

**DATE:** October 18, 2011  
**TO:** Honorable Mayor & City Council  
**FROM:** Chris Caso, Chairman, Planning & Zoning Commission  
**SUBJECT:** Results of Planning & Zoning Commission Meeting of October 17, 2011

**AGENDA ITEM NO. 7A - PUBLIC HEARING  
ZONING CASE 2011-15  
APPLICANT: FAIRVIEW FARM LAND CO. LTD.**

Request to rezone 119.2± acres located at the northeast corner of Custer Road and Park Boulevard **from** Agricultural **to** Planned Development-Single-Family Residence-6/Single-Family Residence-7/Patio Home and Planned Development-Single-Family Residence Attached. Zoned Agricultural. Tabled September 19, 2011.

**APPROVED:** 7-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**LETTERS RECEIVED WITHIN 200 FOOT NOTICE AREA:** **SUPPORT:** 2 **OPPOSE:** 121

**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:

**Planned Development-Single-Family Residence-6/Single-Family Residence-7/Patio Home**

Location: NE corner of Park Blvd. and Custer Rd.  
Acreage: 108.2±

Restrictions:

General Provisions of the Planned Development District:

1. The exhibits attached hereto are adopted as part of this ordinance.
2. Maintenance of all open space, landscaping, detention areas, and common amenities shall be the responsibility of a homeowners association. This responsibility shall include any landscaping improvements within the Baffin Bay Dr. right-of-way south of the curb line, and within the Country Place Dr. right of way west of the curb line. The homeowners association's documents shall be approved by the City Attorney.

3. A private recreation facility is an additional allowed use by right within the district.

4. Streets:

Baffin Bay Dr. shall be constructed as shown in Exhibit "B".

5. Landscaping and Open Space:

a. A combined minimum of eight acres of open space shall be provided within the district and shall be provided in accordance with Subsection 3.117 (Useable Open Space), except as provided herein.

b. All residential lots within Tract C must be located within 1,200 feet of required usable open space as measured along a street.

c. Open space provided shall be shown on an approved concept plan.

d. A minimum 15-foot landscape buffer dedicated to a homeowners association shall be provided along Park Blvd. and Custer Rd.

6. Screening:

a. A maximum eight-foot masonry screening wall shall be constructed along the rear or side lot line of lots adjacent to Custer Rd., Park Blvd., and Baffin Bay Dr. The wall shall be separated from the right-of-way by a minimum 15-foot landscape buffer to be maintained by the homeowners association. The landscaping shall be provided on the street side of the wall. The wall shall be located in a lot dedicated to the homeowners association.

b. A six-foot ornamental metal fence, which is at least 50% open in construction, and shrubbery shall be installed/constructed when street rights-of-way are provided internal to the residential subdivision that are adjacent to either Baffin Bay Dr. or Country Place Dr. rights-of-way. The fence shall be separated from the right-of-way for Baffin Bay Dr. and Country Place Dr. by a minimum ten-foot landscape buffer dedicated to a homeowners association. Where the fence extends to single-family residential lots, the six-foot ornamental fence may extend across the front yard building line. A minimum of two pedestrian access points within the ornamental fence shall be provided to the sidewalk along Baffin Bay Dr. and a minimum of one pedestrian access point shall be provided to the sidewalk along Country Place Dr.

## Residential Development Standards

### 1. Standards relating to SF-6 (Tract A)

- a. Uses and development standards shall be in accordance with the SF-6 district except as provided in this subsection.
- b. Minimum Front Yard (for front entry): 15 feet. Garages shall be set back a minimum of 20 feet from the front property lines.
- c. Minimum Rear Yard: 15 feet
- d. Minimum Side Yard: Six feet, except as provided in Section 3.600 (Side Yard Regulations)
- e. Minimum Side Yard: -- Corner Lot: 15 feet on street side, except as provided in Section 3.600 (Side Yard Regulations)
- f. Maximum Coverage: 55%

### 2. Standards relating to SF-7 (Tract B)

- a. Uses and development standards shall be in accordance with the SF-7 district except as provided in this subsection.
- b. Minimum Front Yard: 25 feet
- c. Minimum Rear Yard: 10 feet, except as provided in Section 3.700 (Rear Yard Regulations)
- d. Minimum Side Yard: 7 feet, except as provided in Section 3.600 (Side Yard Regulations)
- e. Minimum Side Yard: -- Corner Lot: 15 feet on street side, except as provided in Section 3.600 (Side Yard Regulations)
- f. Maximum Coverage: 55%

### 3. Standards relating to Patio Home (Tract C)

- a. Uses and development standards shall be in accordance with the PH district except as provided in this subsection.
- b. Maximum Lot Coverage: 65%

## **Planned Development- Single-Family Residence Attached**

Location: NE corner of Park Blvd. and Custer Rd.

Acreage: 11.0±

### General Provisions of the Planned Development District:

1. The exhibits attached hereto are adopted as part of this ordinance.
2. Maintenance of all open space, landscaping, detention areas and common amenities shall be the responsibility of a homeowners association. The homeowners association's documents shall be approved by the City Attorney.
3. All residential lots within the district must be located within 1,200 feet of required usable open space as measured along a street.
4. Streets:
  - a. The north and east sides of the district shall be bounded by streets with a minimum 60-foot right-of-way.
  - b. Streets shall be constructed as shown in Exhibit "D".
5. Landscaping

A minimum 15-foot landscape edge shall be provided along Park Blvd. and Custer Rd.

### Residential Development Standards

Standards relating to SF-A

- a. Uses and development standards shall be in accordance with the SF-A district except as provided in this subsection.
- b. Maximum Density: 25 dwelling units per acre
- c. Minimum Lot Width: 20 feet
- d. Minimum Lot Depth: 50 feet
- e. Front Yard Setbacks:
  - i. Minimum Setback: 11 feet from back of curb to building
  - ii. Maximum Setback: 17 feet from back of curb to building
- f. Minimum Lot Area: 1,100 square feet
- g. Maximum Lot Coverage: 95%

- h. Maximum Rear Yard: Five feet
- i. Minimum Side Yard:
  - i. Interior Side Yard: None
  - ii. Exterior Side Yard (Corner Lot): Shall be treated the same as front yards
- j. Buildings must be separated by a minimum distance of ten feet.
- k. Maximum Height: Two-story (35 feet)
- l. Maximum Building Length: 200 feet
- m. Maximum Number of Units per Building: Ten
- n. Each dwelling unit shall have a garage with a minimum of two parking spaces. Garage entrances shall be allowed only from an alley. The distance from the garage to the travel lane of the alley shall be a maximum of five feet in length or shall be a minimum of 20 feet in length. The elimination of the garage space, by enclosing the garage with a stationary wall, shall be prohibited.
- o. Street, Sidewalk and Streetscape Regulations
  - i. Street trees shall be uniformly placed in planting beds within six feet of the back-of-curb, a maximum of 90 feet on center.
  - ii. Sidewalks shall be a minimum unobstructed width of six feet and shall be placed along the street frontage. Sidewalks are in addition to and shall be placed adjacent to the street tree area.
  - iii. Stoops and landscaped areas adjacent to the building may extend a maximum distance of six feet into the areas between the front facade of the building and the back-of-curb provided that a minimum six-foot unobstructed sidewalk is maintained.

**FOR CITY COUNCIL MEETING OF:** November 14, 2011 (To view the agenda for this meeting, see [www.planotx.org](http://www.planotx.org))

**PUBLIC HEARING - ORDINANCE**

KP/dw

xc: Rodney Haggard, Fairview Farm Land Co., Ltd.  
Matthew Alexander, Dowdey, Anderson, & Associates, Inc.

CITY OF PLANO  
PLANNING & ZONING COMMISSION

October 11, 2011

**Agenda Item No. 7A**

**Public Hearing:** Zoning Case 2011-15

**Applicant:** Fairview Farm Land Co. Ltd.

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**DESCRIPTION:**

Request to rezone 119.2± acres located at the northeast corner of Custer Road and Park Boulevard **from** Agricultural **to** Planned Development-Single-Family Residence-6/Single-Family Residence-7/Patio Home and Planned Development-Single-Family Residence Attached. Zoned Agricultural. Tabled September 19, 2011.

**REMARKS:**

This item was tabled at the September 19, 2011 meeting and needs to be removed from the table.

The applicant has modified their request based on feedback received at the September 19, 2011 Planning & Zoning Commission meeting. Comments received from the Commission at that meeting included the following:

- Consider reducing the number of street connections to Country Place Drive;
- Consider increasing the landscape buffer along Country Place Drive; and
- Consider removing retail from the plan, and replacing the retail with Single-Family Residence Attached zoning, and extend the Patio Home zoning southward to where the Single-Family Residence Attached was originally planned.

Therefore, the applicant has removed the retail portion from their rezoning petition and the 11 acres previously proposed for PD-Retail has been changed to PD-Single-Family Attached and has officially amended the zoning request to reflect this change. The requested changes to the street connections to Country Place Drive are reflected on the associated concept plan which is on this agenda as item 7B. The applicant has not changed the ten-foot landscape buffer along Country Place Drive from the original proposal. Staff's analysis has been revised to reflect the new proposal.

The applicant is requesting to rezone 119.2± acres located at the northeast corner of Custer Road and Park Boulevard **from** Agricultural **to** Planned Development-Single-Family Residence-6/Single-Family Residence-7/Patio Home & Planned Development-

Single-Family Residence Attached. The subject property is bounded on the north by Baffin Bay Drive, on the south by Park Boulevard, on the west by Custer Road, and on the east by Country Place Drive. It is currently in use as a farm.

The current zoning district, Agricultural (A), is intended to provide for farming, dairying, pasturage, horticulture, animal husbandry, and the necessary accessory uses for the packing, treating, or storing of produce. It is anticipated that all A districts will be changed to other zoning classifications as the city proceeds toward full development.

The proposed zoning divides the acreage into two planned developments. Planned development districts provide the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions.

The proposed planned development districts (illustrated on the attached Zoning Exhibits) are as follows:

Planned Development-Single-Family Residence-6/Single-Family Residence-7/Patio Home (108.2± acres)

Tract A, Single-Family Residence-6 (SF-6) - The SF-6 district is intended to provide for small-lot, urban, single-family development protected from excessive noise, illumination, odors, visual clutter, and other objectionable influences to family living.

Tract B, Single-Family Residence-7 (SF-7) - The SF-7 district is intended to provide for areas of urban single-family development on moderate-size lots, protected from excessive noise, illumination, odors, visual clutter, and other objectionable influences to family living.

Tract C, Patio Home (PH) - The PH district is intended to provide for areas of detached, zero lot line, single-family development in a clustered lot pattern with a common usable open space system that is an integral part of the development.

Planned Development - Single-Family Residence Attached (11.0± acres)

Single-Family Residence Attached (SF-A) - The SF-A district is intended to provide for a variety of residential housing types and densities in the medium density range (five-ten units/acre) on individually platted lots or multiple units on a single lot.

As noted above, a concept plan, Haggard Estates, also accompanies this request as Agenda Item 7B.

### **Surrounding Land Use and Zoning**

The adjacent properties to the east and north are zoned Single-Family Residence-9 (SF-9) and are primarily developed as single-family residences. Harrington Elementary School is located at the southeast corner of Country Place Drive and Baffin Bay Drive. Properties to the west, across Custer Road, are zoned SF-9 and are developed as single-family residences and as a religious facility. Additionally, there are approximately six acres zoned Planned Development-316-Retail located at the northwest corner of

Custer Road and Park Boulevard, developed as retail uses, a call center, and dance studio. Properties to the south, across Park Boulevard, are zoned PH and SF-9 and are developed as single-family residences. The property to the southwest is zoned Planned Development-83-Multifamily Residence-2 and is developed as apartments. The request is consistent with surrounding land uses and zoning.

### **Conformance to the Comprehensive Plan**

**Future Land Use Plan** - The Future Land Use Plan designates this property as residential. The requested residential uses, SF-6, SF-7, PH, and SF-A are consistent with the plan recommendation.

**Adequacy of Public Facilities** - Water and sanitary sewer services are available to serve the subject properties. However, utilities will have to be extended by the developer to accommodate the proposed development. Additionally, sanitary sewer capacity will have to be further evaluated when more detailed engineering documents are submitted by the developer.

**Traffic Impact Analysis (TIA)** - Section 3.1400 of the Zoning Ordinance establishes requirements and procedures pertaining to TIA. A TIA is not required for single-family zoning requests.

### **ISSUES**

**Housing Element** - The Housing Element of the Comprehensive Plan guides development, maintenance, and redevelopment of housing resources in Plano. This Element describes the city as a community of viable neighborhoods that emphasizes housing variety and opportunity. It also highlights demographic changes occurring in the city such as an aging population and an increasingly diverse population. The requested SF-6, SF-7, PH, and SF-A zoning provides for a variety of lot sizes and housing types in a quality living environment. The request is consistent with policies in this Element of the Comprehensive Plan.

**Infill Housing Policy Statement** - This policy was created in recognition of the fact that infill housing will be the primary source for future residential development in Plano. This policy statement provides guidance for decision makers, developers, and staff. The request is supported by several policy objectives established in the Infill Housing Policy Statement. Specifically, the requested development would provide a variety of housing options for prospective Plano residents, expand Plano's housing stock even as the availability of land decreases, and it would create new housing opportunities that complement and support existing residential development.

Additionally, as noted in this policy statement, "Infill housing can provide several benefits for people who live and work in Plano. The city is an employment center in the North Dallas region and a net importer of workers. Infill housing can provide residential opportunities for workers with jobs in the city, thus reducing commuting distances and time. Infill housing could serve the new residents to the region who want to live close to employment and cultural opportunities."

## **School Capacity**

The subject property is located within the Harrington Elementary School attendance zone, which feeds into Carpenter Middle School, Clark High School, and Plano Senior High School. The proposed residential uses are consistent with the plans for this area as shown on the Future Land Use Map in the city's Comprehensive Plan and the school district is aware of the plan. Based upon the current feeder alignments these schools are not at capacity.

## **Overview of Proposed Planned Development Stipulations**

### **Planned Development-Single-Family Residence-6/Single-Family Residence-7/Patio Home**

This proposed PD district comprising 108.2± acres, is divided into three tracts. Residential development standards are proposed for each tract. Additionally, the requested PD contains "General Provisions" for the entire district, which includes the following items summarized below.

**Open Space** - The proposed PD language establishes a minimum amount of open space to be provided within the overall PD zoning district. The requested standards establish a higher minimum area of open space than that which is required in the base residential zoning districts. In order to create the desired configuration of open space, with the open space lots consolidated into larger useable areas, the request proposes to modify the requirement in the Zoning Ordinance that states that all lots shall be located within 600 feet of a required open space. The PD proposes to allow residential lots to be located at a greater distance from the open space, a maximum of 1,200 feet.

**Landscaping Requirements** - The proposed language establishes a 15-foot landscape edge along Custer Road and Park Boulevard. It also establishes a 32-foot landscape buffer along the south side of Baffin Bay Drive that is inclusive of street right-of-way (22-foot width) and a ten-foot landscape buffer/open space lot dedicated to the homeowners association. Along Country Place Drive, the PD requires a minimum ten-foot landscape buffer/open space lot dedicated to the homeowners association. This ten-foot landscape buffer, combined with the existing 11.5-foot right-of-way, provides for a 21.5-foot landscape buffer along the west side of Country Place Drive, except at the north end of the property where the Country Place Drive right-of-way widens. The homeowners association shall be responsible for maintaining all landscaping elements.

**Street Section for Baffin Bay** - The proposed language specifies an alternate street section for Baffin Bay Drive. Baffin Bay Drive is a Residential/Local Road (Type G). This street type has a pavement width of 27 feet within a 50-foot right-of-way. The northern portion of Baffin Bay Drive was constructed with the development of the adjacent Ports O'Call neighborhood to the north. Construction of the southern portion of Baffin Bay Drive will occur concurrent with development of the subject property.

Currently, a row of Hackberry trees exist along the northern property line of the subject property. If Baffin Bay Drive were to be constructed as a standards Type G roadway, these trees would all be removed.

Staff together with the applicant, evaluated the possibilities for preserving the trees along Baffin Bay Drive. One option considered was to retain the trees by creating a median within Baffin Bay Drive. As part of the evaluation of this option, the condition of the trees was evaluated by a city arborist. Many of the trees were found to be in moderate to poor condition. If this option were pursued, the trees would be further impacted by the additional Baffin Bay Drive construction. A significant amount of tree loss could be expected. Due to the need to grade the island, it would not be practical to replace the trees until such time when all trees were gone. The median could then be regraded to accommodate new trees being planted within the center of the median. Given this situation, staff and the applicant explored additional street section design options focused on creating the best long term outcome.

The proposed street section, which retains on-street parking on the north side of Baffin Bay Drive, provides two through travel lanes with a 32-foot landscape buffer being provided along the south side of Baffin Bay Drive. Given the three street section options considered, staff supports the proposed street section as the best long term option for the overall residential neighborhood area.

**Street Section for Country Place Drive** - As discussed in the above "Landscape Requirements" section of the report, the applicant is proposing a minimum ten-foot landscape buffer/open space lot in addition to the existing 11.5-foot right-of-way, for a total landscape buffer of 21.5 feet. The Zoning Ordinance does not require a developer to provide a landscape buffer along residential collector streets; therefore, the proposed ten-foot buffer exceeds the city's requirements.

There is an existing row of Hackberry trees along the southern portion of the east property line of the subject property. A city arborist examined the existing trees and found them to be in moderate condition. With the development of the subject property, given the site grading and other construction activities, these trees will be further impacted. Staff believes that the best long term option is to have the existing trees removed and replaced with newer trees that can grow and thrive in a dedicated landscape area, maintained by the homeowners association. Additionally, the applicant is proposing a meandering sidewalk along Country Place Drive, similar to Baffin Bay Drive.

**Proposed Screening Requirements** - The proposed stipulations specify details of the screening to be provided along Custer Road, Park Boulevard, Baffin Bay Drive, and Country Place Drive.

- Where side or rear lot lines abut Custer Road, Park Boulevard, or Baffin Bay Drive, a maximum eight-foot masonry screening wall shall be provided. Additionally, along Baffin Bay Drive and Country Place Drive, a six-foot ornamental fence that is at least 50% open in construction, shall be provided where streets internal to the development are adjacent to Baffin Bay Drive or Country Place Drive rights-of-way in order to provide views into the residential development instead of a continuous screening wall.
- In all cases, a landscape buffer, as described previously shall be installed to separate the wall from the adjacent right-of-way and to soften the appearance.

- Since the screening elements exceed the screening requirements in the Zoning Ordinance, the homeowners association shall be responsible for maintaining all required walls, fencing, and landscaping.

### **Planned Development- Single-Family Residence-Attached**

This proposed planned development district, comprising 11.0± acres, consists of one tract with SF-A as the base zoning district. To be consistent with the published zoning public hearing notice, this area has been maintained as a separate planned development district. The proposed stipulations include details such as: minimum open space requirements; required street trees; required six-foot sidewalks; area, bulk and yard requirements; and specifications for street sections within the district. The provisions for the SF-A tract are the same as what was initially proposed by the applicant when the SF-A was proposed further east, with the exception of the maximum density which has been lowered from 40 dwelling units per acre to a maximum of 25 units per acre.

The proposed stipulations for both districts are provided below.

### **Planned Development-Single-Family Residence-6/Single-Family Residence-7/Patio Home**

Location: NE corner of Park Blvd. and Custer Rd.  
Acreage: 108.2±

Restrictions:

#### General Provisions of the Planned Development District:

1. The exhibits attached hereto are adopted as part of this ordinance.
2. Maintenance of all open space, landscaping, detention areas, and common amenities shall be the responsibility of a homeowners association. This responsibility shall include any landscaping improvements within the Baffin Bay Drive right-of-way south of the curb line, and within the Country Place Dr. right of way west of the curb line. The homeowners association's documents shall be approved by the City Attorney.
3. A private recreation facility is an additional allowed use by right within the district.
4. Streets:  
  
Baffin Bay Dr. shall be constructed as shown in Exhibit "B".
5. Landscaping and Open Space:
  - a. A combined minimum of eight acres of open space shall be provided within the district and shall be provided in accordance with Subsection 3.117 (Useable Open Space), except as provided herein.

- b. All residential lots within Tract C must be located within 1,200 feet of required usable open space as measured along a street.
  - c. Open space provided shall be shown on an approved concept plan.
  - d. A minimum 15-foot landscape buffer dedicated to a homeowners association shall be provided along Park Blvd. and Custer Rd.
6. Screening:
- a. A maximum eight-foot masonry screening wall shall be constructed along the rear or side lot line of lots adjacent to Custer Rd., Park Blvd., and Baffin Bay Dr. The wall shall be separated from the right-of-way by a minimum 15-foot landscape buffer to be maintained by the homeowners association. The landscaping shall be provided on the street side of the wall. The wall shall be located in a lot dedicated to the homeowners association.
  - b. A six-foot ornamental metal fence, which is at least 50% open in construction, and shrubbery shall be installed/constructed when street rights-of-way are provided internal to the residential subdivision that are adjacent to either Baffin Bay Dr. or Country Place Dr. rights-of-way. The fence shall be separated from the right-of-way for Baffin Bay Dr. and Country Place Dr. by a minimum ten-foot landscape buffer dedicated to a homeowners association. Where the fence extends to single-family residential lots, the six-foot ornamental fence may extend across the front yard building line. A minimum of two pedestrian access points within the ornamental fence shall be provided to the sidewalk along Baffin Bay Dr. and a minimum of one pedestrian access point shall be provided to the sidewalk along Country Place Dr.

### Residential Development Standards

1. Standards relating to SF-6 (Tract A)
- a. Uses and development standards shall be in accordance with the SF-6 district except as provided in this subsection.
  - b. Minimum Front Yard (for front entry): 15 feet. Garages shall be set back a minimum of 20 feet from the front property lines.
  - c. Minimum Rear Yard: 15 feet
  - d. Minimum Side Yard: six feet, except as provided in Section 3.600 (Side Yard Regulations)
  - e. Minimum Side Yard: -- Corner Lot: 15 feet on street side, except as provided in Section 3.600 (Side Yard Regulations)
  - f. Maximum Coverage: 55%

2. Standards relating to SF-7 (Tract B)
  - a. Uses and development standards shall be in accordance with the SF-7 district except as provided in this subsection.
  - b. Minimum Front Yard: 25 feet
  - c. Minimum Rear Yard: 10 feet, except as provided in Section 3.700 (Rear Yard Regulations)
  - d. Minimum Side Yard: 7 feet, except as provided in Section 3.600 (Side Yard Regulations)
  - e. Minimum Side Yard: -- Corner Lot: 15 feet on street side, except as provided in Section 3.600 (Side Yard Regulations)
  - f. Maximum Coverage: 55%
3. Standards relating to Patio Home (Tract C)
  - a. Uses and development standards shall be in accordance with the PH district except as provided in this subsection.
  - b. Maximum Lot Coverage: 65%

### **Planned Development- Single-Family Residence Attached**

Location: NE corner of Park Blvd. and Custer Rd.  
Acreage: 11.0±

#### General Provisions of the Planned Development District:

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2. Maintenance of all open space, landscaping, detention areas and common amenities shall be the responsibility of a homeowners association. The homeowners association's documents shall be approved by the City Attorney.
3. All residential lots within the district must be located within 1,200 feet of required usable open space as measured along a street.
4. Streets:
  - a. The north and east sides of the district shall be bounded by streets with a minimum 60-foot right-of-way.
  - b. Streets shall be constructed as shown in Exhibit "D".

## 5. Landscaping

A minimum 15-foot landscape edge shall be provided along Park Blvd. and Custer Rd.

### Residential Development Standards

#### Standards relating to SF-A

- a. Uses and development standards shall be in accordance with the SF-A district except as provided in this subsection.
- b. Maximum Density: 25 dwelling units per acre
- c. Minimum Lot Width: 20 feet
- d. Minimum Lot Depth: 50 feet
- e. Front Yard Setbacks:
  - i. Minimum Setback: 11 feet from back of curb to building
  - ii. Maximum Setback: 17 feet from back of curb to building
- f. Minimum Lot Area: 1,100 square feet
- g. Maximum Lot Coverage: 95%
- h. Maximum Rear Yard: Five feet
- i. Minimum Side Yard:
  - i. Interior Side Yard: None
  - ii. Exterior Side Yard (Corner Lot): Shall be treated the same as front yards
- j. Buildings must be separated by a minimum distance of ten feet.
- k. Maximum Height: Two story (35 feet)
- l. Maximum Building Length: 200 feet
- m. Maximum Number of Units per Building: Ten
- n. Each dwelling unit shall have a garage with a minimum of two parking spaces. Garage entrances shall be allowed only from an alley. The distance from the garage to the travel lane of the alley shall be a maximum of five feet in length or shall be a minimum of 20 feet in length. The elimination of the garage space, by enclosing the garage with a stationary wall, shall be prohibited.

o. Street, Sidewalk and Streetscape Regulations

- i. Street trees shall be uniformly placed in planting beds within six feet of the back-of-curb, a maximum of 90 feet on center.
- ii. Sidewalks shall be a minimum unobstructed width of six feet and shall be placed along the street frontage. Sidewalks are in addition to and shall be placed adjacent to the street tree area.
- iii. Stoops and landscaped areas adjacent to the building may extend a maximum distance of six feet into the areas between the front facade of the building and the back-of-curb provided that a minimum six-foot unobstructed sidewalk is maintained.

**Public Response**

At the time of packet preparation, two responses have been received in support of this request and 119 responses have been received in opposition. Of those in opposition, 37 represent property within the 200-foot notification buffer. Copies of these responses were provided to the Commission under separate cover with the September 19, 2011, packet. Staff has not received any additional letters since the September 19, 2011, meeting.

**Concept Plan**

Since the requested zoning is a PD, the zoning request must be accompanied by a concept plan. The applicant has submitted a concept plan which is on this meeting agenda as Agenda Item 7B. If the Commission determines to recommend approval of the zoning request as amended, staff supports approval of the concept plan.

**Summary**

The applicant is requesting to rezone 119.2± acres located at the northeast corner of Custer Road and Park Boulevard **from** Agricultural **to** Planned Development-Single-Family Residence-6/Single-Family Residence-7/Patio Home and Planned Development-Single-Family Residence Attached. The Comprehensive Plan supports this request given the plan's recommendation for residential use.

**RECOMMENDATION:**

Staff recommends approval as submitted as follows:

## **Planned Development-Single-Family Residence-6/Single-Family Residence-7/Patio Home**

Location: NE corner of Park Blvd. and Custer Rd.

Acreage: 108.2±

Restrictions:

### General Provisions of the Planned Development District:

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3. A private recreation facility is an additional allowed use by right within the district.
4. Streets:

Baffin Bay Drive shall be constructed as shown in Exhibit "B".
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  - a. A combined minimum of eight acres of open space shall be provided within the district and shall be provided in accordance with Subsection 3.117 (Useable Open Space), except as provided herein.
  - b. All residential lots within Tract C must be located within 1,200 feet of required usable open space as measured along a street.
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### Residential Development Standards

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- e. Minimum Side Yard: -- Corner Lot: 15 feet on street side, except as provided in Section 3.600 (Side Yard Regulations)
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#### 2. Standards relating to SF-7 (Tract B)

- a. Uses and development standards shall be in accordance with the SF-7 district except as provided in this subsection.
- b. Minimum Front Yard: 25 feet
- c. Minimum Rear Yard: 10 feet, except as provided in Section 3.700 (Rear Yard Regulations)
- d. Minimum Side Yard: 7 feet, except as provided in Section 3.600 (Side Yard Regulations)
- e. Minimum Side Yard: -- Corner Lot: 15 feet on street side, except as provided in Section 3.600 (Side Yard Regulations)
- f. Maximum Coverage: 55%

3. Standards relating to Patio Home (Tract C)
  - a. Uses and development standards shall be in accordance with the PH district except as provided in this subsection.
  - b. Maximum Lot Coverage: 65%

### **Planned Development - Single-Family Residence Attached**

Location: NE corner of Park Blvd. and Custer Rd.  
Acreage: 11.0±

#### General Provisions of the Planned Development District:

1. The exhibits attached hereto are adopted as part of the ordinance.
2. Maintenance of all open space, landscaping, detention areas and common amenities shall be the responsibility of a homeowners association. The homeowners association's documents shall be approved by the City Attorney.
3. All residential lots within the district must be located within 1,200 feet of required usable open space as measured along a street.
4. Streets:
  - a. The north and east sides of the district shall be bounded by streets with a minimum 60-foot right-of-way.
  - b. Streets shall be constructed as shown in Exhibit "D".
5. Landscaping

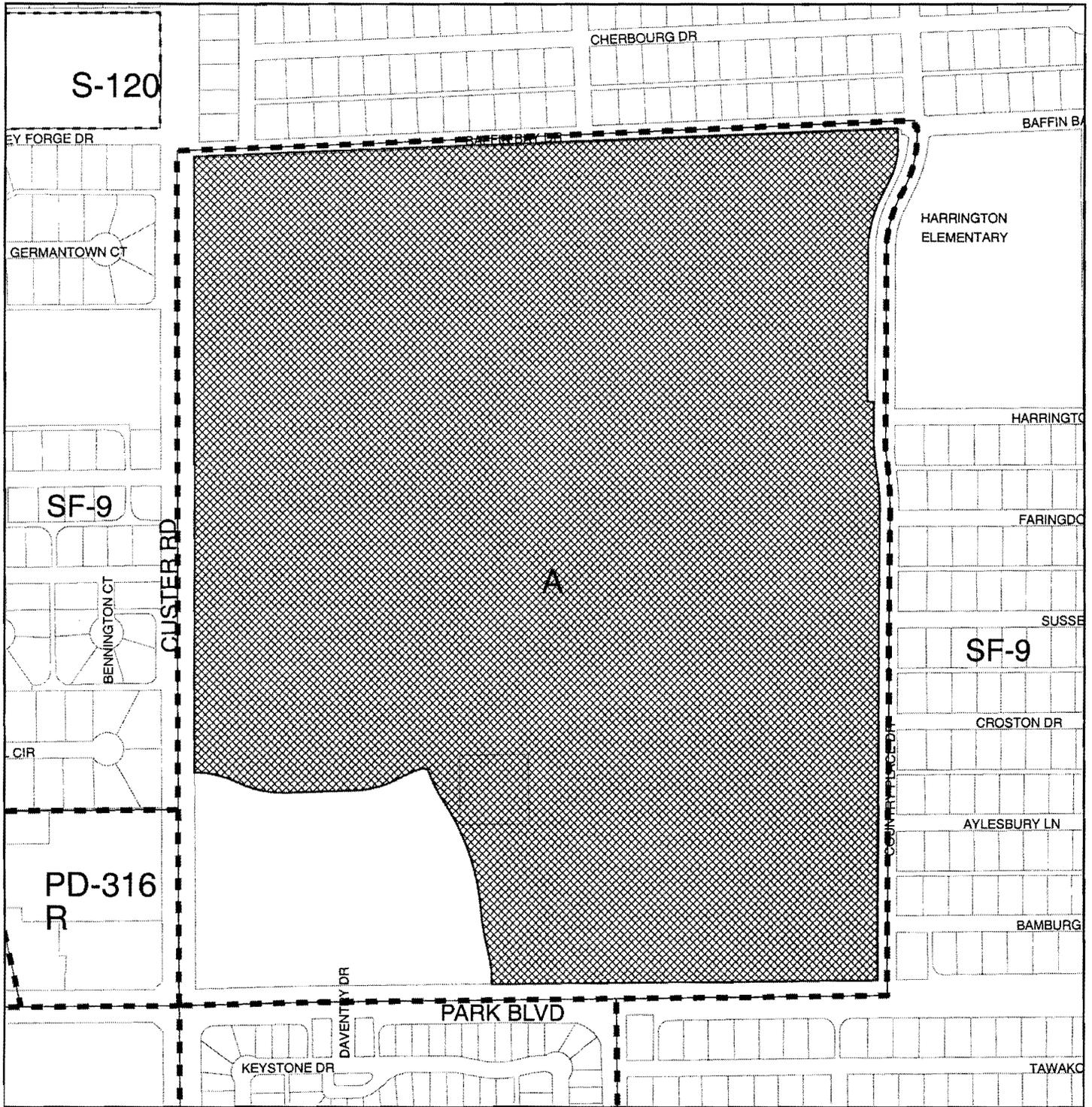
A minimum 15-foot landscape edge shall be provided along Park Blvd. and Custer Rd.

#### Residential Development Standards

##### Standards relating to SF-A

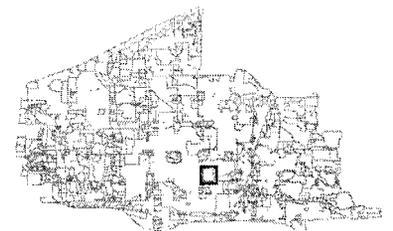
- a. Uses and development standards shall be in accordance with the SF-A district except as provided in this subsection.
- b. Maximum Density: 25 dwelling units per acre
- c. Minimum Lot Width: 20 feet
- d. Minimum Lot Depth: 50 feet
- e. Front Yard Setbacks:

- i. Minimum Setback: 11 feet from back of curb to building
- ii. Maximum Setback: 17 feet from back of curb to building
- f. Minimum Lot Area: 1,100 square feet
- g. Maximum Lot Coverage: 95%
- h. Maximum Rear Yard: Five feet
- i. Minimum Side Yard:
  - i. Interior Side Yard: None
  - ii. Exterior Side Yard (Corner Lot): Shall be treated the same as front yards
- j. Buildings must be separated by a minimum distance of ten feet.
- k. Maximum Height: Two-story (35 feet)
- l. Maximum Building Length: 200 feet
- m. Maximum Number of Units per Building: Ten
- n. Each dwelling unit shall have a garage with a minimum of two parking spaces. Garage entrances shall be allowed only from an alley. The distance from the garage to the travel lane of the alley shall be a maximum of five feet in length or shall be a minimum of 20 feet in length. The elimination of the garage space, by enclosing the garage with a stationary wall, shall be prohibited.
- o. Street, Sidewalk and Streetscape Regulations
  - i. Street trees shall be uniformly placed in planting beds within six feet of the back-of-curb, a maximum of 90 feet on center.
  - ii. Sidewalks shall be a minimum unobstructed width of six feet and shall be placed along the street frontage. Sidewalks are in addition to and shall be placed adjacent to the street tree area.
  - iii. Stoops and landscaped areas adjacent to the building may extend a maximum distance of six feet into the areas between the front facade of the building and the back-of-curb provided that a minimum six-foot unobstructed sidewalk is maintained.



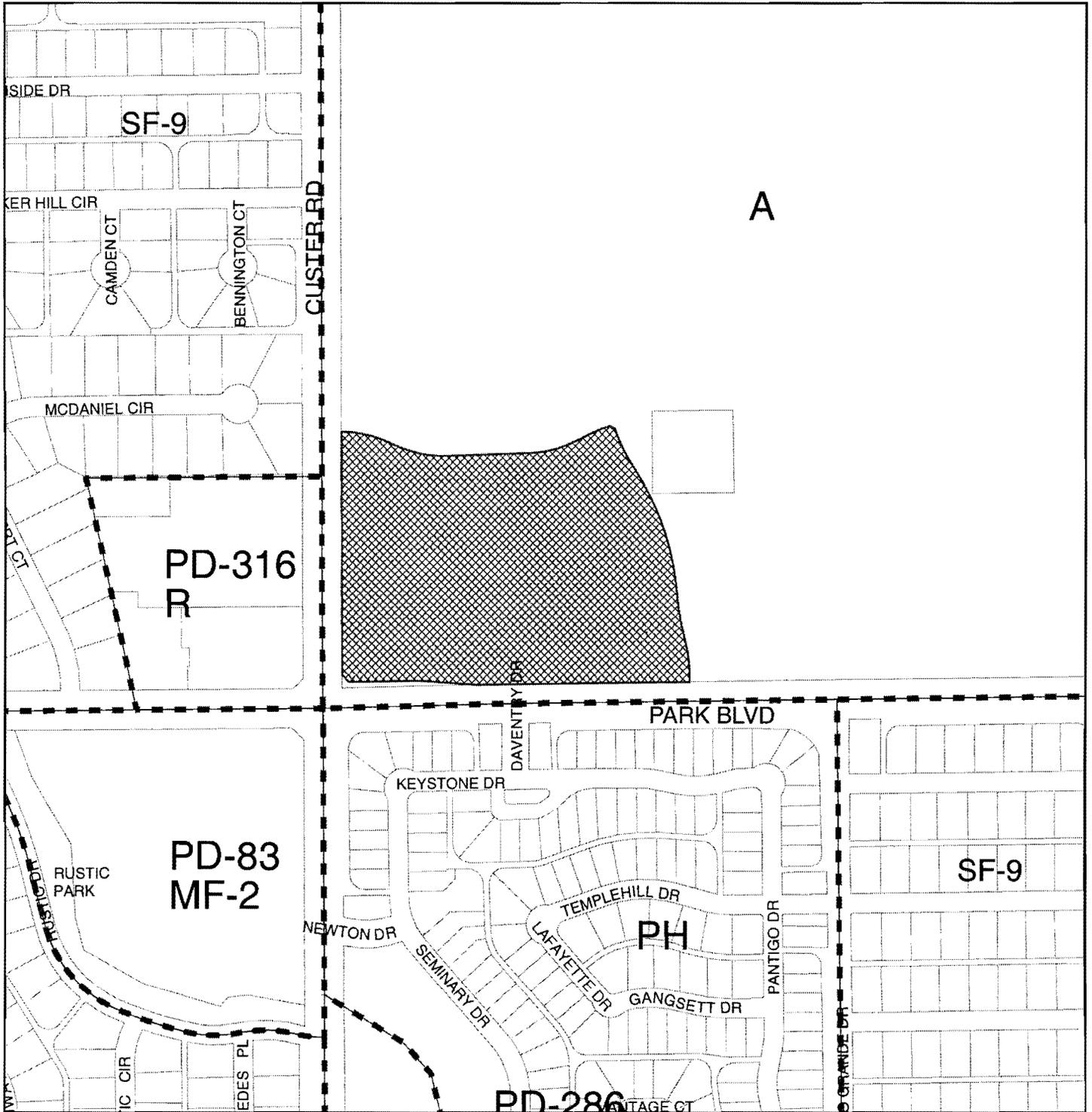
Zoning Case #: 2011-15

Existing Zoning: AGRICULTURAL



○ 200' Notification Buffer



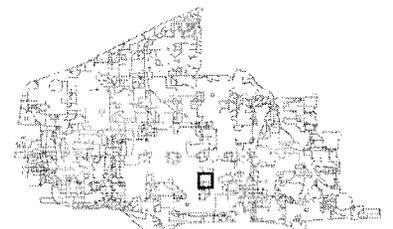


A



Zoning Case #: 2011-15

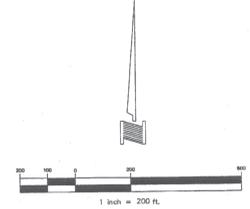
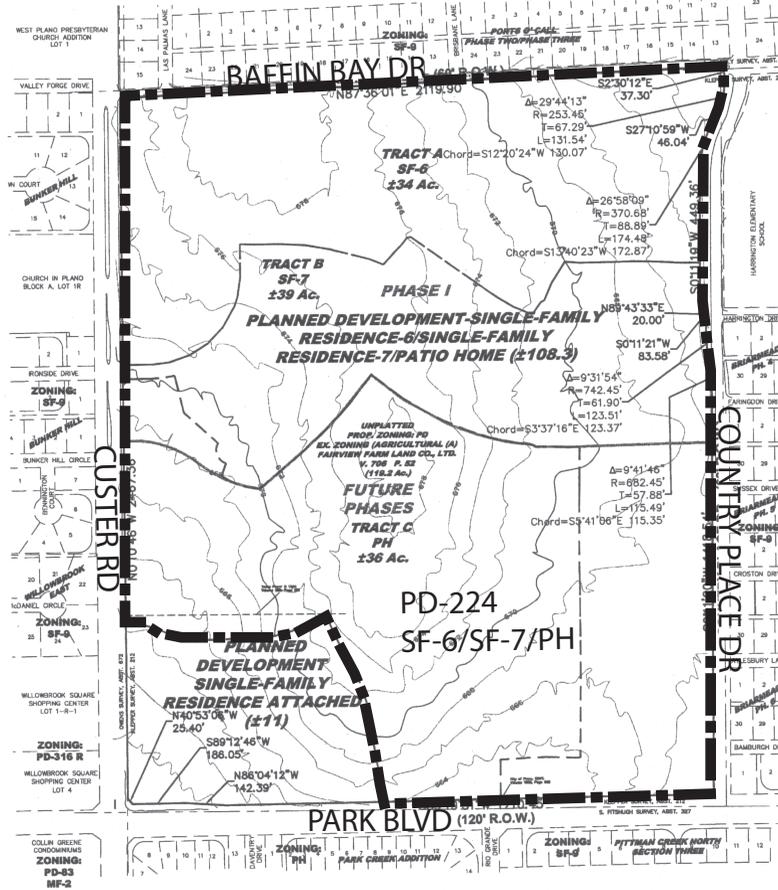
Existing Zoning: AGRICULTURAL



○ 200' Notification Buffer



LOCATION MAP  
NOT TO SCALE



**NOTES:**

- 1) All SF-6, SF-7, PH, and SF-A lots will conform to the minimum lot width, depth, and area standards as defined in Plano zoning ordinance except as amended by the regulations within the planned development districts.

**NOTE:**

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.

**ZONING CASE 2011-15**

EXHIBIT PREPARED: MAY 18, 2011  
EXHIBIT REVISION: OCTOBER 12, 2011

**ZONING EXHIBIT**

**HAGGARD  
ESTATES**

119.264 Acres  
KLEPPER SURVEY, ABST. 212  
CITY OF PLANO, COLLIN COUNTY, TEXAS

**OWNER/APPLICANT:**

Fairview Farm Land Co., Ltd.  
3314 N. Central Expressway, Ste. 100  
Plano, TX. 75074  
Contact: Rodney Haggard

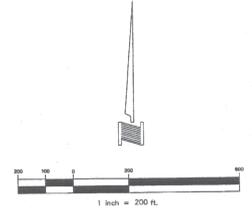
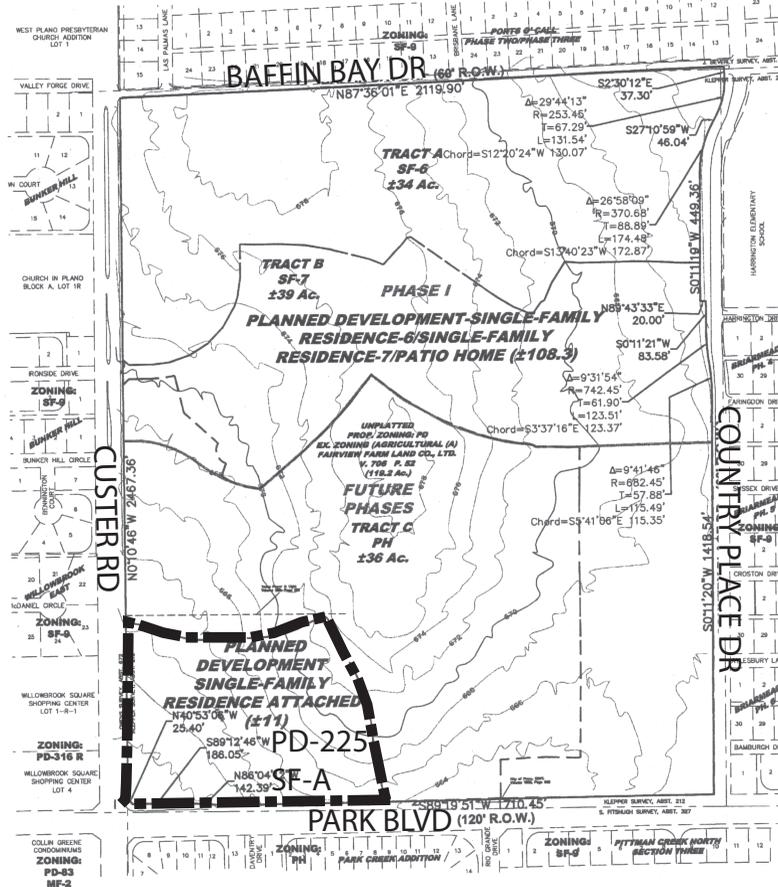
**PLANNER/ENGINEER/SURVEYOR:**

Dowdey, Anderson & Associates, Inc.  
5225 Village Creek Dr, Ste. 200  
Plano, TX. 75093  
Contact: Matt Alexander

PLANNER/ENGINEER  
DOWDEY, ANDERSON & ASSOCIATES, INC.  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972.931.0694



LOCATION MAP  
NOT TO SCALE



**NOTES:**  
 1) All SF-6, SF-7, PH, and SF-A lots will conform to the minimum lot width, depth, and area standards as defined in Plano zoning ordinance except as amended by the regulations within the planned development districts.

**NOTE:**  
 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.

**ZONING CASE 2011-15**

EXHIBIT PREPARED: MAY 18, 2011  
 EXHIBIT REVISSED: OCTOBER 12, 2011

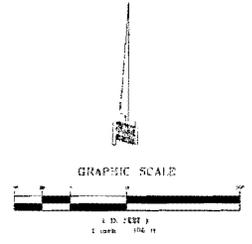
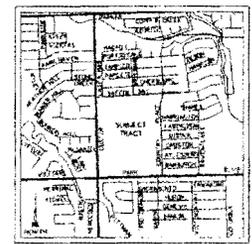
ZONING EXHIBIT  
**HAGGARD**  
**ESTATES**

119.264 Acres  
 KLEPPER SURVEY, ABST. 212  
 CITY OF PLANO, COLLIN COUNTY, TEXAS

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 Contact: Rodney Haggard

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 Dowdey, Anderson & Associates, Inc.  
 5225 Village Creek Dr., Ste. 200  
 Plano, TX. 75093  
 Contact: Matt Alexander

DOWDEY, ANDERSON & ASSOCIATES, INC.  
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972.931.0694



**ZONING: SF-9**

**ZONING: SF-9**

**TRACT "A"  
±34 AC.  
(SF-6)**

**TRACT "B"  
±39 AC.  
(SF-7)**

**TRACT "C"  
±36 AC.**

**BRIARMEADE  
PH. 4**

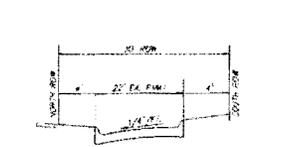
**ZONING:  
SF-9**

**ZONING: SF-9**

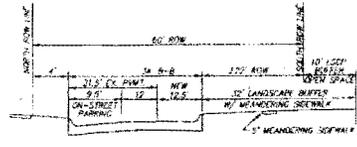
**OWNER/APPLICANT:**  
Fairview Farm Land Co., Ltd.  
3314 N. Central Expressway, Ste. 100  
Plano, TX. 75074  
Contact: Rodney Haggard

**PLANNER/ENGINEER/SURVEYOR:**  
Dowdey, Anderson & Associates, Inc.  
5225 Village Creek Dr., Ste. 200  
Plano, TX. 75093  
Contact: Matt Alexander

- NOTES:**
- 1) Dimensions are face-to-face unless otherwise noted.
  - 2) The existing speed bumps on Baffin Bay shall be encircled onto the proposed pavement too.
  - 3) The final location of Private Recreation Centers shall be determined at time of preliminary plat approval.



EXISTING PAVEMENT SECTION - BAFFIN BAY  
N.T.S.

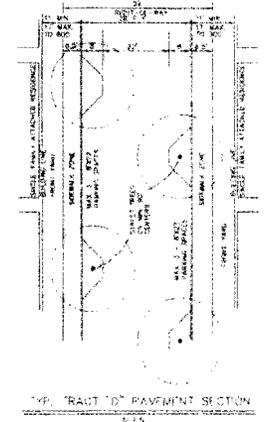
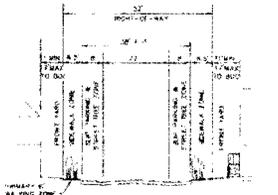
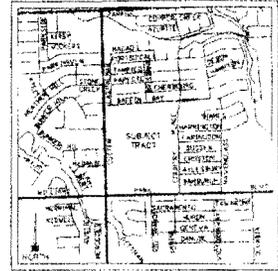
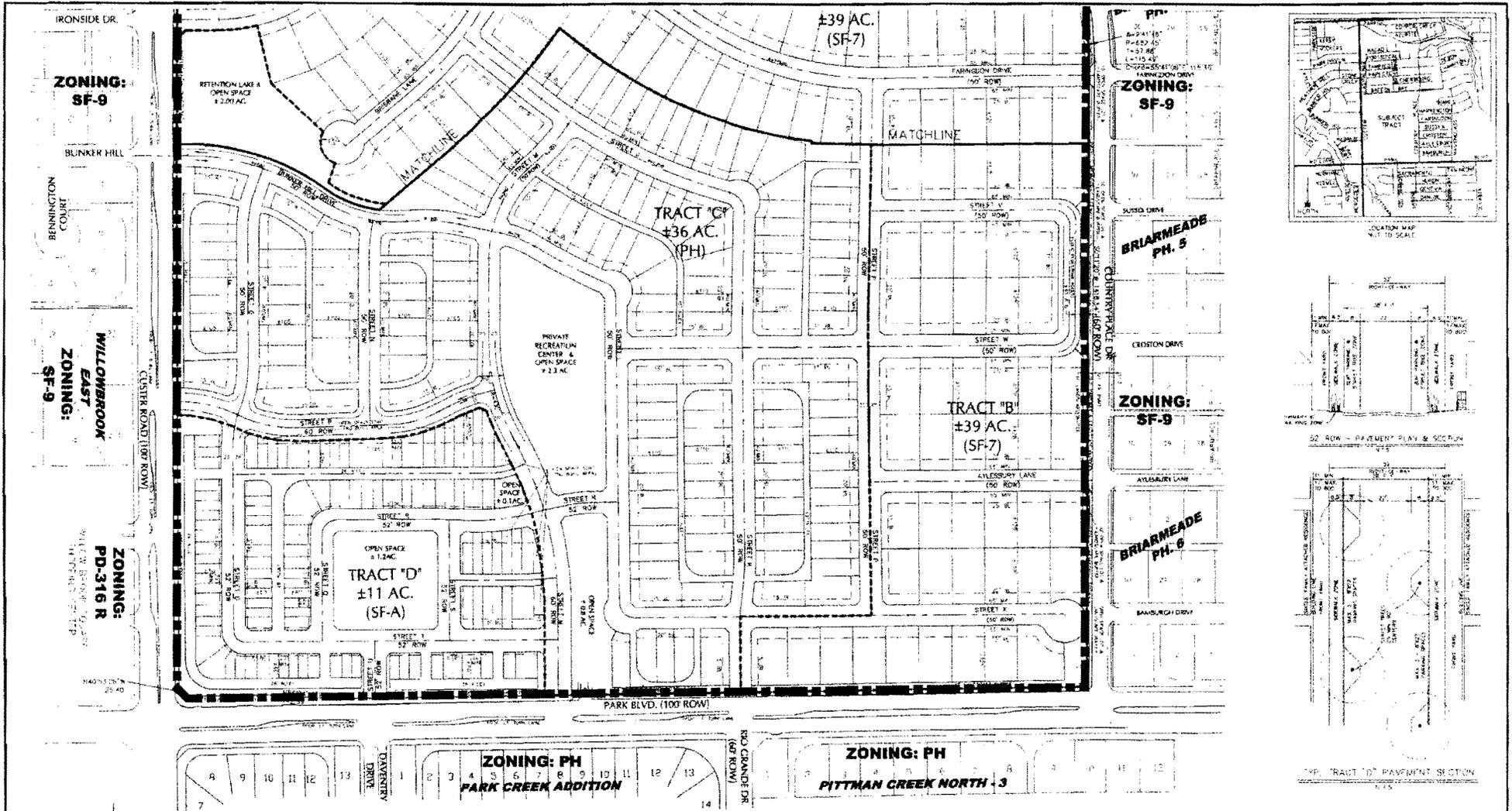


PROPOSED PAVEMENT SECTION - BAFFIN BAY  
N.T.S.

CONCEPT PLAN - PHASE I						
HAGGARD ESTATES						
KLEPPER SURVEY ABSTRACT NO. 212						
CITY OF PLANO, COLLIN COUNTY, TEXAS						
DOWDEY, ANDERSON & ASSOCIATES, INC. 5225 Village Creek Drive, Suite 200, Plano, Texas 75093 972-811-6994						
STATE REGISTRATION NUMBER R-399						
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
AWA	BA	MOD	10/12/2011	1"=100'	10040A	1

REVISED

PLAT # 417



**ZONING: SF-9**

**ZONING: SF-9**

**ZONING: SF-9**

**BRIARMEADE PH. 5**

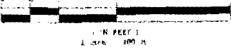
**ZONING: SF-9**

**BRIARMEADE PH. 6**

**ZONING: PH**  
**PARK CREEK ADDITION**

**ZONING: PH**  
**PITTMAN CREEK NORTH - 3**

GRAPHIC SCALE



**NOTES:**

- 1) Dimensions are face-to-face unless otherwise noted.
- 2) The existing speed bumps on Berlin Bay shall be extended onto the proposed pavement too.
- 3) The final location of Private Recreation Centers shall be determined at time of preliminary plat approval.

**OWNER/APPLICANT:**  
Fairview Farm Land Co., Ltd.  
3314 N. Central Expressway, Ste. 100  
Plano, TX. 75074  
Contact: Rodney Haggard

**PLANNER/ENGINEER/SURVEYOR:**  
Dowdey, Anderson & Associates, Inc.  
5225 Village Creek Dr., Ste. 200  
Plano, TX. 75093  
Contact: Matt Alexander

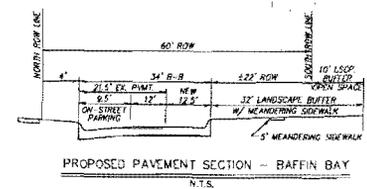
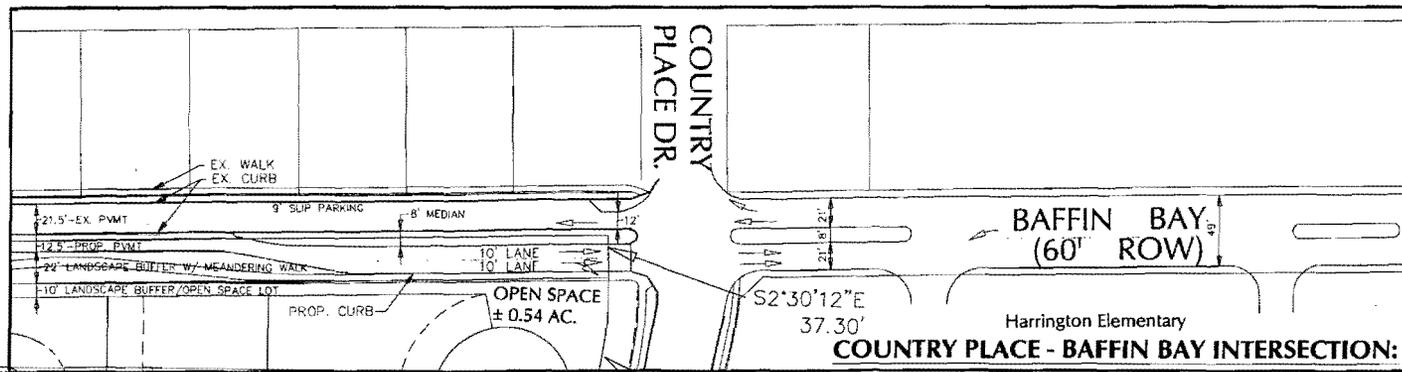
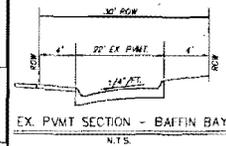
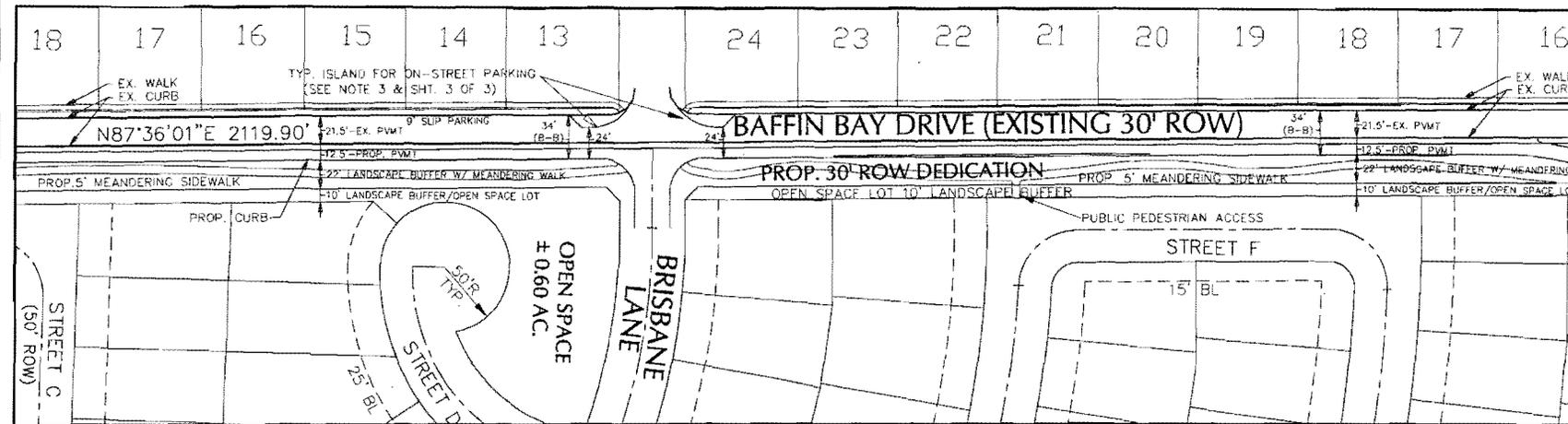
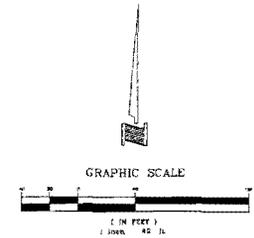
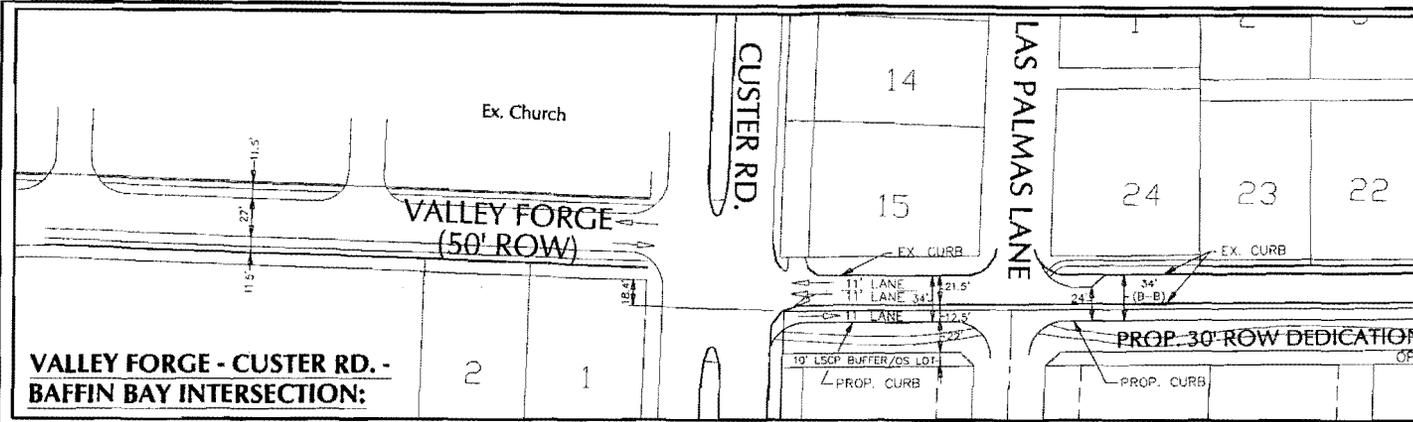
**CONCEPT PLAN - FUTURE PHASES**  
**HAGGARD ESTATES**

KLEPPER SURVEY ABSTRACT NO. 212  
CITY OF PLANO, COLLIN COUNTY TEXAS

**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
5225 Village Creek Dr., Ste. 200, Plano, TX 75093 972.991.0594  
STATE REGISTRATION NUMBER 1339

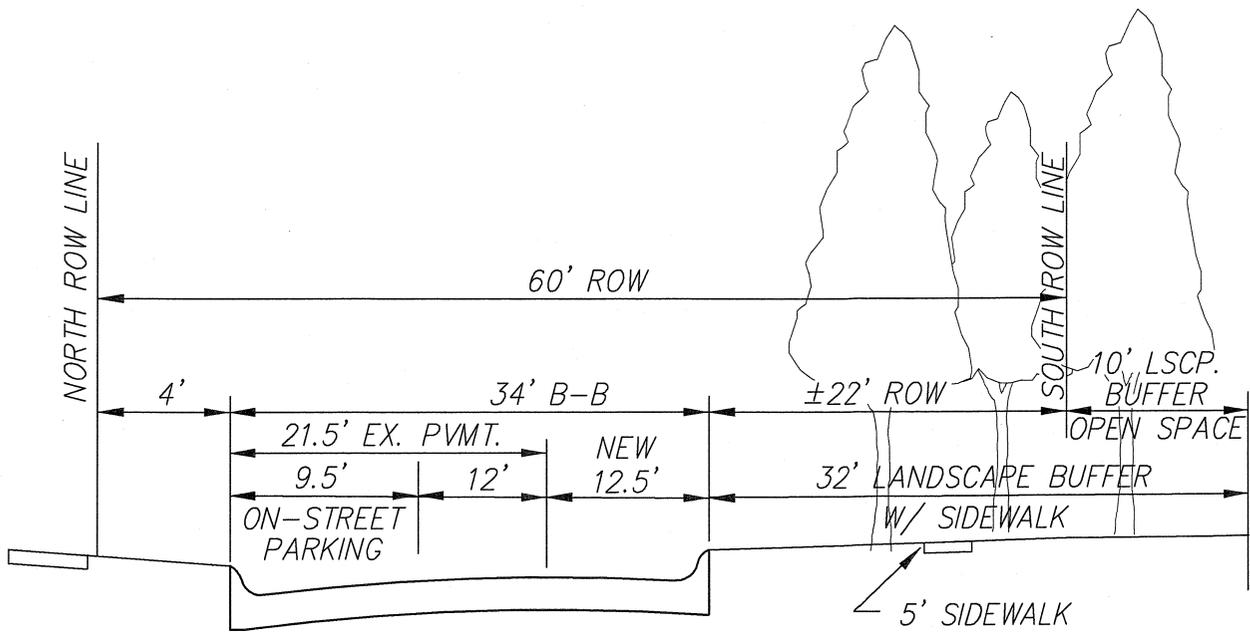
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
MVA	JA	MS	10/12/2011	1"=100'	1036A	7

PLATE NO.



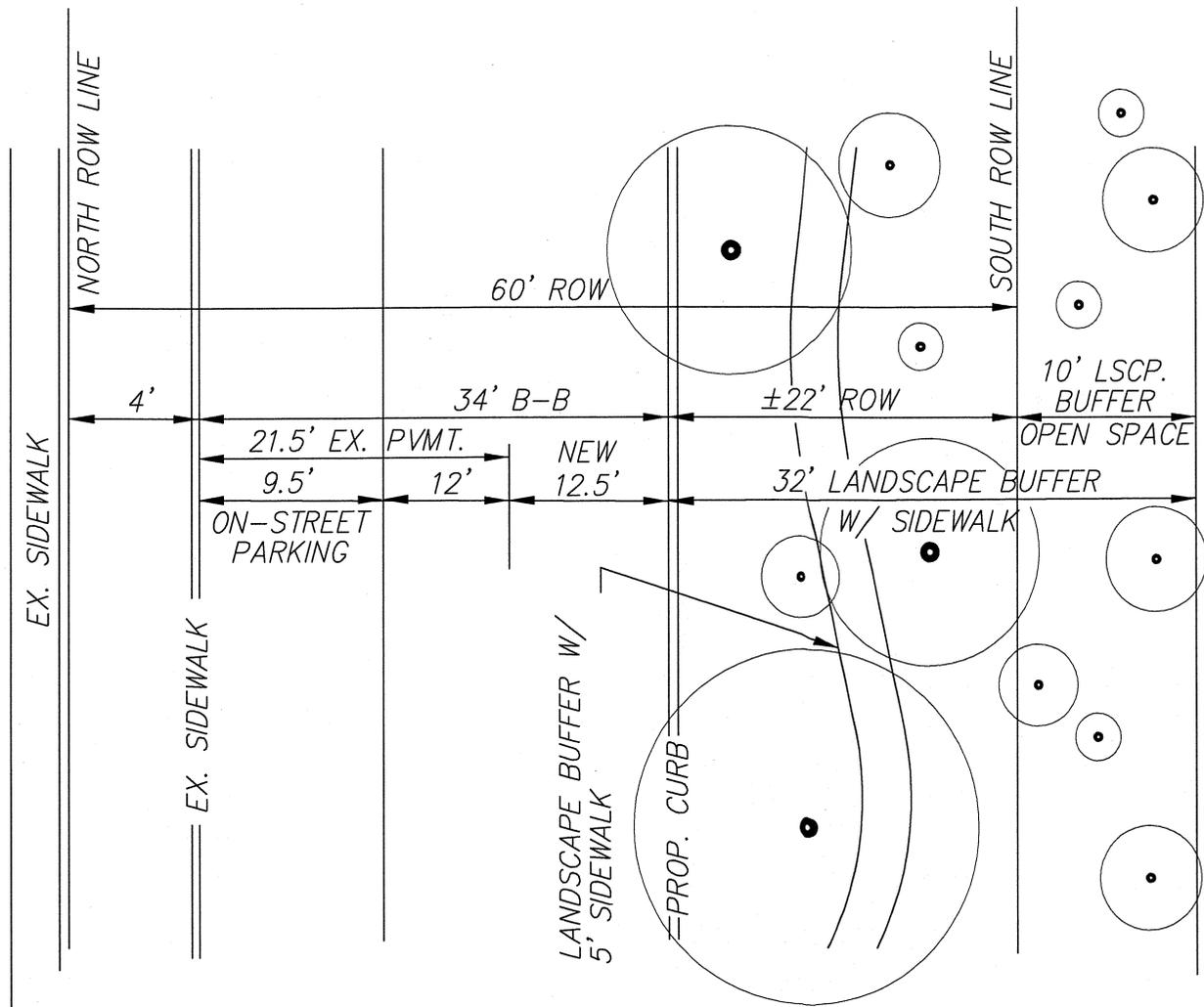
<b>CONCEPT PLAN - PHASE I</b>					
<b>HAGGARD ESTATES</b>					
KLEPPER SURVEY ABSTRACT NO. 212					
CITY OF PLANO, COLLIN COUNTY, TEXAS					
<b>DOWDY, ANDERSON &amp; ASSOCIATES, INC.</b> 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694 STATE REGISTRATION NUMBER: 6-199					
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB
MWA	JBA	MSD	10/12/2011	1"=40'	10040A
					SHEET
					3

# Exhibit "B"

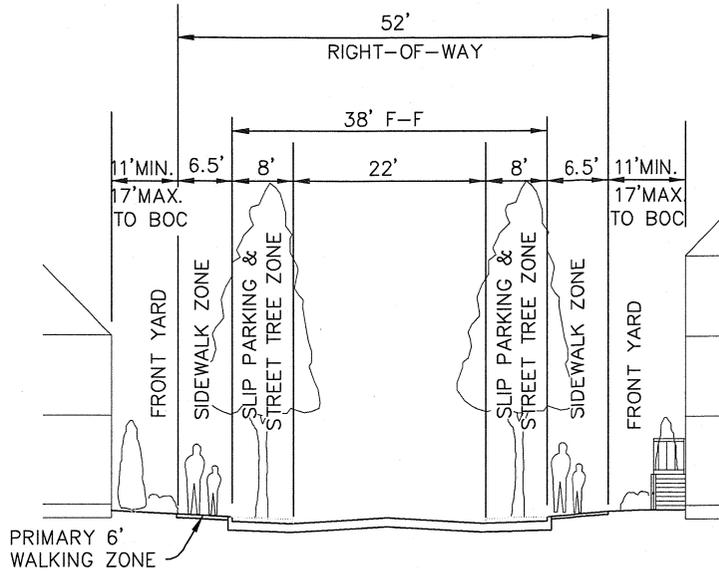


## PROPOSED PAVEMENT SECTION — BAFFIN BAY

N.T.S.

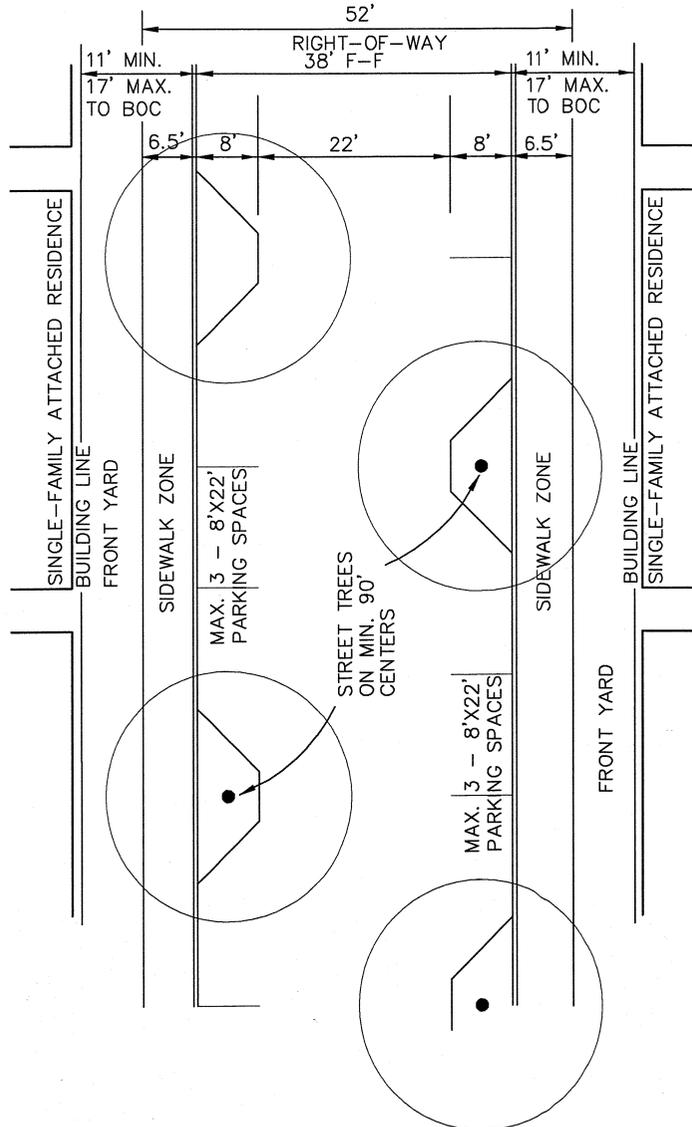


# Exhibit "D"



52' ROW ~ PAVEMENT PLAN & SECTION

N.T.S.



TYP. TRACT "D" PAVEMENT SECTION

N.T.S.

## Zoning Case 2011-15

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 rezone 119.2± acres out of the Daniel Klepper Survey, Abstract No. 212, located at the northeast corner of Custer Road and Park Boulevard in the City of Plano, Collin County, Texas, from Agricultural to Planned Development-224-Single-Family Residence-6/Single-Family Residence-7/Patio Home and Planned Development-225-Single-Family Residence Attached; 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 14th day of November, 2011, for the purpose of considering rezoning 119.2± acres out of the Daniel Klepper Survey, Abstract No. 212, located at the northeast corner of Custer Road and Park Boulevard in the City of Plano, Collin County, Texas, from Agricultural to Planned Development-224-Single-Family Residence-6/Single-Family Residence-7/Patio Home and Planned Development-225-Single-Family Residence Attached; 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 14th day of November, 2011; 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 107.7± acres out of the Daniel Klepper Survey, Abstract No. 212, located generally at the northeast corner of Custer Road and Park Boulevard in the City of Plano, Collin County, Texas,

from Agricultural to Planned Development-224-Single-Family Residence-6/Single-Family Residence-7/Patio Home, said property being described in the legal description on Exhibit "A" attached hereto.

**Section II.** The change granted in Section I is granted subject to the following:

Restrictions:

**General Provisions of the Planned Development District:**

1. The exhibits attached hereto are adopted as part of this ordinance.
2. Maintenance of all open space, landscaping, detention areas, and common amenities shall be the responsibility of a homeowners association. This responsibility shall include any landscaping improvements within the Baffin Bay Dr. right-of-way south of the curb line, and within the Country Place Dr. right of way west of the curb line. The homeowners association's documents shall be approved by the City Attorney.
3. A private recreation facility is an additional allowed use by right within the district.
4. Streets:

Baffin Bay Dr. shall be constructed as shown in Exhibit "B".
5. Landscaping and Open Space:
  - a. A combined minimum of eight acres of open space shall be provided within the district and shall be provided in accordance with Subsection 3.117 (Useable Open Space), except as provided herein.
  - b. All residential lots within Tract C must be located within 1,200 feet of required usable open space as measured along a street.
  - c. Open space provided shall be shown on an approved concept plan.
  - d. A minimum 15-foot landscape buffer dedicated to a homeowners association shall be provided along Park Blvd. and Custer Rd.
6. Screening:
  - a. A maximum eight-foot masonry screening wall shall be constructed along the rear or side lot line of lots adjacent to Custer Rd., Park Blvd., and Baffin Bay Dr. The wall shall be separated from the right-of-way by a minimum 15-foot landscape buffer to be maintained by the homeowners association. The

landscaping shall be provided on the street side of the wall. The wall shall be located in a lot dedicated to the homeowners association.

- b. A six-foot ornamental metal fence, which is at least 50% open in construction, and shrubbery shall be installed/constructed when street rights-of-way are provided internal to the residential subdivision that are adjacent to either Baffin Bay Dr. or Country Place Dr. rights-of-way. The fence shall be separated from the right-of-way for Baffin Bay Dr. and Country Place Dr. by a minimum ten-foot landscape buffer dedicated to a homeowners association. Where the fence extends to single-family residential lots, the six-foot ornamental fence may extend across the front yard building line. A minimum of two pedestrian access points within the ornamental fence shall be provided to the sidewalk along Baffin Bay Dr. and a minimum of one pedestrian access point shall be provided to the sidewalk along Country Place Dr.

### Residential Development Standards

#### 1. Standards relating to SF-6 (Tract A)

- a. Uses and development standards shall be in accordance with the SF-6 district except as provided in this subsection.
- b. Minimum Front Yard (for front entry): 15 feet. Garages shall be set back a minimum of 20 feet from the front property lines.
- c. Minimum Rear Yard: 15 feet
- d. Minimum Side Yard: six feet, except as provided in Section 3.600 (Side Yard Regulations)
- e. Minimum Side Yard: -- Corner Lot: 15 feet on street side, except as provided in Section 3.600 (Side Yard Regulations)
- f. Maximum Coverage: 55%

#### 2. Standards relating to SF-7 (Tract B)

- a. Uses and development standards shall be in accordance with the SF-7 district except as provided in this subsection.
- b. Minimum Front Yard: 25 feet
- c. Minimum Rear Yard: 10 feet, except as provided in Section 3.700 (Rear Yard Regulations)

- d. Minimum Side Yard: 7 feet, except as provided in Section 3.600, Side Yard Regulations
- e. Minimum Side Yard: -- Corner Lot: 15 feet on street side, except as provided in Section 3.600 (Side Yard Regulations)
- f. Maximum Coverage: 55%

3. Standards relating to Patio Home (Tract C)

- a. Uses and development standards shall be in accordance with the PH district except as provided in this subsection.
- b. Maximum Lot Coverage: 65%

**Section III.** The Comprehensive Zoning Ordinance No. 2006-4-24, as the same has been heretofore amended, is hereby further amended so as to rezone 11.5± acres out of the Daniel Klepper Survey, Abstract No. 212, located at the northeast corner of Custer Road and Park Boulevard in the City of Plano, Collin County, Texas, from Agricultural to Planned Development-225-Single-Family Residence Attached said property being described in the legal description on Exhibit “C” attached hereto.

**Section IV.** The change granted in Section III is granted subject to the following:

**General Provisions of the Planned Development District:**

- 1. The exhibits attached hereto are adopted as part of this ordinance.
- 2. Maintenance of all open space, landscaping, detention areas and common amenities shall be the responsibility of a homeowners association. The homeowners association's documents shall be approved by the City Attorney.
- 3. All residential lots within the district must be located within 1,200 feet of required usable open space as measured along a street.
- 4. Streets:
  - a. The north and east sides of the district shall be bounded by streets with a minimum 60-foot right-of-way.
  - b. Streets shall be constructed as shown in Exhibit “D”.

## 5. Landscaping

A minimum 15-foot landscape edge shall be provided along Park Blvd. and Custer Rd.

### Residential Development Standards

Standards relating to SF-A

- a. Uses and development standards shall be in accordance with the SF-A district except as provided in this subsection.
- b. Maximum Density: 25 dwelling units per acre
- c. Minimum Lot Width: 20 feet
- d. Minimum Lot Depth: 50 feet
- e. Front Yard Setbacks:
  - i. Minimum Setback: 11 feet from back of curb to building
  - ii. Maximum Setback: 17 feet from back of curb to building
- f. Minimum Lot Area: 1,100 square feet
- g. Maximum Lot Coverage: 95%
- h. Maximum Rear Yard: Five feet
- i. Minimum Side Yard:
  - i. Interior Side Yard: None
  - ii. Exterior Side Yard (Corner Lot): Shall be treated the same as front yards
- j. Buildings must be separated by a minimum distance of ten feet.
- k. Maximum Height: Two-story (35 feet)
- l. Maximum Building Length: 200 feet
- m. Maximum Number of Units per Building: Ten

- n. Each dwelling unit shall have a garage with a minimum of two parking spaces. Garage entrances shall be allowed only from an alley. The distance from the garage to the travel lane of the alley shall be a maximum of five feet in length or shall be a minimum of 20 feet in length. The elimination of the garage space, by enclosing the garage with a stationary wall, shall be prohibited.
- o. Street, Sidewalk and Streetscape Regulations
  - i. Street trees shall be uniformly placed in planting beds within six feet of the back-of-curb, a maximum of 90 feet on center.
  - ii. Sidewalks shall be a minimum unobstructed width of six feet and shall be placed along the street frontage. Sidewalks are in addition to and shall be placed adjacent to the street tree area.
  - iii. Stoops and landscaped areas adjacent to the building may extend a maximum distance of six feet into the areas between the front facade of the building and the back-of-curb provided that a minimum six-foot unobstructed sidewalk is maintained.

**Section V.** 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 VI.** 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 VII.** 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 VIII.** 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 IX.** 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 X.** This Ordinance shall become effective immediately upon its passage and publication as required by law.

**PASSED AND APPROVED THIS THE 14TH DAY OF NOVEMBER, 2011.**

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Phil Dyer, MAYOR

ATTEST:

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Diane Zucco, CITY SECRETARY

APPROVED AS TO FORM:

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Diane C. Wetherbee, CITY ATTORNEY

**Exhibit "A"**  
**Zoning Case 2011-15**  
**PD-224-SF-6/SF-7/PH**

BEING a tract of land situated in the Daniel Klepper Survey, Abstract No. 212, in the City of Plano, Collin County, Texas, and being a portion of that tract of land conveyed to W.O. Haggard Jr., according to the document filed of record in Volume 706, Page 52, Deed Records of Collin County, Texas, said tract being more particularly described as follows:

COMMENCING at a 1 inch iron rod found at the north end of a corner clip in the east line of Custer Road and the west line of said Haggard tract and being the most northerly southwest corner of the tract described herein;

THENCE North, 00° 10' 46" West, with the common line of said Custer Road and the west line of said Haggard tract, a distance of 617.01 feet to the POINT OF BEGINNING of the tract of land described herein;

THENCE North, 00° 10' 46" West, with said common line, a distance of 1,850.34 feet to a point for corner at the intersection of said common line with the south line of Baffin Bay Drive for the northwest corner of this tract;

THENCE North, 87° 36' 01" East, with the south line of said Baffin Bay Drive, a distance of 2,119.90 feet to a point for corner at the intersection of said south line with the west line of Country Place Drive for the northeast corner of this tract;

THENCE South, 02° 30' 12" East, with the west line of said Country Place Drive, a distance of 37.30 feet to a point for corner at the beginning of a curve to the right having a radius of 253.45 feet, a central angle of 29° 44' 13" and a chord bearing and distance of South, 12° 20' 24" West, 130.07 feet;

With said west line and said curve to the right an arc distance of 131.54 feet to a point for corner;

THENCE continuing with said west line the following courses and distance as follows:

South, 27° 10' 59" West, a distance of 46.04 feet to a point for corner at the beginning of a curve to the left having a radius of 370.68 feet, a central angle of 26° 58' 09" and a chord bearing and distance of South, 13° 40' 23" West, 172.87 feet;

With said curve to the left an arc distance of 174.48 feet to a point for corner;

South, 00° 11' 19" West, a distance of 449.36 feet to a point for corner;

North, 89° 43' 33" East, a distance of 20.00 feet to a point for corner;

South, 0° 11' 21" West, a distance of 83.58 feet to a point for corner at the beginning of a curve to the left having a radius of 742.45 feet, a central angle of 09° 31' 54" and a chord bearing and distance of South, 03° 37' 16" East, 123.37 feet;

With said curve to the left an arc distance of 123.51 feet to a point for corner at the beginning of a curve to the right having a radius of 682.45 feet, a central angle of 09° 41' 46" and a chord bearing and distance of South, 05° 41' 06" East, 115.35 feet;

With said curve to the right an arc distance of 115.49 feet to a point for corner;

South, 00° 11' 20" West, a distance of 1,418.54 feet to a point for corner in the north line of Park Boulevard for the southeast corner of this tract from which a 1 inch iron rod found for reference bears North, 00° 11' 20" East, a distance of 5.00 feet;

THENCE South, 89° 19' 51" West, leaving the above mention west line and with the north line of said Park Boulevard, a distance of 1,162.37 feet to a point for corner;

THENCE North, 00° 40' 09" East, leaving said north line, a distance of 15.02 feet to a point for corner at the beginning of a curve to the left having a radius of 370.00 feet, a central angle of 13° 57' 27" and a chord bearing and distance of North, 07° 38' 53" West, 89.91 feet;

With said curve to the left an arc distance of 90.13 feet to a point for corner at the beginning of a reverse curve to the right having a radius of 730.00 feet, a central angle of 10° 00' 43" and a chord bearing and distance of North, 09° 37' 14" West, 127.40 feet;

With said curve to the right an arc distance of 127.56 feet to a point for corner at the beginning of a reverse curve to the left having a radius of 670.00 feet, a central angle of 28° 59' 52" and a chord bearing and distance of North, 19° 06' 49" West, 335.48 feet;

With said curve to the left an arc distance of 339.09 feet to a point for corner at the beginning of a reverse curve to the right having a radius of 460.00 feet, a central angle of 13° 37' 08" and a chord bearing and distance of North, 26° 48' 11" West, 109.08 feet;

With said curve to the right an arc distance of 109.34 feet to a point for corner;

THENCE North, 62° 11' 33" West, a distance of 14.67 feet to a point for corner at the beginning of a nontangent curve to the left having a radius of 270.00, a central angle of 10° 54' 30" and a chord bearing and distance of South, 69° 22' 47" West, 51.33 feet;

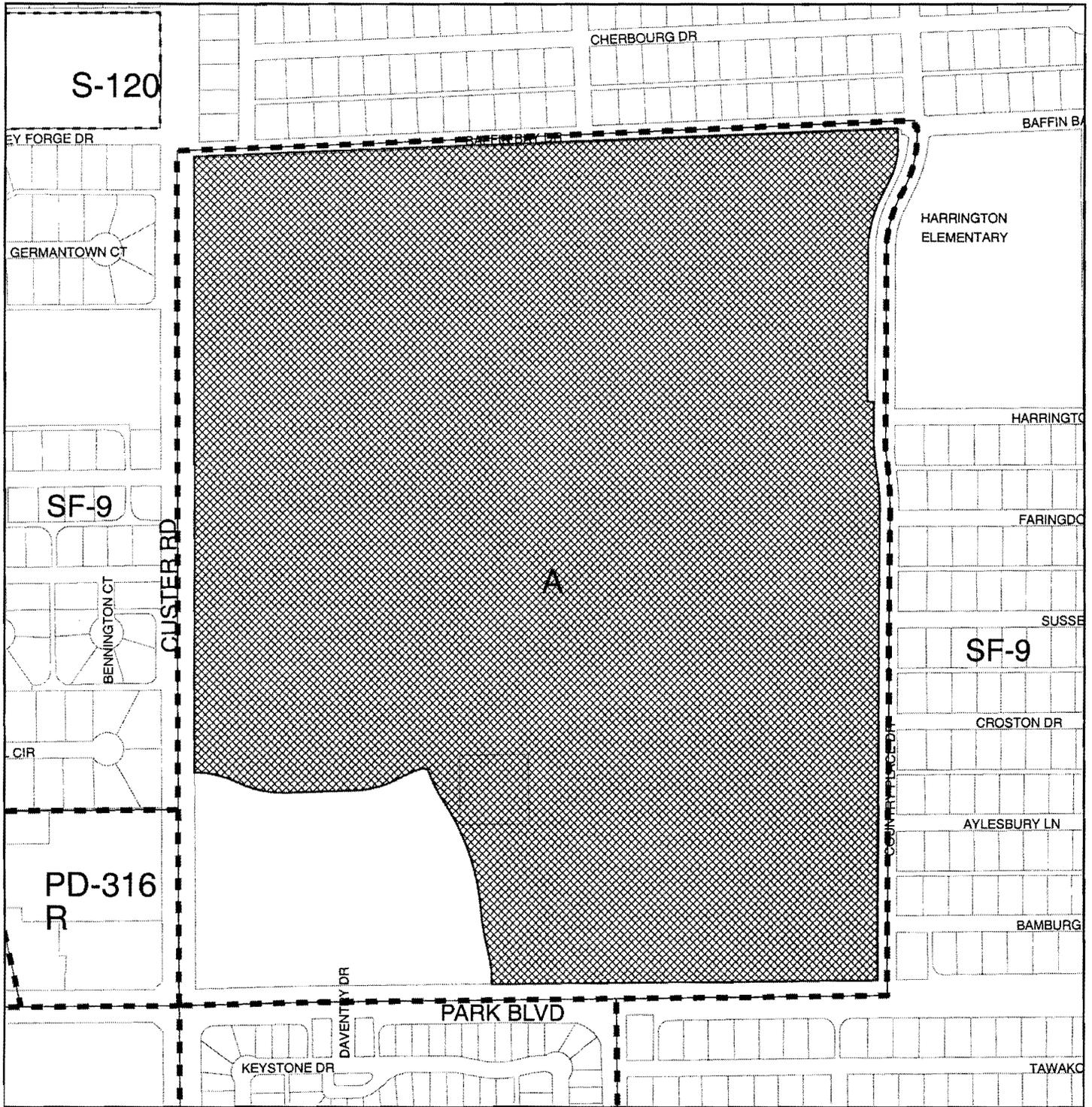
THENCE South, 63° 55' 32" West, a distance of 47.38 feet to a point for corner at the beginning of a curve to the right having a radius of 285.00 feet, a central angle of 24° 10' 40" and a chord bearing and distance of South, 76° 00' 52" West, 119.37 feet;

With said curve to the right an arc distance of 120.26 feet to a point for corner;

THENCE South,  $88^{\circ} 06' 11''$  West, a distance of 209.39 feet to a point for corner at the beginning of a curve to the right having a radius of 310.00 feet, a central angle of  $27^{\circ} 56' 36''$  and a chord bearing and distance of North,  $77^{\circ} 55' 31''$  West, 149.69 feet;

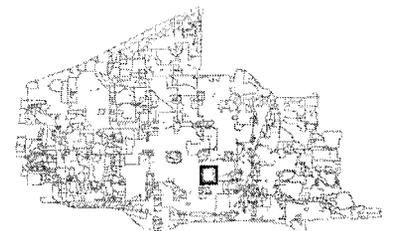
With said curve to the right an arc distance of 151.19 feet to a point for corner at the beginning of a reverse curve to the left having a radius of 290.00 feet, a central angle of  $26^{\circ} 00' 34''$  and a chord bearing and distance of North,  $76^{\circ} 57' 30''$  West, 130.52 feet;

With said curve to the left an arc distance of 131.64 feet to the POINT OF BEGINNING and containing 107.722 acres of land more or less.



Zoning Case #: 2011-15

Existing Zoning: AGRICULTURAL

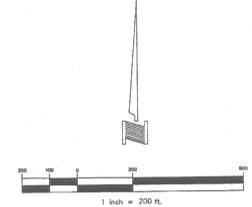
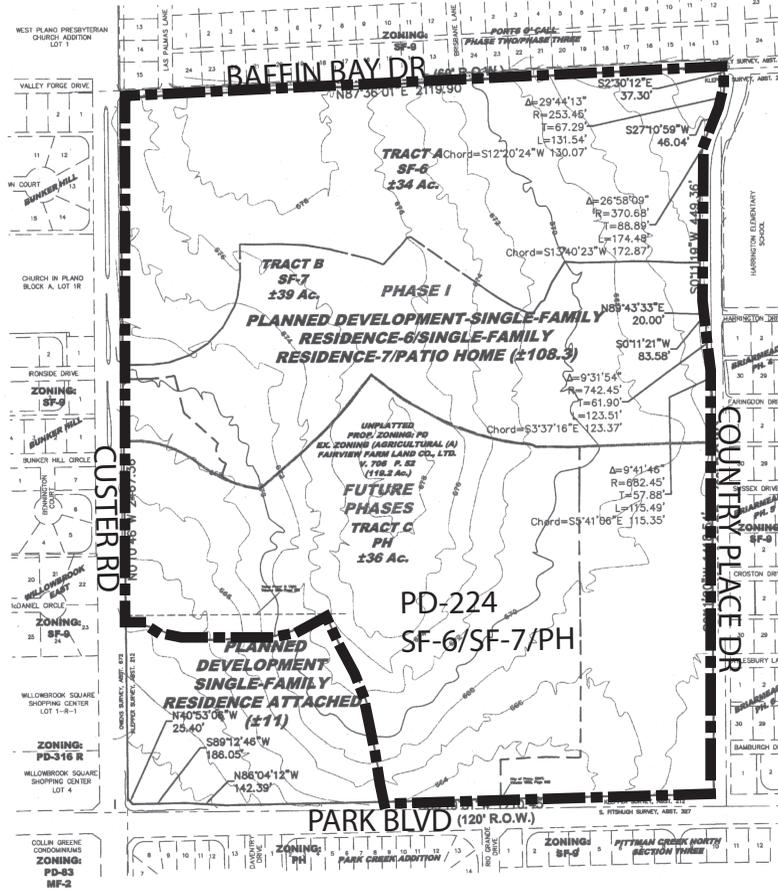


○ 200' Notification Buffer





LOCATION MAP  
NOT TO SCALE



**NOTES:**

- 1) All SF-6, SF-7, PH, and SF-A lots will conform to the minimum lot width, depth, and area standards as defined in Plano zoning ordinance except as amended by the regulations within the planned development districts.

**NOTE:**

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.

**ZONING CASE 2011-15**

EXHIBIT PREPARED: MAY 18, 2011  
EXHIBIT REVISION: OCTOBER 12, 2011

**ZONING EXHIBIT**

**HAGGARD  
ESTATES**

119.264 Acres  
KLEPPER SURVEY, ABST. 212  
CITY OF PLANO, COLLIN COUNTY, TEXAS

**OWNER/APPLICANT:**

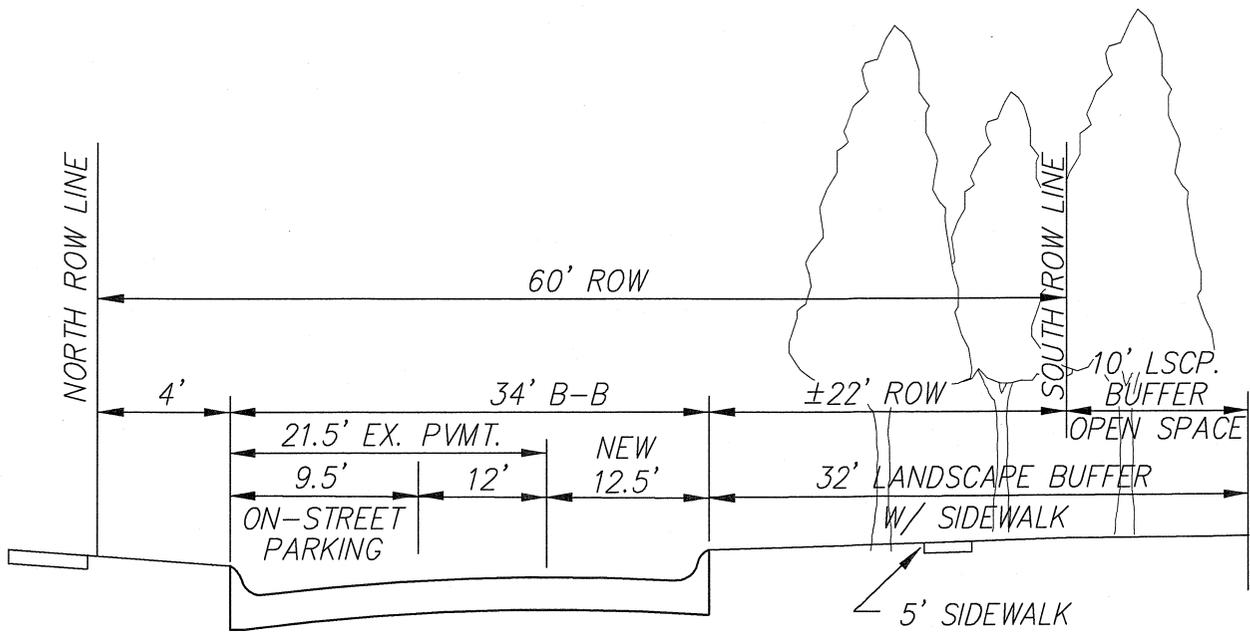
Fairview Farm Land Co., Ltd.  
3314 N. Central Expressway, Ste. 100  
Plano, TX. 75074  
Contact: Rodney Haggard

**PLANNER/ENGINEER/SURVEYOR:**

Dowdey, Anderson & Associates, Inc.  
5225 Village Creek Dr, Ste. 200  
Plano, TX. 75093  
Contact: Matt Alexander

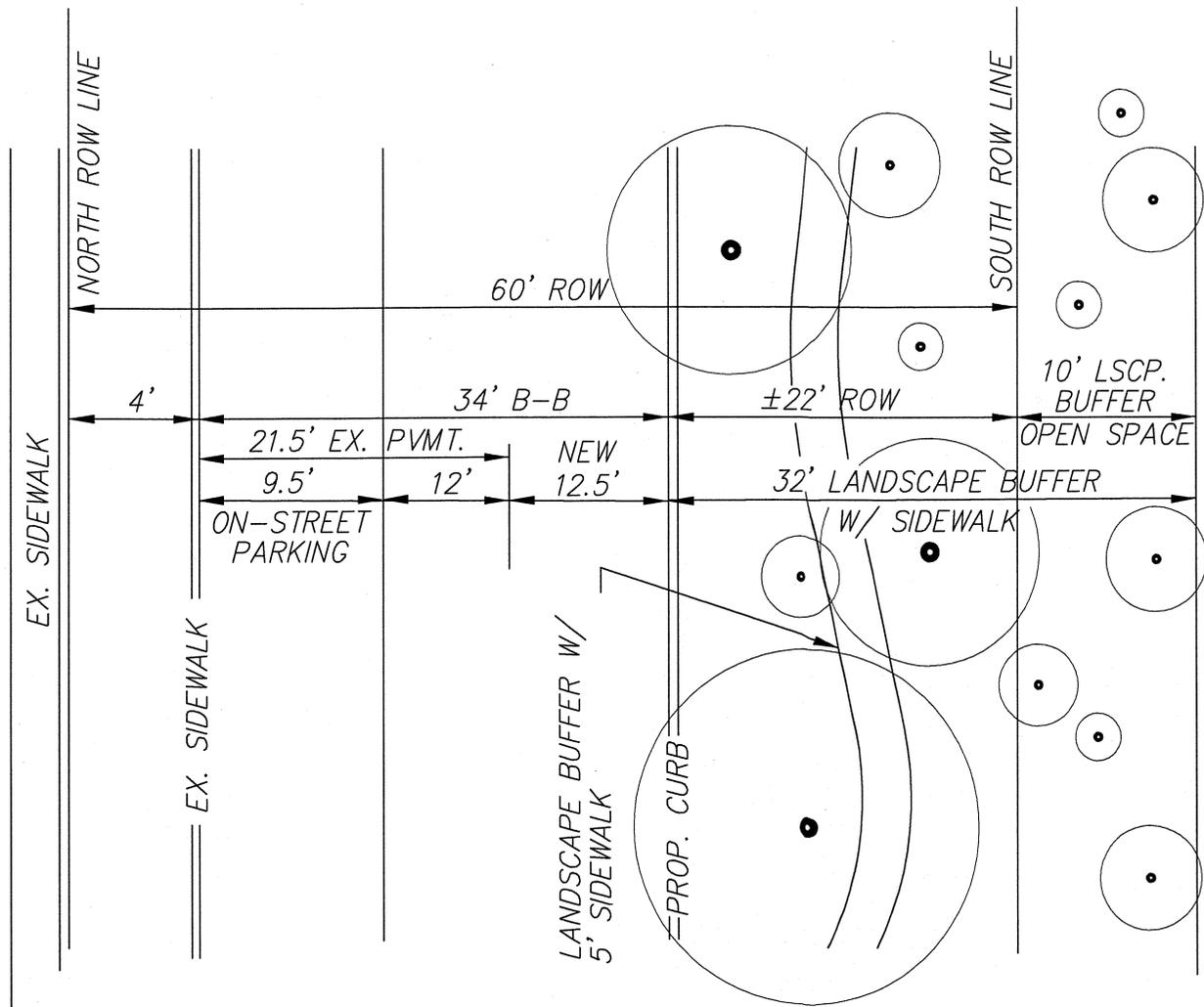
PLANNER/ENGINEER  
DOWDEY, ANDERSON & ASSOCIATES, INC.  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972.931.0694

# Exhibit "B"



## PROPOSED PAVEMENT SECTION — BAFFIN BAY

N.T.S.



**Exhibit "C"**  
**Zoning Case 2011-15**  
**PD-225-SF-A**

BEING a tract of land situated in the Daniel Klepper Survey, Abstract No. 212, in the City of Plano, Collin County, Texas, and being a portion of that tract of land conveyed to W.O. Haggard Jr., according to the document filed of record in Volume 706, Page 52, Deed Records of Collin County, Texas, said tract being more particularly described as follows:

BEGINNING at a 1 inch iron rod found at the north end of a corner clip in the east line of Custer Road and the west line of said Haggard tract and being the most northerly southwest corner of the tract described herein;

THENCE North, 00° 10' 46" West, with the common line of said Custer Road and the west line of said Haggard tract, a distance of 617.01 feet to a point for corner at the beginning of a curve to the right having a radius of 290.00 feet, a central angle of 26° 00' 34" and a chord bearing and distance of South 76° 57' 30" East, 130.52 feet;

With said curve to the right an arc distance of 131.64 feet to a point for corner at the beginning of a reverse curve to the left having a radius of 310.00 feet, a central angle of 27° 56' 36" and a chord bearing and distance of South 77° 55' 31" East, 149.69 feet;

With said curve to the left an arc distance of 151.19 feet to a point for corner;

THENCE North, 88° 06' 11" East, a distance of 209.39 feet to a point for corner at the beginning of a curve to the left having a radius of 285.00 feet, a central angle of 24° 10' 40" and a chord bearing and distance of North 76° 00' 52" East, 119.37 feet;

With said curve to the left an arc distance of 120.26 feet to a point for corner;

THENCE North, 63° 55' 32" East, a distance of 47.38 feet to a point for corner at the beginning of a curve to the right having a radius of 270.00 feet, a central angle of 10° 54' 30" and a chord bearing and distance of North 69° 22' 47" East, 51.33 feet;

With said curve to the right an arc distance of 51.40 feet to a point for corner;

THENCE South, 62° 11' 33" East, a distance of 14.67 feet to a point for corner at the beginning of a nontangent curve to the left having a radius of 460.00 feet, a central angle of 13° 37' 08" and a chord bearing and distance of South 26° 48' 11" East, 109.08 feet;

With said curve to the left an arc distance of 109.34 feet to a point for corner at the beginning of a reverse curve to the right having a radius of 670.00 feet, a central angle of 28° 59' 52" and a chord bearing and distance of South 19° 06' 49" East, 335.48 feet;

With said curve to the right an arc distance of 339.09 feet to a point for corner at the beginning of a reverse curve to the left having a radius of 730.00 feet, a central angle of  $10^{\circ} 00' 43''$  and a chord bearing and distance of South  $09^{\circ} 37' 14''$  West, 127.40 feet;

With said curve to the left an arc distance of 127.56 feet to a point for corner at the beginning of a reverse curve to the right having a radius of 370.00 feet, a central angle of  $13^{\circ} 57' 27''$  and a chord bearing and distance of South  $07^{\circ} 38' 53''$  East, 89.91 feet;

With said curve to the right an arc distance of 90.13 feet to a point for corner;

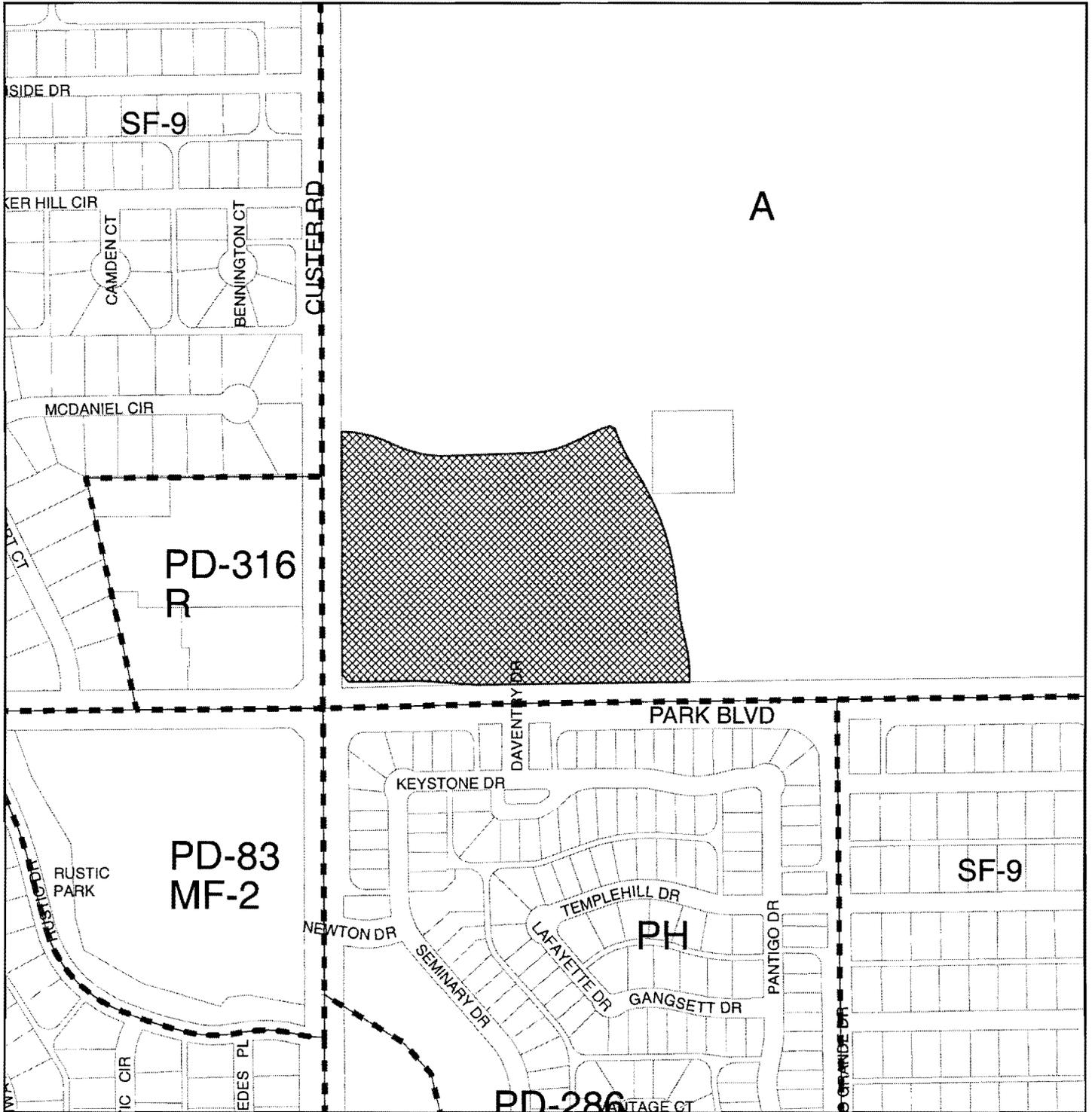
THENCE South,  $00^{\circ} 40' 09''$  East, a distance of 15.02 feet to a point for corner in the north line of the above mentioned Park Boulevard;

THENCE South,  $89^{\circ} 19' 51''$  West, with the north line of said Park Boulevard, a distance of 548.08 feet to a point for corner;

THENCE North,  $86^{\circ} 04' 12''$  West, with said north line, a distance of 142.39 feet to a point for corner;

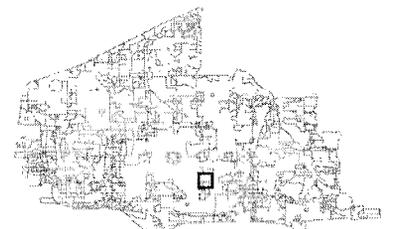
THENCE South,  $89^{\circ} 12' 46''$  West, with said north line, a distance of 186.05 feet to a point for corner at the south end of the above mentioned corner clip for the most southerly southwest corner of this tract;

THENCE North,  $40^{\circ} 53' 06''$  West, with said corner clip, a distance of 25.40 feet to the POINT OF BEGINNING and CONTAINING 11.542 acres of land more or less.



Zoning Case #: 2011-15

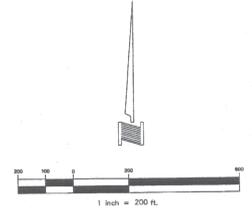
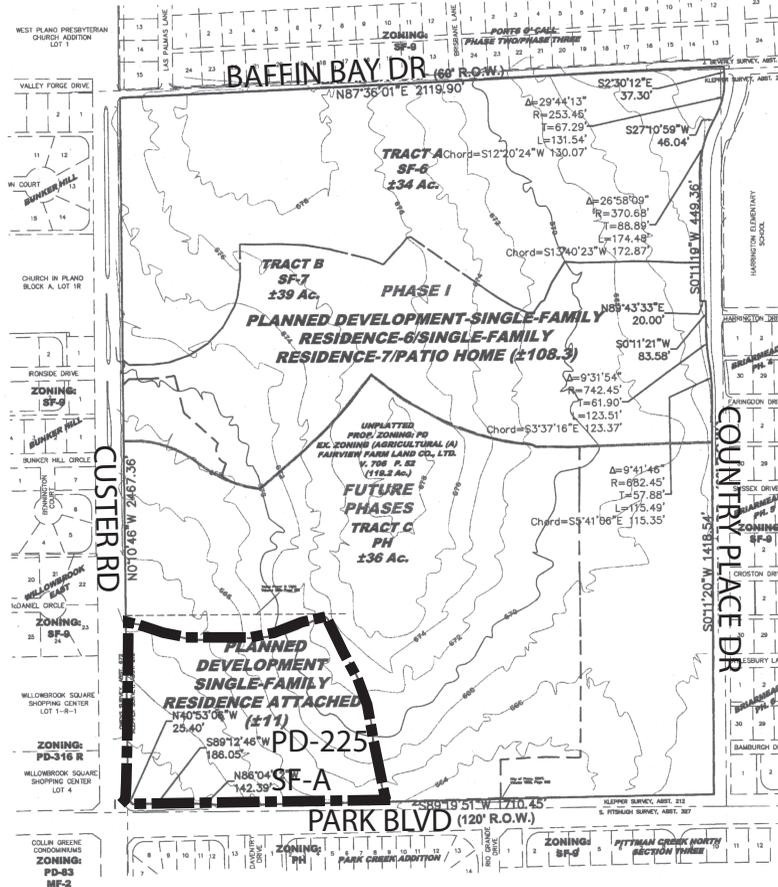
Existing Zoning: AGRICULTURAL



○ 200' Notification Buffer



LOCATION MAP  
NOT TO SCALE



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**ZONING CASE 2011-15**

EXHIBIT PREPARED: MAY 18, 2011  
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ZONING EXHIBIT  
**HAGGARD**  
**ESTATES**

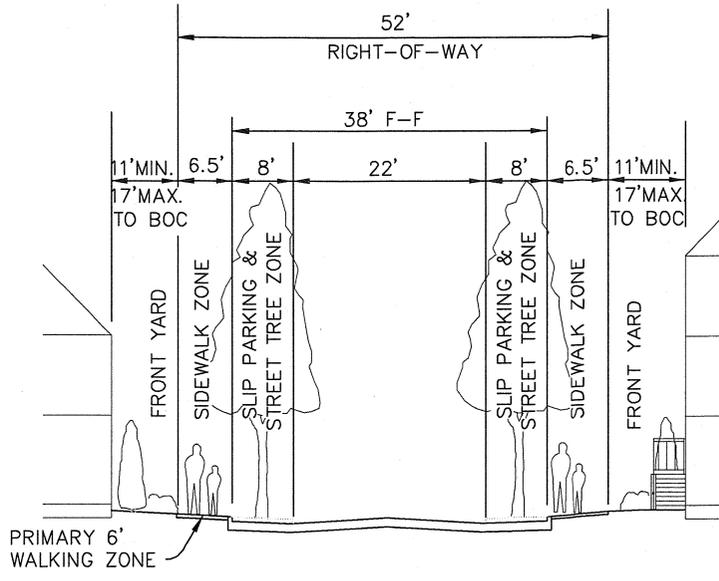
119.264 Acres  
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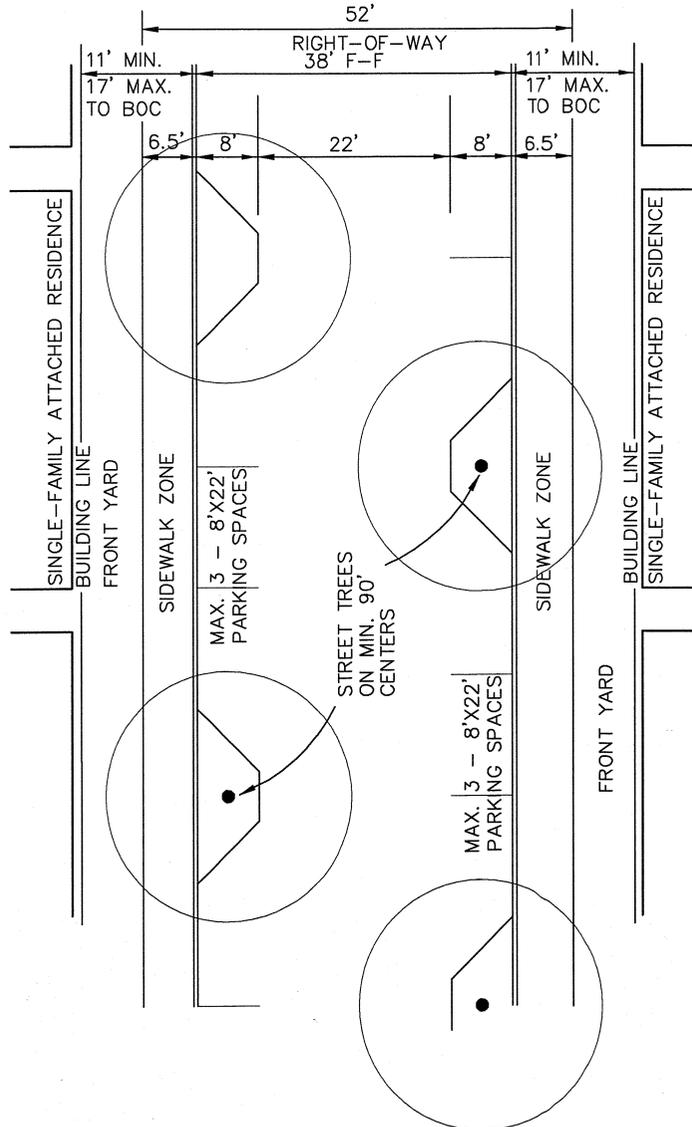
DOWDEY, ANDERSON & ASSOCIATES, INC.  
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972.931.0694

# Exhibit "D"



52' ROW ~ PAVEMENT PLAN & SECTION

N.T.S.



TYP. TRACT "D" PAVEMENT SECTION

N.T.S.