

DATE: October 5, 2010
TO: Honorable Mayor & City Council
FROM: James Duggan, Chairman, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of October 4, 2010

**AGENDA ITEM NO. 5A - PUBLIC HEARING
ZONING CASE 2010-15
APPLICANT: TURNPIKE COMMONS PLANO, LLC**

Request to amend Planned Development-207-Retail on 119.9± acres located at the northwest corner of Shiloh Road and Renner Road in order to modify the development standards and definitions, and to limit uses within certain areas of the district.

APPROVED: 8-0 **DENIED:** _____ **TABLED:** _____

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

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

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

STIPULATIONS:

Recommended for approval as follows: (Additions are indicated in underlined text and deletions are shown as strike-through text.)

Restrictions:

The permitted uses and standards shall be in accordance with the Retail (R) zoning district unless otherwise specified herein.

General Standards

1. The zoning exhibit shall be adopted as part of the ordinance.
2. Maximum Lot Coverage: 50% increased to 70% if structured parking is provided
3. Maximum Floor to Area Ratio: 1.75:1
4. Maximum Height: Five story (75 feet) for buildings with multifamily residential use; 20 story for all other buildings
5. Minimum Side Yard: None, except as required by building or fire codes

6. Minimum Rear Yard: None, except as required by building or fire codes

7. Parking Regulations:

a. The minimum required parking shall be as follows:

- Multifamily - One Bedroom or Less: One parking space per unit
Two Bedrooms: One and one-half parking spaces per unit
Three Bedrooms or More: Two spaces per unit
- Freestanding Restaurant - One space per 100 square feet of floor area
- Hotel: See Section 3.1100 (Off-Street Parking and Loading)
- Theater: See Section 3.1100 (Off-Street Parking and Loading)
- All Other Nonresidential Uses: One space per 300 square feet of floor area.

b. On-street parking may count toward required parking and shall be permitted on both sides of interior public and quasi-public streets and fire lanes, except where prohibited for vehicular, fire, or pedestrian safety. On-street parking may be parallel, angle, or 90° to the street. Where on-street parking is provided, islands shall be placed as a break to delineate travel lanes. An island break of a minimum six feet in width shall be placed no less than every 150 feet of continuous on-street parking.

c. No off-street loading spaces are required. Off-street loading for the loading and unloading of merchandise and goods must not occur in public streets or fire lanes, but may occur in parking areas or private drive aisles. Designated off-street loading spaces for nonresidential uses, if provided, may not be located adjacent to or across a street or alley from buildings containing residential uses unless the loading dock is screened by solid metal gates, masonry screening walls, overhead doors, buildings, or any combination of these.

d. Except for freestanding restaurants, no parking is required for outdoor patio and sidewalk dining areas or other public seating areas and open space.

Design Standards

8. 1. Street Pattern: The maximum block length shall be 500 feet. Public streets, quasi-public streets, and/or fire lanes may be used to obtain this required block length.

9. 2. Streetscape:

a. Along Wynwood Dr., Wynhurst Dr., Wyngate Blvd., Wynview Dr., and required named quasi-public streets, sidewalks with a minimum width of six feet shall be placed no more than six feet from back of curb. Street trees shall be provided at a rate of one tree per 50 linear feet of street.

- b. Outdoor patio and sidewalk dining, as well as other public seating areas, are permitted within public rights-of-way provided accessible pathways are maintained.

3. Quasi Public Streets definition: Quasi-public streets are privately owned and maintained drives open to public access. A fire lane shall be located within all quasi-public streets. Lots may derive required street frontage from quasi-public streets and may be platted to the centerline of quasi-public streets.

40- 4. Building Design:

- a. Nonresidential, ~~multi-use~~ buildings, except for parking garages, shall have a minimum of 40% of the ground floor comprised of window area. Buildings fronting S. H. 190 frontage road, Renner Rd., and Shiloh Rd. are exempt from this requirement. For the purposes of this standard, ground floor is defined as that portion of a building from the street-level finish floor elevation and extending 12.5 feet above the street-level finish floor elevation.
- b. Canopies, balconies, stoops, bay windows, awnings, and other building projections may encroach up to five feet into the public right-of-way provided accessible pathways are maintained.

44- 5. Landscaping and Open Space:

- a. Except as stated in standard 44- 5.b. below, landscaping shall be provided per Section 3.1200 (Landscaping Requirements) and Section 4.700 (190 Tollway/Plano Parkway Overlay District) except as follows:
 - i. No landscape edge is required along Wynwood Dr., Wynhurst Dr., Wyngate Blvd., Wynview Dr., and required named quasi-public streets, except for lots located within Tract 1.
 - ii. Landscape edge width may be reduced to 10 feet along Shiloh Rd., north of Wynview Dr. and along Renner Rd. between Wyngate Blvd. and Shiloh Rd.
- b. A minimum five-foot landscape edge shall be provided between all surface parking lots and public and quasi-public streets, except for lots located within Tract 1. Street trees shall be provided at a rate of one tree per 50 linear feet of street.
- c. A minimum of two acres of open space shall be provided and shall be open to the public at all times. Open space shall have a minimum dimension of 80 feet.

12. 6. Screening:

- a. The rear and service sides of nonresidential buildings oriented toward residential use or open space shall be screened as provided in Section 3.1000 (Screening, Fence, and Wall Regulations).
- b. Refuse and recycling containers shall not be located within 30 feet of a public or quasi-public street, unless internal to the building, and shall be screened from view from streets and open space in accordance with Section 3.1000 (Screening, Fence, and Wall Regulations).

13. 7. Fencing: For residential use only, fencing is allowed in the front yard setback up to eight feet in height. Fencing must be a minimum of 50% open.

14. 8. Signage:

- a. For buildings fronting S.H. 190 frontage road, Renner Rd., and Shiloh Rd., signage must comply with Section 3.1600 (Sign Regulations) and Section 4.700 (190 Tollway/Plano Parkway Overlay District).
- b. Signage for all other buildings must comply Area A standards within Subsection 3.1605 (Downtown Sign District). Additionally, freestanding, single tenant buildings may have monument signs per Section 4.700 (190 Tollway/Plano Parkway Overlay District).

Multifamily Residential Development Standards

15. 1. Maximum Number of Dwelling Units: 1,200 units

16. 2. Minimum Density: 35 dwelling units per acre

17. 3. Multifamily development shall be exempt from the supplemental regulations of Subsection 3.104 (Multifamily Residence).

Standards Specific to Tracts 1 and 5-10

1. Tract 1 shall be developed in accordance with Retail (R) zoning district area, yard and bulk requirements.

18. 2. Uses:

- a. Regional theater use is permitted. ~~Multifamily use is an additional permitted use.~~
- b. Car wash use is prohibited.

19. ~~Building Design:~~

~~a. Buildings fronting to Renner Road or Shiloh Road:~~

- ~~i. The minimum front yard setback shall be 10 feet.~~
- ~~ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 30 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line. The 30 feet distance may be increased to a maximum of 85 feet if parking or drive aisles are located between the building face and the street.~~
- ~~b. Buildings fronting to Wynwood Drive, Wynhurst Drive, Wyngate Boulevard, or Wynview Drive:
 - ~~i. There is no minimum front yard setback.~~
 - ~~ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line.~~~~
- ~~c. Buildings fronting required named quasi-public streets:
 - ~~i. Front yard setbacks are measured from the street easement line.~~
 - ~~ii. There is no minimum front yard setback.~~
 - ~~iii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the street easement line.~~~~

Standards Specific to Tract 2

20. 1. Uses:

- a. Regional theater use is permitted.
- b. Car wash use is prohibited.

24. 2. Building Design:

- a. Buildings fronting to Renner Rd. ~~or Shiloh Rd.:~~
 - i. Minimum front yard setback: 30 feet
 - ii. Maximum front yard setback: None
- b. Buildings fronting to Wyngate Blvd. or Wynview Dr.:
 - i. Minimum front yard setback: None

- ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line.

Standards Specific to Tracts 3 and 4

~~22.~~ 1. Uses:

- a. Regional theater use ~~and multifamily use are~~ is additional permitted uses.
- b. Car wash use is prohibited.

~~23. Street Pattern: Tract 4 shall be bisected by a named quasi-public street and shall comply with the streetscape requirements in standard 9 above.~~

~~24.~~ 2. Building Design:

- a. Buildings fronting to Wynwood Dr., or Wynhurst Dr., ~~Wyngate Blvd., or Wynview Dr.:~~
 - i. Minimum Front Yard Setback: None
 - ii. Buildings shall be constructed such that a minimum of 50% of the facade falls within 30 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 50% of each facade must be built to the easement line. The 30 feet distance may be increased to a maximum of 100 feet if parking or drive aisles are located between the building face and the street.
- b. Buildings fronting required named quasi-public streets:
 - i. Front yard setbacks are measured from the street easement line.
 - ii. Minimum Front Yard Setback: None
 - iii. Maximum Front Yard Setback: 15 feet unless restricted by easements. If easements are present, the facade must be built to the easement line.

Standards Specific to Tract 4

1. Uses:

- a. Multifamily use is permitted.
- b. Car wash use is prohibited.

- c. Office, retail, service and restaurant uses may only occupy space within the first floor of multi-story residential buildings. Free standing office, retail, service and restaurant buildings are prohibited.
- 2. Street Pattern: Tract 4 shall be bisected by a named quasi-public street and shall comply with the streetscape requirements as stated in 'Design Standards 2. Streetscape' above.
- 3. Building Design:
 - a. Buildings fronting to Wynwood Dr., Wynhurst Dr., Wyngate Blvd., or Wynview Dr.:
 - i. Minimum Front Yard Setback: None
 - ii. Buildings shall be constructed such that a minimum of 50% of the facade falls within 30 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 50% of each facade must be built to the easement line. The 30 feet distance may be increased to a maximum of 100 feet if parking or drive aisles are located between the building face and the street.
 - b. Buildings fronting required named quasi-public streets:
 - i. Front yard setbacks are measured from the street easement line.
 - ii. Minimum Front Yard Setback: None
 - iii. The maximum front yard setback shall be 15 feet unless restricted by easements. If easements are present, the facade must be built to the easement line.

Standards Specific to Tracts 5 & 7

- 1. Uses:
 - a. Multifamily use is permitted.
 - b. Car wash use is prohibited.
 - c. Retail, service and restaurant uses are prohibited.
- 2. Building Design:
 - a. Buildings fronting to Wynwood Dr.:
 - i. Minimum Front Yard Setback: None

- ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line.

b. Buildings fronting required named quasi-public streets:

- i. Front yard setbacks are measured from the street easement line.
- ii. Minimum Front Yard Setback: None
- iii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the street easement line.

Standards Specific to Tracts 6, 8, 9 & 10

1. Uses: Car wash use is prohibited.

2. Building Design:

a. Buildings fronting to Renner Rd. or Shiloh Rd.:

- i. The minimum front yard setback shall be 10 feet.
- ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 30 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line. The 30 feet distance may be increased to a maximum of 85 feet if parking or drive aisles are located between the building face and the street.

b. Buildings fronting to Wyngate Blvd. or Wynview Dr.:

- i. Minimum Front Yard Setback: None
- ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line.

c. Buildings fronting required named quasi-public streets:

- i. Front yard setbacks are measured from the street easement line.
- ii. Minimum Front Yard Setback: None
- iii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the street easement line.

FOR CITY COUNCIL MEETING OF: October 25, 2010 (To view the agenda for this meeting, see www.planotx.org)

PUBLIC HEARING - ORDINANCE

EH/dw

xc: Charles Nies, Turnpike Commons of Plano
David Hicks, David Hicks Company

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 4, 2010

Agenda Item No. 5A

Public Hearing: Zoning Case 2010-15

Applicant: Turnpike Commons Plano, LLC

DESCRIPTION:

Request to amend Planned Development-207-Retail on 119.9± acres located at the northwest corner of Shiloh Road and Renner Road in order to modify the development standards and definitions, and to limit uses within certain areas of the district.

REMARKS:

This item was tabled at the September 20, 2010 Planning & Zoning Commission meeting. It needs to be removed from the table. At the same meeting, the Commission also approved a waiver to the two year waiting period to allow for consideration of this proposed zoning request.

The applicant is requesting to amend Planned Development-207-Retail (PD-207-R) located at the northwest corner of Shiloh Road and Renner Road in order to modify the development standards and definitions, and to limit uses within certain areas of the district. The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services. A PD district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions.

A revised concept plan, Turnpike Commons Addition, Block 1, Lot 3, accompanies this request as agenda item 5B.

Purpose of Request

Recently, staff was contacted by the applicant to examine making amendments to PD-207-R in order to allow for a convenience store with gas pumps development to occur at the northwest corner of Renner Road and Shiloh Road. The current stipulations of PD-207-R require buildings to be constructed closer to the right-of-way in order to create a more urban style of development. The language in the existing PD does not allow a gas station canopy to meet this requirement. Additionally, the applicant is interested in relocating the multifamily residential uses shown on the approved concept plan at the

northwest corner of Shiloh Road and Renner Road to the interior of the overall PD development.

Surrounding Land Use and Zoning

The area of the request is currently undeveloped with the exception of the existing buildings in the northeast corner of the PD district. The property to the north is developed as office/warehouse buildings and is zoned Research/Technology Center (RT). To the east across Shiloh Road, are medical office and skilled nursing developments, and single-family residences all within the city of Richardson. To the south across State Highway 190 is a medical office and retail development also within the City of Richardson. To the west of the property is a hotel development zoned RT.

ISSUES:

Tract 1

Tract 1 is bounded by Shiloh Road on the east, Renner Road on the south, Wyngate Boulevard on the west, and Wynview Drive on the north. After further review of this tract, its frontage situation, adjacent heavy traffic flows and configuration with the existing street infrastructure, and the applicant's desire to have retail uses near the intersection of Renner Road and Shiloh Road instead of multifamily uses, staff is recommending that Tract 1 be able to develop at the Retail (R) district base standards. This would enable the 15.7± acre tract to develop as a traditional retail development similar to existing retail developments which are located at many major street intersections throughout the city of Plano. If this corner is allowed to develop in accordance with the R standards, buildings will not be required to be designed in an urban form with buildings pulled up to the street, but instead buildings must be set back at least 50 feet from the property line. The applicant wants to have the hard corner at the intersection of Renner Road and Shiloh Road develop as a convenience store with gas pumps; staff believes it is appropriate to revert back to the R district base standards to better accommodate retail, service, grocery, and other uses which will serve the rest of the proposed development and the surrounding area.

Currently, the PD requires a ten foot landscape edge adjacent to Renner Road and Shiloh Road, and no landscape edge adjacent to Wynview Drive or Wyngate Boulevard. However, since this area is being proposed for development at the R district base standards, staff believes it is appropriate for the development in Tract 1 to provide landscape edges which comply with the 190 Tollway/Plano Parkway Overlay District (which covers the entire PD), and Section 3.1200 (Landscaping Requirements) of the Zoning Ordinance. This would require a 30-foot landscape edge adjacent to Renner Road and Shiloh Road and a ten-foot landscape edge adjacent to Wynview Drive and Wyngate Boulevard.

The original goal for creating the PD in 2008 was to attract more retail and service uses to this intersection to serve businesses within the RT district. Staff believes that allowing retail development to occur in the format desired by most national retailers will enhance the success of the development and better achieve this goal.

Allocation of Uses

The applicant is proposing to allocate specific uses to certain tracts, specifically the multifamily residential and retail uses. The applicant believes that multifamily residential development is better suited to the interior of the development where there is less noise and traffic thus creating a better livable environment. Currently, multifamily residential is allowed everywhere in the PD. The applicant is proposing to limit the multifamily residential uses to Tracts 4, 5 and 7. Staff concurs with limiting the multifamily uses to these tracts in order to promote a better livable neighborhood area.

Since retail and restaurant development typically occurs in high visibility and high traffic areas, the applicant is proposing to limit the allowance of retail, restaurant, and service uses within Tract 4 to be accessory uses to the multifamily uses. Additionally, staff believes that office uses should be similarly limited as well. The proposed changes to the PD will allow retail, restaurant, service, and office uses to be located on the ground floor of multistory residential buildings. By limiting these uses, this further promotes a better livable neighborhood area.

The applicant is proposing that the regional theater use be allowed only in Tracts 1, 2 and 3. Tracts 2 and 3 have significant frontage on highway frontage roads where theaters typically prefer to locate. Although Tract 3 is an interior lot, it is possible that portions of Tracts 2 and 3 could be consolidated thus resulting in a lot that has high visibility from State Highway 190 and would be a suitable potential location for a theater.

Quasi-Public Streets

During the review of PD-207-R staff determined that the term quasi-public streets was used, but never defined within the PD stipulations. The definition below is generally consistent with language used in other PD's within the city:

“Quasi-public streets are privately owned and maintained drives open to public access. A fire lane shall be located within all quasi-public streets. Lots may derive required street frontage from quasi-public streets and may be platted to the centerline of quasi-public streets.”

PD Organization

Currently, the PD stipulations are written to combine tracts with similar stipulations into one section. However, in order to simplify the changes being proposed with this zoning case, the PD stipulations needed to be better organized to reflect the permitted uses and applicable development standards for the individual tracts, and for the ease of the use of the PD. Therefore, staff has reorganized the PD stipulations so that the tracts have now been separated into individual subheadings.

RECOMMENDATION:

Recommended for approval as follows: (Additions are indicated in underlined text and deletions are shown as strike-through text.)

Restrictions:

The permitted uses and standards shall be in accordance with the Retail (R) zoning district unless otherwise specified herein.

General Standards

1. The zoning exhibit shall be adopted as part of the ordinance.
2. Maximum Lot Coverage: 50% increased to 70% if structured parking is provided
3. Maximum Floor to Area Ratio: 1.75:1
4. Maximum Height: Five story (75 feet) for buildings with multifamily residential use; 20 story for all other buildings
5. Minimum Side Yard: None, except as required by building or fire codes
6. Minimum Rear Yard: None, except as required by building or fire codes
7. Parking Regulations:
 - a. The minimum required parking shall be as follows:
 - Multifamily - One Bedroom or Less: One parking space per unit
Two Bedrooms: One and one-half parking spaces per unit
Three Bedrooms or More: Two spaces per unit
 - Freestanding Restaurant - One space per 100 square feet of floor area
 - Hotel: See Section 3.1100 (Off-Street Parking and Loading)
 - Theater: See Section 3.1100 (Off-Street Parking and Loading)
 - All Other Nonresidential Uses: One space per 300 square feet of floor area.
 - b. On-street parking may count toward required parking and shall be permitted on both sides of interior public and quasi-public streets and fire lanes, except where prohibited for vehicular, fire, or pedestrian safety. On-street parking may be parallel, angle, or 90° to the street. Where on-street parking is provided, islands shall be placed as a break to delineate travel lanes. An island break of a minimum six feet in width shall be placed no less than every 150 feet of continuous on-street parking.
 - c. No off-street loading spaces are required. Off-street loading for the loading and unloading of merchandise and goods must not occur in public streets or fire lanes, but may occur in parking areas or private drive aisles. Designated off-street loading spaces for nonresidential uses, if provided, may not be located adjacent to or across a street or alley from buildings containing residential uses unless the loading dock is screened by solid metal gates, masonry screening walls, overhead doors, buildings, or any combination of these.

- d. Except for freestanding restaurants, no parking is required for outdoor patio and sidewalk dining areas or other public seating areas and open space.

Design Standards

~~8.~~ 1. Street Pattern: The maximum block length shall be 500 feet. Public streets, quasi-public streets, and/or fire lanes may be used to obtain this required block length.

~~9.~~ 2. Streetscape:

- a. Along Wynwood Dr., Wynhurst Dr., Wyngate Blvd., Wynview Dr., and required named quasi-public streets, sidewalks with a minimum width of six feet shall be placed no more than six feet from back of curb. Street trees shall be provided at a rate of one tree per 50 linear feet of street.
- b. Outdoor patio and sidewalk dining, as well as other public seating areas, are permitted within public rights-of-way provided accessible pathways are maintained.

3. Quasi Public Streets definition: Quasi-public streets are privately owned and maintained drives open to public access. A fire lane shall be located within all quasi-public streets. Lots may derive required street frontage from quasi-public streets and may be platted to the centerline of quasi-public streets.

~~10.~~ 4. Building Design:

- a. Nonresidential, ~~multi-use~~ buildings, except for parking garages, shall have a minimum of 40% of the ground floor comprised of window area. Buildings fronting S. H. 190 frontage road, Renner Rd., and Shiloh Rd. are exempt from this requirement. For the purposes of this standard, ground floor is defined as that portion of a building from the street-level finish floor elevation and extending 12.5 feet above the street-level finish floor elevation.
- b. Canopies, balconies, stoops, bay windows, awnings, and other building projections may encroach up to five feet into the public right-of-way provided accessible pathways are maintained.

~~11.~~ 5. Landscaping and Open Space:

- a. Except as stated in standard ~~11.~~ 5.b. below, landscaping shall be provided per Section 3.1200 (Landscaping Requirements) and Section 4.700 (190 Tollway/Plano Parkway Overlay District) except as follows:
 - i. No landscape edge is required along Wynwood Dr., Wynhurst Dr., Wyngate Blvd., Wynview Dr., and required named quasi-public streets, except for lots located within Tract 1.

- ii. Landscape edge width may be reduced to 10 feet along Shiloh Rd., north of Wynview Dr. and along Renner Rd. between Wyngate Blvd. and Shiloh Rd.
- b. A minimum five-foot landscape edge shall be provided between all surface parking lots and public and quasi-public streets, except for lots located within Tract 1. Street trees shall be provided at a rate of one tree per 50 linear feet of street.
- c. A minimum of two acres of open space shall be provided and shall be open to the public at all times. Open space shall have a minimum dimension of 80 feet.

~~12.~~ 6. Screening:

- a. The rear and service sides of nonresidential buildings oriented toward residential use or open space shall be screened as provided in Section 3.1000 (Screening, Fence, and Wall Regulations).
- b. Refuse and recycling containers shall not be located within 30 feet of a public or quasi-public street, unless internal to the building, and shall be screened from view from streets and open space in accordance with Section 3.1000 (Screening, Fence, and Wall Regulations).

~~13.~~ 7. Fencing: For residential use only, fencing is allowed in the front yard setback up to eight feet in height. Fencing must be a minimum of 50% open.

~~14.~~ 8. Signage:

- a. For buildings fronting S.H. 190 frontage road, Renner Rd., and Shiloh Rd., signage must comply with Section 3.1600 (Sign Regulations) and Section 4.700 (190 Tollway/Plano Parkway Overlay District).
- b. Signage for all other buildings must comply Area A standards within Subsection 3.1605 (Downtown Sign District). Additionally, freestanding, single tenant buildings may have monument signs per Section 4.700 (190 Tollway/Plano Parkway Overlay District).

Multifamily Residential Development Standards

~~15.~~ 1. Maximum Number of Dwelling Units: 1,200 units

~~16.~~ 2. Minimum Density: 35 dwelling units per acre

~~17.~~ 3. Multifamily development shall be exempt from the supplemental regulations of Subsection 3.104 (Multifamily Residence).

Standards Specific to Tracts 1 and 5-10

1. Tract 1 shall be developed in accordance with Retail (R) zoning district area, yard and bulk requirements.

~~18.~~ 2. Uses:

a. Regional theater use is permitted. ~~Multifamily use is an additional permitted use.~~

b. Car wash use is prohibited.

~~19.~~ Building Design:

a. ~~Buildings fronting to Renner Road or Shiloh Road:~~

i. ~~The minimum front yard setback shall be 10 feet.~~

ii. ~~Buildings shall be constructed such that a minimum of 60% of the facade falls within 30 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line. The 30 feet distance may be increased to a maximum of 85 feet if parking or drive aisles are located between the building face and the street.~~

b. ~~Buildings fronting to Wynwood Drive, Wynhurst Drive, Wyngate Boulevard, or Wynview Drive:~~

i. ~~There is no minimum front yard setback.~~

ii. ~~Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line.~~

c. ~~Buildings fronting required named quasi-public streets:~~

i. ~~Front yard setbacks are measured from the street easement line.~~

ii. ~~There is no minimum front yard setback.~~

iii. ~~Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the street easement line.~~

Standards Specific to Tract 2

~~20.~~ 1. Uses:

- a. Regional theater use is permitted.
- b. Car wash use is prohibited.

~~24.~~ 2. Building Design:

- a. Buildings fronting to Renner Rd. ~~or Shiloh Rd.:~~
 - i. Minimum front yard setback: 30 feet
 - ii. Maximum front yard setback: None
- b. Buildings fronting to Wyngate Blvd. or Wynview Dr.:
 - i. Minimum front yard setback: None
 - ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line.

Standards Specific to Tracts 3 and 4

~~22.~~ 1. Uses:

- a. Regional theater use ~~and multifamily use are~~ is additional permitted uses.
- b. Car wash use is prohibited.

~~23. Street Pattern: Tract 4 shall be bisected by a named quasi-public street and shall comply with the streetscape requirements in standard 9 above.~~

~~24.~~ 2. Building Design:

- a. Buildings fronting to Wynwood Dr., or Wynhurst Dr., ~~Wyngate Blvd., or Wynview Dr.:~~
 - i. Minimum Front Yard Setback: None
 - ii. Buildings shall be constructed such that a minimum of 50% of the facade falls within 30 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 50% of each facade must be built to the easement line. The 30 feet distance may be increased to a maximum of 100 feet if

parking or drive aisles are located between the building face and the street.

- b. Buildings fronting required named quasi-public streets:
 - i. Front yard setbacks are measured from the street easement line.
 - ii. Minimum Front Yard Setback: None
 - iii. Maximum Front Yard Setback: 15 feet unless restricted by easements. If easements are present, the facade must be built to the easement line.

Standards Specific to Tract 4

1. Uses:

- a. Multifamily use is permitted.
- b. Car wash use is prohibited.
- c. Office, retail, service and restaurant uses may only occupy space within the first floor of multi-story residential buildings. Free standing office, retail, service and restaurant buildings are prohibited.

2. Street Pattern: Tract 4 shall be bisected by a named quasi-public street and shall comply with the streetscape requirements as stated in 'Design Standards 2. Streetscape' above.

3. Building Design:

- a. Buildings fronting to Wynwood Dr., Wynhurst Dr., Wyngate Blvd., or Wynview Dr.:
 - i. Minimum Front Yard Setback: None
 - ii. Buildings shall be constructed such that a minimum of 50% of the facade falls within 30 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 50% of each facade must be built to the easement line. The 30 feet distance may be increased to a maximum of 100 feet if parking or drive aisles are located between the building face and the street.
- b. Buildings fronting required named quasi-public streets:
 - i. Front yard setbacks are measured from the street easement line.

- ii. Minimum Front Yard Setback: None
- iii. The maximum front yard setback shall be 15 feet unless restricted by easements. If easements are present, the facade must be built to the easement line.

Standards Specific to Tracts 5 & 7

1. Uses:

- a. Multifamily use is permitted.
- b. Car wash use is prohibited.
- c. Retail, service and restaurant uses are prohibited.

2. Building Design:

a. Buildings fronting to Wynwood Dr.:

- i. Minimum Front Yard Setback: None
- ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line.

b. Buildings fronting required named quasi-public streets:

- i. Front yard setbacks are measured from the street easement line.
- ii. Minimum Front Yard Setback: None
- iii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the street easement line.

Standards Specific to Tracts 6, 8, 9 & 10

1. Uses: Car wash use is prohibited.

2. Building Design:

a. Buildings fronting to Renner Rd. or Shiloh Rd.:

- i. The minimum front yard setback shall be 10 feet.

ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 30 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line. The 30 feet distance may be increased to a maximum of 85 feet if parking or drive aisles are located between the building face and the street.

b. Buildings fronting to Wyngate Blvd. or Wynview Dr.:

i. Minimum Front Yard Setback: None

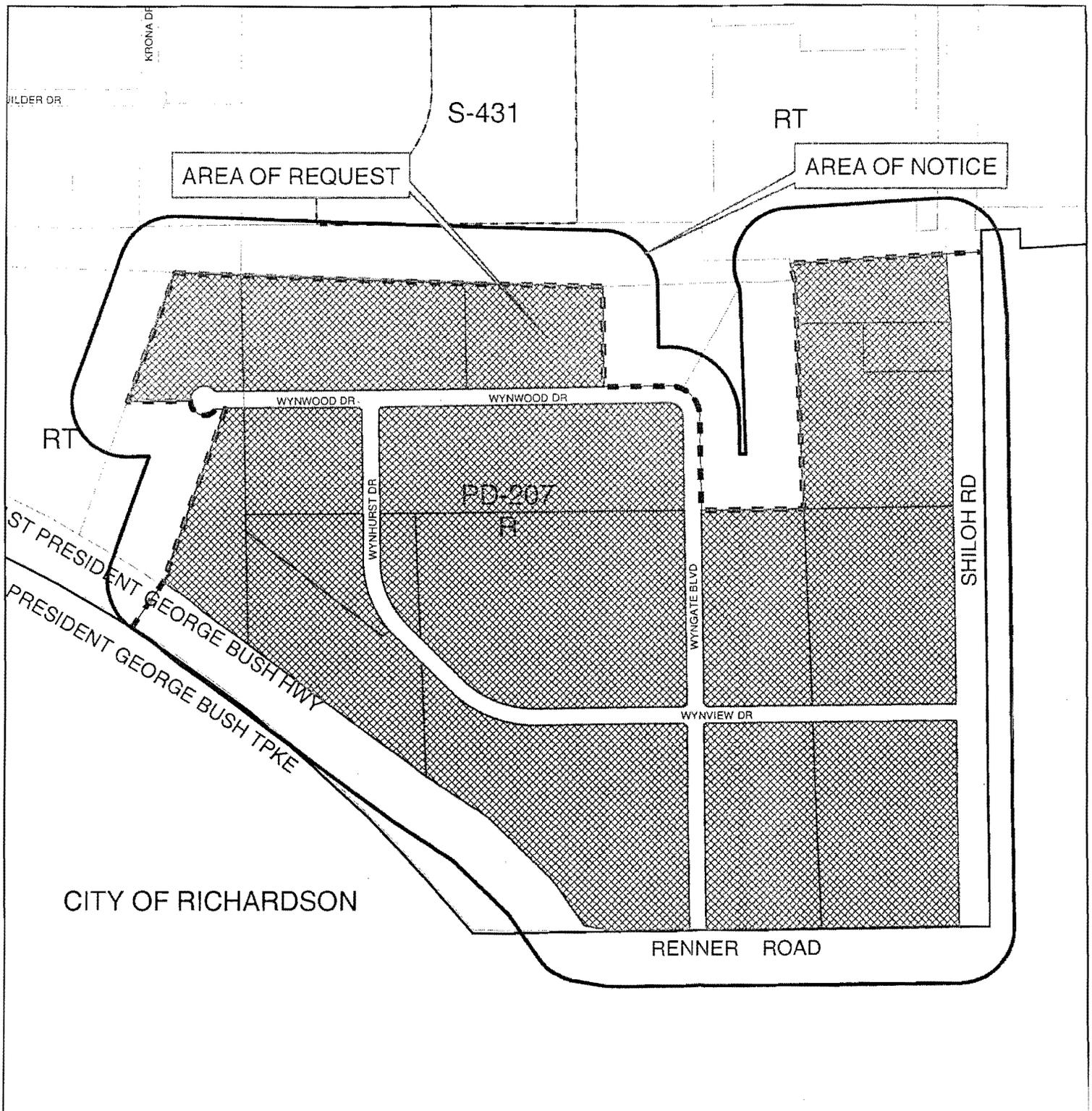
ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line.

c. Buildings fronting required named quasi-public streets:

i. Front yard setbacks are measured from the street easement line.

ii. Minimum Front Yard Setback: None

iii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the street easement line.

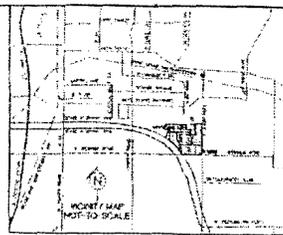
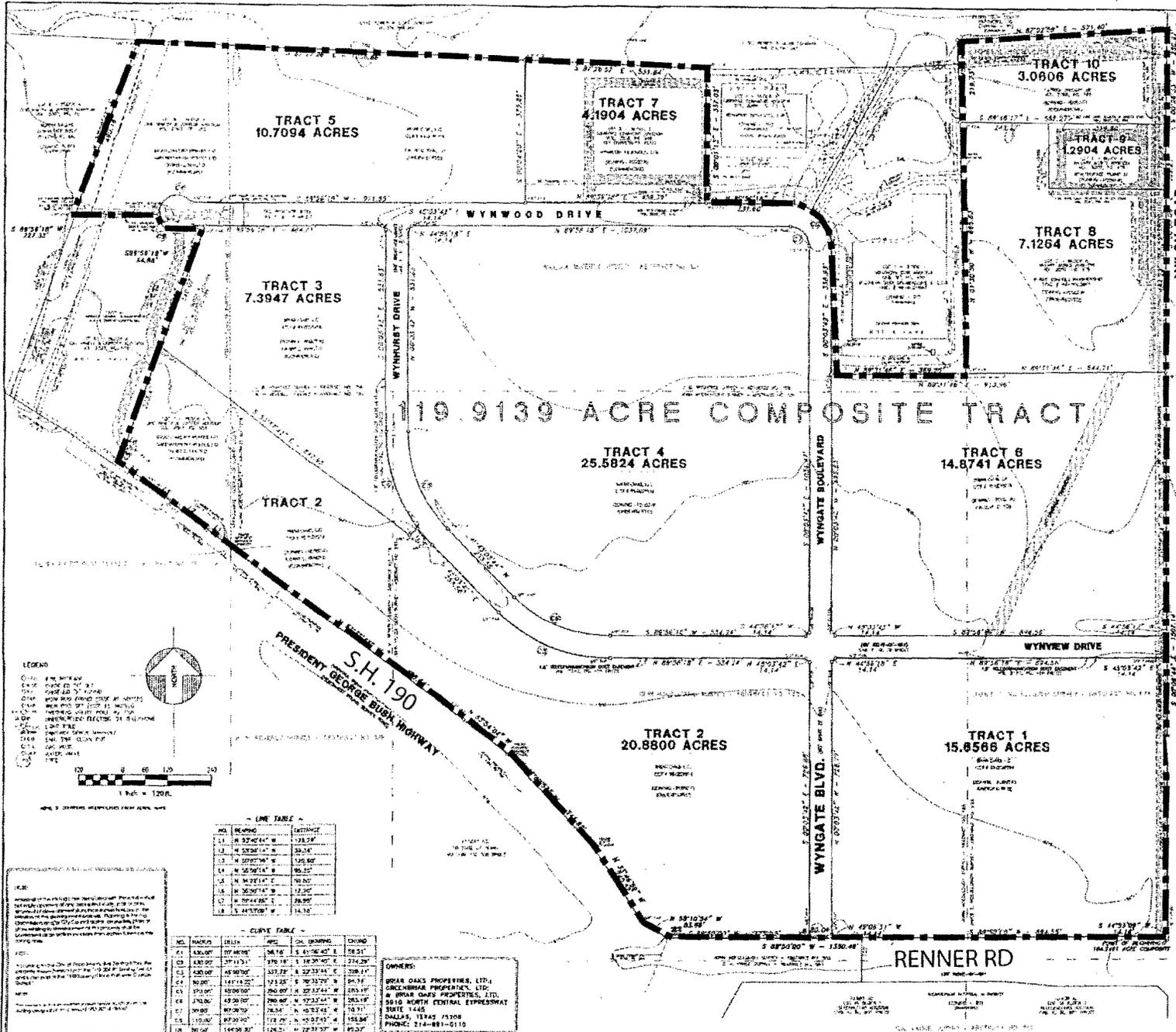


Zoning Case #: 2010-15

Existing Zoning: PLANNED DEVELOPMENT-207-RETAIL/
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT



○ 200' Notification Buffer



LEGAL DESCRIPTION

THESE TRACTS ARE PART OF THE TURNPIKE COMMONS BLOCK 1 LOT 3 CITY OF PLANO, COLLIN COUNTY, TEXAS. THE TOTAL AREA OF THE TRACTS IS 19.9139 ACRES. THE TRACTS ARE DESCRIBED AS FOLLOWS:

TRACT 1: 15.8586 ACRES
TRACT 2: 20.8800 ACRES
TRACT 3: 7.3947 ACRES
TRACT 4: 25.5824 ACRES
TRACT 5: 10.7094 ACRES
TRACT 6: 14.8741 ACRES
TRACT 7: 4.1904 ACRES
TRACT 8: 7.1264 ACRES
TRACT 9: 1.2904 ACRES
TRACT 10: 3.0806 ACRES

COMPOSITE TRACT TOTAL: 19.9139 ACRES

LEGAL NOTES:

1. THE TRACTS ARE SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF PLANO, TEXAS.

2. THE TRACTS ARE SUBJECT TO THE EASEMENTS AND RIGHTS OF WAY SHOWN ON THIS PLAT.

3. THE TRACTS ARE SUBJECT TO THE EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT OF THE TURNPIKE COMMONS BLOCK 1 LOT 3 CITY OF PLANO, COLLIN COUNTY, TEXAS.

4. THE TRACTS ARE SUBJECT TO THE EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT OF THE TURNPIKE COMMONS BLOCK 1 LOT 3 CITY OF PLANO, COLLIN COUNTY, TEXAS.

5. THE TRACTS ARE SUBJECT TO THE EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT OF THE TURNPIKE COMMONS BLOCK 1 LOT 3 CITY OF PLANO, COLLIN COUNTY, TEXAS.

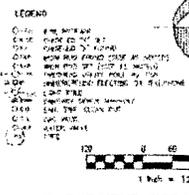
6. THE TRACTS ARE SUBJECT TO THE EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT OF THE TURNPIKE COMMONS BLOCK 1 LOT 3 CITY OF PLANO, COLLIN COUNTY, TEXAS.

7. THE TRACTS ARE SUBJECT TO THE EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT OF THE TURNPIKE COMMONS BLOCK 1 LOT 3 CITY OF PLANO, COLLIN COUNTY, TEXAS.

8. THE TRACTS ARE SUBJECT TO THE EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT OF THE TURNPIKE COMMONS BLOCK 1 LOT 3 CITY OF PLANO, COLLIN COUNTY, TEXAS.

9. THE TRACTS ARE SUBJECT TO THE EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT OF THE TURNPIKE COMMONS BLOCK 1 LOT 3 CITY OF PLANO, COLLIN COUNTY, TEXAS.

10. THE TRACTS ARE SUBJECT TO THE EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT OF THE TURNPIKE COMMONS BLOCK 1 LOT 3 CITY OF PLANO, COLLIN COUNTY, TEXAS.



LINE TABLE

NO.	BEARING	DISTANCE
11	S 32°42'14" W	128.27
12	N 52°20'14" E	35.36
13	N 52°20'14" E	135.80
14	N 52°20'14" E	90.20
15	N 52°20'14" E	90.20
16	N 52°20'14" E	12.00
17	N 52°20'14" E	28.95
18	S 41°33'08" W	14.10

CURVE TABLE

NO.	CHORD	ARC	DEL. ANGLE	CHORD	
11	130.00	97.4876	56.76	5.4176407 E	58.51
12	430.00	371.131	170.18	1.1830407 E	234.29
13	430.00	40.9092	337.72	1.223344 E	238.14
14	60.00	141.1422	123.55	1.703279 E	84.74
15	60.00	42.9002	262.05	1.223344 E	238.14
16	310.00	49.2010	280.00	1.223344 E	238.14
17	30.00	80.2010	78.54	1.403344 E	70.71
18	110.00	80.2010	178.20	1.403344 E	154.84
19	30.00	142.5837	124.21	1.223344 E	84.74

PREPARED BY:
BRAR OAKS PROPERTIES, LTD.
GREENHARB PROPERTIES, LTD.
BRAR OAKS PROPERTIES, LTD.
2810 NORTH TEXAS EXPRESSWAY
SUITE 1445
DALLAS, TEXAS 75208
PHONE: 214-881-0110

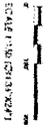
ZONING EXHIBIT
119.9139 ACRES
ZONING CASE 4104-15
TURNPIKE COMMONS BLOCK 1 LOT 3
CITY OF PLANO, COLLIN COUNTY, TEXAS

BY: DAVID PETER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 11703
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PH: (214) 356-4400
FX: (214) 356-4800

DATE: AUGUST 11, 2015
SCALE: 1" = 1/2 MI.
BOOK: 144-1



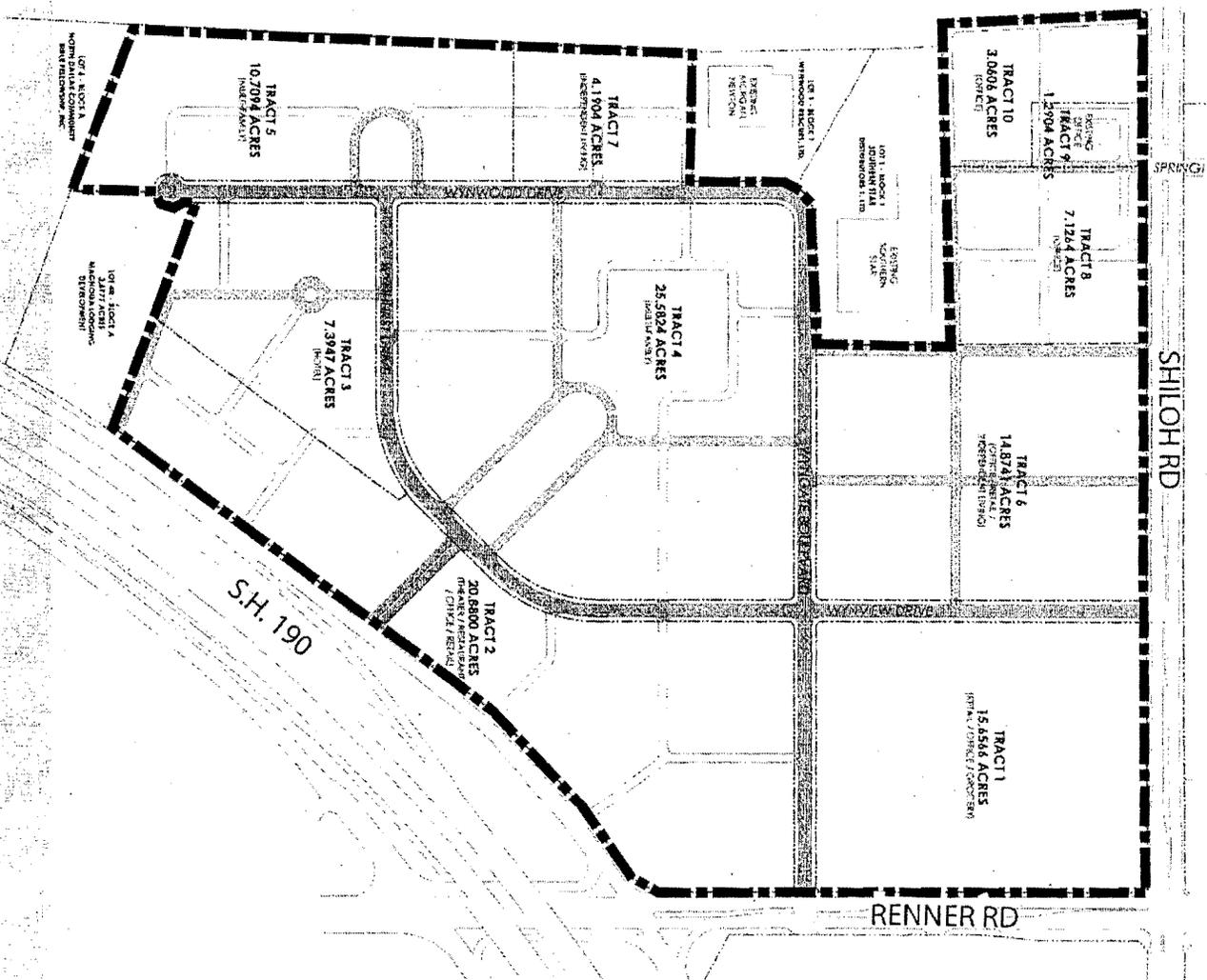
THE PURPOSE OF THIS REVISED CONCEPT PLAN IS TO RELOCATE THE ALTERNATE TRACTS TO THE CENTER AND NORTH SIDE OF THE MASTER PLAN



- PROJECT LEGEND
- PROPERTY LINE
- FIRE LANE
- QUASI-PUBLIC STREET
- PUBLIC STREET

PROJECT DATA
 MULTIPHASE 1, 2011
 INDEPENDENT LIVING 2,200
 OFFICE/RETAIL 1,000,000 SF
 RETAIL 40,000 SF
 RESTAURANT 50,000 SF
 HOTEL 200,000 SF
 THEATER 50,000 SF
 GROCERY 20,000 SF

TEXAS POWER & LIGHT COMPANY



PROJECT SITE INFORMATION
 TURNPIKE COMMONS BLOCK 1 LOT 3
 SH 190 @ RENNER RD. PLANO, TEXAS
 119 9137 ACRES OUT OF THE
 JOHN MCCOLL LOUGH SURVEY ABSTRACT NO. 285
 JAMES T. MCCOLL LOUGH SURVEY ABSTRACT NO. 433
 CITY OF PLANO, COLLIN COUNTY, TEXAS

OWNER
 TURNPIKE COMMONS PLANO, LLC
 C/O DAIRBRIAR CORPORATION
 5910 N. Central Expressway, Suite 1445
 Dallas, Texas 75206
 (214) 981-6110

OWNER'S REPRESENTATIVE
 DAVID HICKS COMPANY
 2323 N. Houston Street, Suite 204
 Dallas, Texas 75219
 (214) 789-9177

ARCHITECT
 BGO ARCHITECTS
 444 N. Central Expressway, Suite 855
 Dallas, Texas 75201
 (214) 520-8879

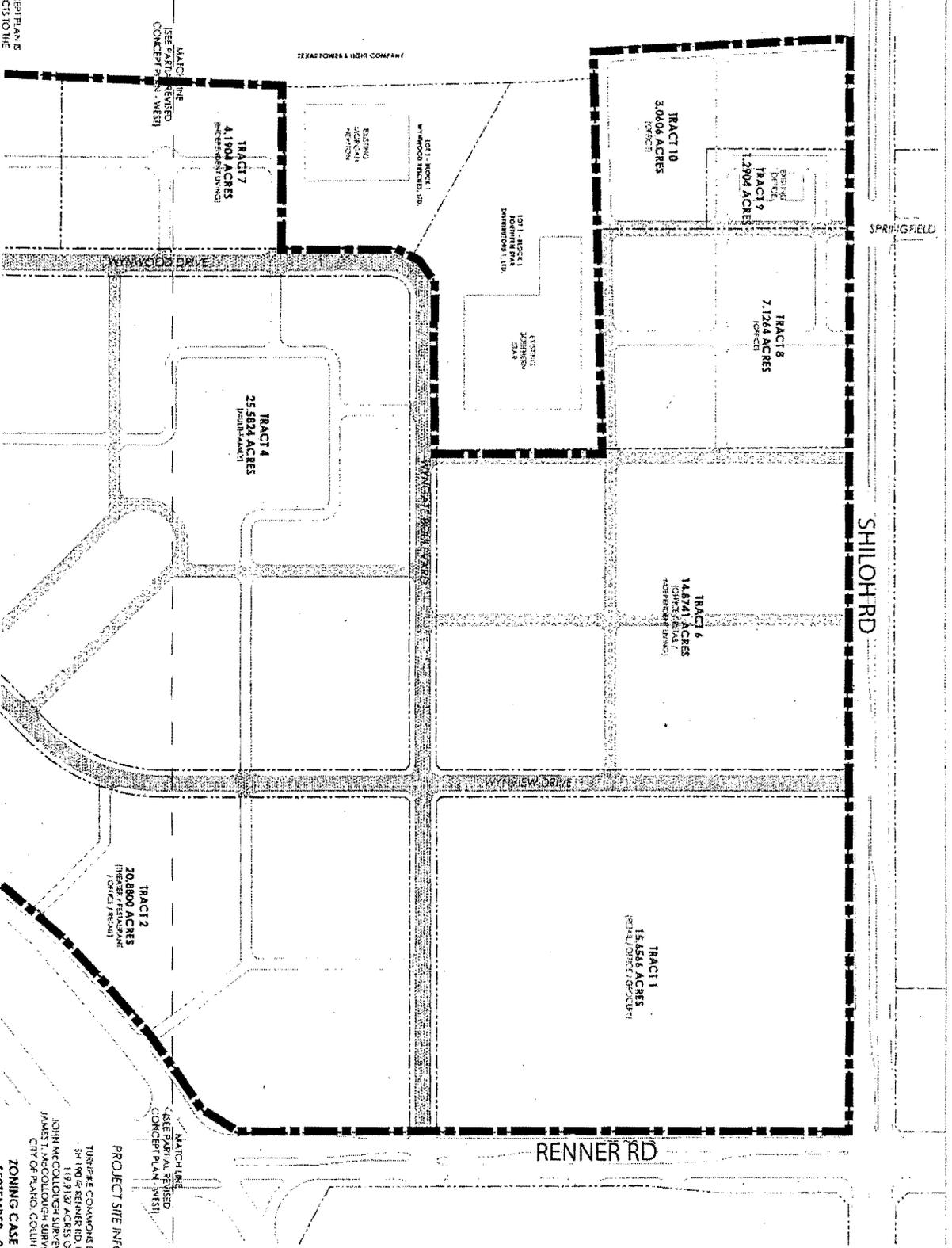
ZONING CASE #: 2010-15
 SEPTEMBER, 29th, 2010

**OVERALL REVISED CONCEPT PLAN
 TURNPIKE COMMONS BLOCK 1, LOT 3**

THE PURPOSE OF THIS REVISED CONCEPT PLAN IS TO RELOCATE THE MULTI-FAMILY TRACTS TO THE CENTER AND NORTH SIDE OF THE MASTER PLAN



- STREET LEGEND**
- PRIORITY LANE
 - FIRE LANE
 - CLASS-PUBLIC STREET
 - PUBLIC STREET



PROJECT SITE INFORMATION

TURNPIKE COMMONS BLOCK 1, LOT 3
 119.8137 ACRES (0.1721 ACRES)
 JOHN McCOLLOUGH SURVEY, ABSTRACT NO. 585
 JAMES T. McCOLLOUGH SURVEY, ABSTRACT NO. 533
 CITY OF PLANO, COLLIN COUNTY, TEXAS

ZONING CASE #: 2010-15
 SEPTEMBER, 29th, 2010

**PARTIAL REVISED CONCEPT PLAN - EAST
 TURNPIKE COMMONS BLOCK 1, LOT 3**

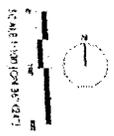


BDO
 ARCHITECTS

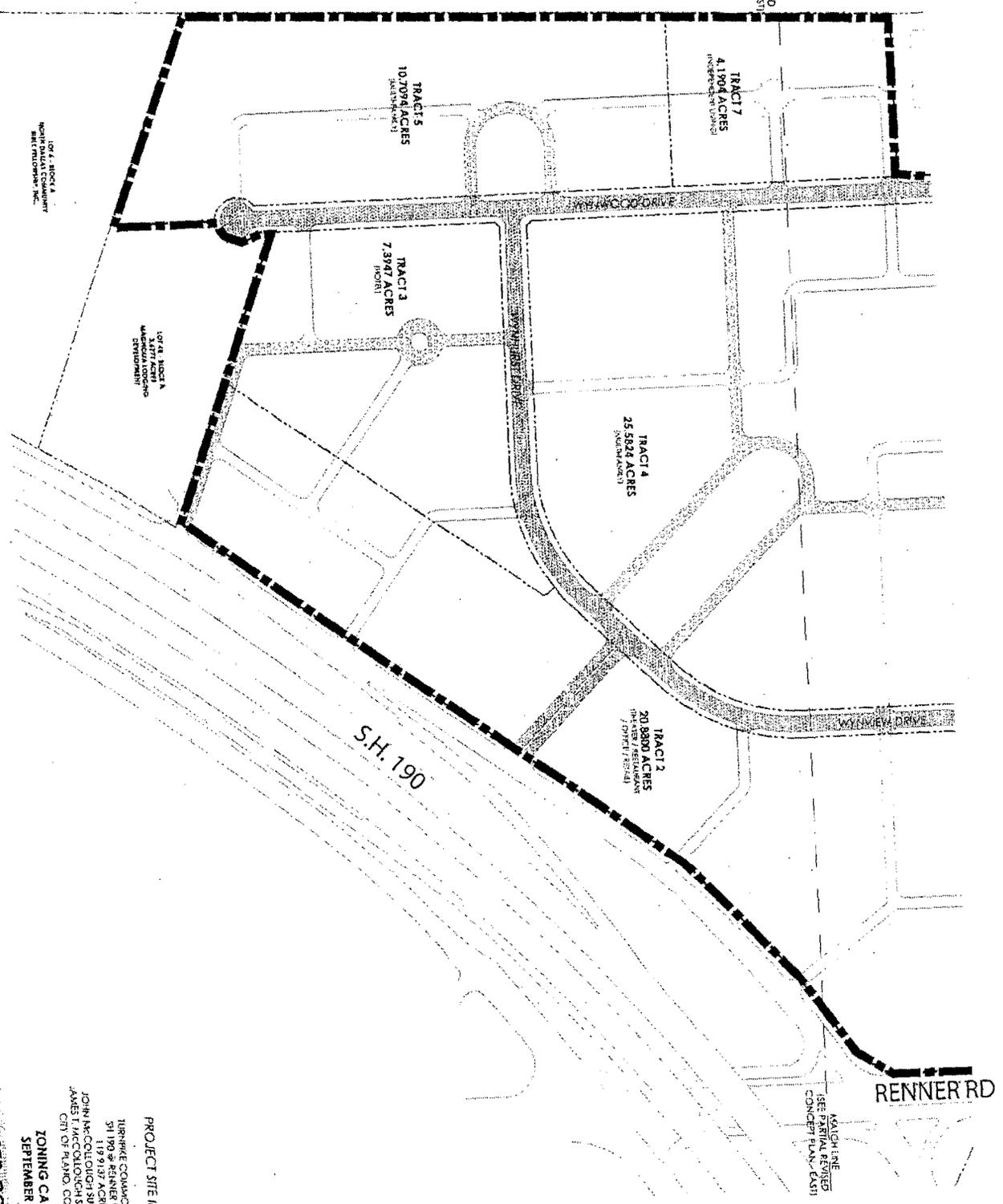
MATCHLINE
SEE PARTIAL REVISED
CONCEPT PLAN - EAST

TEXAS POWER & LIGHT COMPANY

- STREET LEGEND**
- POSSIBLEY LINE
 - FIRE LANE
 - QUADRA PUBLIC STREET
 - PUBLIC STREET



THE PURPOSE OF THIS REVISION CONCEPT PLAN IS
TO RECONFIGURE THE INDIVIDUAL TRACTS TO THE
CENTER AND NORTH SIDES OF THE MASTER PLAN



LOT 1, BLOCK 1
NORTH TURNPIKE COMMONS
DEVELOPMENT, INC.

LOT 14, BLOCK A
3,477 ACRES
NORTH TURNPIKE COMMONS
DEVELOPMENT

**PARTIAL REVISED CONCEPT PLAN - WEST
TURNPIKE COMMONS BLOCK 1, LOT 3**

PROJECT SITE INFORMATION
TURNPIKE COMMONS BLOCK 1, LOT 3
511 190 & RENNER RD. PLANO, TEXAS
1179197 ACRES OUT OF THE
JOHN MACCOLLUM STREET, 738 TRACT NO. 585
JAMES T. MACCOLLUM SOUTH TRACT NO. 533
CITY OF PLANO, COLLIN COUNTY, TEXAS

ZONING CASE #: 2010-15
SEPTEMBER, 20th, 2010

Zoning Case 2010- 15

An Ordinance of the City of Plano amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, so as to amend Planned Development-207-Retail on 119.9± acres out of the James T. McCullough Survey, Abstracts No. 633 and No. 585, the W. M. Beverly Survey, Abstract No. 136, the Hezekiah Douglas Survey, Abstract No. 272, and the J. B. Rountree Survey, Abstract No. 759, located at the northwest corner of Shiloh Road and Renner Road in the City of Plano, Collin County, Texas, to modify the development standards and definitions, and to limit uses within certain areas 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 October, 2010, for the purpose of considering amending Planned Development-207-Retail on 119.9± acres out of the James T. McCullough Survey, Abstracts No. 633 and No. 585, the W. M. Beverly Survey, Abstract No. 136, the Hezekiah Douglas Survey, Abstract No. 272, and the J. B. Rountree Survey, Abstract No. 759, located at the northwest corner of Shiloh Road and Renner Road in the City of Plano, Collin County, Texas, to modify the development standards and definitions, and to limit uses within certain areas 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 October, 2010; 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-207-Retail on 119.9± acres out of the James T. McCullough Survey, Abstracts No. 633 and No. 585, the W. M. Beverly Survey, Abstract No. 136, the Hezekiah Douglas Survey, Abstract No. 272, and the J. B. Rountree Survey, Abstract No. 759, located at the northwest corner of Shiloh Road and Renner Road in the City of Plano, Collin County, Texas, to modify the development standards and definitions, and to limit uses within certain areas 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:

Restrictions

The permitted uses and standards shall be in accordance with the Retail (R) zoning district unless otherwise specified herein.

General Standards

1. The zoning exhibit shall be adopted as part of the ordinance.
2. Maximum Lot Coverage: 50%; increased to 70% if structured parking is provided
3. Maximum Floor to Area Ratio: 1.75:1
4. Maximum Height: Five story (75 feet) for buildings with multifamily residential use; 20 story for all other buildings
5. Minimum Side Yard: None, except as required by building or fire codes
6. Minimum Rear Yard: None, except as required by building or fire codes
7. Parking Regulations:
 - a. The minimum required parking shall be as follows:
 - Multifamily - One Bedroom or Less: One parking space per unit
Two Bedrooms: One and one-half parking spaces per unit
Three Bedrooms or More: Two spaces per unit
 - Freestanding Restaurant: One space per 100 square feet of floor area
 - Hotel: See Section 3.1100 (Off-Street Parking and Loading)
 - Theater: See Section 3.1100 (Off-Street Parking and Loading)
 - All Other Nonresidential Uses: One space per 300 square feet of floor area.

- b. On-street parking may count toward required parking and shall be permitted on both sides of interior public and quasi-public streets and fire lanes, except where prohibited for vehicular, fire, or pedestrian safety. On-street parking may be parallel, angle, or 90° to the street. Where on-street parking is provided, islands shall be placed as a break to delineate travel lanes. An island break of a minimum six feet in width shall be placed no less than every 150 feet of continuous on-street parking.
- c. No off-street loading spaces are required. Off-street loading for the loading and unloading of merchandise and goods must not occur in public streets or fire lanes, but may occur in parking areas or private drive aisles. Designated off-street loading spaces for nonresidential uses, if provided, may not be located adjacent to or across a street or alley from buildings containing residential uses unless the loading dock is screened by solid metal gates, masonry screening walls, overhead doors, buildings, or any combination of these.
- d. Except for freestanding restaurants, no parking is required for outdoor patio and sidewalk dining areas or other public seating areas and open space.

Design Standards

1. Street Pattern: The maximum block length shall be 500 feet. Public streets, quasi-public streets, and/or fire lanes may be used to obtain this required block length.
2. Streetscape:
 - a. Along Wynwood Dr., Wynhurst Dr., Wyngate Blvd., Wynview Dr., and required named quasi-public streets, sidewalks with a minimum width of six feet shall be placed no more than six feet from back of curb. Street trees shall be provided at a rate of one tree per 50 linear feet of street.
 - b. Outdoor patio and sidewalk dining, as well as other public seating areas, are permitted within public rights-of-way provided accessible pathways are maintained.
3. Quasi Public Streets definition: Quasi-public streets are privately owned and maintained drives open to public access. A fire lane shall be located within all quasi-public streets. Lots may derive required street frontage from quasi-public streets and may be platted to the centerline of quasi-public streets.
4. Building Design:
 - a. Nonresidential buildings, except for parking garages, shall have a minimum of 40% of the ground floor comprised of window area. Buildings

fronting S. H. 190 frontage road, Renner Rd., and Shiloh Rd. are exempt from this requirement. For the purposes of this standard, ground floor is defined as that portion of a building from the street-level finish floor elevation and extending 12.5 feet above the street-level finish floor elevation.

- b. Canopies, balconies, stoops, bay windows, awnings, and other building projections may encroach up to five feet into the public right-of-way provided accessible pathways are maintained.

5. Landscaping and Open Space:

- a. Except as stated in standard 5.b. below, landscaping shall be provided per Section 3.1200 (Landscaping Requirements) and Section 4.700 (190 Tollway/Plano Parkway Overlay District) except as follows:
 - i. No landscape edge is required along Wynwood Dr., Wynhurst Dr., Wyngate Blvd., Wynview Dr., and required named quasi-public streets, except for lots located within Tract 1.
 - ii. Landscape edge width may be reduced to 10 feet along Shiloh Rd., north of Wynview Dr.
- b. A minimum five-foot landscape edge shall be provided between all surface parking lots and public and quasi-public streets, except for lots located within Tract 1. Street trees shall be provided at a rate of one tree per 50 linear feet of street.
- c. A minimum of two acres of open space shall be provided and shall be open to the public at all times. Open space shall have a minimum dimension of 80 feet.

6. Screening:

- a. The rear and service sides of nonresidential buildings oriented toward residential use or open space shall be screened as provided in Section 3.1000 (Screening, Fence, and Wall Regulations).
- b. Refuse and recycling containers shall not be located within 30 feet of a public or quasi-public street, unless internal to the building, and shall be screened from view from streets and open space in accordance with Section 3.1000 (Screening, Fence, and Wall Regulations).

- 7. Fencing: For residential use only, fencing is allowed in the front yard setback up to eight feet in height. Fencing must be a minimum of 50% open.

8. Signage:

- a. For buildings fronting S.H. 190 frontage road, Renner Rd., and Shiloh Rd., signage must comply with Section 3.1600 (Sign Regulations) and Section 4.700 (190 Tollway/Plano Parkway Overlay District).
- b. Signage for all other buildings must comply Area A standards within Subsection 3.1605 (Downtown Sign District). Additionally, freestanding, single tenant buildings may have monument signs per Section 4.700 (190 Tollway/Plano Parkway Overlay District).

Multifamily Residential Development Standards

1. Maximum Number of Dwelling Units: 1,200 units
2. Minimum Density: 35 dwelling units per acre
3. Multifamily development shall be exempt from the supplemental regulations of Subsection 3.104 (Multifamily Residence).

Standards Specific to Tract 1

1. Tract 1 shall be developed in accordance with Retail (R) zoning district area, yard and bulk requirements.
2. Uses:
 - a. Regional theater use is permitted.
 - b. Car wash use is prohibited.

Standards Specific to Tract 2

1. Uses:
 - a. Regional theater use is permitted.
 - b. Car wash use is prohibited.
2. Building Design:
 - a. Buildings fronting to Renner Rd.
 - i. Minimum front yard setback: 30 feet
 - ii. Maximum front yard setback: None

- b. Buildings fronting to Wyngate Blvd. or Wynview Dr.:
 - i. Minimum front yard setback: None
 - ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line.

Standards Specific to Tract 3

1. Uses:

- a. Regional theater use is permitted.
- b. Car wash use is prohibited.

2. Building Design:

- a. Buildings fronting to Wynwood Dr., or Wynhurst Dr:
 - i. Minimum Front Yard Setback: None
 - ii. Buildings shall be constructed such that a minimum of 50% of the facade falls within 30 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 50% of each facade must be built to the easement line. The 30 feet distance may be increased to a maximum of 100 feet if parking or drive aisles are located between the building face and the street.
- b. Buildings fronting required named quasi-public streets:
 - i. Front yard setbacks are measured from the street easement line.
 - ii. Minimum Front Yard Setback: None
 - iii. Maximum Front Yard Setback: 15 feet unless restricted by easements. If easements are present, the facade must be built to the easement line.

Standards Specific to Tract 4

1. Uses:
 - a. Multifamily use is permitted.
 - b. Car wash use is prohibited.
 - c. Office, retail, service and restaurant uses may only occupy space within the first floor of multi-story residential buildings. Free standing office, retail, service and restaurant buildings are prohibited.
2. Street Pattern: Tract 4 shall be bisected by a named quasi-public street and shall comply with the streetscape requirements as stated in 'Design Standards 2. Streetscape' above.
3. Building Design:
 - a. Buildings fronting to Wynwood Dr., Wynhurst Dr., Wyngate Blvd., or Wynview Dr.:
 - i. Minimum Front Yard Setback: None
 - ii. Buildings shall be constructed such that a minimum of 50% of the facade falls within 30 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 50% of each facade must be built to the easement line. The 30 feet distance may be increased to a maximum of 100 feet if parking or drive aisles are located between the building face and the street.
 - b. Buildings fronting required named quasi-public streets:
 - i. Front yard setbacks are measured from the street easement line.
 - ii. Minimum Front Yard Setback: None
 - iii. The maximum front yard setback shall be 15 feet unless restricted by easements. If easements are present, the facade must be built to the easement line.

Standards Specific to Tracts 5 & 7

1. Uses:
 - a. Multifamily use is permitted.

- b. Car wash use is prohibited.
 - c. Retail, service and restaurant uses are prohibited.
2. Building Design:
- a. Buildings fronting to Wynwood Dr.:
 - i. Minimum Front Yard Setback: None
 - ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line.
 - b. Buildings fronting required named quasi-public streets:
 - i. Front yard setbacks are measured from the street easement line.
 - ii. Minimum Front Yard Setback: None
 - iii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the street easement line.

Standards Specific to Tracts 6, 8, 9 & 10

- 1. Uses: Car wash use is prohibited.
- 2. Building Design:
 - a. Buildings fronting to Renner Rd. or Shiloh Rd.:
 - i. The minimum front yard setback shall be 10 feet.
 - ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 30 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line. The 30 feet distance may be increased to a maximum of 85 feet if parking or drive aisles are located between the building face and the street.
 - b. Buildings fronting to Wyngate Blvd. or Wynview Dr.:
 - i. Minimum Front Yard Setback: None

- ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line.
- c. Buildings fronting required named quasi-public streets:
 - i. Front yard setbacks are measured from the street easement line.
 - ii. Minimum Front Yard Setback: None
 - iii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the street easement line.

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 person, firm or corporation found to be violating any term or provision of this Ordinance, 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 OCTOBER, 2010.

Phil Dyer, MAYOR

ATTEST:

Diane Zucco, CITY SECRETARY

APPROVED AS TO FORM:

Diane C. Wetherbee, CITY ATTORNEY

ZC 2010-15

BEING all that certain lot, tract, or parcel of land situated in the James T. McCullough Survey, Abstract No. 633, the James T. McCullough Survey, Abstract No. 585, the W.M. Beverly Survey, Abstract No. 136, the Hezekiah Douglas Survey, Abstract No. 272, and the J.B. Rountree Survey, Abstract No. 759, in the City of Plano, Collin county, Texas, and being a portion of a 152.3951 acre tract of land conveyed by deed to J.C. Williams Company, Inc. recorded in Volume 1720, Page 855, Deed Records of Collin County, Texas; and also being conveyed to Briar Oaks, L.C., by deed recorded in Instrument Number 93-0024803, Tract 2, Exhibit C, of the Deed Records of Collin County, Texas; and also being conveyed to Briar Oaks, L.C., by deed recorded in Instrument Number 93-0024803, Tract D, Exhibit C, of the Deed Records of Collin County, Texas; and also being all of Lot 7 and Lot 8, Block A of One Ninety & Jupiter Addition, an addition to the City of Plano, Collin County, Texas, as recorded in Volume 2007, Page 559, of the Map Records of Collin County, Texas; and also being all of Lot 2, Block 1 of Turnpike Commons Addition, an addition to the City of Plano, Collin County, Texas, as recorded in Volume 2006, Page 849, of the Map Records of Collin County, Texas; and also being all of Lot 1 and Lot 2, Block A of Hillary Acres Addition, an addition to the City of Plano, Collin County, Texas, as recorded in Volume 2007, Page 479, of the Map Records of Collin County, Texas; and also being all that certain tract of land conveyed to Patrick E. Hillary by deed recorded in Volume 2206, Page 185 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for a corner clip at the intersection of Shiloh Road (105 foot right-of-way) with the north right-of-way line of Renner Road (variable width right-of-way) as dedicated by plat thereof recorded in Cabinet F at Slide 78 of the Plat Records of Collin County, Texas;

THENCE South 44° 53' 09" West for a distance of 14.16 feet to a 1/2-inch iron rod found on the north right-of-way line of Renner Road (variable width right-of-way);

THENCE South 89° 50' 00" West along the north right-of-way line of Renner Road, at a distance of 894.55 feet passing a 1/2-inch iron rod found for a corner clip at the intersection of Renner Road with the east right-of-way line of the aforementioned Wyngate Boulevard as dedicated by plat thereof recorded in Cabinet F at Slide 78 of the Plat Records of Collin County, Texas, at a distance of 974.76 feet passing a 1/2-inch for a corner clip at the intersection at the west right-of-way line of the said Wyngate Boulevard with said Renner Road, and continuing on with the north right-of-way line of said Renner Road for a total distance of 1,350.48 feet to a brass monument in concrete found for the southeast corner of a 13.5017 acre tract of land conveyed by deed to the State of Texas for State Highway No. 190 as recorded in Volume 3106 at 508 of the Deed Records of Collin County, Texas;

THENCE North 58° 10' 54" West along the northeasterly right-of-way line of State Highway No. 190 for a distance of 83.68 feet to a 1/2-inch iron rod found for corner;

THENCE North 33° 46' 59" West and continuing along the northeasterly right-of-way line of State Highway No. 190 for a distance of 240.52 feet to a brass monument in concrete found for corner;

THENCE North 43° 07' 57" West and continuing along the northeasterly right-of-way line of State Highway No. 190 for a distance of 341.82 feet to a broken concrete monument found for corner;

THENCE North 53° 54' 04" West and continuing along the northeasterly right-of-way line of State Highway No. 190 for a distance of 149.64 feet to a 5/8-inch iron rod with red cap found for corner;

THENCE North 53° 37' 43" West and continuing along the northeasterly right-of-way line of State Highway No. 190 for a distance of 788.53 feet to a broken concrete monument found for corner in the West line of the aforementioned 152.3951 acre tract and also being the southeast corner of Lot 7 in Block A of One-Ninety and Jupiter Addition, an addition to the city of Plano, Texas, according to the lat thereof recorded in Volume 2007 at Page 559 of the Plat Records of Collin County, Texas;

THENCE North 53° 40' 44" West and continuing along the northeasterly right-of-way line of State Highway No. 190 for a distance of 126.76 feet to a 1/2-inch iron rod found for corner;

THENCE North 55° 50' 14" West and continuing along the northeasterly right-of-way line of State Highway No. 190 for a distance of 39.34 feet to a 1/2-inch iron rod found for corner;

THENCE North 50° 07' 36" West, and continuing along the new northeasterly right-of-way line of State Highway No. 190 as widened by Plat recorded in Volume 2007 and Page 559 of the Plat Records of Collin County, Texas, for a distance of 120.60 feet to a 1/2-inch iron rod found for corner;

THENCE North 55° 50' 14" West, and continuing along the northeasterly right-of-way line of State Highway No. 190 as widened by Plat recorded in Volume 2007 and Page 559 of the Plat Records of Collin County, Texas, for a distance of 95.35 feet to a 1/2-inch iron rod found for corner in the common line of aforementioned Lot 7 and Lot 4R of Block A of aforementioned One-Ninety & Jupiter Addition;

THENCE North 34° 22' 14" East and departing the new northeasterly right-of-way line of State Highway No. 190 as widened by Plat recorded in Volume 2007 and Page 559 of the Plat Records of Collin County, Texas, and along the common line of said Lot 4R and Lot 7 for a distance of 50.50 feet to a 1/2-inch iron rod found for corner;

THENCE North 55° 50' 14" West, and along the common line of said Lot 4R and Lot 7 for a distance of 12.20 feet to a 1/2-Inch iron rod found for corner;

THENCE North 20° 25' 58" East, and along the common line of said Lot 4R and Lot 7 for a distance of 613.49 feet to a 1/2-inch iron rod found for corner in the south right-of-way line of Wynwood Drive (60 foot right-of-way);

THENCE South 89° 56' 18" West along said south right-of-way line of Wynwood Drive (60 foot right-of-way) and the common North line of said Lot 4R for a distance of 34.88 feet to the beginning of the arc of a curve to the right, said curve having a radius of 50.00 feet, a delta angle of 144° 58' 30" and a chord bearing North 72° 32' 57" West, at a distance of 95.37 feet;

THENCE in a northwesterly direction for a distance 126.51 feet along the arc of said curve to the right to a 1/2-inch iron rod found for corner at a common corner of said Lot 4R and said Lot 8, Block A of One Ninety & Jupiter Addition;

THENCE South 89° 56' 18" West and departing said Wynwood Drive (60 foot right-of-way) along the common line of said Lot 4R and Lot 8 for a distance of 227.33 feet to a 1/2-inch iron rod found for the northwest corner of said Lot 4R, the common southwest corner of said Lot 8, and the common northwest corner of a 0.979 acre tract of land conveyed to Magnolia Lodging Development by deed recorded in Instrument Number 20070601000736900 of the Deed Records of Collin County, Texas;

THENCE North 20° 29' 47" East and departing said north line of Lot 4R and following along the west line of Lot 8 in Block A of the One Ninety and Jupiter Addition, for a distance of 490.18 feet to a 1/2-inch iron rod found for corner at the northwest corner of said Lot 8, same being in the southerly line of a tract of land described in a deed to Texas Power & Light Company, as recorded in Volume 576, page 367, of the Deed Records of Collin County, Texas;

THENCE South 87° 27' 28" East along the southerly line of said Texas Power & Light Company tract for a distance of 1,056.86 feet to a 1/2-inch iron rod found for corner at the northwest corner of a tract of land described in a deed to Wm Realty Partners LP, as recorded in Document No. 97-0082444, of the Deed Records of Collin County, Texas, and being the common northwest corner of Lot 2 in Block 1 of the Turnpike Commons Addition, an addition to the City of Plano, Collin County, Texas, as recorded in Volume 2006, page 849, of the Map Records of Collin County, Texas;

THENCE South 87° 26' 57" East and continuing along the southerly line of said Texas Power & Light Company tract for a distance of 531.84 feet to a 1/2-inch iron rod found for corner at the northeast corner of said Lot 2 and the common northwest corner of Lot 1, Block 1, Turnpike Commons Addition, as recorded in Volume 2006, Page 849, of the Map Records of Collin County, Texas;

THENCE South 00° 01' 13" East departing said southerly line of Texas Power & Light Company tract and along the common line of said Lot 1 and Lot 2, Block 1, Turnpike Commons Addition for a distance of 357.03 feet to a 1/2-inch iron rod found for corner at the Southeast corner of said Lot 2, Block 1, Turnpike Commons Addition, same being in the North right-of-way line of aforesaid Wynwood drive (60 foot right-of-way);

THENCE North 89° 56' 18" East and departing said Lot 2, Block 1, Turnpike Commons Addition and following along the north right-of-way line of aforesaid Wynwood Drive (60 foot right-of-way), for a total distance of 231.60 feet to a point for corner at the beginning of the arc of a curve to the right, said curve having a radius of 110.00 feet, a delta angle of 90° 00' 00" and a chord bearing South 45° 03' 42" East at a distance of 155.56 feet;

THENCE continuing along the north right-of-way line of aforesaid Wynwood Drive (60 foot right-of-way) in a southeasterly direction, passing the southeast corner of said Lot 1, Block 1, Turnpike Commons Addition and the common westerly northwest corner of Lot 1, Block 1 of the Southern Star Addition, an addition to the City of Plano, as recorded in Cabinet 'K', page 870, of the Map Records of Collin County, Texas, and continuing on for a total arc distance of 172.79 feet to a corner in the east right-of-way line of aforesaid Wyngate Boulevard (60 foot right-of-way);

THENCE South 00° 03' 42" East and continuing along the east right-of-way line of said Wyngate Boulevard for a distance 338.93 feet to a 1/2-inch iron rod found for corner at the southerly southwest corner of said Lot 1, Block 1 of said Southern Star Addition;

THENCE North 89° 31' 46" East departing said east right-of-way line of Wyngate Boulevard (60 foot right-of-way) for a distance of 369.25 feet to the southeast corner of said Southern Star Addition, said corner also being the southwest corner of a tract of land described in a deed to Tiphany Equities Partnership, as recorded in Document No. 93-0023851, of the Deed Records of Collin County, Texas, and also being the common southwest corner of Lot 2, Block A, Hillary Acres Addition, an addition to the City of Plano, as recorded in Volume 2007, Page 479, of the Map Records of Collin County, Texas;

THENCE North 01° 30' 50" West and along the common line of said Lot 1, Block 1, Southern Star Addition and said Lot 2, Block A, Hillary Acres Addition for a distance of 665.83 feet to a 1/2-inch iron rod found for corner at the northwest corner of said Lot 2 and a common southwest corner of that certain tract of land conveyed to Patrick E. Hillary by deed recorded in Volume 2206, Page 185 of the Deed Records of Collin County Texas;

THENCE North 01° 40' 45" West and departing said Lot 2, Block A, Hillary Acres Addition, passing the northeast corner of said Lot 1, Block 1, Southern Star Addition and common corner of aforesaid Texas Power & Light Company tract, as recorded in Volume 576, Page 367, of the Deed Records of Collin County, Texas, and continuing on

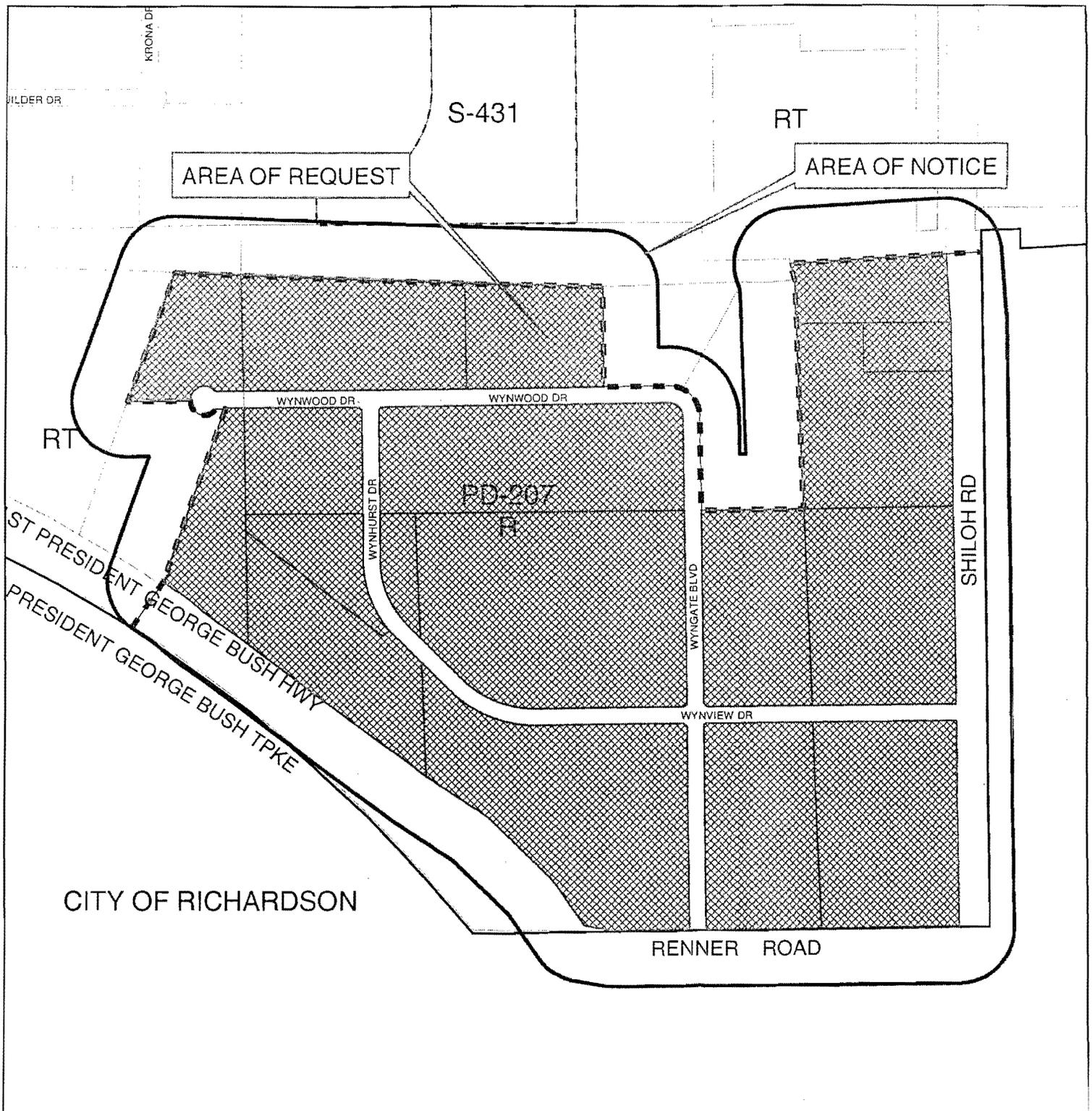
for a total distance of 219.73 feet to a 1/2-inch iron rod found for corner at the northwest corner of said Patrick E. Hillary tract;

THENCE North 87° 02' 59" East for a distance of 571.40 feet to a 1/2-inch iron rod found for corner at the northeast corner of said Patrick E. Hillary tract, same being in the west right-of-way line of aforesaid Shiloh Road;

THENCE South 00° 26' 33" West and following along the west right-of-way line of said Shiloh Road for a distance of 250.97 feet to a 1/2-inch iron rod found for corner at the southeast corner of said Patrick E. Hillary tract and the common northeast corner of Lot 1, Block A, Hillary Acres Addition, as recorded in Volume 2007, Page 479, of the Map Records of Collin County, Texas;

THENCE South 00° 00' 06" East and continuing along the west right-of-way line of said Shiloh Road, passing a 1/2-inch iron rod found at the southeast corner of said Lot 1 and a common easterly northeast corner of aforesaid Lot 2, Block A, Hillary Acres Addition, and continuing on for a total distance of 669.21 feet to a 1/2-inch iron rod found for corner at the southeast corner of said Lot 2;

THENCE South 00° 06' 44" East and continuing along the west right-of-way line of said Shiloh Road (105 foot right-of-way) at a distance of 702.05 feet passing a 1/2-inch iron rod found in the northerly end of a corner clip at the intersection of said west right-of-way line of Shiloh Road, (105 foot right-of-way) and said north right-of-way line of Wynview Drive (60 foot right-of-way), at a distance of 782.04 feet passing a 1/2-inch iron rod found at the southerly end of a corner clip at the intersection of said west right-of-way line of Shiloh Road and said south right-of-way line of Wynview Drive, and continuing on along said West right-of-way line of said Shiloh Road (105 foot right-of-way) for a total distance of 1,507.14 feet to the POINT OF BEGINNING and CONTAINING 119.9139 acres of land, more or less.



Zoning Case #: 2010-15

Existing Zoning: PLANNED DEVELOPMENT-207-RETAIL/
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT



○ 200' Notification Buffer

