wrought iron, tubular steel, tubular aluminum, or masonry and must be a minimum of 50% open construction per the following standards:
 - a. Nonresidential and multifamily: A group of buildings may not be walled, fenced, or restricted from general public access. With the exception of patios, fencing is not permitted in front of any building face.
 - b. Single-family: Fencing is permitted in front yard setbacks, and/or in side yard setbacks adjacent to open space up to a maximum of 4 feet in height. Side yards may be fenced parallel to the street at the front building facade, but fencing is not permitted perpendicular to the street between buildings. Each unit with a fence in the front yard must have an operable gate that opens to the street.

FOR CITY COUNCIL MEETING OF: September 26, 2016 (To view the agenda for this meeting, see www.plano.gov)

PUBLIC HEARING - ORDINANCE

ST/amf

xc: Chart Westcott, Commodore Partners LTD
J. Prabha Cinclair, Miklos Law, PLLC

<https://goo.gl/maps/hupra5RPB2M2>

CITY OF PLANO
PLANNING & ZONING COMMISSION

September 6, 2016

Agenda Item No. 2A

Public Hearing: Zoning Case 2016-026

Applicant: Commodore Partners, Ltd.

DESCRIPTION:

Request to rezone 34.2 acres located at the southeast corner of Preston Road and Rasor Boulevard **from** Planned Development-159-General Office **to** Planned Development-Retail/General Office to allow for the additional uses of single-family residence and multifamily residence, and to modify development standards. Zoned Planned Development-159-General Office/Preston Road Overlay District. Project #ZC2016-026. Tabled August 15, 2016.

REMARKS:

This item was tabled at the August 15, 2016, Planning & Zoning Commission meeting. It must be removed from the table for consideration.

The applicant is requesting to rezone the subject property to Planned Development-Retail/General Office (PD-R/O-2) to modify development standards and allow single-family residence detached and multifamily residence as additional permitted uses. A planned development 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. The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls, but not including wholesaling or warehousing. The O-2 district is intended to allow for a variety of low-, mid-, and high-rise office developments providing for professional, financial, medical, and similar services to local residents; corporate offices for regional and national operations; and major centers of employment for Plano and surrounding communities.

The subject property is currently undeveloped. A concept plan, Commodore Mixed-Use, accompanies this request as Agenda Item 2B.

Surrounding Land Uses and Zoning

To the north, across Razor Boulevard, the properties are zoned Planned Development-20-Mixed-Use and are developed with bank, retail, and restaurant uses, and include a mid-rise development currently under construction. To the east is an existing multifamily development zoned Planned Development-490-Multifamily Residence-2. To the south of the subject property is an existing federal courthouse and general office buildings zoned Planned Development-159-General Office (PD-159-O-2). To the west, across Preston Road, are existing general office developments and a hotel zoned Commercial Employment (CE).

Proposed Development Stipulations

The requested zoning is PD-R/O-2. There are two primary parts to this request: land use and design standards.

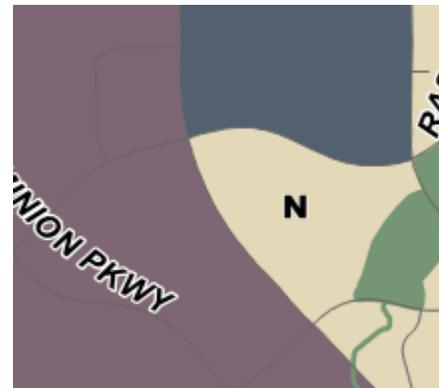
Land Use - The applicant is proposing to rezone the subject property to allow for a mix of single-family detached, multifamily, retail, office and other nonresidential uses.

Design Standards - The language in the proposed PD district would allow this site to be developed with a mix of residential and nonresidential uses constructed either with an urban form of development including reduced building setbacks, reduced lot sizes, and using some standards from the Urban Mixed-Use (UMU) zoning district, or with traditional R and O-2 development standards.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as Neighborhood (N).

The Neighborhood future land use category consists primarily of residential areas focused on sustaining a high quality of life through clear, well-maintained infrastructure, housing, open space, schools, and limited service/institutional uses. Single-family residential should remain the primary use with neighborhoods. It is the intention to preserve and enhance these uses and to regulate the design of new residential infill products to be within the context of the surrounding environment.



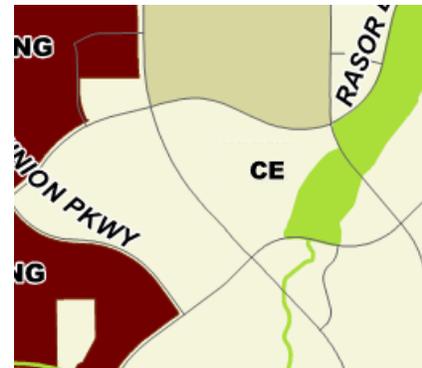
The subject property is located between the Employment Center land use category to the west, across Preston Road, the Regional Center designation to the north, across Razor Boulevard, and the Neighborhood designation to the east and south. The applicant is requesting a planned development which emphasizes single-family detached residences as the dominant residential land use while allowing multifamily residential, as well as retail, restaurant, general office, and other nonresidential uses along the Preston Road frontage. The associated concept plan shows single-family uses on 11.5 acres out of a total of the 34.2 acres for the entire planned development. Due to the location of the subject property, staff believes the

proposed blend of uses in a mixed-use setting is an appropriate transition within the context of the surrounding area.

The subject property is surrounded by existing development and streets which are characterized by density, height, and traffic volume. The Neighborhood future land use designation creates opportunity for single-family uses, while the existing surrounding developments create opportunities for multifamily residential, and other nonresidential uses. The applicant's request effectively integrates the future land use designation with the existing development conditions in the general area. For these reasons, the zoning request is consistent with the Neighborhood future land use designation.

Growth and Change Map - The Growth and Change Map designates the subject property as Conserve and Enhance (CE).

The CE areas are expected to retain the current form of development, but will experience some minor infill and ongoing rehabilitation consistent with the present form and character.



The subject property is undeveloped and is located at a highly visible intersection between nonresidential and residential uses. The applicant's request would enhance the mix of uses within the general area with proposed PD standards which would emphasize a more efficient form of development. The request provides a transition between more intense development to the north and west and the multifamily residential neighborhood to the east, and is therefore consistent with the Growth and Change Map.

Land Use Policy - *Plano will support a system of organized land use to provide greater housing and employment choices, where new and redevelopment areas respect existing neighborhoods and businesses.*

This request provides an area of new development with additional housing and nonresidential development. This zoning request is in conformance with the land use policy.

Land Use Policy Action Statement LU5 - *Review and update the Zoning Map to resolve land use inconsistencies between the Future Land Use Map and the Zoning Map.*

This request is an example of an inconsistency between the future land use designation of Neighborhood, and the existing PD-159-O-2 zoning. Additionally, this property is located adjacent to a variety of uses. The applicant's request balances the recommendations of the Future Land Use Map with the current development realities and existing zoning within the general area. This request is consistent with this action statement.

Undeveloped Land Policy - *Plano will reserve its remaining undeveloped land for high quality development with distinctive character, emphasizing businesses offering highly*

skilled employment and limiting housing and retail uses except when integrated into compact complete centers to ensure adequate land for projected employment growth.

The applicant is proposing a unique mixed-use neighborhood with a focus on housing, pedestrian-oriented streets, significant open space dedication, and other standards including the potential for vertical mixed-use. The subject property is situated between existing employment, retail, and residential uses, and would provide a complimentary development to the surrounding properties with potential for employment uses or other nonresidential development. For these reasons, this request is in conformance with the Undeveloped Land Policy.

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

School Capacity - Frisco Independence School District has provided a letter regarding school capacity which staff has included as an attachment.

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

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

Access to and Availability of Amenities and Services - The subject property is located within a park fee service area and public open space will be provided to serve pedestrians visiting and citizens residing within the subject property. Additionally, the subject property is located approximately 800 feet away from the Legacy Trail.

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

ISSUES:

Residential Uses

The requested planned development allows for a mix of single-family detached and multifamily residential uses. The multifamily uses are proposed at a maximum of 500 units and must be placed along the Preston Road frontage. The applicant intends to place the single-family lots along the eastern portions of the property adjacent to a drainage and floodway easement. However, single-family uses could be developed anywhere within the subject property. Additionally, the proposed standards require that single-family acreage must always exceed multifamily acreage.

The planned development stipulations require the development of the residential uses to be phased. The first phase requires a minimum of 40 single-family lots to be platted prior

to or simultaneously with the initial plat for a maximum of 300 multifamily units. This phase would also include usable open space to serve residents. In order for the applicant to receive plat approval for the remaining 200 units the following minimum criteria must be met:

1. 30 single-family residences must receive building permits for construction;
2. 10,000 square feet of nonresidential uses must be platted;
3. 60 total single-family lots must be platted (including the previous 40 lots); and
4. One pedestrian bridge must be constructed across the east/west drainage and floodway easement.

Lastly, if residential uses are not built, the subject property can be developed entirely with nonresidential uses per the standards of the R and O-2 zoning districts, as amended by the planned development. The proposed residential uses are consistent with the recommendations of the Comprehensive Plan, and will require a mix of housing which will complement the proposed nonresidential uses and existing development within the general area. Staff is in support of the requested residential standards.

Nonresidential Uses

The applicant is also proposing several amendments to permitted uses including prohibiting automobile repair, electrical substation, mini-warehouse, and funeral parlor. Additionally, drive-through restaurants would be permitted only with approval of a Specific Use Permit (SUP). Although drive-through restaurants are typical for R zoned properties, staff believes that these uses are not appropriate for the development form the applicant is proposing.

Drive-through restaurants are typically found in traditional retail centers due to the area needed for automobile queueing. The applicant is intending to create a mixed-use development with a focus on pedestrians through urban street standards and activated public open spaces. These types of developments traditionally focus on tenants which will contribute to a destination atmosphere for their patrons through patio seating and interaction with public open spaces which encourage people to stop and stay.

The city has many retail corners which already accommodate these uses, and therefore staff believes there is no need to include them within this particular development. For these reasons, staff recommends that restaurants with drive-through uses be prohibited.

Other PD Stipulations

The applicant's planned development stipulations allow various modifications to setbacks, height, and other standards. Detached single-family residences are proposed at three stories with reduced lot sizes and setbacks, and required rear entry garages. Four story multifamily buildings are permitted, and must be placed within 100 feet of Preston Road. Multifamily buildings may be built to five stories if constructed with a horizontal structural concrete podium and if 30% of the first floor consists of nonresidential

uses. The development standards would also permit typical freestanding retail, restaurant, office, and other nonresidential buildings.

The proposed block standards are borrowed from the Urban Mixed-Use zoning district with some considerations for the shape and topography of the subject property. The applicant is proposing a minimum of 10 acres of open space, which would include minimum usable areas for residents, as well as passive areas for drainage channels. Finally, other standards require permeability of the first floor through minimum facade treatments for windows and other penetrations, and multifamily balconies, stoops, or patios to create outdoor living spaces.

The applicant's standards are intended to strike a balance between the employment, housing, and retail opportunities of the development market within the general area. Staff believes the requested standards are appropriate for a transitional development form located between the high traffic and visibility of a parcel on Preston Road, and the existing lower-density multifamily development to the east of the subject property. For these reasons, staff is in support of the requested planned development standards.

Remaining Issues

During the review and negotiations of the planned development stipulations, staff and the applicant have worked hard to come to a consensus on a number of issues. However, there are still a few remaining issues which the Commission needs to consider and provide a recommendation:

1. Phasing - Staff is recommending the following language be included in the phasing requirements:

"At no time will the acreage of multifamily uses exceed the acreage of single-family uses."

This language is intended to ensure the mix of developable acreage of residential uses is consistent with the recommendations of the Neighborhood land use designation, which call for single-family residential to be the dominant land use. The applicant is not support of this language and feels that it may be too restrictive to their eventual development plans.

2. Architectural features - Staff is recommending the following language within the multifamily area, yard, and bulk requirements:

Option 1: "100% of first floor multifamily residential units that do not face Preston Road or Rasor Boulevard and 50% of all other units shall have one of the following design features: a true balcony, stoop, or patio to create outdoor living space."

The applicant is requesting this language:

Option 2: "50% of all exterior multifamily residential units that do not face Preston Road or Razor Boulevard and 100% of all first floor multifamily residential units facing the east/west drainage and floodway easement shall have one of the following design features: true balcony, stoop, or patio to create outdoor living space."

The applicant's language would require fewer residents to have access to a balcony, stoop, or patio. Staff believes these private outdoor living spaces are a vital component to multifamily housing and should be provided as recommended in Option 1 above.

3. Open space - Staff is proposing the following language within the open space section:

"These standards must be maintained for the entire 34.2 acres consistent with the approved concept plan or as amended by subsequent revisions to the concept plan."

The intent of this language is to ensure that open space is developed consistent with the approved concept plan for the entire subject property. In other areas within the city staff has had difficulties enforcing open space standards across multi-phased planned development districts. This language will ensure that appropriate open space is constructed for each phase, and will also allow revisions to occur as needed with consideration for the entire acreage of the planned development district.

Staff is requesting that the Planning & Zoning Commission determine if the recommendations above are appropriate in the context of the applicant's proposed mixed-use development.

SUMMARY:

The applicant is requesting to rezone 34.2 acres located at the southeast corner of Preston Road and Razor Boulevard from Planned Development-159-General Office (PD-159-O-2) to Planned Development-Retail/General Office to allow for a mixed-use development with single-family and multifamily residential uses and modified development standards. The request is in conformance with the recommendations of the Comprehensive Plan. The applicant's proposed uses and standards are intended to strike a balance between the mix of employment, housing, and retail opportunities within the general area. With the exception of the requested allowance for drive-through restaurants, and consideration of the remaining outstanding issues, staff believes the proposed uses and standards are appropriate to create a transitional development located between the high traffic and visibility of Preston Road, and the existing lower-density multifamily development to the east of the subject property. For these reasons, staff is in support of the rezoning request.

RECOMMENDATION:

Recommended for approval as follows:

The permitted uses and standards shall be in accordance with the Retail (R) and General Office (O-2) zoning districts, unless otherwise specified herein:

1. Uses:

- a. Single-family residence detached is an additional permitted use.
- b. Multifamily residence is an additional permitted use. A maximum of 500 multifamily units may be constructed.
- c. Prohibited Uses:
 - i. Automobile Repair (Major)
 - ii. Automobile Repair (Minor/Fueling Station)
 - iii. Electrical Substation
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2. Phasing: A preliminary plat for a minimum of 40 single-family lots, including the primary usable open space, must be approved concurrent with or prior to the approval of a preliminary plat for a maximum of 300 multifamily units. The concept plan shall be divided into development areas. The development area of multifamily shall not exceed the development area of single-family as shown on and consistent with an approved concept plan or as amended by subsequent revisions to a concept plan. For vertical mixed use, the total acreage of the development area of multifamily shall be reduced proportionally in acreage based on the ratio of non-residential square footage versus residential square footage of the building. Prior to the approval of a preliminary plat for the remaining 200 multifamily units, the following requirements must be met:

- a. A minimum of 30 single-family residences must obtain building permits for construction.
- b. A preliminary plat for a minimum of 10,000 square feet of nonresidential space must be approved. Fitness centers, leasing offices, club and meeting rooms, and other uses associated with and managed by a multifamily use will not be included to meet the minimum nonresidential space requirement.

- c. A minimum of 60 total single-family lots, including the first phase, must be approved by preliminary plat.
 - d. A minimum of one pedestrian bridge must be constructed across the east/west drainage and floodway easement.
- 3. Streets and Sidewalks: Where residential uses are constructed, streets and sidewalks must be in conformance with Section 10.700.10 "Streets and Sidewalks" of the Urban Mixed-Use zoning district except as noted below:
 - a. Mews streets (two 11 foot travel lanes with three feet on each side to accommodate utilities and services) are allowed for single-family residence detached development. Parking may be provided but is not required.
 - b. A Main Street is not required.
 - c. Street Design: The planned development must be organized into blocks created by a grid of streets and drainage and floodway easements. A variety of street types may be incorporated to create the grid including diagonal, off-set, angled, and curvilinear streets.
 - d. Block Size: The maximum block size is 4.5 acres, except as required for public parks, hospital, or school use. Open space areas within a block are excluded from the block size maximum if a minimum 12-foot wide sidewalk is provided between the building and open space.
 - e. Block Length: Open space areas within a block are excluded from the 600 foot block length maximum if a minimum 12-foot wide sidewalk is provided connecting the open space to adjacent blocks and/or streets.
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 - a. Front Yard Setbacks: Except as noted below, adjacent to Preston Road and Rasor Boulevard the minimum setback must be 30 feet from the property line.
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 - i. Front Yard Setbacks: The westernmost façade of multifamily buildings must be located within 100 feet of Preston Road. For all other areas, 75% of the building face must be within 25 feet of the street curb. If easements are present, or public open space, patio dining, plaza, or other public amenity is provided, 75% of the building face must be built to the easement line, open space, or public amenity.
 - ii. Maximum Height: 4 story, except that 5 stories of multifamily are permitted with the construction of a horizontal structural concrete

podium if 30% of the primary building façade at grade consists of nonresidential uses. Structured parking may be 5 levels above grade plus roof-deck parking and the portion of the garage above the habitable portion of the building must be screened from view.

- iii. 100% of first floor multifamily residential units that do not face Preston Road or Rasor Boulevard shall have one of the following design features: a true balcony, stoop, or patio to create outdoor living space.

c. Single-Family Residence Detached Standards:

- i. Each dwelling unit must be on an individually-platted lot. Lots must gain access from a major, minor, or mews street.
- ii. Minimum Lot Area: 1,500 square feet
- iii. Minimum Lot Width: 25 feet (interior); 30 feet (corner)
- iv. Minimum Lot Depth: 60 feet
- v. Maximum Height: 3 story, 45 feet
- vi. Front Yard Setbacks: 75% of the building face shall be within 25 feet of the street curb. If easements are present, 75% of the building face shall be built to the easement line.
- vii. Side Yard Setback: None. Buildings must be separated by a minimum distance of 3 feet. A minimum 3-foot wide maintenance easement must be placed between buildings to allow for property owner maintenance. The easement may be split between lots as long as the minimum 3 foot distance is provided.
- viii. Minimum Rear Yard Setback: The distance from the garage to the travel lane of the alley or mews street must be between 3 to 5 feet or more than 20 feet. Second and third stories may extend a maximum of 2.5 feet into the rear yard setback.
- ix. Maximum Lot Coverage: 80%
- x. Each dwelling unit must have a garage with a minimum of 2 parking spaces. Garage entrances are allowed only from a mews street or alley. The elimination of the garage space, by enclosing the garage with a stationary wall, is prohibited.
- xi. Street names and numbers must be displayed on rear facades.

5. Parking:

a. Minimum Parking for Nonresidential Uses: One space per 300 square feet

b. Minimum Parking for Multifamily Residences:

i. One bedroom or less: One space per unit

ii. Two bedrooms: 1.5 spaces per unit

iii. Three bedrooms or more: Two spaces per unit

c. Minimum Parking for Single-Family Residences: 2.25 spaces per unit

d. Any off-street parking requirements may be satisfied by on-street parking or provided within 500 feet even if such sites are nonadjacent or noncontiguous provided that binding agreements exist which will ensure the availability of such off-street parking for the reasonable useful life of the building or project to be built on the site.

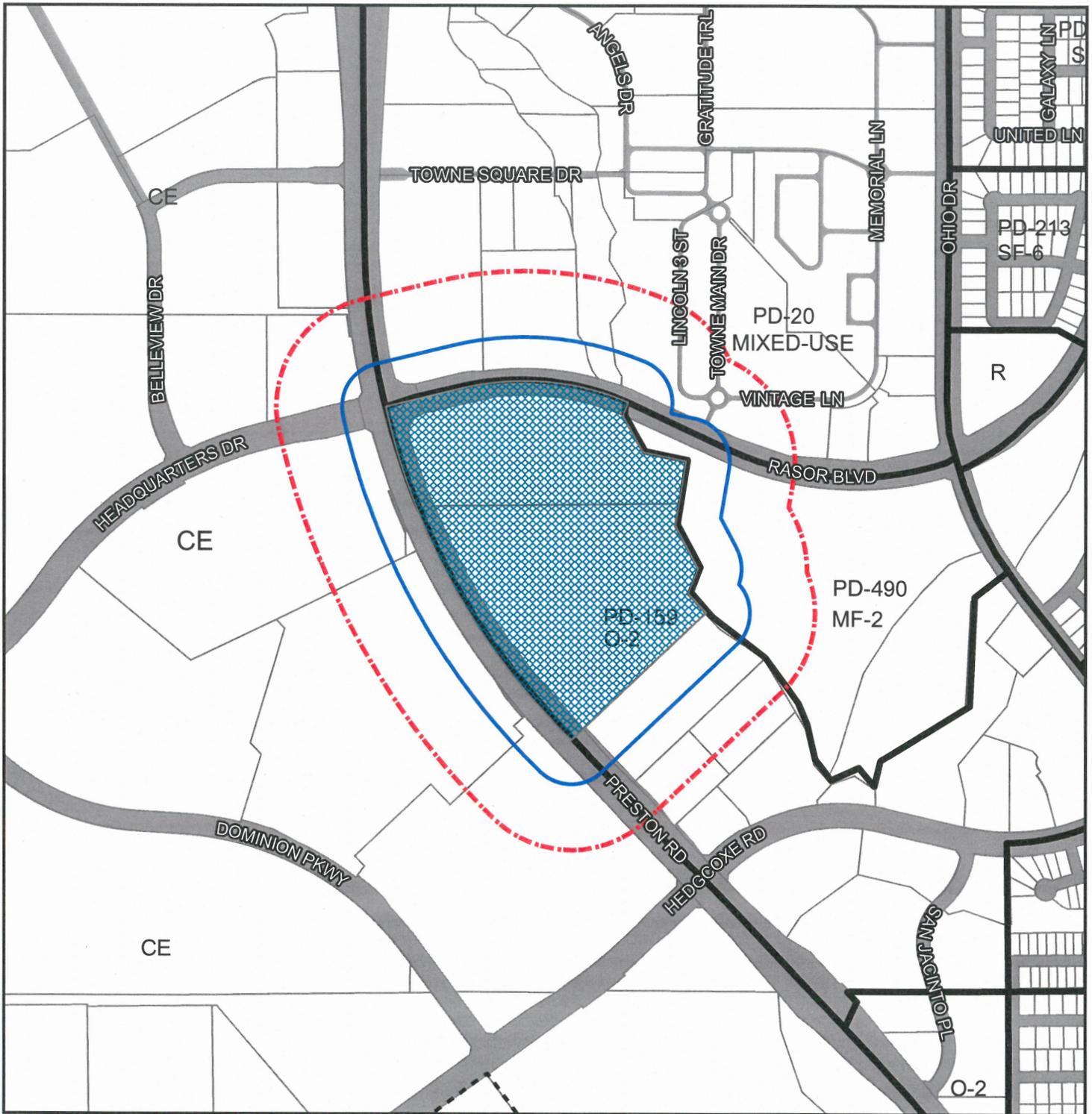
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7. Facades: With the exception of parking garages, and loading and service areas, 60% of the first floor of nonresidential buildings must consist of windows, doors, and breezeways.

8. Fencing is restricted to wrought iron, tubular steel, tubular aluminum, or masonry and must be a minimum of 50% open construction per the following standards:

a. Nonresidential and multifamily: A group of buildings may not be walled, fenced, or restricted from general public access. With the exception of patios, fencing is not permitted in front of any building face.

b. Single-family: Fencing is permitted in front yard setbacks, and/or in side yard setbacks adjacent to open space up to a maximum of 4 feet in height. Side yards may be fenced parallel to the street at the front building facade, but fencing is not permitted perpendicular to the street between buildings. Each unit with a fence in the front yard must have an operable gate that opens to the street.



Zoning Case #: 2016-026

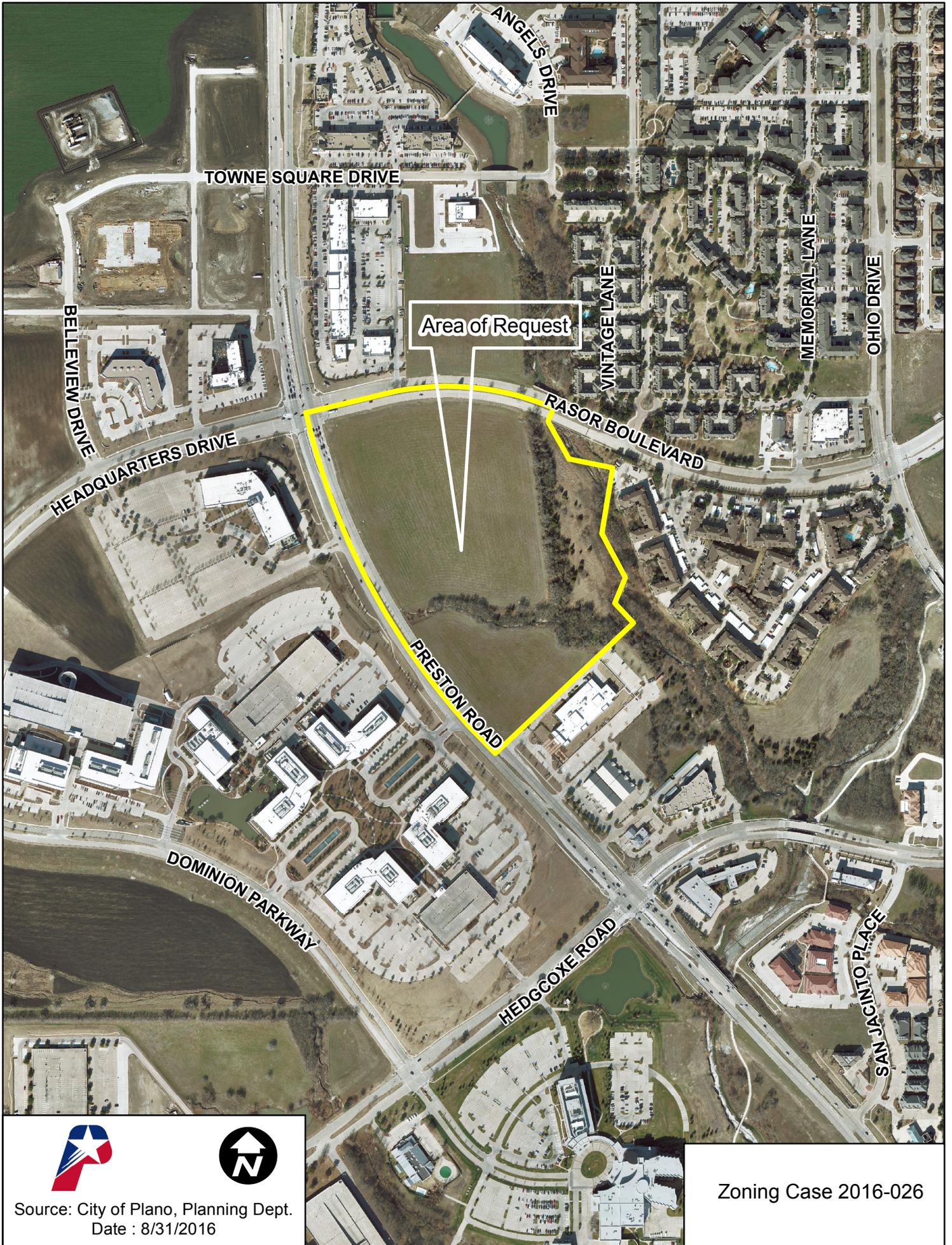
Existing Zoning: Planned Development-159-General Office (PD-159-O-2)/Preston Road Overlay District

Proposed Zoning: Planned Development-Retail/General Office (PD-R/O-2)/Preston Road Overlay District

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



Source: City of Plano Planning Department



Area of Request

BELLEVUE DRIVE

TOWNE SQUARE DRIVE

ANGELS DRIVE

VINTAGE LANE

MEMORIAL LANE

OHIO DRIVE

HEADQUARTERS DRIVE

RASOR BOULEVARD

PRESTON ROAD

DOMINION PARKWAY

HEDGOXE ROAD

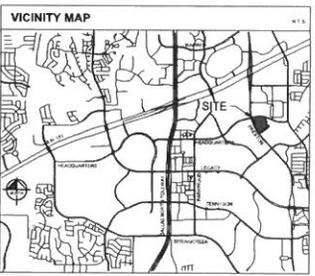
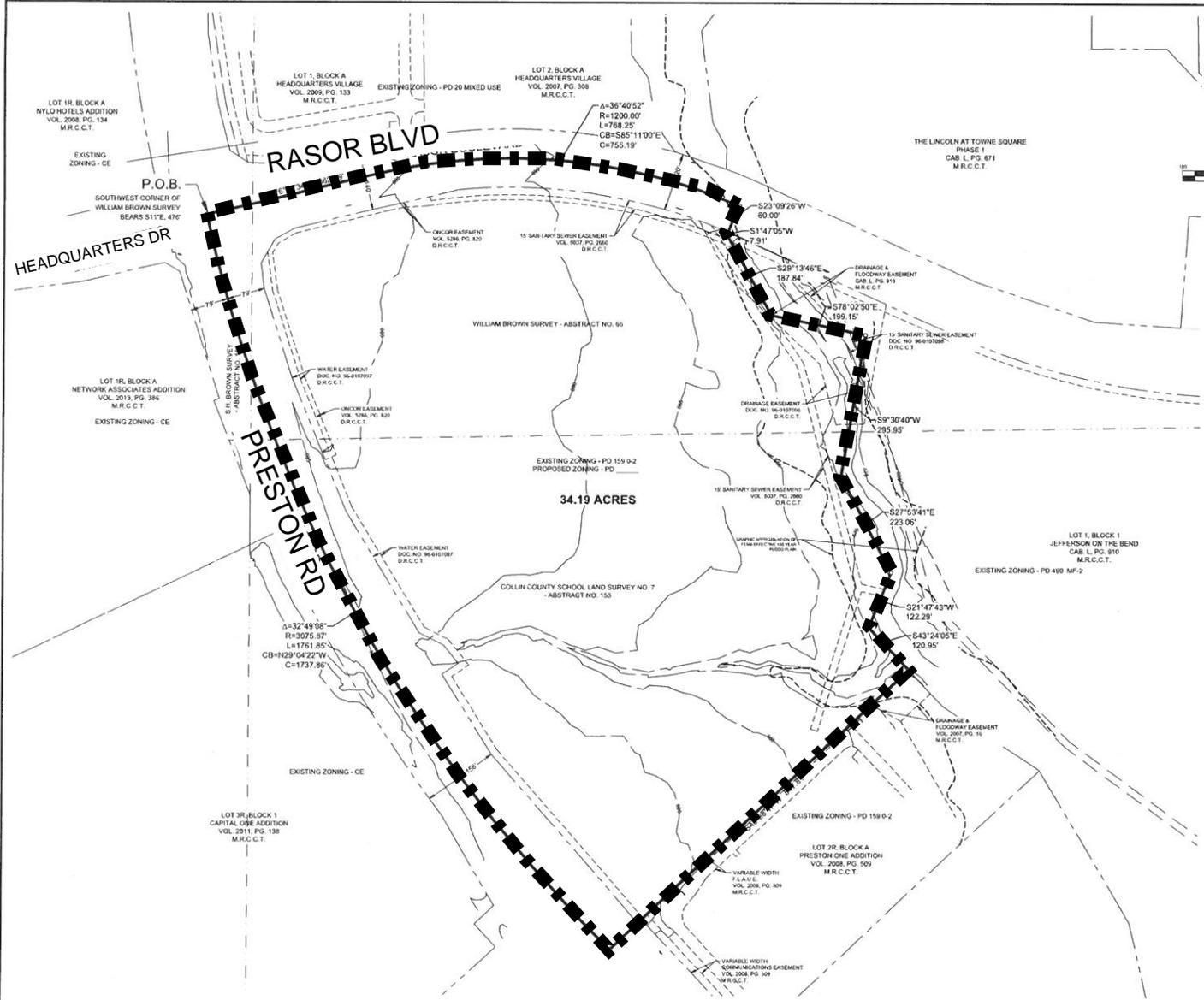
SAN JACINTO PLACE

salena/8/31/2016 X:\DeptP&Z Locators & Graphics\Z2016-026A.mxd



Source: City of Plano, Planning Dept.
Date : 8/31/2016

Zoning Case 2016-026



LEGAL DESCRIPTION

BEING a tract of land situated in the William Brown Survey, Abstract No. 66, Collin County, School Land Survey No. 7, Abstract No. 153 and the S.H. Brown Survey, Abstract No. 106, City of Plano, Collin County, Texas, and being a tract of land described in Special Warranty Deed to Commodore Partners, L.P., recorded in Volume 5486, Page 1673, Deed Records Collin County, Texas, and being a tract of land described in Special Warranty Deed to Physical Farming recorded in Document No. 93-0018752, Land Records Collin County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of Preston Road (S.H. 289 - a variable width right-of-way) with Rasor Boulevard (a variable width right-of-way);

THENCE with the centerline of Rasor Boulevard, the following courses and distances, to wit:

North $76^{\circ}24'34''$ East, a distance of 362.69 feet to a point at the beginning of a non-tangent curve to the right having a central angle of $36^{\circ}40'52''$, a radius of 1200.00 feet, a chord bearing and distance of South $85^{\circ}11'00''$ East, 755.19 feet; in a southeasterly direction, with said curve to the right, an arc distance of 768.25 feet to a point for corner;

South $23^{\circ}02'26''$ West, a distance of 60.00 feet to the northwest corner of Lot 1, Block 1 of Jefferson on the Bend and addition to the City of Plano, Texas, according to the plat thereof recorded in Cabinet L, Page 510, Map Records, Collin County, Texas;

THENCE with the west line of said Lot 1, Block 1, the following courses and distances, to wit:

South $1^{\circ}47'05''$ West, a distance of 7.91 feet to a point for corner;
 South $29^{\circ}13'45''$ East, a distance of 187.84 feet to a point for corner;
 South $78^{\circ}02'59''$ East, a distance of 199.15 feet to a point for corner;
 South $9^{\circ}30'49''$ West, a distance of 295.95 feet to a point for corner;
 South $27^{\circ}53'41''$ East, a distance of 223.06 feet to a point for corner;
 South $21^{\circ}47'43''$ West, a distance of 122.29 feet to the north corner of Lot 2R, Block A of Preston One Addition and addition to the City of Plano, Texas, according to the plat thereof recorded in Vol. 2008, Page 509, Map Records, Collin County, Texas;

THENCE with the west line of said Lot 2R, Block A, South $46^{\circ}30'47''$ West, passing at a distance of 756.63 feet the west corner of said Lot 2R, Block A and continuing in a total distance of 847.81 feet to a point at the intersection of the centerline of said Preston Road with the projected west line of said Lot 2R, Block A at the beginning of a non-tangent curve to the right having a central angle of $32^{\circ}49'08''$, a radius of 3075.87 feet, a chord bearing and distance of North $29^{\circ}04'22''$ West, 1377.86 feet;

THENCE with the centerline of said Preston Road and in a northerly direction with said curve to the right, an arc distance of 1761.85 feet to the POINT OF BEGINNING and containing 34.19 acres of land;

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

This document was prepared under 22 TAC 6563.21, 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.

34.19 ACRES

NOTES:

Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plat, or plan, approval of development standards shown hereon, or the initiation of the development process. Planning & Zoning Commission and/or City Council action 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.

OWNER/APPLICANT:
COMMODORE PARTNERS, LTD.
100 Crescent Court, Suite 1000
Dallas, TX 75201
Contact: Swayze Smart

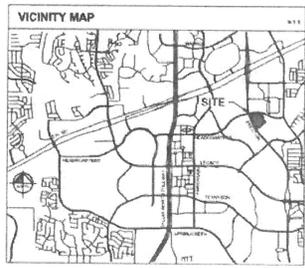
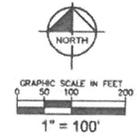
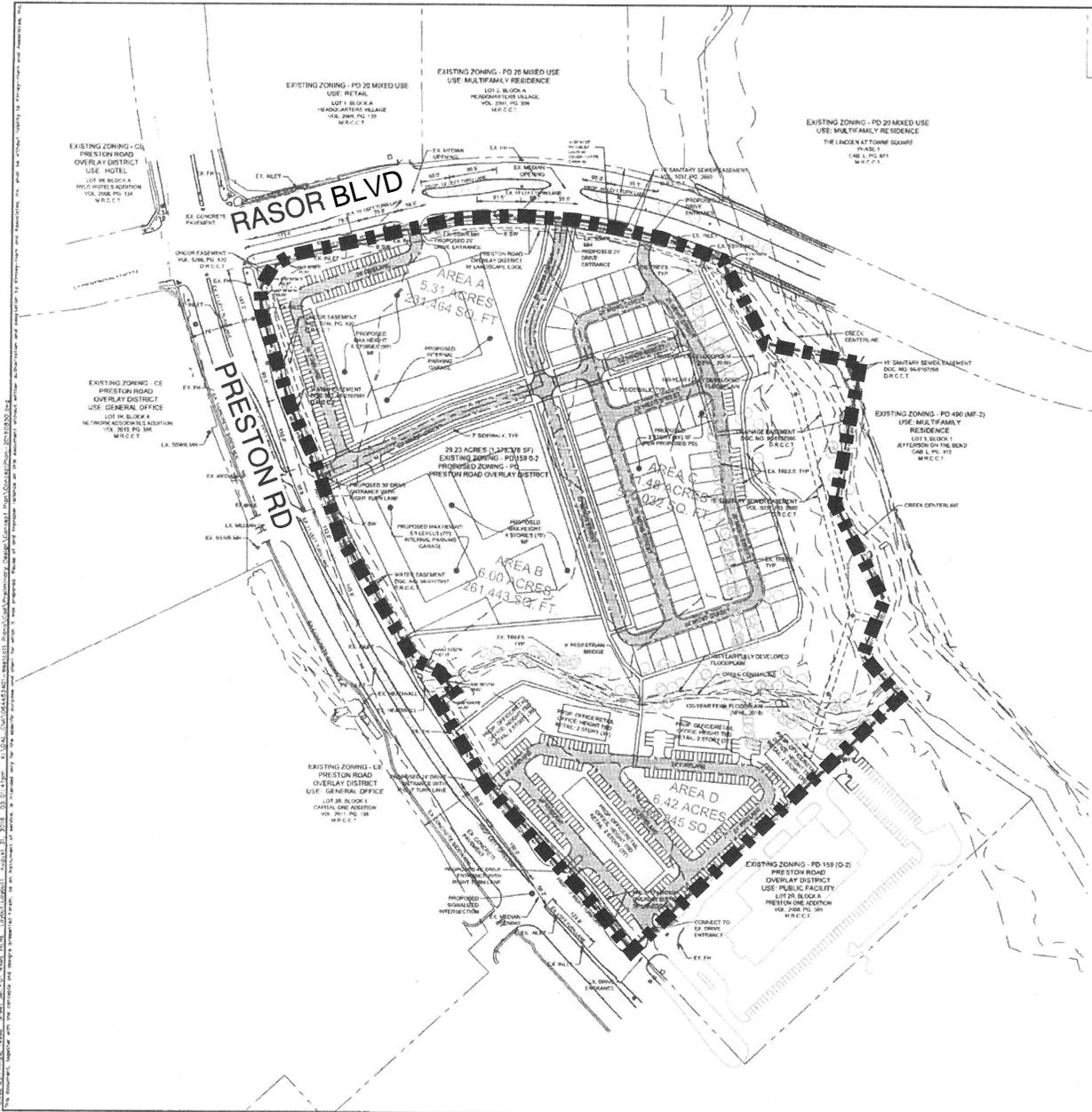
ENGINEER /PREPARER:
KIMLEY-HORN AND ASSOCIATES, INC.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Contact: Jamie Ploetzner, P.E.

ZONING CASE# ZC2016-026
ZONING EXHIBIT
34.19 ACRES
WILLIAM BROWN SURVEY - ABSTRACT NO. 66,
COLLIN COUNTY SCHOOL LAND NO. 7 -
ABSTRACT NO. 153,
S.H. BROWN SURVEY - ABSTRACT NO. 108
CITY OF PLANO, COLLIN COUNTY, TEXAS

Kimley»Horn

12750 Merit Drive, Suite 1000 Dallas, Texas 75251 FRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DWP	DAB	JUNE 2016	064453401	1 OF 1



NOTE: MAJOR, MINOR, AND MEWS STREET SECTIONS PER THE PLANNED DEVELOPMENT.

AREA A	
USE:	MULTIFAMILY (MF)
ACREAGE:	5.31 acres
MAX UNITS: (PD TOTAL)	500 UNITS
MAX HEIGHT:	5 STORY (80 feet)

AREA C	
USE:	SINGLE FAMILY RESIDENCE
ACREAGE:	4.98 acres
MAX HEIGHT:	1.5 STORY (45 feet)
MAX COVERAGE:	18%

AREA B	
USE:	MULTIFAMILY (MF)
ACREAGE:	6.00 acres
MAX UNITS: (PD TOTAL)	500 UNITS
MAX HEIGHT:	4 STORY (70 feet)

AREA D	
USE:	OFFICE (O-2)/RETAILER
ACREAGE:	6.42 acres
MAX HEIGHT:	0-2, 1B, R, 2 STORY (35 feet)
MAX F.A.R.:	0-2, 1.1, R, 0.6, 3
MAX COVERAGE:	0-2, 8%, R, 18%

NO.	REVISIONS	DATE

Kimley»Horn
 17700 NORTH DALLAS STREET, SUITE 1000, DALLAS, TEXAS 75245
 PHONE: 972-770-1000 FAX: 972-770-8620
 TEXAS REGISTERED ENGINEERING FIRM NO. 1-1238

PRELIMINARY
 Kimley»Horn
 02.10.2016

KHVA PROJECT	06-14-15-16-01
DATE	AUGUST 31, 2016
SCALE	AS SHOWN
DESIGNED BY	A.P.
DRAWN BY	T.O.P.
CHECKED BY	A.P.

CONCEPT PLAN

COMMODORE MIXED-USE
 PREPARED FOR
COMMODORE PARTNERS
 TEXAS
 PL. AND

CONCEPT PLAN
COMMODORE MIXED-USE
PROJECT #PCP2016-020

28.23 ACRES
 EXISTING ZONING - PD 150 D-2
 WILLIAM BROWN SURVEY - ABSTRACT NO. 66, COLLIN COUNTY
 SCHOOL LAND NO. 7 - ABSTRACT NO. 153
 S.H. BROWN SURVEY - ABSTRACT NO. 100
 CITY OF PLANO, COLLIN COUNTY, TEXAS

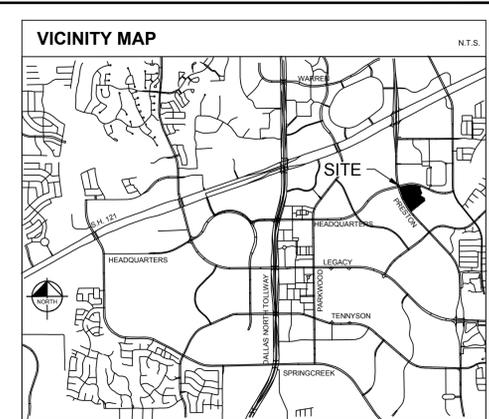
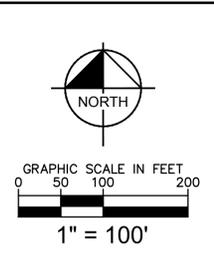
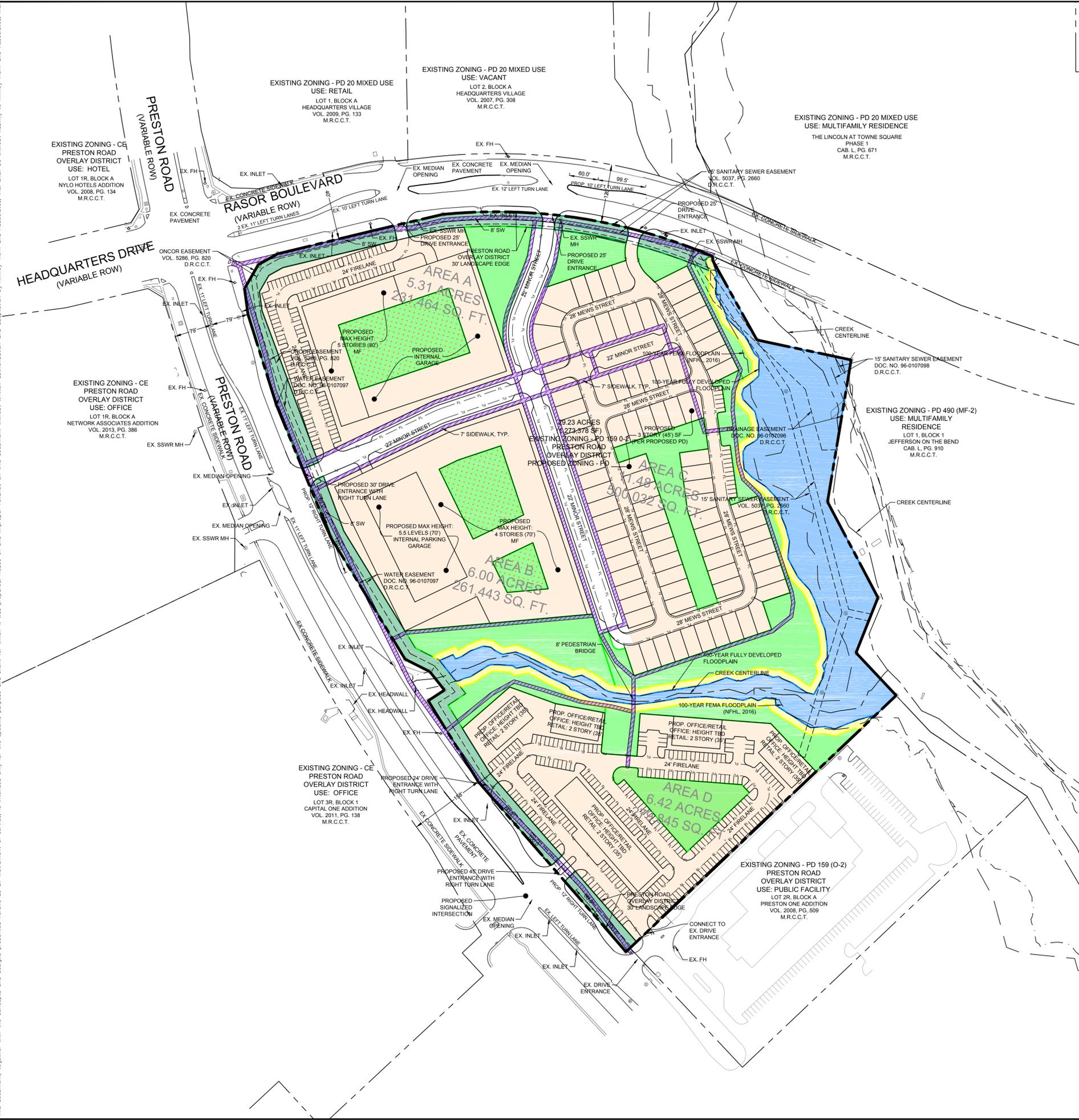
OWNER
 COMMODORE PARTNERS, LTD
 100 CRENSHAW COURT, SUITE 500
 DALLAS, TEXAS 75241
 CONTACT: DANIEL SMITH
 PHONE: (214) 211-7725

PLANNER
 GATEWAY PLANNING GROUP
 1000 W. MARSHALL STREET, 11TH FLOOR
 DALLAS, TX 75201
 CONTACT: BOBBI HOLBY
 PHONE: (214) 761-3927

LAND ENGINEER
Kimley»Horn
 17700 NORTH DALLAS STREET, SUITE 1000
 DALLAS, TEXAS 75245
 CONTACT: JAMES H. ROBERTSON, P.E.
 PHONE: (972) 770-1000

SHEET NUMBER
1 OF 1

Plotted By: Phillips, Fasso Sheet: PUT NAME HERE Layout: Layout1 August 31, 2016 03:03:30pm K:\DAL-Chal\0544453401-Westcott_Plan\0544453401-Preliminary Design\Concept Plan\OpenSpace-20160830.dwg
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND		LAND USE CATEGORIES	
PEDESTRIAN ACCESS ROUTES			
OPEN SPACE (PUBLICLY ACCESSIBLE)		15%	4.4 ACRES
OPEN SPACE (AMENITY SPACE)		5%	1.39 ACRES
OPEN SPACE (IMPROVED FLOODPLAIN MAINTENANCE)		3%	0.9 ACRES
OPEN SPACE (PRESTON ROAD OVERLAY DISTRICT LANDSCAPE)		6%	1.73 ACRES
OPEN SPACE TOTAL*		29%	8.42 ACRES
FLOODPLAIN GREENBELT		11%	3.19 ACRES
GREEN SPACE TOTAL		40%	11.61 ACRES
SITE TOTAL			29.23 ACRES

*FINAL OPEN SPACE DESIGN SUBJECT TO SITE PLAN.

NO.	REVISIONS	DATE	BY

Kimley»Horn
 © 2015 KIMLEY-HORN AND ASSOCIATES, INC.
 12750 MERIT DRIVE, SUITE 1000, DALLAS, TEXAS 75251
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM NO. F-928

FOR REVIEW ONLY
 Not for construction or permit purposes.
Kimley»Horn
 Engineer: JAMIE L. FLOETZNER
 P.E. No. 110199 Date: 08/31/2016

KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	TCP	JLP
064453401	AUGUST 31, 2016	AS SHOWN	JLP	JLP		

OPEN SPACE EXHIBIT

COMMODORE MIXED-USE
 PREPARED FOR
COMMODORE PARTNERS
 TEXAS
 PLANO

**OPEN SPACE EXHIBIT
 COMMODORE MIXED-USE**

29.23 ACRES
 EXISTING ZONING - PD 159 O-2
 WILLIAM BROWN SURVEY- ABSTRACT NO. 66, COLLIN COUNTY
 SCHOOL LAND NO. 7 - ABSTRACT NO. 153,
 S.H. BROWN SURVEY - ABSTRACT NO. 108
 CITY OF PLANO, COLLIN COUNTY, TEXAS

OWNER:
 COMMODORE PARTNERS, LTD.
 100 CRESCENT COURT, SUITE 1620
 DALLAS, TX 75201
 CONTACT: SWAYZE SMARTT
 PHONE: (214) 233-7725

PLANNER:
 GATEWAY PLANNING GROUP
 3100 MCKINNON STREET,
 7TH FLOOR
 DALLAS, TX 75201
 CONTACT: SCOTT POLIKOV
 PHONE: (512) 784-3527

CIVIL ENGINEER:
Kimley»Horn
 KIMLEY-HORN AND ASSOCIATES, INC.
 12750 MERIT DRIVE, SUITE 1000
 DALLAS, TX 75251
 CONTACT: JAMIE L. FLOETZNER, P.E.
 PHONE: (972) 770-3016



5515 Ohio Drive
Frisco, Texas 75035
469.633.6000
469.633.6050 (fax)
www.friscoisd.org

September 2, 2016

Skye Thibodeaux
Planner
City of Plano

Skye,

The following are the enrollment and capacities of the Frisco Independent School district schools that are located within the boundaries of the City of Plano.

<u>Current Enrollment</u>	<u>Capacity</u>
Riddle: 720	760
Borchardt: 692	760
Taylor: 683	760
Anderson: 690	760
Fowler: 1,076	1,000
Liberty: 2,045	2,100

Respectfully,

Todd Fouche, Ed.D.
Director of Finance

OFFICE OF THE SUPERINTENDENT	DEPUTY SUPERINTENDENTS	ASSISTANT SUPERINTENDENTS	EXECUTIVE DIRECTORS
Jeremy Lyon, Ph.D. Superintendent of Schools	Katie Kordel Curriculum and Instruction	Kenny Chandler Student Services	Melissa Fouche Technology and Media Services
Michele Crutcher Assistant to Superintendent and Board of Trustees	Richard Wilkinson Business Services	Pamela Linton Human Resources	Chris Moore Communications and Community Relations
	Doug Zambiasi Support Services		

Zoning Case 2016-026

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 34.2 acres of land out of the William Brown Survey, Abstract No. 66, the Collin County School Land Survey No. 7, Abstract No. 153, and the S.H. Brown Survey, Abstract No. 108, located at the southeast corner of Preston Road and Rasor Boulevard, in the City of Plano, Collin County, Texas, from Planned Development-159-General Office to Planned Development-16-Retail/General Office to allow for the additional uses of single-family residence and multifamily residence, and to modify 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 26th day of September, 2016, for the purpose of considering rezoning 34.2 acres of land out of the William Brown Survey, Abstract No. 66, the Collin County School Land Survey No. 7, Abstract No. 153 and the S.H. Brown Survey, Abstract No. 108, located at the southeast corner of Preston Road and Rasor Boulevard in the City of Plano, Collin County, Texas, from Planned Development-159-General Office to Planned Development-16-Retail/General Office to allow for the additional uses of single-family residence and multifamily residence, and to modify 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 26th day of September, 2016; 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 34.2 acres of land out of the William Brown Survey, Abstract No. 66, the Collin County School Land Survey, No. 7, Abstract No. 153, and the S.H. Brown Survey, Abstract No. 108, located at the southeast corner of Preston Road and Rasor Boulevard in the City of Plano, Collin County, Texas, from Planned Development-159-General Office to Planned Development-16-Retail/General Office to allow for the additional uses of single-family residence and multifamily residence, and to modify 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 Retail (R) and General Office (O-2) zoning districts, unless otherwise specified herein:

1. Uses:

- a. Single-family residence detached is an additional permitted use.
- b. Multifamily residence is an additional permitted use. A maximum of 500 multifamily units may be constructed.
- c. Prohibited Uses:
 - i. Automobile Repair (Major)
 - ii. Automobile Repair (Minor/Fueling Station)
 - iii. Electrical Substation
 - iv. Mini-Warehouse/Public Storage
 - v. Mortuary/funeral parlor
 - vi. Drive-through restaurant

2. Phasing: A preliminary plat for a minimum of 40 single-family lots, including the primary usable open space, must be approved concurrent with or prior to the approval of a preliminary plat for a maximum of 300 multifamily units. The concept plan shall be divided into development areas. The development area of multifamily shall not exceed the development area of single-family as shown on and consistent with an approved concept plan or as amended by subsequent revisions to a concept plan. For vertical mixed use, the total acreage of the development area of

multifamily shall be reduced proportionally in acreage based on the ratio of non-residential square footage versus residential square footage of the building. Prior to the approval of a preliminary plat for the remaining 200 multifamily units, the following requirements must be met:

- a. A minimum of 30 single-family residences must obtain building permits for construction.
 - b. A preliminary plat for a minimum of 10,000 square feet of nonresidential space must be approved. Fitness centers, leasing offices, club and meeting rooms, and other uses associated with and managed by a multifamily use will not be included to meet the minimum nonresidential space requirement.
 - c. A minimum of 60 total single-family lots, including the first phase, must be approved by preliminary plat.
 - d. A minimum of one pedestrian bridge must be constructed across the east/west drainage and floodway easement.
3. Streets and Sidewalks: Where residential uses are constructed, streets and sidewalks must be in conformance with Section 10.700.10 "Streets and Sidewalks" of the Urban Mixed-Use zoning district except as noted below:
- a. Mews streets (two 11 foot travel lanes with three feet on each side to accommodate utilities and services) are allowed for single-family residence detached development. Parking may be provided but is not required.
 - b. A Main Street is not required.
 - c. Street Design: The planned development must be organized into blocks created by a grid of streets and drainage and floodway easements. A variety of street types may be incorporated to create the grid including diagonal, off-set, angled, and curvilinear streets.
 - d. Block Size: The maximum block size is 4.5 acres, except as required for public parks, hospital, or school use. Open space areas within a block are excluded from the block size maximum if a minimum 12-foot wide sidewalk is provided between the building and open space.
 - e. Block Length: Open space areas within a block are excluded from the 600 foot block length maximum if a minimum 12-foot wide sidewalk is provided connecting the open space to adjacent blocks and/or streets.
4. Area, yard, and bulk requirements must be in conformance with Retail (R) and General Office (O-2) zoning districts except as noted below:

- a. Front Yard Setbacks: Except as noted below, adjacent to Preston Road and Rasor Boulevard the minimum setback must be 30 feet from the property line.
- b. Multifamily Standards:
 - i. Front Yard Setbacks: The westernmost façade of multifamily buildings must be located within 100 feet of Preston Road. For all other areas, 75% of the building face must be within 25 feet of the street curb. If easements are present, or public open space, patio dining, plaza, or other public amenity is provided, 75% of the building face must be built to the easement line, open space, or public amenity.
 - ii. Maximum Height: 4 story, except that 5 stories of multifamily are permitted with the construction of a horizontal structural concrete podium if 30% of the primary building façade at grade consists of nonresidential uses. Structured parking may be 5 levels above grade plus roof-deck parking and the portion of the garage above the habitable portion of the building must be screened from view.
 - iii. 100% of first floor multifamily residential units that do not face Preston Road or Rasor Boulevard shall have one of the following design features: a true balcony, stoop, or patio to create outdoor living space.
- c. Single-Family Residence Detached Standards:
 - i. Each dwelling unit must be on an individually-platted lot. Lots must gain access from a major, minor, or mews street.
 - ii. Minimum Lot Area: 1,500 square feet
 - iii. Minimum Lot Width: 25 feet (interior); 30 feet (corner)
 - iv. Minimum Lot Depth: 60 feet
 - v. Maximum Height: 3 story, 45 feet
 - vi. Front Yard Setbacks: 75% of the building face shall be within 25 feet of the street curb. If easements are present, 75% of the building face shall be built to the easement line.
 - vii. Side Yard Setback: None. Buildings must be separated by a minimum distance of 3 feet. A minimum 3-foot wide maintenance easement must be placed between buildings to allow for property owner maintenance. The easement may be split between lots as long as the minimum 3 foot distance is provided.

- viii. Minimum Rear Yard Setback: The distance from the garage to the travel lane of the alley or mews street must be between 3 to 5 feet or more than 20 feet. Second and third stories may extend a maximum of 2.5 feet into the rear yard setback.
- ix. Maximum Lot Coverage: 80%
- x. Each dwelling unit must have a garage with a minimum of 2 parking spaces. Garage entrances are allowed only from a mews street or alley. The elimination of the garage space, by enclosing the garage with a stationary wall, is prohibited.
- xi. Street names and numbers must be displayed on rear facades.

5. Parking:

- a. Minimum Parking for Nonresidential Uses: One space per 300 square feet
- b. Minimum Parking for Multifamily Residences:
 - i. One bedroom or less: One space per unit
 - ii. Two bedrooms: 1.5 spaces per unit
 - iii. Three bedrooms or more: Two spaces per unit
- c. Minimum Parking for Single-Family Residences: 2.25 spaces per unit
- d. Any off-street parking requirements may be satisfied by on-street parking or provided within 500 feet even if such sites are nonadjacent or noncontiguous provided that binding agreements exist which will ensure the availability of such off-street parking for the reasonable useful life of the building or project to be built on the site.

6. Open Space: A minimum of 10 acres of open space must be provided including drainage and floodway easements, usable open space, and private amenity space. A minimum 3 acres of usable open space must be provided in conformance with the requirements of Subsection 13.800.3 (General Standards) and must be open to the public at all times. One primary usable open space area with a minimum size of one-half acre and a minimum dimension of 50 feet must be provided with the first phase of development. These standards must be maintained for the entire planned development consistent with the approved concept plan or as amended by subsequent revisions to the concept plan.

7. Facades: With the exception of parking garages, and loading and service areas, 60% of the first floor of nonresidential buildings must consist of windows, doors, and breezeways.
8. Fencing is restricted to wrought iron, tubular steel, tubular aluminum, or masonry and must be a minimum of 50% open construction per the following standards:
 - a. Nonresidential and Multifamily: A group of buildings may not be walled, fenced, or restricted from general public access. With the exception of patios, fencing is not permitted in front of any building face.
 - b. Single-family: Fencing is permitted in front yard setbacks, and/or in side yard setbacks adjacent to open space up to a maximum of 4 feet in height. Side yards may be fenced parallel to the street at the front building facade, but fencing is not permitted perpendicular to the street between buildings. Each unit with a fence in the front yard must have an operable gate that opens to the street.

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 26TH DAY OF SEPTEMBER, 2016.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2016-026

BEING a tract of land situated in the William Brown Survey, Abstract No.66, Collin County School Land Survey No. 7, Abstract No. 153 and the S.H. Brown Survey, Abstract No. 108, City of Plano, Collin County, Texas; and being a tract of land described in Special Warranty Deed to Commodore Partners, LTD., recorded in Volume 5496, Page 1673, Deed Records Collin County, Texas; and being a tract of land described in Special Warranty Deed to Phyllis Farragut recorded in Document No. 93-0018752, Land Records Collin County, Texas; and being more particularly described as follows:

BEGINNING at the intersection of Preston Road (S.H. 289 - a variable width right-of-way) with Rasor Boulevard (a variable width right-of-way);

THENCE with the centerline of Rasor Boulevard, the following courses and distances, to wit:

North $76^{\circ}24'34''$ East, a distance of 362.69 feet to a point at the beginning of a non-tangent curve to the right having a central angle of $36^{\circ}40'52''$, a radius of 1200.00 feet, a chord bearing and distance of South $85^{\circ}11'00''$ East, 755.19 feet; In a southeasterly direction, with said curve to the right, an arc distance of 768.25 feet to a point for corner;

+South $23^{\circ}09'26''$ West, a distance of 60.00 feet to the northwest corner of Lot 1, Block 1 of Jefferson on the Bend and addition to the City of Plano, Texas' according to the plat thereof recorded in Cabinet L. Page 910, Map Records, Collin County, Texas;

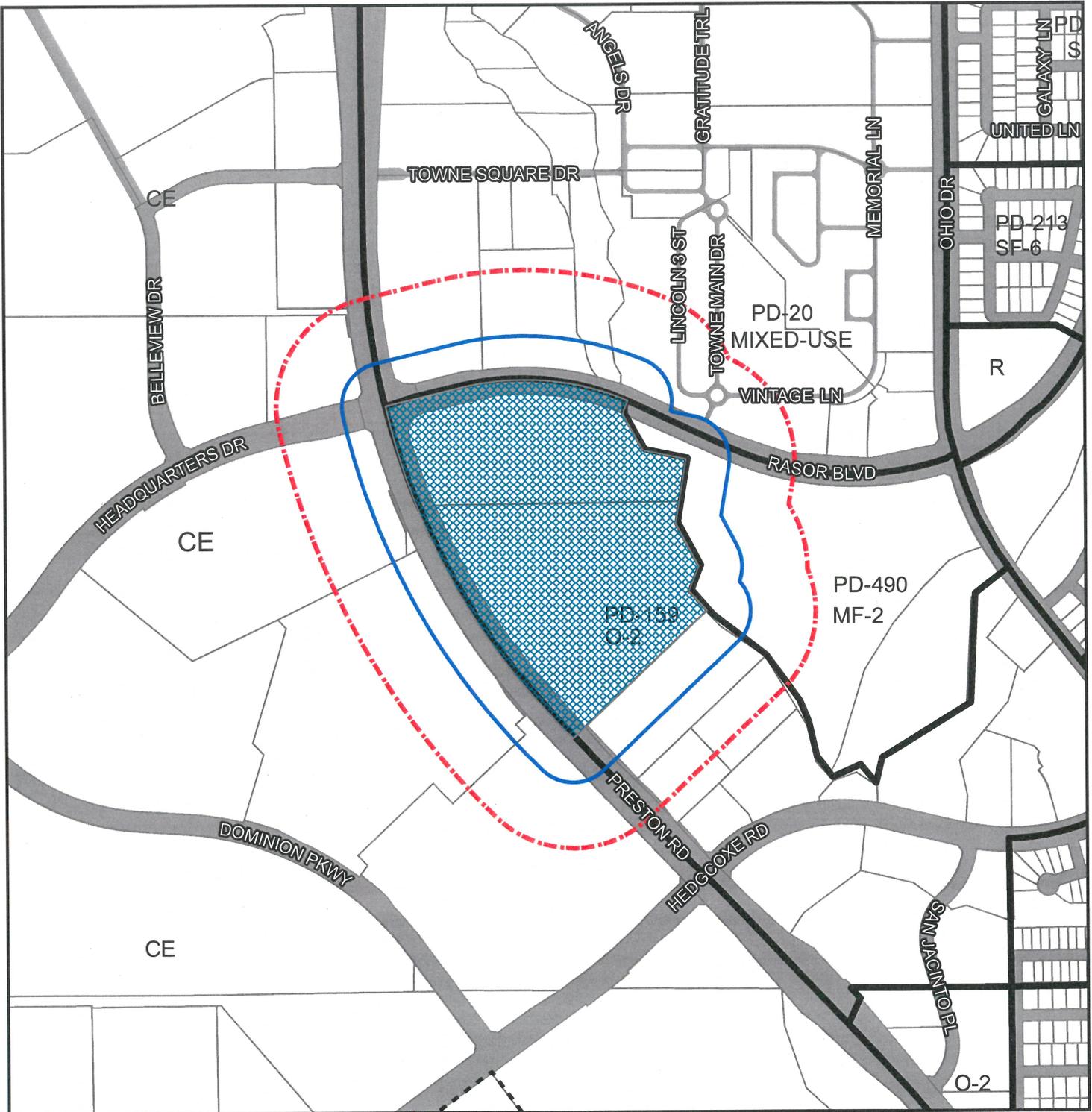
THENCE with the west line of said Lot 1, Block 1, the following courses and distances, to wit:

South $1^{\circ}47'05''$ West, a distance of 7.91 feet to a point for corner;
South $29^{\circ}13'46''$ East, a distance of 187.84 feet to a point for corner;
South $78^{\circ}02'50''$ East, a distance of 199.15 feet to a point for corner;
South $9^{\circ}30'40''$ West, a distance of 295.95 feet to a point for corner;
South $27^{\circ}53'41''$ East, a distance of 223.06 feet to a point for corner;
South $21^{\circ}47'43''$ West, a distance of 122.29 feet to a point for corner;
South $43^{\circ}24'05''$ East, a distance of 120.95 feet to the north corner of Lot 2R, Block A of Preston One Addition and addition to the City of Plano, Texas, according to the plat thereof recorded in Vol. 2008, Page 509, Map Records, Collin County, Texas;

THENCE with the west line of said Lot 2R, Block A, South $46^{\circ}38'47''$ West, passing at a distance of 756.63 feet the west corner of said Lot 2R, Block A and continuing in all a total distance of 847.81 feet to a point at the intersection of the centerline of said Preston Road

with the projected west line of said Lot 2R, Block A at the beginning of a non-tangent curve to the right having a central angle of $32^{\circ}49'08''$, a radius of 3075.87 feet, a chord bearing and distance of North $29^{\circ}04'22''$ West, 1737.86 feet;

THENCE with the centerline of said Preston Road and in a northwesterly direction with said curve to the right, an arc distance of 1761.85 feet to the POINT OF BEGINNING and CONTAINING 34.19 acres of land.

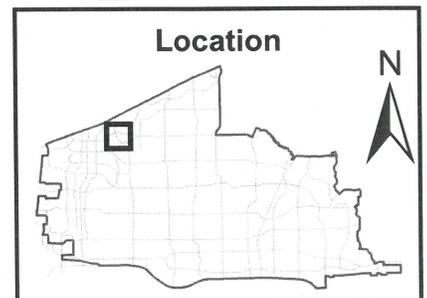


Zoning Case #: 2016-026

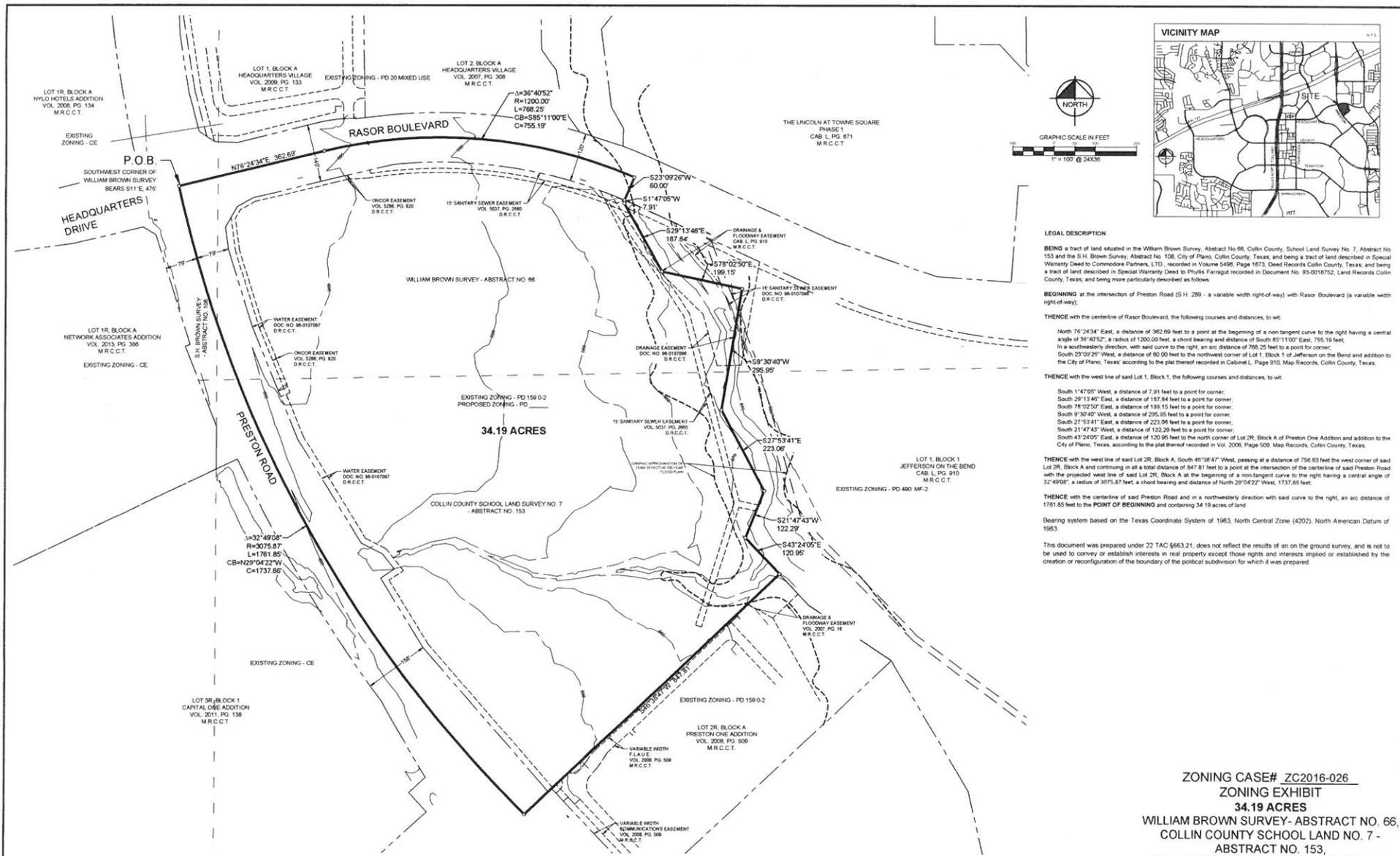
Existing Zoning: Planned Development-159-General Office (PD-159-O-2)/Preston Road Overlay District

Proposed Zoning: Planned Development-Retail/General Office (PD-R/O-2)/Preston Road Overlay District

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



Source: City of Plano Planning Department



LEGAL DESCRIPTION

BEGIN a tract of land situated in the William Brown Survey, Abstract No. 66, Collin County, School Land Survey No. 7, Abstract No. 153 and the S.H. Brown Survey, Abstract No. 106, City of Plano, Collin County, Texas, and being a tract of land described in Special Warranty Deed to Commodore Partners, LTD., recorded in Volume 5496, Page 1673, Deed Records Collin County, Texas, and being a tract of land described in Special Warranty Deed to Phyllis Farragut recorded in Document No. 93-0010752, Land Records Collin County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of Preston Road (S.H. 289 - a variable width right-of-way) with Rasor Boulevard (a variable width right-of-way);

THENCE with the centerline of Rasor Boulevard, the following courses and distances, to wit:

North 73°24'34" East, a distance of 362.09 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 36°40'52", a radius of 1200.00 feet, a chord bearing and distance of South 85°11'00" East, 755.19 feet. In a southeasterly direction, with said curve to the right, an arc distance of 768.25 feet to a point for corner;

South 23°09'20" West, a distance of 60.00 feet to the northwest corner of Lot 1, Block 1 of Jefferson on the Bend and addition to the City of Plano, Texas, according to the plat thereof recorded in Cabel L, Page 910, Map Records, Collin County, Texas.

THENCE with the west line of said Lot 1, Block 1, the following courses and distances, to wit:

South 1°47'00" West, a distance of 7.91 feet to a point for corner;

South 20°13'40" East, a distance of 193.84 feet to a point for corner;

South 78°02'50" East, a distance of 193.15 feet to a point for corner;

South 0°30'40" West, a distance of 295.95 feet to a point for corner;

South 27°53'11" East, a distance of 223.06 feet to a point for corner;

South 21°47'43" West, a distance of 122.29 feet to a point for corner;

South 43°24'00" East, a distance of 120.95 feet to the north corner of Lot 2R, Block A of Preston One Addition and addition to the City of Plano, Texas, according to the plat thereof recorded in Vol. 2008, Page 509, Map Records, Collin County, Texas.

THENCE with the west line of said Lot 2R, Block A, South 40°38'47" West, passing at a distance of 756.63 feet the west corner of said Lot 2R, Block A and continuing in all a total distance of 847.81 feet to a point at the intersection of the centerline of said Preston Road with the projected west line of said Lot 2R, Block A at the beginning of a non-tangent curve to the right having a central angle of 32°49'08", a radius of 3075.87 feet, a chord bearing and distance of North 29°04'22" West, 1737.86 feet.

THENCE with the centerline of said Preston Road and in a westerly direction with said curve to the right, an arc distance of 1781.85 feet to the POINT OF BEGINNING and containing 34.19 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

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# ZC2016-026
ZONING EXHIBIT
34.19 ACRES
WILLIAM BROWN SURVEY- ABSTRACT NO. 66,
COLLIN COUNTY SCHOOL LAND NO. 7 -
ABSTRACT NO. 153,
S.H. BROWN SURVEY - ABSTRACT NO. 108
CITY OF PLANO, COLLIN COUNTY, TEXAS

NOTES:

Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plat, or plan, approval of development standards shown hereon, or the initiation of the development process. Planning & Zoning Commission and/or City Council action 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.

OWNER/APPLICANT:
 COMMODORE PARTNERS, LTD.
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 Dallas, TX 75201
 Contact: Swayze Smart

ENGINEER/PREPARER:
 KIMLEY-HORN AND ASSOCIATES, INC.
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 Contact: Jamie Ploetzner, P.E.

Kimley»Horn

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 FIRM # 101155000
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 Fax No. (972) 238-2820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DWP	DAB	JUNE 2016	064453401	1 OF 1