Memorandum

Date: October 20, 2014

To: Bruce D. Glasscock, City Manager
Frank F. Turner, Deputy City Manager

From: Christina D. Day, Director of Planning

Subject: Update on ZC 2014-31

At its October 6, 2014 meeting, the Planning & Zoning Commission (P&Z) approved Zoning Case 2014-31 subject to conformance with Subsection 5.503 (Application Procedure and Requirements) of Section 5.500 (Adopted Development Plan) of Article 5 (Site Plan Review) of the Zoning Ordinance and noted exceptions to the UMU zoning district.

The applicant was able to meet the requirements of the P&Z's approval. The development plan included in the City Council's packet includes the modifications required to gain the P&Z's approval.

Additionally, the applicant and staff were able to mutually agree to changes to the language in exception #9 which make it more consistent with the Urban Mixed-Use district and alleviate the concerns staff noted in the P&Z staff report.

Based on these changes, staff is able to recommend approval of the zoning case.

DATE: October 7, 2014, 2014

TO: Honorable Mayor & City Council

FROM: Richard Grady, Chairman, Planning & Zoning Commission

SUBJECT: Results of Planning & Zoning Commission Meeting of October 6, 2014

AGENDA ITEM NO. 8
PUBLIC HEARING: ZONING CASE 2014-31 AND DEVELOPMENT PLAN FOR HERITAGE 190
APPLICANT: RPC HERITAGE 190, LLC

Request to rezone 156.3± acres located at the southwest corner of Plano Parkway and Alma Drive from Planned Development-384-Retail/General Office, Planned Development-385-Retail/General Office, Planned Development-386-Retail/General Office, Planned Development-387-Retail/General Office, Planned Development-388-Retail/General Office, and General Office with Specific Use Permit #563 for Kennel/Commercial Pet sitting to Urban Mixed-Use. Zoned Planned Development-384-Retail/General Office, Planned Development-385-Retail/General Office, Planned Development-386-Retail/General Office, Planned Development-387-Retail/General Office, Planned Development-388-Retail/General Office, and General Office with Specific Use Permit #563 for Kennel/Commercial Pet Sitting.

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

LETTERS RECEIVED WITHIN 200 FOOT NOTICE AREA: **SUPPORT:** 4 **OPPOSE:** 1

LETTERS RECEIVED OUTSIDE 200 FOOT NOTICE AREA: **SUPPORT:** 45 **OPPOSE:** 18

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

STIPULATIONS:

Recommended for approval subject to:

1) Conformance with Subsection 5.503 (Application Procedure and Requirements) of Section 5.500 (Adopted Development Plan) of Article 5 (Site Plan Review) of the Zoning Ordinance; and

2) The following exceptions:

1. <u>Block A</u>

   a. Height:

      i. Maximum Building Height: One 25-story (360 feet) building to be located adjacent to S.H. 190 and a minimum of 1,500 feet east of Custer Road; remainder 20 stories (290 feet).

      ii. Within 250 feet of the south right-of-way line of Plano Parkway a maximum eight-story height (120 feet) is allowed. No more than 50% of the structures within this setback shall exceed six-stories (90 feet). One building at the southeast corner of Custer Road and Plano Parkway may be ten-stories (150 feet). All heights shall include mechanical/penthouse.

      iii. Maximum Parking Structure Height: Six levels above grade (60 feet)

   b. Exempt from maximum block length of 600 feet.

   c. Exempt from maximum block size of three acres.

   d. Exempt from single-tenant maximum first floor of 30,000 square feet.

   e. Exempt from maximum building distance separation of 150 feet.

   f. Gates are permitted for the purpose of restricting internal access.

2. Minimum single-family residence attached density: 8 dwelling units per acre.

3. Single-family residence detached is an additional permitted use and shall be developed in accordance with the Patio Home (PH) zoning district standards, except as noted below:

   a. Minimum lot width: 35 feet

   b. Maximum height: Three story, 35 feet

   c. Patio Homes are not required to have a zero side yard.

4. Minimum building height shall be one story, 24 feet for nonresidential uses within Blocks H, L, M, T and U.

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

6. The landscape edge may be reduced to 15 feet along Plano Parkway, Alma Drive, S.H. 190, and Custer Road.

7. Reduce minimum free standing building square footage to 3,000 square feet for Block T.

8. All blocks are exempt from the maximum building setbacks for structures adjacent to Alma Drive, Plano Parkway, Custer Road, and State Highway 190.

9. A minimum of 40% of the gross linear footage of the first floor along the activity center shall consist of retail, restaurant, entertainment, and other active uses.

FOR CITY COUNCIL MEETING OF: October 27, 2014 (To view the agenda for this meeting, see www.planotx.gov)

PUBLIC HEARING - ORDINANCE

EM/dc

xc: William Flaherty, RPC Heritage 190, LLC
William Dahlstrom, Jackson Walker, L.L.P.
Wayne Snell, Permit Services Manager

http://goo.gl/maps/AvazY

CITY OF PLANO

PLANNING & ZONING COMMISSION

October 6, 2014

Agenda Item No. 8

Public Hearing: Zoning Case 2014-31 and Development Plan for Heritage 190

Applicant: RPC Heritage 190, LLC

DESCRIPTION:

Request to rezone 156.3± acres located at the southwest corner of Plano Parkway and Alma Drive from Planned Development-384-Retail/General Office, Planned Development-385-Retail/General Office, Planned Development-386-Retail/General Office, Planned Development-387-Retail/General Office, Planned Development-388-Retail/General Office, and General Office with Specific Use Permit #563 for Kennel/Commercial Pet sitting to Urban Mixed-Use. Zoned Planned Development-384-Retail/General Office, Planned Development-385-Retail/General Office, Planned Development-386-Retail/General Office, Planned Development-387-Retail/General Office, Planned Development-388-Retail/General Office, and General Office with Specific Use Permit #563 for Kennel/Commercial Pet Sitting.

REMARKS:

The purpose of this request is to rezone 156.3± acres located at the southwest corner of Plano Parkway and Alma Drive from Planned Development-384-Retail/General Office, Planned Development-385-Retail/General Office, Planned Development-386-Retail/General Office, Planned Development-387-Retail/General Office, Planned Development-388-Retail/General Office, and General Office with Specific Use Permit #563 for Kennel/Commercial Pet sitting to Urban Mixed-Use.

The requested zoning is Urban Mixed-Use (UMU). The UMU district is intended to provide a planning, regulatory, and management framework for the design, development, and operation of urban mixed-use centers which promote social interaction, community identity, and efficient use of land and resources. The UMU district should also support and encourage a variety of transportation options, including transit, bicycles, and walking. The zoning district is applicable primarily to large undeveloped properties where higher density residential and commercial uses are appropriate.

Surrounding Land Use and Zoning

The subject property is currently undeveloped. To the east, across Alma Drive, is an existing multifamily development zoned Multifamily Residence-2 (MF-2). To the south, across State Highway 190, the properties are within the City of Richardson and are developed with multifamily, hotel, and retail uses. The property to the west, across Custer Road, is zoned Planned Development-383-Retail/General Office (PD-383-R/O-2) and is partially developed as general office. The property to the north, across Plano Parkway, is partially developed as general office and a religious facility zoned Planned Development-377-Retail/General Office (PD-377-R/O-2), Planned Development-378-Retail/General Office (PD-378-R/O-2), Light Industrial-1 (LI-1) and Planned Development-379-Retail-General Office (PD-379-R/O-2).

Proposed UMU District

The requested zoning is Urban Mixed-Use (UMU). There are two primary parts to this request: Land use and design standards as adopted by the development plan with several proposed exceptions. The applicant's requested exceptions are examined within the "Issues" portion of this report.

Land Use

Each UMU district must contain three or more uses. The Heritage 190 UMU district is requesting two primary and two tertiary uses. The first primary use is office at 2,305,793 square feet (48.13%), the second primary use is residential at 2,008,746 square feet (41.93%), and the tertiary uses are retail/restaurant at 239,857 square feet (5.01%) and hotel at 236,600 square feet (4.94%).

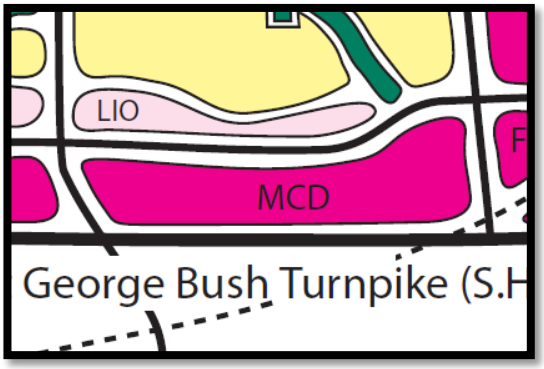
Design Standards

The UMU district requires a development plan to be adopted with the zoning request. The applicant's development plan shows private streets with a mix of uses including office, a mix of residential, retail, restaurant, and hotel. The main street, which is a requirement of the UMU district, runs north and south from Plano Parkway to State Highway 190 on the western side of the development. A large office site is proposed within Block A to the west of the main street.

The plan proposes two large public open spaces as well as small open spaces scattered throughout the subject property. Open spaces meet the minimum and maximum percentages as specified in the UMU district. Internal streets will be privately maintained by a property owner's association, but accessible to the public and will have parking, street trees, and sidewalks on both sides of the streets. Except for Tract A, the buildings meet the required setbacks as specified in the UMU district for all internal streets. The applicant is requesting an exception to setbacks from Alma Drive, Plano Parkway, Custer Road, and State Highway 190 for all blocks.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as Major Corridor Development (MCD). The city's current land use policies recommend that land along expressway corridors be reserved for economic development and employment opportunities. However, residential development may be appropriate along expressway corridors in accordance with the interim amendment policy recommendations of the Comprehensive Plan that were adopted in April, 2012. The policies that apply to this request include:



1. Residential should be set back a minimum of 1,200 feet from the centerline of State Highway 190.

2. Isolated residential development should not be permitted; residential rezoning requests need to establish a complete neighborhood or expand an existing neighborhood or an urban mixed-use center. Mid-rise multifamily development (5 to 12 stories) and special needs housing (i.e. senior housing) could be an exception if the surrounding land uses are compatible.

The applicant is proposing a maximum of 1,491 residential units located within the 1,200 feet recommended setback. Residential uses may be appropriate in proximity to State Highway 190 because these uses are proposed within an urban center. Although the subject property does not expand into any existing residential neighborhoods, the large number of units requested within this UMU district would establish a new neighborhood of residential development. This request is in conformance with the Future Land Use Plan and interim amendments to the comprehensive planning land use policies.

Adequacy of Public Facilities - Water and sanitary sewer services are available 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 were rezoned for residential uses.

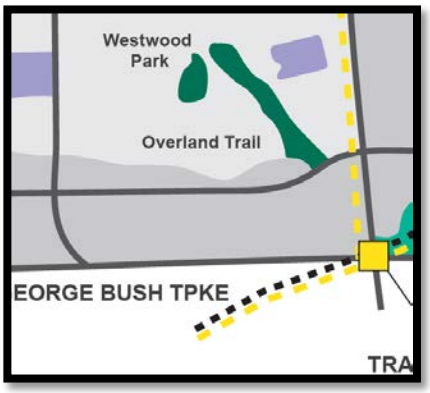
Traffic Impact Analysis (TIA) - A TIA is not required for this rezoning request. However, prior to approval of the preliminary site plan for the first phase of development, the applicant will be required to submit a TIA for review and approval due to the requested development generating traffic that exceeds the maximum threshold of 8,000 trips per day.

School Capacity - This is provided for informational purposes only. The subject property is within the Plano Independent School District and is served by the following schools:

Elementary School	Aldridge and Sigler
Middle School	Wilson
High School	Vines
Senior High School	Plano Senior

All four campuses are within capacity at this time. However, there are currently 9,646 multifamily units allowed in the Aldridge Elementary attendance zone which have not been completed. Some of these are currently under construction. The additional units in this request would increase that figure to 11,137. Per the district's representative, there may be capacity issues at these schools if all the proposed residential units were built today. The District's policy indicates they follow the teacher-student ratio consistent with the Texas Education Code 25.111.

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



Access to and Availability of Amenities and Services - The subject property is not within a Park Fee service area. Overland Trail Park, a small neighborhood greenbelt, is directly on the north side of Plano Parkway, east of Pitman Creek. Overland Trail Park does not have enough space to accommodate any significant neighborhood park improvements and is also separated from the proposed development by Plano Parkway. The Park Master Plan identifies the continuation of Chisholm Trail through Collin Creek Mall and through the existing apartments located at the southeast corner of Alma Drive and Plano Parkway. A future greenbelt on Pitman Creek might be added to connect to the future extension of Chisholm Trail, which would benefit the proposed development.

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

ISSUES:

Development Plan

Staff has several significant concerns regarding the applicant's proposed development plan:

Phasing

The development plan shows two phases. The first phase includes a large amount of residential development with some restaurant and office uses. The second phase includes the main street, the employment center within Block A, and the majority of the non-residential uses. The UMU district requires that the main street be the activity center of the development with the largest concentration of retail, restaurant, and entertainment uses in the district. The main street should be thoughtfully designed, well integrated, and developed with the initial phase in order to generate interest and activity within the district. As currently proposed, the first phase will include a large amount of residential development, some office development, and small, freestanding retail and restaurants without an active urban main street. Staff believes that the phasing should be adjusted to include the current main street, and adjacent complimentary uses, or the applicant should provide an additional main street that is integrated within the first phase of development.

Integration and Connectivity

The development plan contains a distinct office development on the west side, a multifamily development with some commercial uses in the central portion and single-family, retail, and restaurants on the east side of the district. Although the applicant is providing a mix of uses consistent with UMU standards, staff believes there is opportunity for further integration of uses. Commercial and residential buildings should be thoughtfully laid out and distributed so that pedestrians can comfortably walk to a variety of uses.

The UMU district limits block sizes to a maximum of three acres. This block size was established to be large enough to allow for sufficient development mass to occur, but also small enough to encourage pedestrians to walk throughout the site. Proposed Blocks D, F, H, I, and U are between three and four acres and Block N is between four and five acres. Staff believes these blocks should be further subdivided with the introduction of additional streets to create better pedestrian connectivity.

Miscellaneous

Generally, the plan does not have correct and complete information as required in Subsection 5.503 (Application Procedure and Requirements) of Section 5.500 (Adopted Development Plan) of Article 5 (Site Plan Review) of the Zoning Ordinance. This is illustrated by missing property boundaries, insufficient street design, and incorrect information on the plan. Staff believes the applicant needs additional time to present a more complete and accurate plan that fully meets the Development Plan requirements as stated in the Zoning Ordinance.

Requested Exceptions to the UMU District

The UMU district allows certain exceptions to be requested to provide flexibility for the individual development. Due to insufficient information and recent updates of the associated development plan, staff has not been able to verify that the list below is an accurate and complete list of the exceptions that need to be requested at this time. With a more complete plan, some of these exceptions may not be necessary, and others may need to be adjusted or further refined.

Below is the list of the exceptions as requested by the applicant:

1. Block A.

    a. Height:

        i. Maximum Building Height: One 25-story (360 feet) building to be located adjacent to S.H. 190 and a minimum of 1,500 feet east of Custer Road; remainder 20 stories (290 feet).

        ii. Within 250 feet of the south right-of-way line of Plano Parkway a maximum eight-story height (120 feet) is allowed. No more than 50% of the structures within this setback shall exceed six-stories (90 feet). One building at the southeast corner of Custer Road and Plano Parkway may be ten-stories (150 feet). All heights shall include mechanical/penthouse.

        iii. Maximum Parking Structure Height: Six levels above grade (60 feet)

    b. Exempt from maximum block length of 600 feet.

    c. Exempt from maximum block size of three acres.

    d. Exempt from single-tenant maximum first floor of 30,000 square feet.

    e. Exempt from maximum building distance separation of 150 feet.

    f. Gates are permitted for the purpose of restricting internal access.

Proposed Block A is adjacent to Custer Road and is currently within PD-384-R/O-2, which allows a maximum height of 25-stories adjacent to S.H. 190. The applicant is seeking flexibility within Block A in the form of various exceptions which would allow this area to develop as office buildings with the existing height setbacks. The intent of this area is to allow for a large office presence within the UMU district without requiring a strict urban design.

Block A is an office “super block” and is similar to the employment center adjacent to Legacy Town Center. Staff has encouraged the applicant to provide a more urban form of development in this area, but the applicant believes the proposed exceptions will limit the marketability of this portion of the development. Although staff believes an urban form is more suitable and consistent with the UMU district, the proposed exceptions are appropriate in order to provide flexibility for a large employment center complimenting to a residential and retail urban core.

2. Minimum single-family residence attached density: 8 dwelling units per acre.

The UMU district requires a minimum of 25 dwelling units per acre for single-family attached residences. Staff is concerned that the proposed density is not consistent with an urban form of development. Although staff supports a mix of housing types, and believes the current regulation may be too restrictive, the proposed minimum density may not promote for urban townhome development.

3. Single-family residence detached is an additional permitted use and shall be developed in accordance with the Patio Home (PH) zoning district standards, except as noted below:

    a. Minimum lot width: 35 feet

    b. Maximum height: Three story, 35 feet

    c. Patio Homes are not required to have a zero side yard.

The applicant is proposing to utilize Patio Home standards with the above modifications. Although single-family detached uses are not currently permitted within the UMU zoning district, staff believes the proposed exception will allow more diversity of housing types within the district by enabling the developer to create a detached urban housing product. Staff is in favor of the requested exception.

4. Minimum building height shall be one story, 24 feet for nonresidential uses within Blocks H, L, M, T and U.

The applicant is requesting to reduce the required minimum height for the blocks noted above. The UMU district requires two-story building heights to create massing and enforce an urban form of development. Staff is generally in support of this request; however, staff believes if possible, this exception should be reduced to one or two blocks only.

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

The UMU district limits block sizes to a maximum of three acres. This block size was established to be large enough to allow for sufficient development mass to occur, but also small enough to encourage pedestrians to walk throughout the site. Staff has encouraged the applicant to provide additional streets throughout the development to further encourage connectivity and to break up block size and length. Although these

blocks may serve a specific development form as requested by the applicant, staff believes the blocks should be further subdivided with the introduction of additional streets to create better connectivity for future residents.

6. The landscape edge may be reduced to 15 feet along Plano Parkway, Alma Drive, S.H. 190, and Custer Road.

The proposed development plan shows a reduction in landscape edge in order to capture more developable area. Staff believes this exception is appropriate as wide landscape buffers are generally not consistent with an urban form of development. Staff is in support of this exception.

7. Reduce minimum free standing building square footage to 3,000 square feet for Block T.

UMU requires free standing buildings to be a minimum of 10,000 square feet in size. The purpose of this is to create massing and to eliminate small, pad sites which are inconsistent with urban centers. The applicant desires to develop free standing restaurants smaller than the 10,000 sq. ft. minimum. The free standing square foot minimum is in place to deter development of multiple standalone buildings that do not integrate into the overall development and have limited pedestrian-scale design. Staff believes this exception is appropriate because the proposed restaurants are located on the periphery of the district and are consistent with the existing nonresidential development pattern along Plano Parkway.

8. All blocks are exempt from the maximum building setbacks for structures adjacent to Alma Drive, Plano Parkway, Custer Road, and State Highway 190.

UMU zoning requires building facades to be within 25-feet of the curb line adjacent to all streets. The applicant is proposing to meet the setbacks adjacent to interior major and minor streets, but to allow for flexibility with building setbacks on the exterior of the development. Due to the size and high traffic volumes of the exterior streets, staff is in support of this exception.

9. The proposed main street may contain a minimum of 30,000 square feet of ground level retail required at build out. All ground level units facing the main street must be built to commercial ready standards.

The applicant is requesting this exception to ensure that the minimum amount of nonresidential square footage is provided within the district. The reference to “commercial ready standards” is to allow residential uses on the first floor of vertically integrated mixed-use buildings while requiring that the units be constructed to a building standard that would be suitable for nonresidential uses at a later date. This proposed exception would allow residential uses to occupy space along the main street for an indefinite period of time. Staff believes that the main street is an integral part of the development and that retail, restaurant and entertainment uses should be developed in conformance with the existing UMU regulations. Therefore, staff is not in support of this exception.

Economic Development Element and Land Use Element

The Economic Development Element and the Land Use Element policies of the Comprehensive Plan discourage rezoning properties for residential uses in prime economic development areas of the city and accommodating immediate development opportunities. The intent of both policies is to ensure land that is located along the expressway corridors and in the major employment centers is developed in accordance with the Future Land Use Plan recommendations and supporting zoning districts, and to take advantage of future nonresidential development opportunities which would increase the tax base and provide employment opportunities for Plano residents.

Staff believes it is important for the city to retain an adequate supply of undeveloped nonresidential land for future economic development opportunities. Therefore, rezoning properties within the prime economic development areas is generally not recommended and should not be rezoned to accommodate immediate development opportunities. Having undeveloped land within the city is an asset for Plano as it allows the city to attract businesses and provide for base employment opportunities, as well as increased property values and revenues for the city. This property is large, and given the property's size coupled with its existing PD-R/O-2 zoning, the property has the potential to provide flexibility in the design and orientation of development that can adequately incorporate and create a variety of economic development and employment opportunities. Rezoning the property to allow for residential uses reduces the amount of land available for economic development opportunities within the city. However, creating a mixed-use center can encourage economic development within the corridor.

Mixed-Use Policy Statement

The mixed-use policy statement of the Comprehensive Plan defines mixed-use as vertical or horizontal integration of multiple uses that promotes easy access among uses and amenities especially by pedestrians. The mixed-use policy also provides a framework that is intended to assist with the evaluation of proposals for mixed-use projects. The following is an analysis of the proposed request compared to the policy criteria.

- **Location and Context Sensitivity** - The mixed-use policy statement encourages that proposed mixed-use projects be sensitive to surrounding land uses and character of an area. If the same uses were to be considered along, as individual developments, would each use be appropriate in this location? The proposed multifamily would not be appropriate if it were to be considered on its own due to the adjacent nonresidential zoning districts. However, multifamily residential development already exists to the east of the subject property and single-family residential is present north of the existing nonresidential uses adjacent to Plano Parkway.

- **Multiple uses/integration of uses and density** - The mixed-use policy statement encourages buildings and uses that are well integrated and tightly connected or grouped. The policy considers whether the combining of land uses promotes easy access among stores, services and amenities used by pedestrians. The relationship of the nonresidential buildings with the residential uses has the opportunity to provide for integrated uses.

The proposed UMU district requires reduced building setbacks along interior private streets promoting an urban form. Retail buildings are proposed adjacent to Alma Drive with additional nonresidential uses proposed on the first floor of multistory buildings along the main street of the between Blocks B, C, D, E, and F. The majority of parking is proposed within parking structures with some surface lots on the exterior of the development.

Due to the size of the district, a second or more integrated main street would provide additional connectivity tying the overall site together. As designed from west to east, the uses are generally not well integrated. The development plan shows distinct areas dedicated to individual office, residential, retail, and restaurant uses.

- **Pedestrian Orientation and Public Spaces** - The development plan proposes a convenient, attractive, and safe pedestrian system with sidewalks and pedestrian connections. Open space is distributed throughout the subject property and meets the requirements of the UMU district.

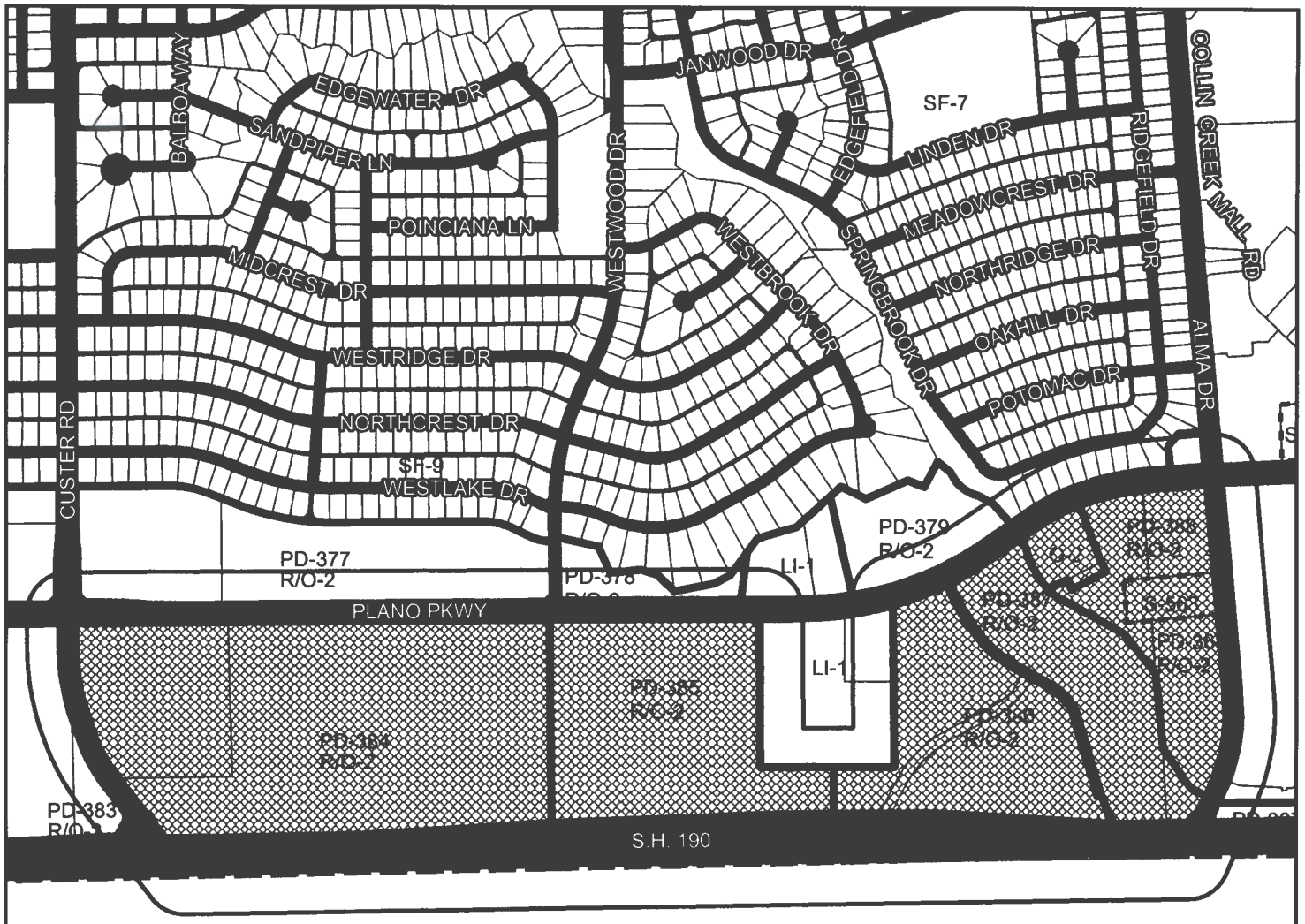
- **Parking** - The policy statement limits surface parking to 25% of the entire development thus promoting structured parking, and provides criteria for evaluating the amount and location of surface parking. The development plan, as proposed, will meet this requirement as the majority of parking is within structured parking garages.

SUMMARY:

The applicant is requesting to rezone 156.3± acres located at the southwest corner of Plano Parkway and Alma Drive from Planned Development-384-Retail/General Office, Planned Development-385-Retail/General Office, Planned Development-386-Retail/General Office, Planned Development-387-Retail/General Office, Planned Development-388-Retail/General Office, and General Office with Specific Use Permit #563 for Kennel/Commercial Pet sitting to Urban Mixed-Use. The request is in conformance with the Future Land Use Plan and adopted interim amendments to the Land Use Element of the Comprehensive Plan. Staff believes this area is an appropriate location for Urban Mixed-Use zoning. However, due to concerns regarding insufficient information on the development plan as well as some of the requested exceptions, staff is recommending that this item be tabled to allow the applicant to further refine their plan.

RECOMMENDATION:

Recommended that the Planning & Zoning Commission table the applicant's request to the October 20, 2014 Planning & Zoning Commission meeting and provide feedback to the applicant regarding the information and exceptions requested with the associated development plan.

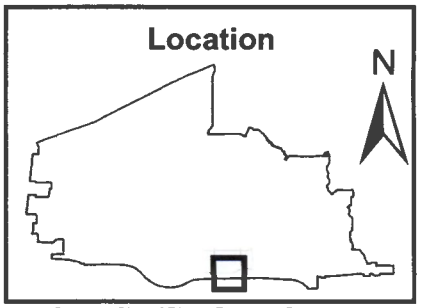


CITY OF RICHARDSON

Plano

Zoning Case #: 2014-31

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



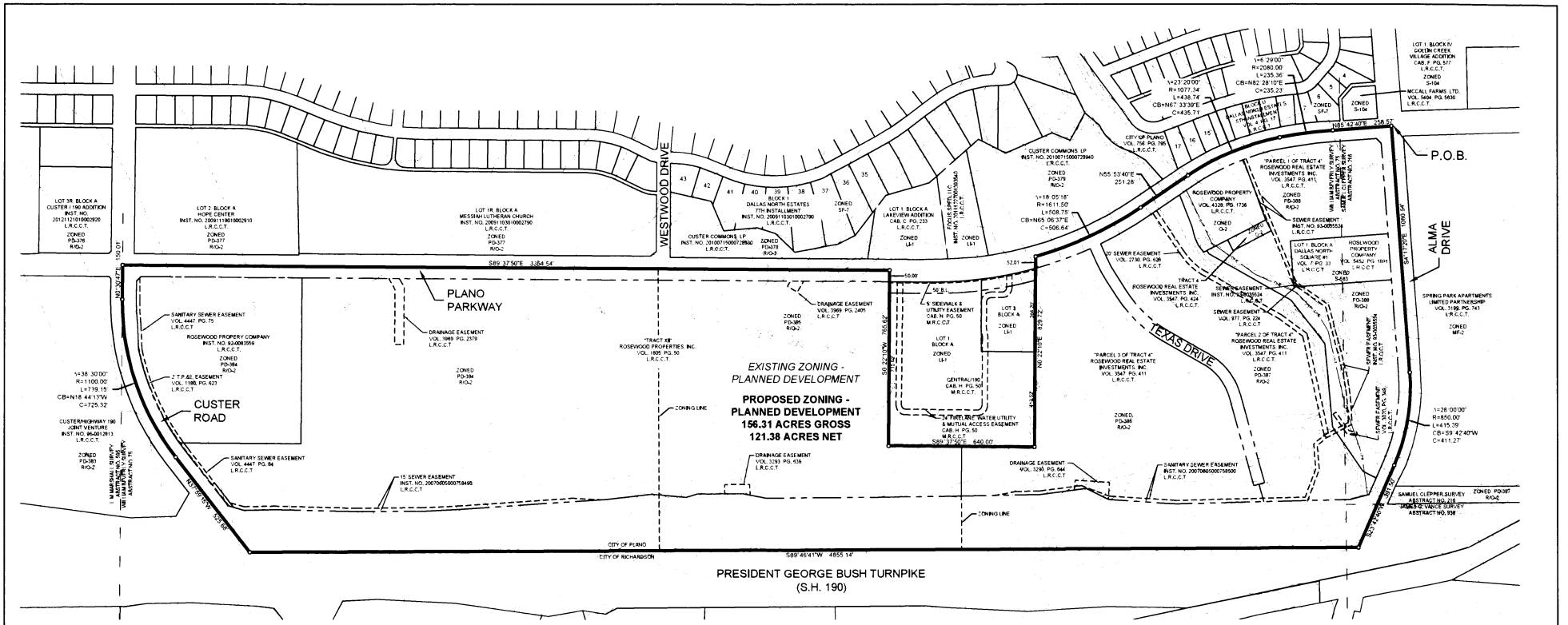
200' Notification Buffer
Subject Property
Zoning Boundary
City Limits
Specific Use Permit
Right-of-Way

Source: City of Plano Planning Department

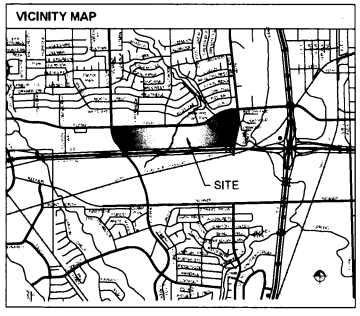
Source: City of Plano, Planning Dept.
Date: October, 2014

Zoning Case 2014-31

Dee Sarver 9/17/2014 X:\Dept\P&Z Locators & Graphics\Z2014-31A.mxd



VICINITY MAP



LEGAL DESCRIPTION

BEING a tract of land situated in the William Beverly Survey, Abstract No. 75 and the Samuel Clepper Survey, Abstract No. 216, City of Plano, Collin County, Texas, and being all of Lot 1, Block A, Dallas North Square #1 an addition to the City of Plano according to the plat recorded in Volume 7, Page 33 of the Land Records of Collin County, Texas, and being all of the tracts of land described in Special Warranty Deeds to Rosewood Property Company recorded in Instrument No. 93-0083559, Volume 4328, Page 1736 and Volume 5452, Page 1691 of said Land Records and being all of a tract of land described as "Tract XIII" in Special Warranty Deed to Rosewood Properties Inc. recorded in Volume 1805, Page 50 of said Land Records, and being all of the tracts of land described as "Parcel 1 of Tract 4", "Parcel 2 of Tract 4" and "Parcel 3 of Tract 4" in Special Warranty Deed With Vendor's Lien to Rosewood Real Estate Investments Inc. recorded in Volume 3547, Page 411 of said Land Records, and being all of the tract of land described as "Tract 4" in Special Warranty Deed With Vendor's Lien to Rosewood Real Estate Investments Inc. recorded in Volume 3547, Page 424 of said Land Records and being more particularly described as follows:

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

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

South 4°17'20" East, a distance of 1060.34 feet to a point at the beginning of a tangent curve to the right having a central angle of 28°00'00", a radius of 850.00 feet, a chord bearing and distance of South 9°42'40" West, 411.27 feet;
In a southwesterly direction, with said curve to the right, an arc distance of 415.39 feet to a point at the end of said curve;
South 23°42'40" West, a distance of 391.50 feet to the intersection of said centerline of Alma Drive and the centerline of President George Bush Turnpike (State Highway 190, a variable width right-of-way);

THENCE with said centerline of President George Bush Turnpike, South 89°46'41" West, a distance of 4855.14 feet to the intersection of said centerline of President George Bush Turnpike and the centerline of Custer Road (a 100-foot wide right-of-way);

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

North 37°59'15" West, a distance of 525.68 feet to a point at the beginning of a tangent curve to the right having a central angle of 38°30'00", a radius of 1100.00 feet, a chord bearing and distance of North 18°44'13" West, 725.32 feet;
In a northwesterly direction, with said curve to the right, an arc distance of 739.15 feet to a point at the end of said curve;
North 0°30'47" East, a distance of 150.01 feet to the intersection of said centerline of Custer Road and said centerline of Plano Parkway;

THENCE with said centerline of Plano Parkway, South 89°37'50" East, a distance of 3354.54 feet to a point for corner;

THENCE departing said centerline of Plano Parkway, South 0°22'10" West, passing at a distance of 50.00 feet the northwest corner of Lot 1, Block A, Central/190, an addition to the City of Plano according to the plat recorded in Cabinet H, Page 50 of said Land Records, continuing with the west line of said Lot 1, in all a total distance of 765.62 feet to the southwest corner of said Lot 1;

LEGAL DESCRIPTION (CONTINUED)

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

THENCE with the east line of said Lot 1, North 0°22'10" East, passing at a distance of 413.52 feet the easternmost northeast corner of said Lot 1 and the southeast corner of Lot 2, Block A of said Central/190 addition, continuing with the east line of said Lot 2, passing at a combined distance of 777.72 feet to the northeast corner of said Lot 2, continuing in all a total distance of 829.72 feet to a point for corner in said centerline of Plano Parkway and being the beginning of a non-tangent curve to the left having a central angle of 18°05'18", a radius of 1611.50 feet, a chord bearing and distance of North 65°06'37" East, 506.64 feet;

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

In a northeasterly direction, with said curve to the left, an arc distance of 508.75 feet to a point at the end of said curve;
North 55°53'40" East, a distance of 251.28 feet to a point at the beginning of a tangent curve to the right having a central angle of 23°20'00", a radius of 1077.34 feet, a chord bearing and distance of North 67°33'39" East, 435.71 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 438.74 feet to a point at the beginning of a compound curve to the right having a central angle of 6°29'00", a radius of 2080.00 feet, a chord bearing and distance of North 82°28'10" East, 235.23 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 235.36 feet to a point at the end of said curve;
North 85°42'40" East, a distance of 258.57 feet to the **POINT OF BEGINNING** and containing 156.31 acres of land.

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

NOTES:

Approval of the zoning case associated with 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.

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NORTH

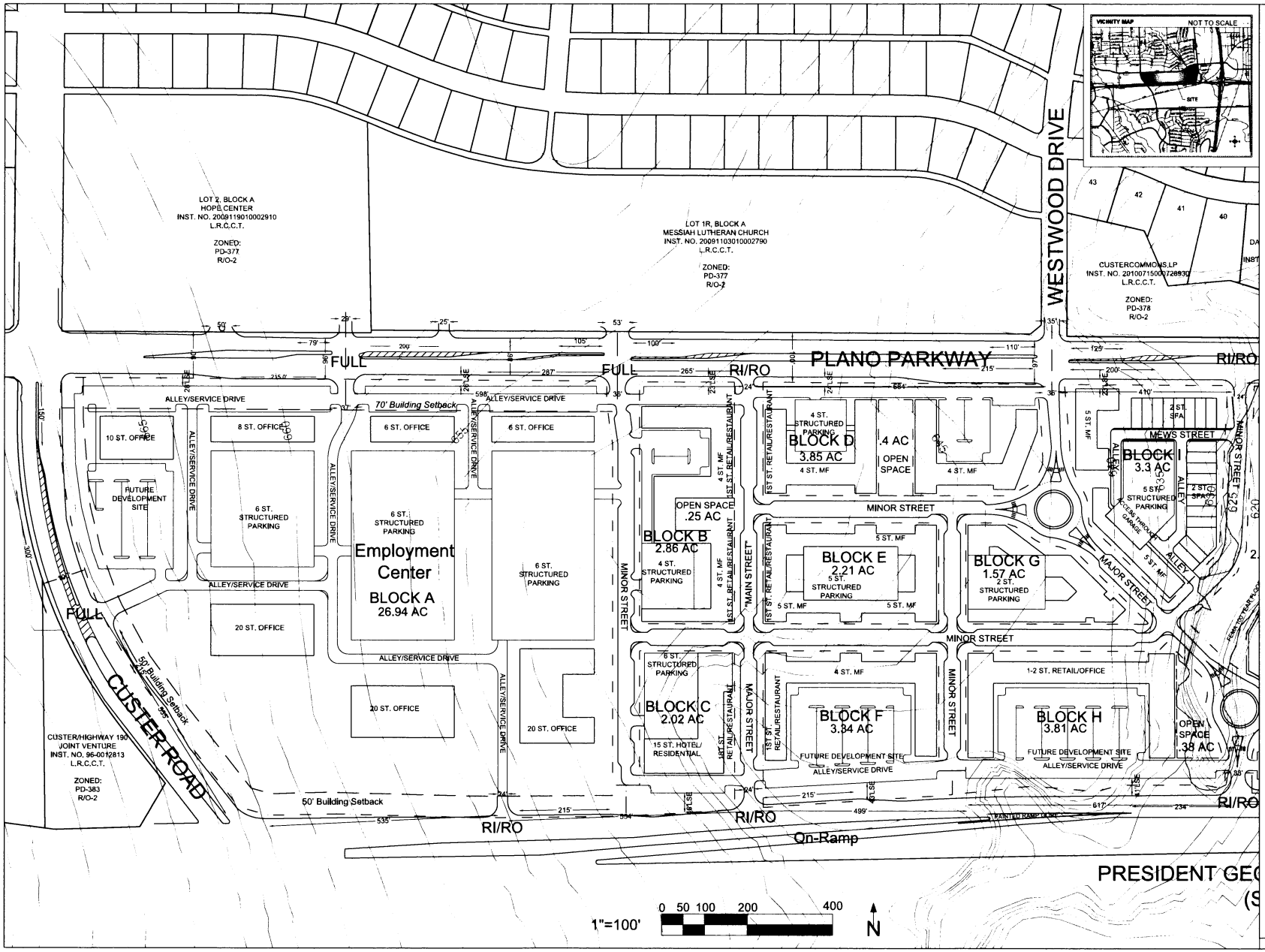
GRAPHIC SCALE IN FEET
1" = 200' @ 24X36

ZONING CASE # 2014-31

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

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	JAD	DAB	AUG. 2014	063077003	1 OF 1



VICINITY MAP NOT TO SCALE

UMU ZONING DISTRICT SUMMARY

GROSS ZONING EXHIBIT AREA	156.31 AC
PROPERTY AREA	121.45 AC
BLOCK AREA	86.79 AC
EASEMENT AREA	34.66 AC
MF UNIT COUNT	1,300 UNITS - 1,626,726 SF
NET PH 1 MF DENSITY	50 UNITS/AC
NET PH 2 MF DENSITY	58.33 UNITS/AC
NET TOTAL MF DENSITY	56.16 UNITS/AC
LAND AREA TOTAL	23.49 AC
OFFICE USE TOTAL	2,387,782 SF
LAND AREA TOTAL	30.42 AC
RETAIL/RESTAURANT USE TOTAL	239,858 SF
LAND AREA TOTAL	13.68 AC
HOTEL USE TOTAL	236,600 SF
LAND AREA TOTAL	2.02 AC
SFA/SFD UNITS	173 UNITS/ 346,000 SF
LAND AREA TOTAL	17.53 AC
AVG SF DENSITY	9.87 UNITS/AC
% of MEWS STREET SF LOTS	48%
MAIN STREET	
LIVE/WORK FLEX TOTAL	73,000 SF
RETAIL/RESTAURANT MIN.	30,000 SF
PRIMARY/SECONDARY GFA USE %	75.2%
PARKING	
SURFACE PARKING TOTAL	1,828 SPACES
STRUCTURED PARKING TOTAL	11,328 SPACES
ON-STREET PARKING TOTAL	871 SPACES
PARKING TOTAL	14,027 SPACES
TOTAL OPEN SPACE	7.57 AC

UMU USE SUMMARY

PRIMARY USE	OFFICE 49.16%
PRIMARY USE	RESIDENTIAL 40.95%
TERTIARY USE	RETAIL/RESTURANT 4.98 %
TERTIARY USE	HOTEL 4.91 %

LEGEND

- BLOCK BOUNDARY
- MULTI-USE TRAIL

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

HERITAGE 190 DEVELOPMENT PLAN

RPC HERITAGE 190, LLC — OWNER
2101 CEDAR SPRINGS RD. STE. 1600 — 214.849.9017
DALLAS, TX 75201

GATEWAY PLANNING — TOWN PLANNER
3100 MCKINNON ST. 7TH FLOOR — 817.348.9500
DALLAS, TX 75201

KIMLEY HORN — ENGINEER
12750 MERIT DR. SUITE 1000 — 972.770.1300
DALLAS, TX 75251

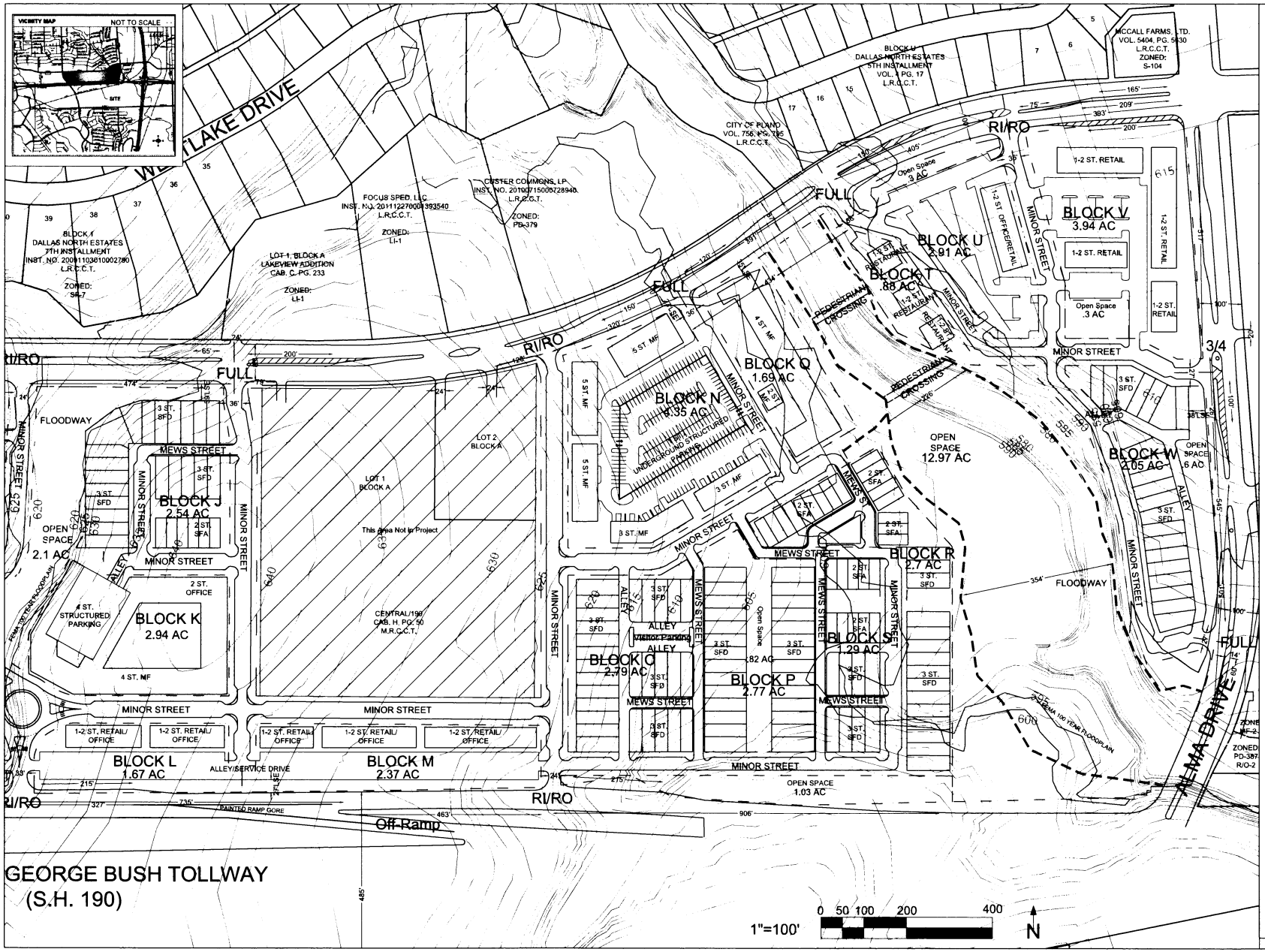
WILLIAM DAHLSTROM — APPLICANT
JACKSON WALKER, L.L.P. — REPRESENTATIVE
901 MAIN ST. SUITE 6000 — 214.953.5532
DALLAS, TX 75202

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

GATEWAY PLANNING

10-15-2014

HERITAGE190



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HOTEL USE TOTAL	236,600 SF
LAND AREA TOTAL	2.02 AC
SFA/SFD UNITS	173 UNITS/ 346,000 SF
LAND AREA TOTAL	17.53 AC
AVG SF DENSITY	9.87 UNITS/AC
% of MEWS STREET SF LOTS	46%
MAIN STREET	
LIVE/WORK FLEX TOTAL	73,000 SF
RETAIL/RESTAURANT MIN.	30,000 SF
PRIMARY/SECONDARY GFA USE %	75.2%
PARKING	
SURFACE PARKING TOTAL	1,828 SPACES
STRUCTURED PARKING TOTAL	11,326 SPACES
ON-STREET PARKING TOTAL	871 SPACES
PARKING TOTAL	14,027 SPACES
TOTAL OPEN SPACE	7.57 AC

UMU USE SUMMARY	
PRIMARY USE	OFFICE 49.16%
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LEGEND

— — — — BLOCK BOUNDARY

- - - - - - MULTI-USE TRAIL

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RPC HERITAGE 190,LLC
PLANO, TX
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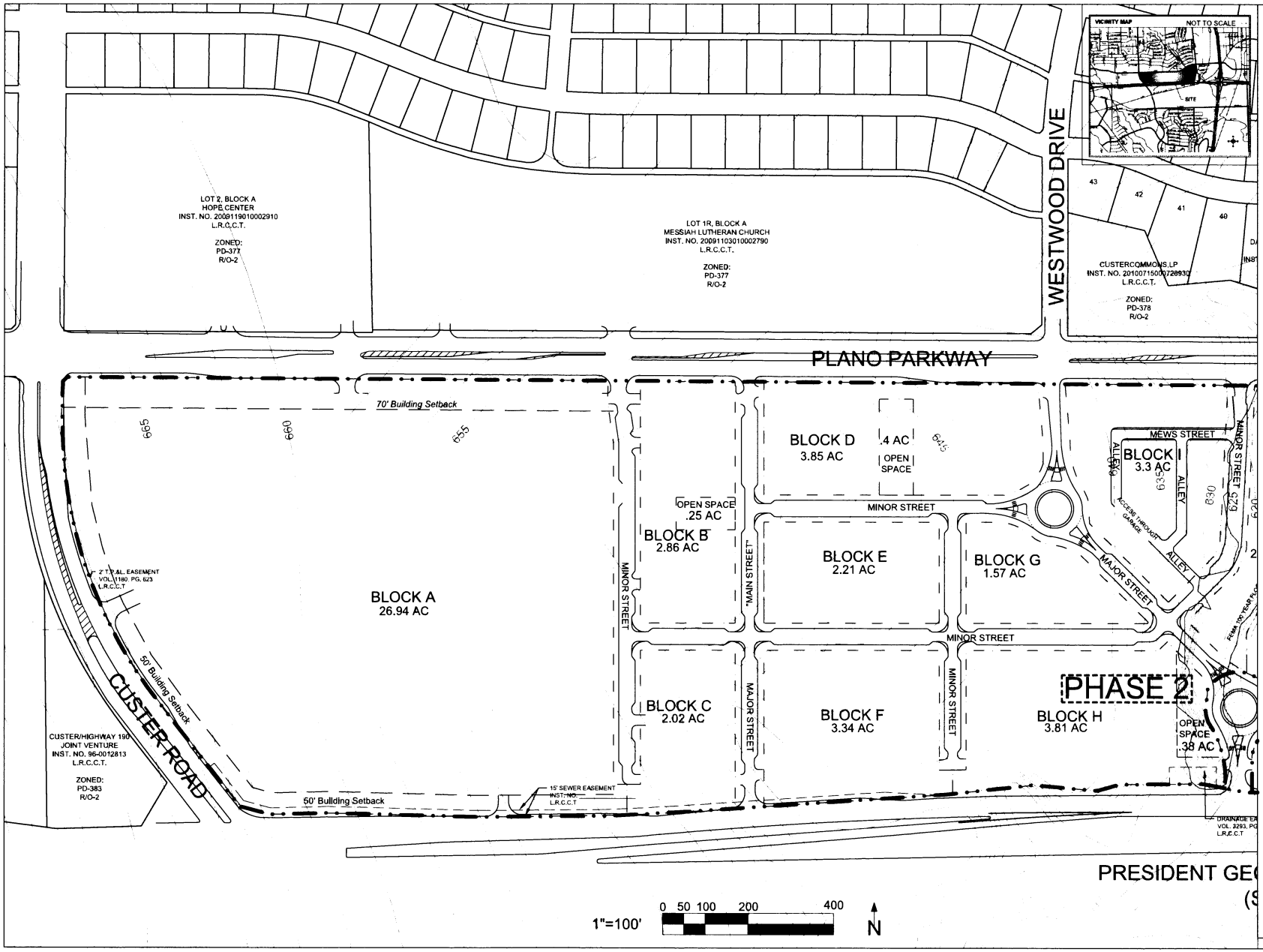
WILLIAM BEVERLY SURVEY ABSTRACT NO.938

GATEWAY PLANNING

10-15-2014

HERITAGE190



HERITAGE190

A	26.94 AC/1,173,506 SF 2,211,618 SF OFFICE FAR 1.88 PARKING: 9,312 SPACES	20-ST OFFICE
B	2.86 AC/124,582 SF 175 UNITS - 217,496 SF MAIN STREET USE FRONTAGE PARKING: 319	4-ST MF
C	2.02 AC/87,991 SF 300 ROOM MAIN STREET USE FRONTAGE PARKING: 396 SPACES	15-ST HOTEL/RES
D	3.85 AC/167,706 SF 180 UNITS - 232,499 SF MAIN STREET USE FRONTAGE PARKING: 373	4-ST MF
E	2.21 AC/96,268 SF 180 UNITS - 228,396 SF MAIN STREET USE FRONTAGE PARKING: 325	5-ST MF
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G	1.57 AC/68,389 SF 62,000 SF OFFICE FAR: .91 PARKING: 250 SPACES	2-ST OFFICE
H	3.81 AC/165,964 SF 168,311 SF RETAIL/OFFICE FAR: 1.13 PARKING: 269 SPACES	1-2 ST RET./OFC
I	3.3 AC/143,748 SF 125 UNITS - 154,650 SF/ 19 UNITS/38,000 SF S.F. ATTACHED PARKING: 215 SPACES	4-ST MF/SFA
J	2.54 AC/ 110,642 SF 6 UNITS/12,000 SF S.F. ATTACHED/ 21 UNITS/42,000 S.F. DETACHED	SFA/SFD
K	2.94 AC/128,066 SF 213 UNITS - 262,446 SF PARKING: 350	4-ST MF
L	1.67 AC/ 72,745 SF 18,825 SF RETAIL FAR: .26 PARKING: 113 SPACES	1-2 ST. RETAIL/OFC.
M	2.37 AC/103,237SF 27,258 SF RETAIL FAR: .26 PARKING: 165 SPACES	1-2 ST. RETAIL/ OFC
N	4.35 AC/181,422 SF 134 UNITS MF - 181,442 SF PARKING: 483 SPACES	3-5 ST. MF
O	2.79/121532 SF 28 UNITS/56,000 SF SINGLE FAMILY DETACHED	SFD
P	2.77 AC/120,661 SF 28 UNITS/56,000 SF SINGLE FAMILY DETACHED	SFD
Q	1.69 AC/73,616 SF 168 UNITS MF - 187,871 SF PARKING: ON ADJACENT BLOCK N	4 ST. MF
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W	2.05 AC/89,298 SF 21 UNITS/42,000 SF SINGLE FAMILY DETACHED	SFD

HERITAGE 190 BLOCK PLAN

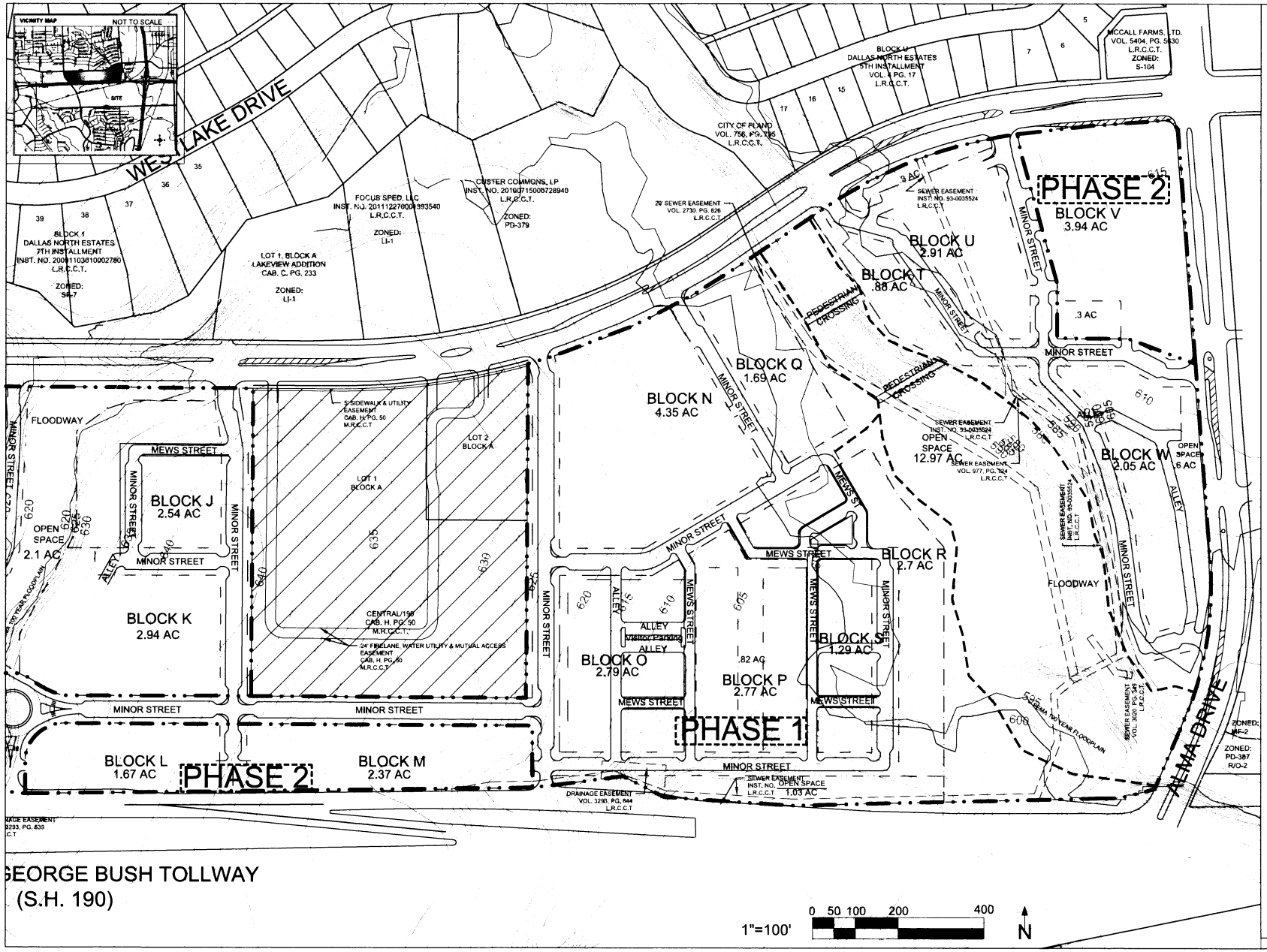
RPC HERITAGE 190,LLC
PLANO, TX
121.451 ACRES 5,290,445 SF
WILLIAM BEVERLY SURVEY ABSTRACT NO.938

LEGEND

- BLOCK BOUNDARY
- PHASE LINE
- MULTI-USE TRAIL

GATEWAY

10-15-2014



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HERITAGE 190 BLOCK PLAN

RPC HERITAGE 190,LLC
PLANO, TX
121,451 ACRES 5,290,445 SF
WILLIAM BEVERLY SURVEY ABSTRACT NO.938

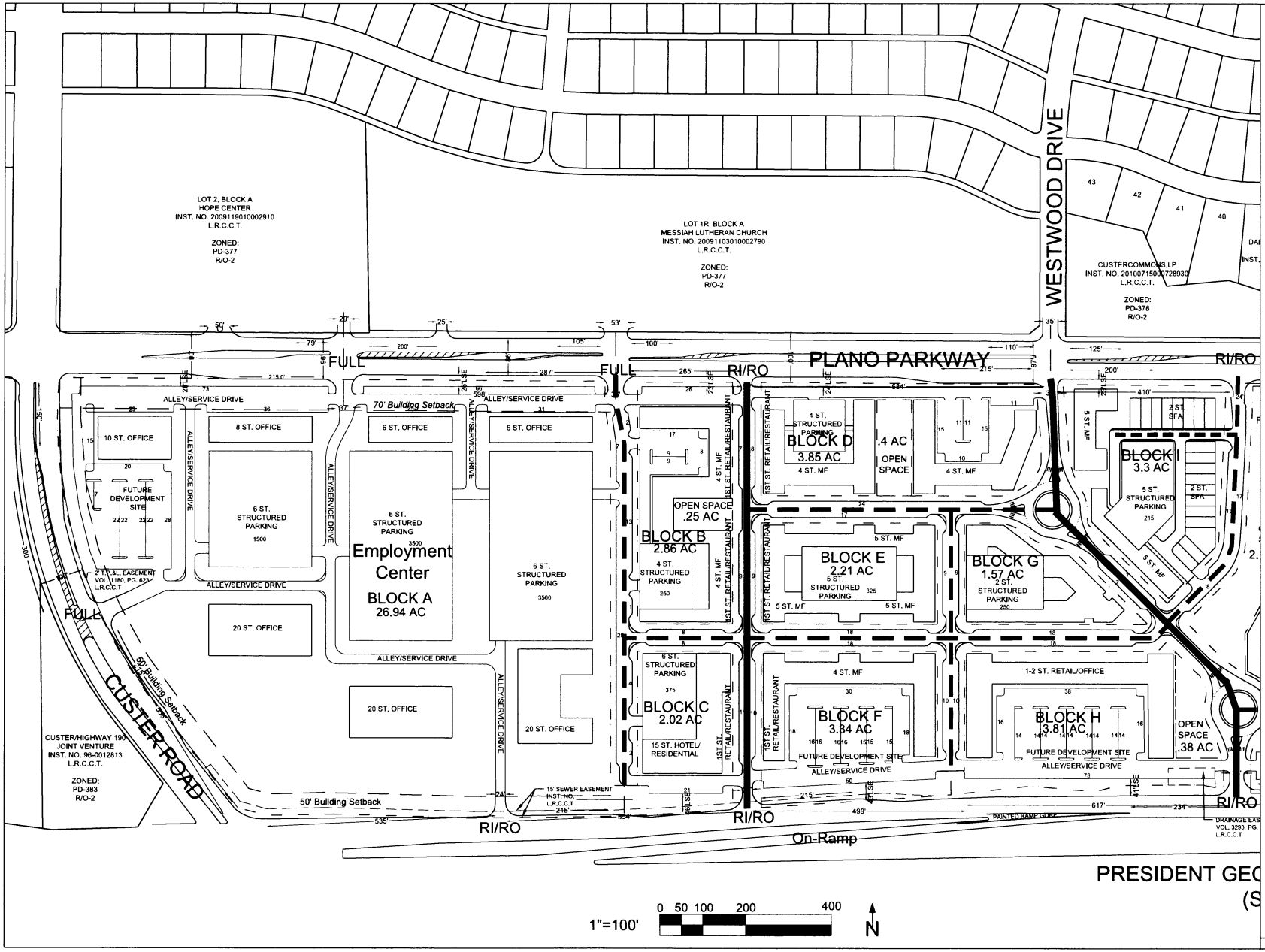
LEGEND

- BLOCK BOUNDARY
- PHASE LINE
- MULTI-USE TRAIL

GATEWAY PLANNING

10-15-2014

HERITAGE190



LEGEND

- MAJOR STREET
- MINOR STREET
- MEWS STREET
- RI/RO - Right-In/Right-Out turns
- FULL - Right/Left turns allowed
- 3/4 - RI/RO and 1 Direction Left
- x - # of Parking Spaces
- —x'— - Dimensions
- -x' LSE- - Landscape Edge Dimension

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

STREET TYPE PLAN

RPC HERITAGE 190, LLC 2101 CEDAR SPRINGS RD. STE. 1600 DALLAS, TX 75201	OWNER 214.849.9017
GATEWAY PLANNING 3100 MCKINNON ST. 7TH FLOOR DALLAS, TX 75201	TOWN PLANNER 817.348.9500
KIMLEY HORN 12750 MERIT DR, SUITE 1000 DALLAS, TX 75251	ENGINEER 972.770.1300
WILLIAM DAHLSTROM **JACKSON WALKER, L.L.P.** 901 MAIN ST, SUITE 6000 DALLAS, TX 75202	APPLICANT REPRESENTATIVE 214.9535932

RPC HERITAGE 190,LLC
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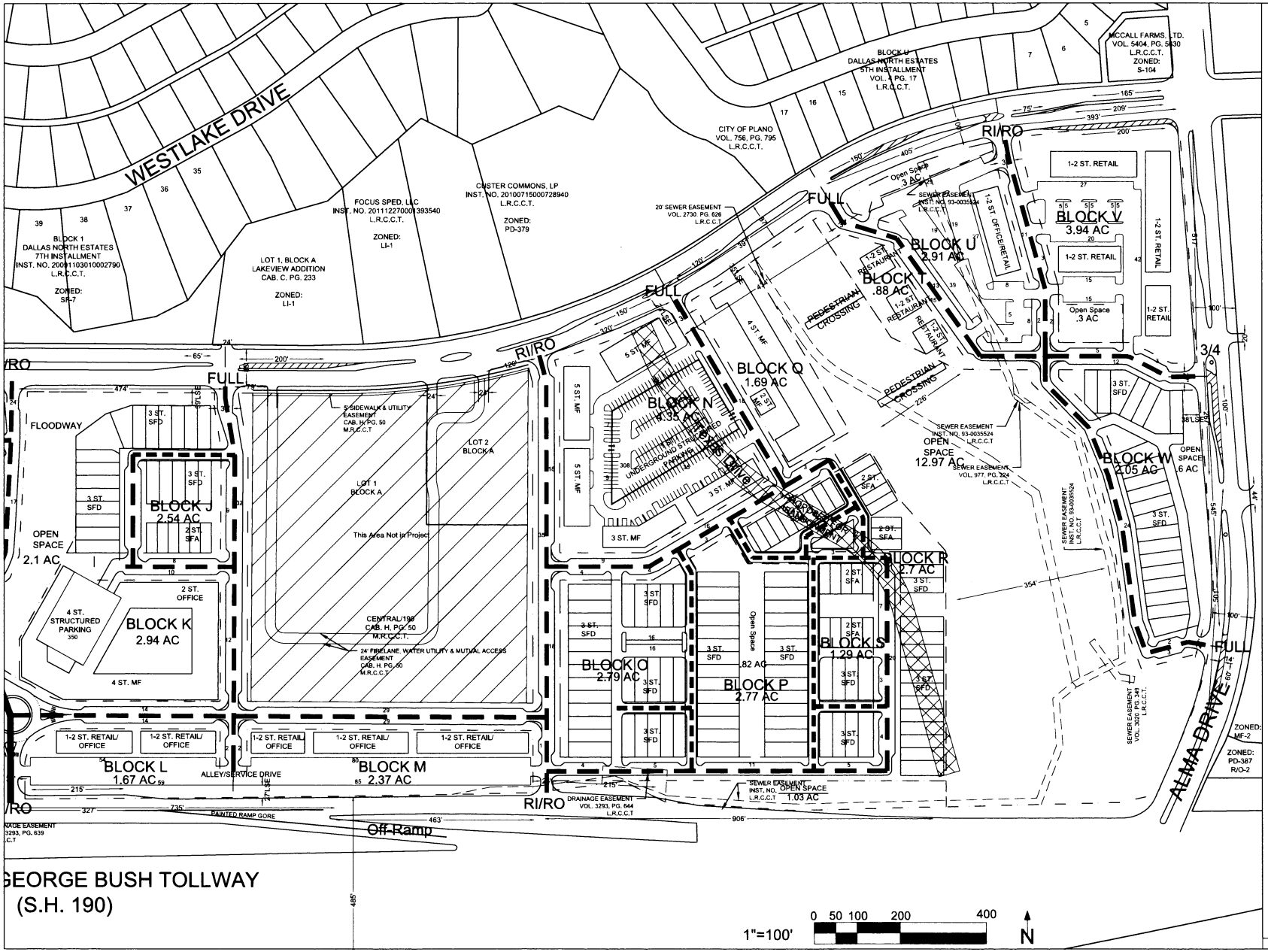

HERITAGE190

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RPC HERITAGE 190,LLC
PLANO, TX
121,451 ACRES 5,290,445 SF
WILLIAM BEVERLY SURVEY ABSTRACT NO.938

GATEWAY

10-15-2014

Zoning Case 2014-31

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 rezone 156.3± acres of land out of the William Beverly Survey, Abstract No. 75 and the Samuel Klepper Survey, Abstract No. 216, located at the southwest corner of Plano Parkway and Alma Drive in the City of Plano, Collin County, Texas, from Planned Development-384-Retail/General Office, Planned Development-385-Retail/General Office, Planned Development-386-Retail/General Office, Planned Development-387-Retail/General Office, Planned Development-388-Retail/General Office, and General Office with Specific Use Permit #563 for Kennel/Commercial Pet Sitting to Urban Mixed-Use; directing a change accordingly in the official zoning map of the City; and providing a publication clause, a penalty clause, a repealer clause, a savings clause, a severability 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 27th day of October, 2014, for the purpose of considering rezoning 156.3± acres of land out of the William Beverly Survey, Abstract No. 75 and the Samuel Klepper Survey, Abstract No. 216, located at the southwest corner of Plano Parkway and Alma Drive in the City of Plano, Collin County, Texas, from Planned Development-384-Retail/General Office, Planned Development-385-Retail/General Office, Planned Development-386-Retail/General Office, Planned Development-387-Retail/General Office, Planned Development-388-Retail/General Office, and General Office with Specific Use Permit #563 for Kennel/Commercial Pet Sitting to Urban Mixed-Use; 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 27th day of October, 2014; 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. 2006-4-24, as the same has been heretofore amended, is hereby further amended so as to rezone 156.3± acres of land out of the William Beverly Survey, Abstract No. 75 and the Samuel Klepper Survey, Abstract No. 216, located at the southwest corner of Plano Parkway and Alma Drive in the City of Plano, Collin County, Texas, from Planned Development-384-Retail/General Office, Planned Development-385-Retail/General Office, Planned Development-386-Retail/General Office, Planned Development-387-Retail/General Office, Planned Development-388-Retail/General Office, and General Office with Specific Use Permit #563 for Kennel/Commercial Pet Sitting to Urban Mixed-Use, 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:

The permitted uses and standards shall be in accordance with the Urban Mixed-Use (UMU) zoning district standards unless otherwise specified herein.

The development plan shall be adopted as part of the ordinance.

Exceptions of the UMU District

1. Block A:

    a. Height:

        i. Maximum Building Height: One 25-story (360 feet) building to be located adjacent to S.H. 190 and a minimum of 1,500 feet east of Custer Road; remainder 20 stories (290 feet).

        ii. Within 250 feet of the south right-of-way line of Plano Parkway a maximum eight-story height (120 feet) is allowed. No more than 50% of the structures within this setback shall exceed six-stories (90 feet). One building at the southeast corner of Custer Road and Plano Parkway may be ten-stories (150 feet). All heights shall include mechanical/penthouse.

        iii. Maximum Parking Structure Height: Six levels above grade (60 feet)

    b. Exempt from maximum block length of 600 feet.

    c. Exempt from maximum block size of three acres.

d. Exempt from single-tenant maximum first floor of 30,000 square feet.

e. Exempt from maximum building distance separation of 150 feet.

f. Gates are permitted for the purpose of restricting internal access.

2. Minimum single-family residence attached density: 8 dwelling units per acre.

3. Single-family residence detached is an additional permitted use and shall be developed in accordance with the Patio Home (PH) zoning district standards, except as noted below:

a. Minimum lot width: 35 feet

b. Maximum height: Three story, 35 feet

c. Patio Homes are not required to have a zero side yard.

4. Minimum building height shall be one story, 24 feet for nonresidential uses within Blocks H, L, M, T and U.

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

6. The landscape edge may be reduced to 15 feet along Plano Parkway, Alma Drive, S.H. 190, and Custer Road.

7. Reduce minimum free standing building square footage to 3,000 square feet for Block T.

8. All blocks are exempt from the maximum building setbacks for structures adjacent to Alma Drive, Plano Parkway, Custer Road, and State Highway 190.

9. A minimum of 40% of the gross linear footage of the first floor along the activity center shall consist of retail, restaurant, entertainment, and other active uses.

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 affectuated 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 27TH DAY OF OCTOBER, 2014.

_____

Harry LaRosiliere, MAYOR

ATTEST:

_____

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____

Paige Mims, CITY ATTORNEY

Zoning Case 2014-31

BEING a tract of land situated in the William Beverly Survey, Abstract No. 75 and the Samuel Klepper Survey, Abstract No. 216, City of Plano, Collin County, Texas; and being all of Lot 1, Block A, Dallas North Square #1, an addition to the City of Plano according to the plat recorded in Volume 7, Page 33 of the Land Records of Collin County, Texas; and being all of the tracts of land described in Special Warranty Deeds to Rosewood Property Company recorded in Instrument No. 92-0083559, Volume 4328, Page 1736 and Volume 5452, Page 1691 of said Land Records; and being all of a tract of land described as "Tract XII" in Special Warranty Deed to Rosewood Properties, Inc., recorded in Volume 1805, Page 50 of said Land Records; and being all of the tracts of land described as "Parcel 1 of Tract 4", "Parcel 2 of Tract 4", and "Parcel 3 of Tract 4" in Special Warranty Deed With Vendor's Lien to Rosewood Real Estate Investments, Inc. recorded in Volume 3547, Page 411 of said Land Records; and being all of the tract of land described as "Tract 4" in Special Warranty Deed With Vendor's Lien to Rosewood Real Estate Investments, Inc. recorded in Volume 3547, Page 424 of said Land Records; and being more particularly described as follows:

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

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

> South, 04° 17' 20" East, a distance of 1,080.54 feet to a point at the beginning of a tangent curve to the right having a central angle of 28° 00' 00", a radius of 850.00 feet, a chord bearing and distance of South, 09° 42' 40" West, 411.27 feet;
>
> In a southwesterly direction, with said curve to the right, an arc distance of 415.39 feet to a point at the end of said curve;
>
> South, 23° 42' 40" West, a distance of 391.50 feet to the intersection of said centerline of Alma Drive and the centerline of President George Bush Turnpike (State Highway 190, a variable width right-of-way);

THENCE with said centerline of President George Bush Turnpike, South, 89° 46' 41" West, a distance of 4,855.14 feet to the intersection of said centerline of President George Bush Turnpike and the centerline of Custer Road (a 100-foot wide right-of-way);

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

> North, 37° 59' 15" West, a distance of 528.68 feet to a point at the beginning of a tangent curve to the right having a central angle of 38° 30' 00", a radius of 1,100.00 feet, a chord bearing and distance of North, 18° 44' 13" West, 725.32 feet;
>
> In a northwesterly direction, with said curve to the right, an arc distance of 739.15 feet to a point at the end of said curve;

North, 00° 30’ 47” East, a distance of 150.01 feet to the intersection of said centerline of Custer Road and said centerline of Plano Parkway;

THENCE with said centerline of Plano Parkway, South, 89° 37’ 50” East, a distance of 3,354.54 feet to a point for corner;

THENCE departing said centerline of Plano Parkway, South, 00° 22’ 10” West, passing at a distance of 50.00 feet the northwest corner of Lot 1, Block A, Central/190, an addition to the City of Plano according to the plat recorded in Cabinet H, Page 50 of said Land Records, continuing with the west line of said Lot 1, in all a total distance of 765.62 feet to the southwest corner of said Lot 1;

THENCE with the south line of said Lot 1, South, 89° 37’ 50” East, a distance of 640.00 feet to the southeast corner of said Lot 1;

THENCE with the east line of said Lot 1, North, 00° 22’ 10” East, passing at a distance of 413.52 feet the easternmost northeast corner of said Lot 1 and the southeast corner of Lot 2, Block A of said Central/190 Addition, continuing with the east line of said Lot 2, passing at a combined distance of 777.72 feet to the northeast corner of said Lot 2, continuing in all a total distance of 829.72 feet to a point for corner in said centerline of Plano Parkway and being the beginning of a non-tangent curve to the left having a central angle of 18° 05’ 18”, a radius of 1,611.50 feet, a chord bearing and distance of North, 65° 06’ 37” East, 506.64 feet;

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

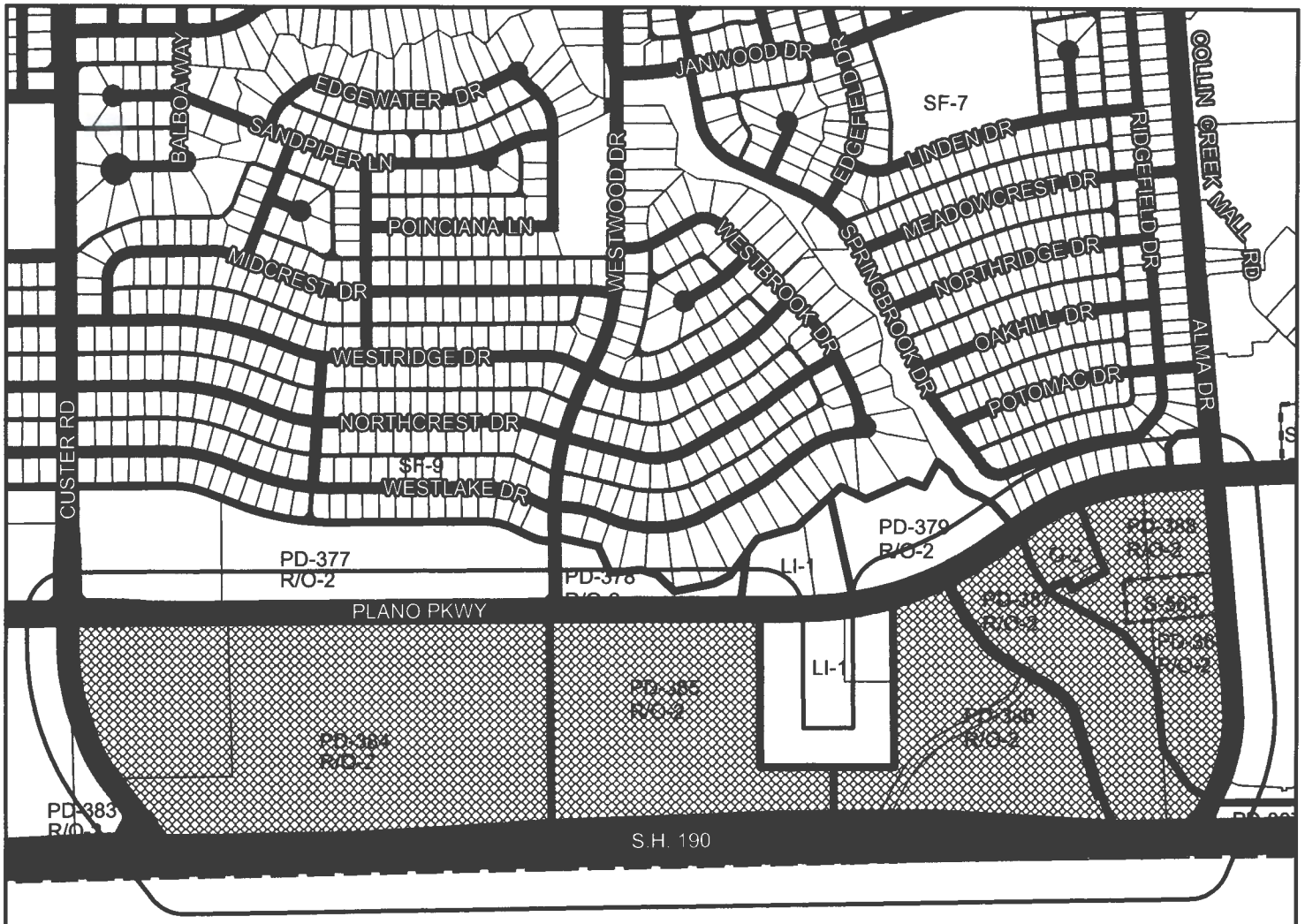
In a northeasterly direction, with said curve to the left, an arc distance of 508.75 feet to a point at the end of said curve;

North, 55° 53’ 40” East, a distance of 251.28 feet to a point at the beginning of a tangent curve to the right having a central angle of 23° 20’ 00”, a radius of 1,077.34 feet, a chord bearing and distance of North, 67° 33’ 39” East, 435.71 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 438.74 feet to a point at the beginning of a compound curve to the right having a central angle of 06° 29’ 00”, a radius of 2,080.00 feet, a chord bearing and distance of North, 82° 28’ 10” East, 235.23 feet;

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

North, 85° 42’ 40” East, a distance of 258.57 feet to the POINT OF BEGINNING and CONTAINING 156.31 acres of land.

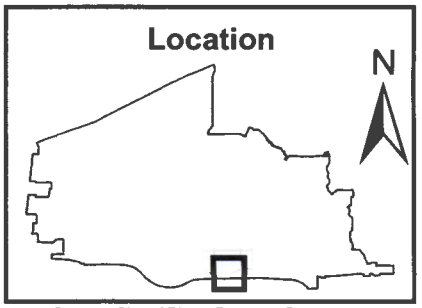


CITY OF RICHARDSON

Plano

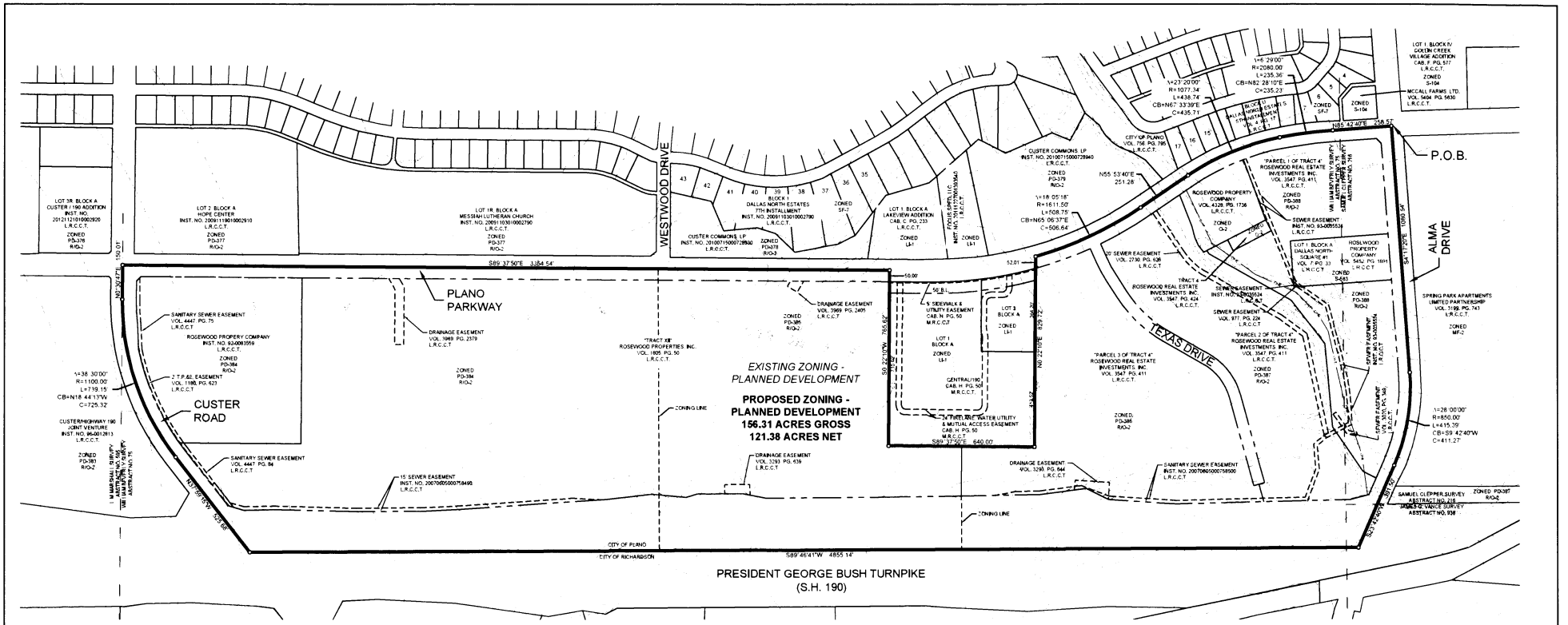
Zoning Case #: 2014-31

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

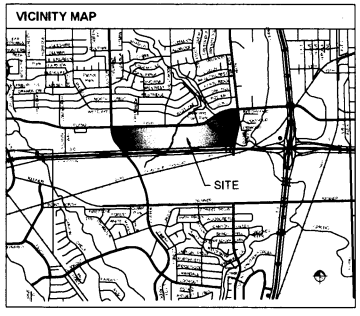


200' Notification Buffer
Subject Property
Zoning Boundary
City Limits
Specific Use Permit
Right-of-Way

Source: City of Plano Planning Department



VICINITY MAP



LEGAL DESCRIPTION

BEING a tract of land situated in the William Beverly Survey, Abstract No. 75 and the Samuel Clepper Survey, Abstract No. 216, City of Plano, Collin County, Texas, and being all of Lot 1, Block A, Dallas North Square #1 an addition to the City of Plano according to the plat recorded in Volume 7, Page 33 of the Land Records of Collin County, Texas, and being all of the tracts of land described in Special Warranty Deeds to Rosewood Property Company recorded in Instrument No. 93-0083559, Volume 4328, Page 1736 and Volume 5452, Page 1691 of said Land Records and being all of a tract of land described as "Tract XIII" in Special Warranty Deed to Rosewood Properties Inc. recorded in Volume 1805, Page 50 of said Land Records, and being all of the tracts of land described as "Parcel 1 of Tract 4", "Parcel 2 of Tract 4" and "Parcel 3 of Tract 4" in Special Warranty Deed With Vendor's Lien to Rosewood Real Estate Investments Inc. recorded in Volume 3547, Page 411 of said Land Records, and being all of the tract of land described as "Tract 4" in Special Warranty Deed With Vendor's Lien to Rosewood Real Estate Investments Inc. recorded in Volume 3547, Page 424 of said Land Records and being more particularly described as follows:

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

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

South 4°17'20" East, a distance of 1060.34 feet to a point at the beginning of a tangent curve to the right having a central angle of 28°00'00", a radius of 850.00 feet, a chord bearing and distance of South 9°42'40" West, 411.27 feet;
In a southwesterly direction, with said curve to the right, an arc distance of 415.39 feet to a point at the end of said curve;
South 23°42'40" West, a distance of 391.50 feet to the intersection of said centerline of Alma Drive and the centerline of President George Bush Turnpike (State Highway 190, a variable width right-of-way);

THENCE with said centerline of President George Bush Turnpike, South 89°46'41" West, a distance of 4855.14 feet to the intersection of said centerline of President George Bush Turnpike and the centerline of Custer Road (a 100-foot wide right-of-way);

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

North 37°59'15" West, a distance of 525.68 feet to a point at the beginning of a tangent curve to the right having a central angle of 38°30'00", a radius of 1100.00 feet, a chord bearing and distance of North 18°44'13" West, 725.32 feet;
In a northwesterly direction, with said curve to the right, an arc distance of 739.15 feet to a point at the end of said curve;
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LEGAL DESCRIPTION (CONTINUED)

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

THENCE with the east line of said Lot 1, North 0°22'10" East, passing at a distance of 413.52 feet the easternmost northeast corner of said Lot 1 and the southeast corner of Lot 2, Block A of said Central/190 addition, continuing with the east line of said Lot 2, passing at a combined distance of 777.72 feet to the northeast corner of said Lot 2, continuing in all a total distance of 829.72 feet to a point for corner in said centerline of Plano Parkway and being the beginning of a non-tangent curve to the left having a central angle of 18°05'18", a radius of 1611.50 feet, a chord bearing and distance of North 65°06'37" East, 506.64 feet;

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In a northeasterly direction, with said curve to the left, an arc distance of 508.75 feet to a point at the end of said curve;
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In a northeasterly direction, with said curve to the right, an arc distance of 438.74 feet to a point at the beginning of a compound curve to the right having a central angle of 6°29'00", a radius of 2080.00 feet, a chord bearing and distance of North 82°28'10" East, 235.23 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 235.36 feet to a point at the end of said curve;
North 85°42'40" East, a distance of 258.57 feet to the **POINT OF BEGINNING** and containing 156.31 acres of land.

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

NOTES:

Approval of the zoning case associated with 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.

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NORTH

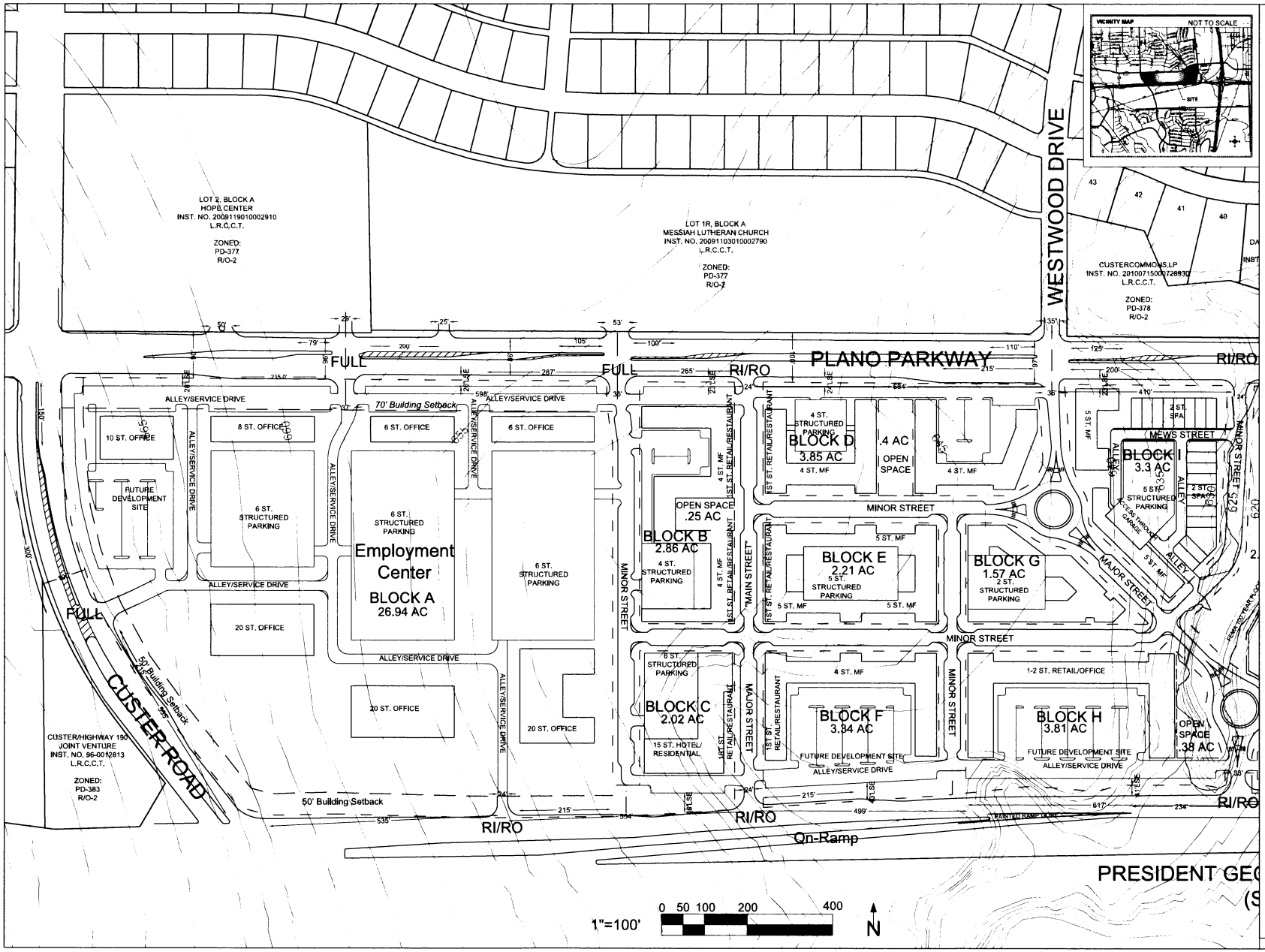
GRAPHIC SCALE IN FEET
1" = 200' @ 24X36

ZONING CASE # 2014-31

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

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	JAD	DAB	AUG. 2014	063077003	1 OF 1



VICINITY MAP NOT TO SCALE

UMU ZONING DISTRICT SUMMARY

GROSS ZONING EXHIBIT AREA	156.31 AC
PROPERTY AREA	121.45 AC
BLOCK AREA	86.79 AC
EASEMENT AREA	34.66 AC
MF UNIT COUNT	1,300 UNITS - 1,626,726 SF
NET PH 1 MF DENSITY	50 UNITS/AC
NET PH 2 MF DENSITY	58.33 UNITS/AC
NET TOTAL MF DENSITY	56.16 UNITS/AC
LAND AREA TOTAL	23.49 AC
OFFICE USE TOTAL	2,387,782 SF
LAND AREA TOTAL	30.42 AC
RETAIL/RESTAURANT USE TOTAL	239,858 SF
LAND AREA TOTAL	13.68 AC
HOTEL USE TOTAL	236,600 SF
LAND AREA TOTAL	2.02 AC
SFA/SFD UNITS	173 UNITS/ 346,000 SF
LAND AREA TOTAL	17.53 AC
AVG SF DENSITY	9.87 UNITS/AC
% of MEWS STREET SF LOTS	48%
MAIN STREET	
LIVE/WORK FLEX TOTAL	73,000 SF
RETAIL/RESTAURANT MIN.	30,000 SF
PRIMARY/SECONDARY GFA USE %	75.2%
PARKING	
SURFACE PARKING TOTAL	1,828 SPACES
STRUCTURED PARKING TOTAL	11,328 SPACES
ON-STREET PARKING TOTAL	871 SPACES
PARKING TOTAL	14,027 SPACES
TOTAL OPEN SPACE	7.57 AC

UMU USE SUMMARY

PRIMARY USE	OFFICE 49.16%
PRIMARY USE	RESIDENTIAL 40.95%
TERTIARY USE	RETAIL/RESTURANT 4.98 %
TERTIARY USE	HOTEL 4.91 %

LEGEND

- BLOCK BOUNDARY
- MULTI-USE TRAIL

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

HERITAGE 190 DEVELOPMENT PLAN

RPC HERITAGE 190, LLC — OWNER
2101 CEDAR SPRINGS RD. STE. 1600 — 214.849.9017
DALLAS, TX 75201

GATEWAY PLANNING — TOWN PLANNER
3100 MCKINNON ST. 7TH FLOOR — 817.348.9500
DALLAS, TX 75201

KIMLEY HORN — ENGINEER
12750 MERIT DR. SUITE 1000 — 972.770.1300
DALLAS, TX 75251

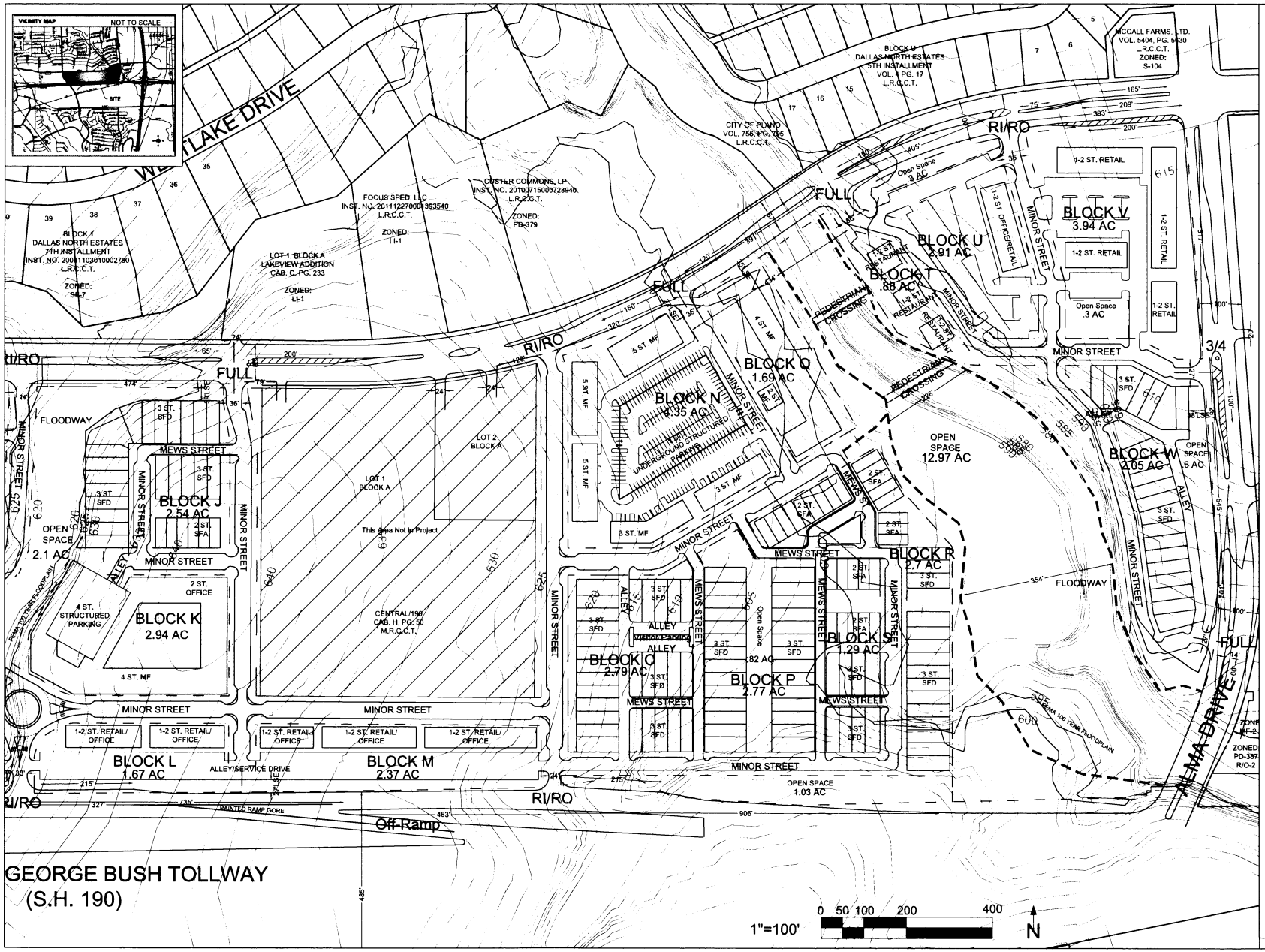
WILLIAM DAHLSTROM — APPLICANT
JACKSON WALKER, L.L.P. — REPRESENTATIVE
901 MAIN ST. SUITE 6000 — 214.953.5532
DALLAS, TX 75202

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

GATEWAY PLANNING

10-15-2014

HERITAGE190



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% of MEWS STREET SF LOTS	46%
MAIN STREET	
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LEGEND

— — — — BLOCK BOUNDARY

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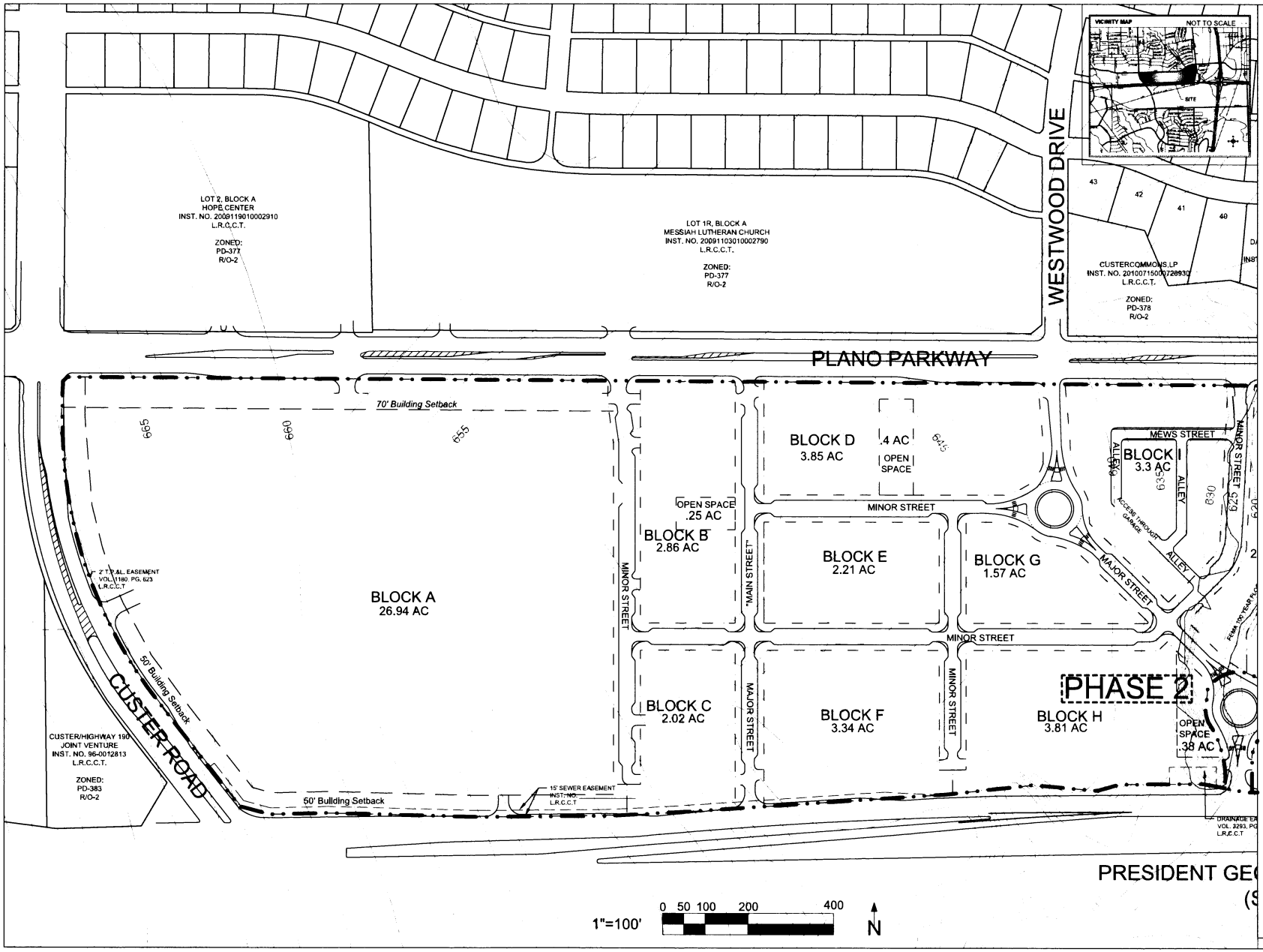
RPC HERITAGE 190,LLC
PLANO, TX
121.451 ACRES 5,290.445 SF
WILLIAM BEVERLY SURVEY ABSTRACT NO.938

GATEWAY PLANNING

10-15-2014

HERITAGE190



HERITAGE190

A	26.94 AC/1,173,506 SF 2,211,618 SF OFFICE FAR 1.88 PARKING: 9,312 SPACES	20-ST OFFICE
B	2.86 AC/124,582 SF 175 UNITS - 217,496 SF MAIN STREET USE FRONTAGE PARKING: 319	4-ST MF
C	2.02 AC/87,991 SF 300 ROOM MAIN STREET USE FRONTAGE PARKING: 396 SPACES	15-ST HOTEL/RES
D	3.85 AC/167,706 SF 180 UNITS - 232,499 SF MAIN STREET USE FRONTAGE PARKING: 373	4-ST MF
E	2.21 AC/96,268 SF 180 UNITS - 228,396 SF MAIN STREET USE FRONTAGE PARKING: 325	5-ST MF
F	3.34 AC/145,490 SF 125 UNITS - 161,946 SF MAIN STREET USE FRONTAGE PARKING: 255	4-ST MF
G	1.57 AC/68,389 SF 62,000 SF OFFICE FAR: .91 PARKING: 250 SPACES	2-ST OFFICE
H	3.81 AC/165,964 SF 168,311 SF RETAIL/OFFICE FAR: 1.13 PARKING: 269 SPACES	1-2 ST RET./OFC
I	3.3 AC/143,748 SF 125 UNITS - 154,650 SF/ 19 UNITS/38,000 SF S.F. ATTACHED PARKING: 215 SPACES	4-ST MF/SFA
J	2.54 AC/ 110,642 SF 6 UNITS/12,000 SF S.F. ATTACHED/ 21 UNITS/42,000 S.F. DETACHED	SFA/SFD
K	2.94 AC/128,066 SF 213 UNITS - 262,446 SF PARKING: 350	4-ST MF
L	1.67 AC/ 72,745 SF 18,825 SF RETAIL FAR: .26 PARKING: 113 SPACES	1-2 ST. RETAIL/OFC.
M	2.37 AC/103,237SF 27,258 SF RETAIL FAR: .26 PARKING: 165 SPACES	1-2 ST. RETAIL/ OFC
N	4.35 AC/181,422 SF 134 UNITS MF - 181,442 SF PARKING: 483 SPACES	3-5 ST. MF
O	2.79/121532 SF 28 UNITS/56,000 SF SINGLE FAMILY DETACHED	SFD
P	2.77 AC/120,661 SF 28 UNITS/56,000 SF SINGLE FAMILY DETACHED	SFD
Q	1.69 AC/73,616 SF 168 UNITS MF - 187,871 SF PARKING: ON ADJACENT BLOCK N	4 ST. MF
R	2.7 AC/117,612 SF 17 UNITS/34,000 SF S.F. ATTACHED/ 15 UNITS/30,000 SF S.F. DETACHED	SFA/SFD
S	3.29/143,312 SF 10 UNITS/20,000 SF S.F. ATTACHED/ 8 UNITS/16,000 SF S.F. DETACHED	SFA/SFD
T	.88 AC/38,333 SF 10,800 SF RETAIL/RESTAURANT FAR: .28 PARKING: ON ADJACENT BLOCK U	RESTAURANT
U	2.91 AC/126,760 SF 12,000 SF RETAIL FAR: .09 PARKING:182 SPACES	1-2 ST. RETAIL/OFC.
V	3.94 AC/171,626 SF 46,819 SF RETAIL FAR:.27 PARKING:149 SPACES	1-2 ST. RETAIL/OFC.
W	2.05 AC/89,298 SF 21 UNITS/42,000 SF SINGLE FAMILY DETACHED	SFD

HERITAGE 190 BLOCK PLAN

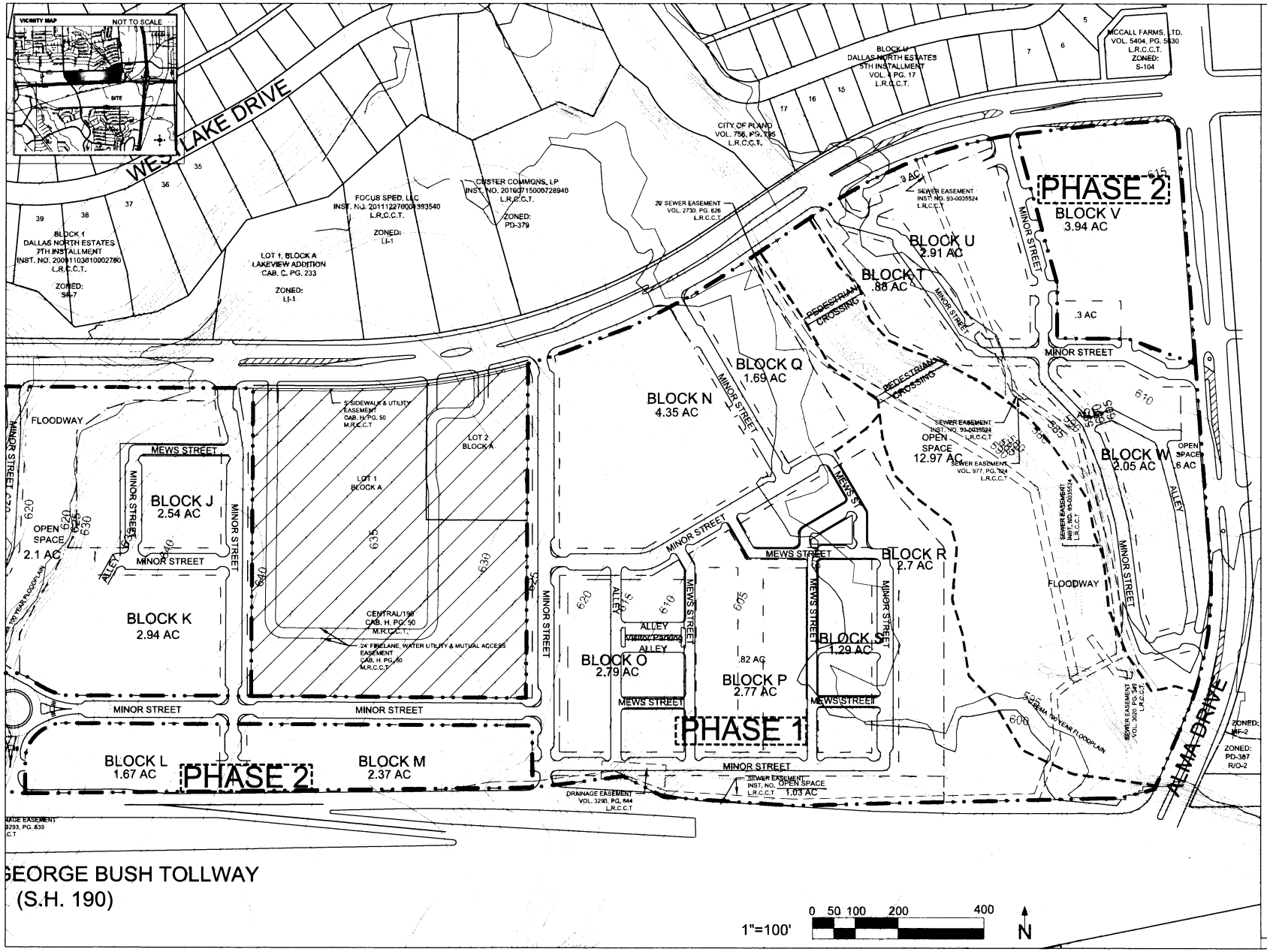
RPC HERITAGE 190,LLC
PLANO, TX
121.451 ACRES 5,290,445 SF
WILLIAM BEVERLY SURVEY ABSTRACT NO.938

LEGEND

- BLOCK BOUNDARY
- PHASE LINE
- MULTI-USE TRAIL

GATEWAY

10-15-2014



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J	2.54 AC/ 110,642 SF 6 UNITS/12,000 SF S.F. ATTACHED/ 21 UNITS/42,000 S.F. DETACHED	SFA/SFD
K	2.94 AC/128,066 SF 213 UNITS - 262,446 SF PARKING: 350	4-ST MF
L	1.67 AC/ 72,745 SF 18,825 SF RETAIL FAR: .26 PARKING: 113 SPACES	1-2 ST. RETAIL/OFC.
M	2.37 AC/103,237SF 27,258 SF RETAIL FAR: .26 PARKING: 165 SPACES	1-2 ST. RETAIL/ OFC.
N	4.35 AC/181,422 SF 134 UNITS MF - 181,442 SF PARKING: 483 SPACES	3-5 ST. MF
O	2.79/121532 SF 28 UNITS/56,000 SF SINGLE FAMILY DETACHED	SFD
P	2.77 AC/120,661 SF 28 UNITS/56,000 SF SINGLE FAMILY DETACHED	SFD
Q	1.69 AC/73,616 SF 168 UNITS MF - 187,871 SF PARKING: ON ADJACENT BLOCK N	4 ST. MF
R	2.7 AC/117,612 SF 17 UNITS/34,000 SF S.F. ATTACHED/ 15 UNITS/30,000 SF S.F. DETACHED	SFA/SFD
S	3.29/143,312 SF 10 UNITS/20,000 SF S.F. ATTACHED/ 8 UNITS/16,000 SF S.F. DETACHED	SFA/SFD
T	.88 AC/38,333 SF 10,800 SF RETAIL/RESTAURANT FAR: .28 PARKING: ON ADJACENT BLOCK U	RESTAURANT
U	2.91 AC/126,760 SF 12,000 SF RETAIL FAR: .09 PARKING:162 SPACES	1-2 ST. RETAIL/OFC.
V	3.94 AC/171,626 SF 46,818 SF RETAIL FAR: .27 PARKING:149 SPACES	1-2 ST. RETAIL/OFC.
W	2.05 AC/89,298 SF 21 UNITS/42,000 SF SINGLE FAMILY DETACHED	SFD

HERITAGE 190 BLOCK PLAN

RPC HERITAGE 190,LLC
PLANO, TX
121,451 ACRES 5,290,445 SF
WILLIAM BEVERLY SURVEY ABSTRACT NO.938

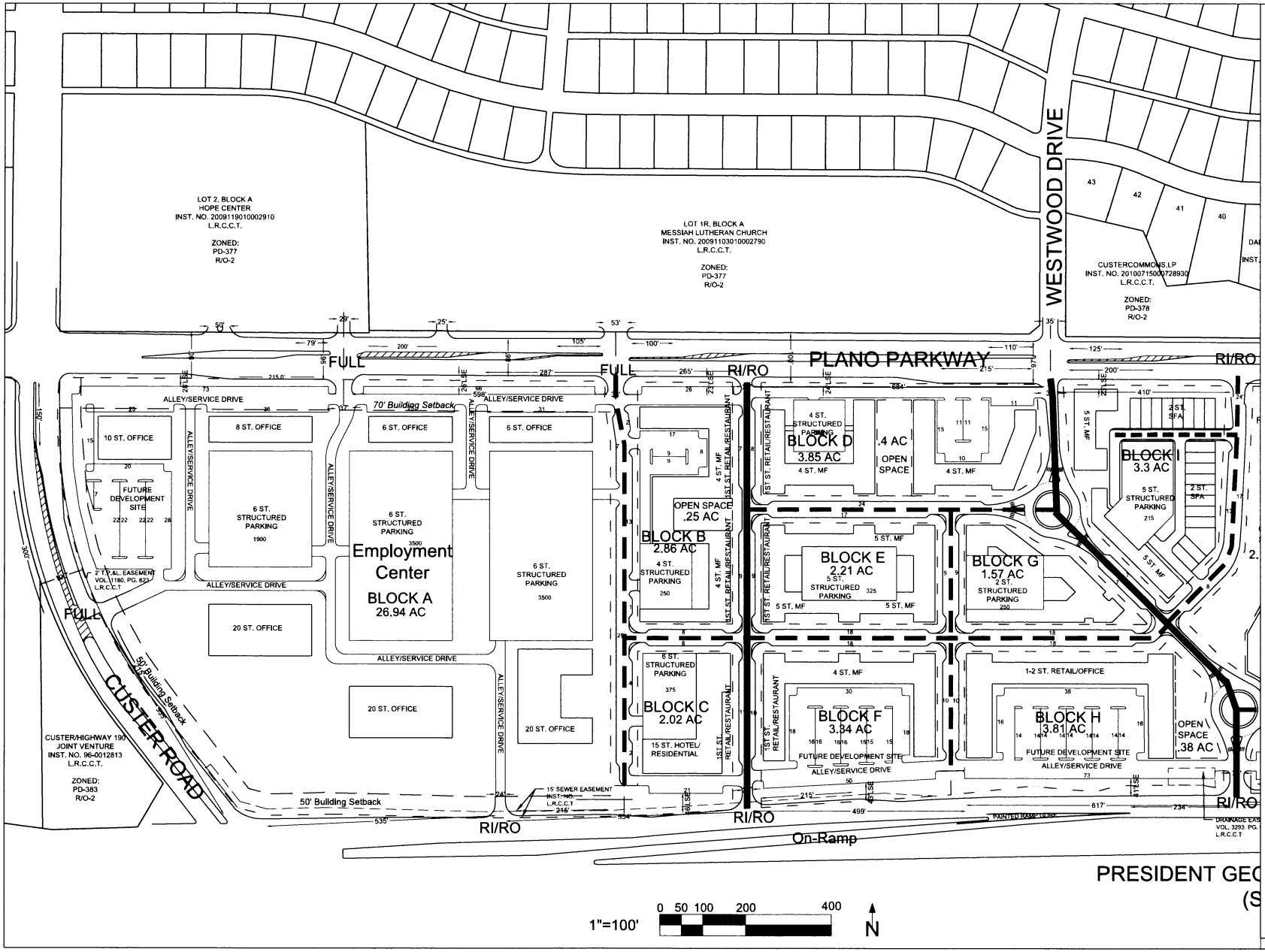
LEGEND

- BLOCK BOUNDARY
- PHASE LINE
- MULTI-USE TRAIL

GATEWAY PLANNING

10-15-2014

HERITAGE190



LEGEND

- MAJOR STREET
- MINOR STREET
- MEWS STREET
- RI/RO - Right-In/Right-Out turns
- FULL - Right/Left turns allowed
- 3/4 - RI/RO and 1 Direction Left
- x - # of Parking Spaces
- —x'— - Dimensions
- -x' LSE- - Landscape Edge Dimension

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

STREET TYPE PLAN

RPC HERITAGE 190, LLC 2101 CEDAR SPRINGS RD. STE. 1600 DALLAS, TX 75201	OWNER 214.849.9017
GATEWAY PLANNING 3100 MCKINNON ST. 7TH FLOOR DALLAS, TX 75201	TOWN PLANNER 817.348.9500
KIMLEY HORN 12750 MERIT DR, SUITE 1000 DALLAS, TX 75251	ENGINEER 972.770.1300
WILLIAM DAHLSTROM **JACKSON WALKER, L.L.P.** 901 MAIN ST, SUITE 6000 DALLAS, TX 75202	APPLICANT REPRESENTATIVE 214.9535932

RPC HERITAGE 190,LLC
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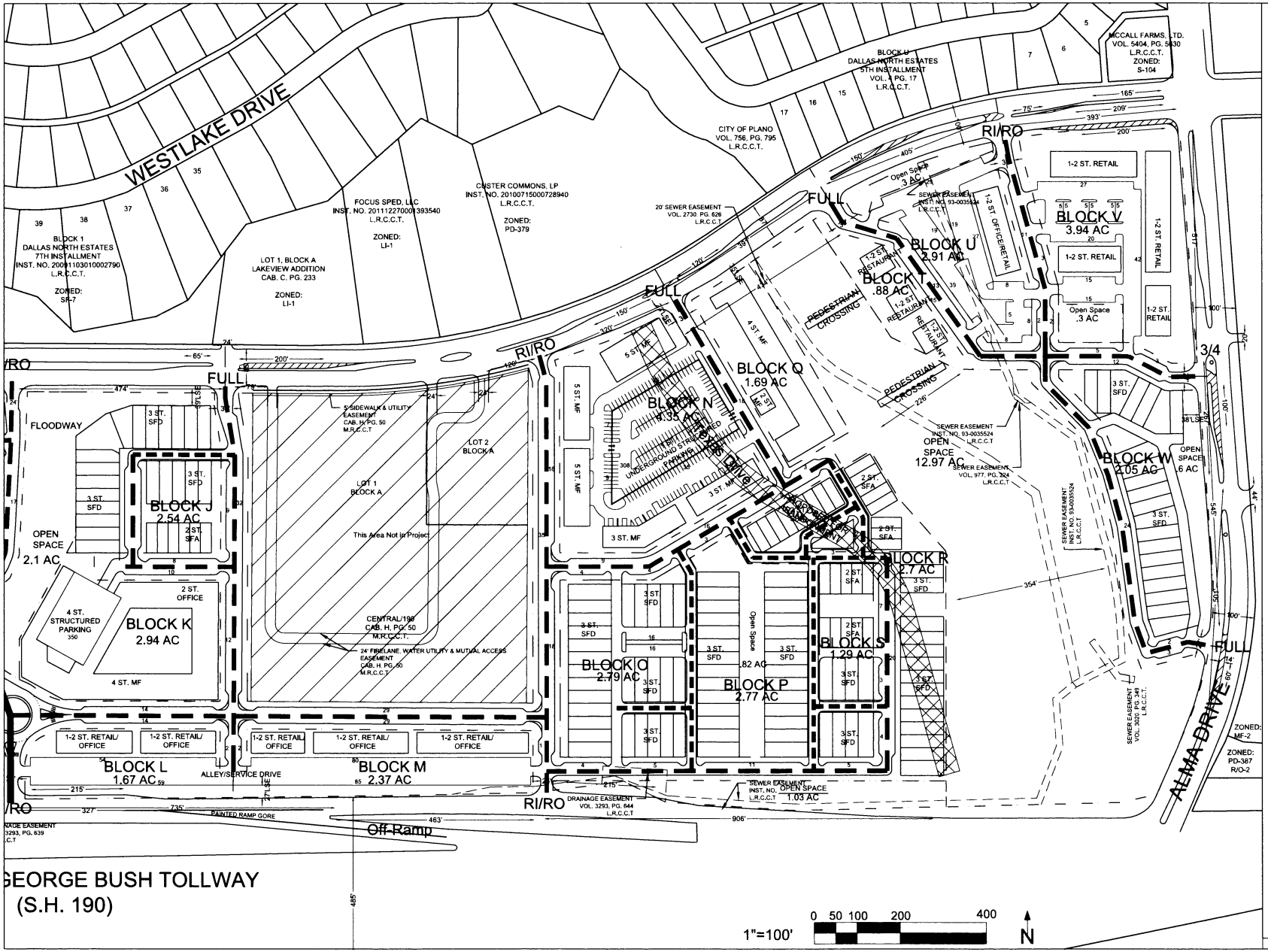

HERITAGE190

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