Planned Developments
Listed with Conditions of Approval

PD-1-PH Patio Home

ZC 95-83/97-4-13 Location: SW corner of Parker Rd. and Willow Bend Dr.

ZC 95-83/95-11-13 Acreage: 4.8±

Restrictions:

1. The land study shall be adopted by ordinance as part of this planned development as shown in Exhibit B.
2. Extend Willow Bend Dr. as a four-lane divided thoroughfare to Parker Rd. with the development of this property.
3. Minimum Lot Width: 50 feet
4. No requirement for off-street visitor parking.
5. One three-inch caliper tree shall be required for every 50 feet of street frontage in the landscape areas along Parker Rd.

PD-2-MF-3 Multifamily Residence-3

ZC 83-25/83-5-18 Location: SE corner of 18th St. and L Ave.

Acreage: 2.9±

Restrictions:

1. Additional use of Retirement Housing (RH).
2. A maximum of 48 units may be developed in accordance with MF-3 standards or a maximum of 130 units at RH standards.
3. For RH development, occupancy of the remaining 20% of the dwelling units not occupied with a household head aged 60 years or older, may also include units occupied by handicapped persons over 18 years of age in addition to those exceptions noted in 8-301-77.

PD-3-PH Patio Home

ZC 95-88/95-11-27 Location: East side of Midway Rd., north of Plano Pkwy.

Acreage: 23.9±

Restrictions:

1. The land study shall be adopted by ordinance as part of this planned development.
2. No requirement for off-street visitor parking.
3. No requirement for open space.
4. Maximum lot coverage for the main building shall be 60% for one story structures and ten percent additional coverage permitted for accessory buildings. (See Subsection 3.701.)

PD-3-PH Patio Home

5. The minimum lot width and minimum building line for lots siding to Communications Pkwy. are 45 feet and 15 feet respectively.
6. The screening wall along Communications Pkwy. and Midway Rd. shall match the screening wall of the adjacent northern subdivision.

PD-4-MF-3 Multifamily Residence-3

ZC 95-88/95-11-27 Location: East side of Midway Rd., north of Plano Pkwy.

Acreage: 11.3±

Restrictions:

1. Maximum Building Height: Two story (35 feet)
2. A wrought iron fence with a minimum of two gates shall be installed along the common property line with the city park and the elementary school. The minimum and maximum fence heights are six and eight feet respectively.
3. A minimum setback of 150 feet for two story buildings with windows, patios, and/or stairs that face the patio home lots. The setback shall be reduced to 60 feet if the two story buildings do not contain windows, patios, and/or stairs that face the patio home lots.

PD-5-MF-2 Multifamily Residence-2

ZC 85-71/86-3-14 Location: North side of 14th St., west of Shiloh Rd.

Acreage: 9.8±

Restriction:

Maximum Density: 16 units per acre

PD-6-R Retail

ZC 78-48/80-7-8 Location: South side of E. Park Blvd., east of Los Rios Blvd.

Acreage: 6.4±

Restriction:

Maximum of 50% of gross leasable space to be utilized for retail uses.

PD-8-MF-2 Multifamily Residence-2

ZC 82-94/83-3-10 Location: NE corner of E. Park Blvd. and Dobie Dr.

Acreage: 21.4±

Restrictions:

1. Not more than ten percent of the total number of units shall have three bedrooms.
2. At least 40% of the total number of units shall have not more than one bedroom.
3. No units with more than three bedrooms will be permitted.

PD-8-MF-2 Multifamily Residence-2

4. Provision of adequate recreation space and landscaping to be determined with site plan approval.
5. No lights taller than eight feet shall be located within 150 feet of the east property line.
6. All lights shall reflect away from adjacent single-family property.
7. No developed outdoor recreation areas (tennis courts, swimming pools, etc.) shall be located within 150 feet of the east property line, with the exception of jogging paths.
8. No through driveways shall be located within 150 feet of the east property line unless required for fire protection.
9. No unscreened parking shall face the east property line.
10. No buildings adjacent to the east property line may have front entrances facing east.
11. A three-foot landscaped, irrigated berm shall be required along the east property line.

PD-9-MF-2 Multifamily Residence-2

ZC 96-44/97-4-8 Location: SW corner of Preston Rd. and Parker Rd.

Acreage: 19.6±

Restrictions:

1. Maximum Building Height: Three story (as defined in the Multifamily-3 section of the Zoning Ordinance)
2. A 150-foot building setback from the right-of-way of Ventura Dr./Tulane Dr. for three story buildings.
3. Off-street parking is prohibited between Ventura Dr./Tulane Dr. and the first tier of buildings.

PD-10-MF-2 Multifamily Residence-2

ZC 71-04/71-4-2 Location: South side of Park Blvd., east of K Ave.

Acreage: 8.8±

Restriction:

Maximum Density: 16 units per acre

PD-12-R/O-2 Retail/General Office

ZC 2005-20/2005-6-34 Location: SW and SE corners of S.H. 121 and Ohio Dr.

ZC 97-01/97-8-20 Acreage: 89.3±

Restrictions:

1. Light-intensity manufacturing uses are allowed by right.
2. Building materials sales shall be a use allowed by right.
3. A 30-foot wide landscape edge, measured from the property line, shall be provided along thoroughfares that are Type C or larger.

PD-12-R/O-2 Retail/General Office

4. Pole signs are prohibited. Monument signs are allowed provided the sign is eight feet or less in height.
5. Overhead utilities are prohibited.

PD-13-R Retail

ZC 84-65/85-1-22 Location: NE corner of Los Rios Blvd. and E. Park Blvd.

Acreage: 9.2±

Restriction:

Maximum Height: One story or 32 feet, whichever is less

PD-14-PH Patio Home

ZC 96-82/97-3-28 Location: West side of Custer Rd., 900± feet north of McDermott Rd.

Acreage: 16.5±

Restriction:

No common open space shall be required.

PD-15-MF-2 Multifamily Residence-2

ZC 96-82/97-3-28 Location: West side of Custer Rd., 900± feet north of McDermott Rd.

Acreage: 34.0±

Restrictions:

1. Maximum height defined per the Multifamily-3 district standards.
2. Minimum front yard as defined per the Multifamily-3 district standards.
3. A 15-foot rear and side yard setback for all buildings adjacent to the Ridgeview Ranch Golf Course.
4. A 60 foot setback from the southern property line for all buildings.
5. A wrought iron fence or similar fence, which is “open” in appearance, must be constructed along the common property line with the Ridgeview Ranch Golf Course.

PD-17-SF-6 Single-Family Residence-6

ZC 97-18/97-6-21 Location: SW corner of Preston Rd. and Lorimar Dr.

Acreage: 7.3±

Restrictions:

1. Minimum Lot Width: 40 feet for both corner lots and interior lots
2. Front Yard Setback: 15 feet
3. Side Yard Setback: Five feet
4. Side Yard Setback (for a corner lot along Silver Creek Dr.): Five feet

PD-17-SF-6 Single-Family Residence-6

5. Rear and Side Yard Setback (along Lorimar Dr.): Ten feet
6. Maximum Height: Three story (35 feet). Three story structures may only be constructed on Block A, Lots 12-22.
7. Maximum Lot Coverage: 60%, plus ten percent additional coverage permitted for accessory buildings
8. Maximum of two lots shall have a lot depth below the required minimum of 100 feet.
9. The land study shall be adopted by ordinance as part of this planned development.
10. Maximum number of 42 residential lots.
11. Garages must set back 20 feet from right-of-way if garage door faces the street.

PD-18-MF-2 Multifamily Residence-2

ZC 71-04/71-4-2 Location: North of 14th St., east and west of Shiloh Rd.

Acreage: 7.4±

Restriction:

Maximum Density: 16 units per acre

PD-19-MF-2/PH Multifamily Residence-2/Patio Home

ZC 2002-21/2002-7-23 Location: SW corner of Chaparral Rd. and Jupiter Rd.

ZC 97-22/97-6-22 Acreage: 25.8±

Restrictions:

1. If developed as Multifamily-2, the following stipulations shall apply:
   a. No reclamation of the 100 year floodplain.
   b. Thirty-foot wide landscape edge along Chaparral Rd. and Jupiter Rd.
   c. Fifty-foot wide open space area along the southern property line.
   d. Maximum 412 residential units.
   e. Maximum effort shall be made to preserve trees within the 100 year floodplain and the required 50-foot open space area as noted above.
2. If developed as Patio Home standards, the following stipulations apply:
   1. Fifteen-foot landscape edge along Chaparral Rd. and Jupiter Rd.
   2. Maximum 136 single-family residential units.
3. If developed as Single-Family Detached, the base development standards of the respective Single-Family Detached district shall apply.

PD-20-MU Mixed Use

ZC 2005-44/2005-11-36 Location: NE corner of Preston Rd. and Robinson Rd.

ZC 2005-35/2005-10-15 Acreage: 135.3±

ZC 2003-47/2003-10-23

ZC 2002-62/2003-2-28

ZC 2002-25/2002-9-20

ZC 2000-02/2000-3-33

ZC 97-01/97-8-20

Restrictions:

The map attached hereto as Exhibit B, as amended by Exhibits C and D is hereby adopted as part of this ordinance.

1. Sub-Area A (Preston Rd. Mixed-Use)
   a. Uses Permitted
      (1) By Right: All those uses permitted in the Retail and Office-2 districts, plus one regional theater.
      (2) By Specific Use Permit: All those uses permitted by specific use permit in the Retail and Office-2 districts, plus multifamily. Residential units are limited to the second floor and above and may not exceed ten percent of total floor area in Sub-Area A.
   b. Minimum Front Yard: 50 feet; however, this distance may be reduced to 30 feet if no parking or drive aisles are located between the building face and the street.
   c. Minimum Side Yard: None, except as required by building or fire codes
   d. Minimum Rear Yard: None, except as required by building or fire codes
   e. Maximum Height: Eight story. Maximum height for parking structures is three levels above grade.
   f. Parking Requirements: As required by Section 3.1100 of the Comprehensive Zoning Ordinance, except multifamily residence, which shall be parked at one space per bedroom.
   g. A minimum of 12.0± acres of land along the White Rock Creek shall be maintained as open space and shall be open to the public at all times.
   h. Landscaping: As required by Section 3.1200, Landscaping Requirements, and Section 4.500, Preston Road Overlay District, of the Comprehensive Zoning Ordinance.
   i. Phasing
      (1) A Certificate of Occupancy shall not be issued until the White Rock Creek tributary greenbelt park and lake are completed and available for public access.
      (2) A Certificate of Occupancy shall not be issued for a regional theater or any property abutting the proposed Type “D” thoroughfare between Preston Rd. and Ohio Dr. until the southern half of the street is completed.

PD-20-MU Mixed Use

2. Sub-Area B (Town Center)
   a. Uses Permitted
      (1) multifamily residences and single-family attached residences
      (2) recreation center (public and private)
      (3) post office
      (4) private club
      (5) all office uses
      (6) All uses permitted in the Retail district except the following:
         a) dry cleaning plant
         b) indoor commercial amusement
         c) mortuary/funeral parlor
         d) motel/hotel
         e) residence hotel
         f) small engine repair shop
         g) theater
         h) tool rental shop
         i) veterinary clinic/kennel
         j) automotive parts sales
         k) automobile repair, minor/service station
         l) car wash
         m) building materials and hardware
         n) tire dealer
      (7) No single occupancy may exceed 7,500 square feet except as permitted by specific use permit.
   b. Minimum Nonresidential Floor Area: The ground floor of any building fronting on Town Square, except the south building, shall be a nonresidential use to a minimum depth of 50 feet back from the facade facing Town Square. The south building facing Town Square is exempt from this requirement, and may be developed entirely for residential uses. This building must be developed in town house style.
   c. Maximum Residential Density: 35 units per acre
   d. Required Front Yard (Town Square): Building facades must be constructed such that 80% of the building face is no less than ten feet and no more than 20 feet from the parking curb line at Town Square.
   e. Minimum Interior Side Yard: None, except as required by building or fire codes

PD-20-MU Mixed Use

f. Required Rear Yard: Building facades must be constructed such that there is 20 feet from the face of enclosed garage doors to the nearest line of a private way, if a tandem parking space is desired; otherwise a ten foot setback for the garage from the aisle is required.

g. Minimum Floor Area per Dwelling Unit: 400 square feet; in addition, no more than ten percent of the units may be less than 550 square feet in size.

h. Maximum Lot Coverage: None

i. Maximum Height: Four story (65 feet)

j. Minimum Height: Two-and-one-half story for the southern building. Three story for the northern and eastern buildings; however, loft or multilevel space may be included in these buildings.

k. Parking Requirements

(1) Multifamily: One parking space per bedroom. (Tandem parking space permitted in 20 feet behind enclosed garage doors.)

(2) Nonresidential Uses: One space per 300 square feet

(3) Community Facilities: No parking required

(4) Parking is restricted to quasi-public streets, parking garages, or tandem spaces provided for the residential units. Parking lots are prohibited within this sub-area. Additional parking, if necessary, must be provided offsite, as required by Section 3.1100 of the Comprehensive Zoning Ordinance.

l. Landscaping: As required by Section 3.1200, Landscaping Requirements, and Section 4.500, Preston Road Overlay District, of the Comprehensive Zoning Ordinance.

3. Sub-Area C (Multifamily Residential)

a. Uses Permitted: Multifamily residences, retirement housing, and single-family attached

b. Residential Density

(1) Minimum Residential Density: 28 units per acre. Residential units developed in Town Center shall be included in the density. Quasi-public streets, required open space areas and the 30-foot landscape edge required along public streets shall be excluded from the density calculation. A minimum of 15 acres, not to exceed 25 acres, shall be developed at a density of 8-12 units per acre. The minimum site area is five acres for density of 8-12 units per acre.

(2) Maximum Residential Density: 50 units per acre, not to exceed 1,450 units

c. Required Front Yard

(1) Public Street: 30 feet

(2) Quasi-public Street: Building facades must be constructed such that 80% of the building face is no less than ten feet and no more than 20 feet from a quasi-public street or the parking curb line on quasi-public streets.

d. Minimum Side Yard: None, except as required by building and fire codes

e. Required Rear Yard: Building facades must be constructed such that there is 20 feet from the face of enclosed garage doors to the nearest line of a private way, if a tandem parking space is desired; otherwise a ten foot setback for the garage from the aisle is required.

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f. Minimum Floor Area per Dwelling Unit: 400 square feet; in addition, no more than ten percent of the units may be less than 550 square feet in size.

g. Maximum Lot Coverage: None

h. Maximum Height: Seven story

i. Minimum Height: Two story for densities at 8-12 units per acre. Three story for higher density development.

j. Minimum Usable Open Space

(1) A minimum of three acres of public open space shall be configured to link Sub-Area C to Sub-Area B (Town Center) and Sub-Area D.

(2) An illuminated, pedestrian pathway shall be constructed and paved to connect the sub areas.

(3) At least one active recreation area shall be created along each pathway containing a minimum contiguous area of 30,000 square feet.

(4) One hundred square feet per unit as defined by Section 1.600 of the Comprehensive Zoning Ordinance. Excluded are the required landscaping and the three acres of required open space referenced in j.1. above. The open space shall have a minimum width of 15 feet.

k. Landscaping: As required by Section 3.1200, Landscaping Requirements, and Section 4.500, Preston Road Overlay District, of the Comprehensive Zoning Ordinance.

l. Parking Requirements for Multifamily Residential: One parking space per bedroom. (Tandem parking space permitted in 20 feet behind enclosed garage doors may be counted toward this requirement.)

m. Architectural and signage requirements shall be adopted by ordinance prior to approval of any plans.

n. Phasing: A Certificate of Occupancy shall not be issued for any phase until:

(1) The entire pedestrian greenbelt abutting a particular phase is completed from Town Square to either Sub-Area D or Ohio Dr. and open to the public.

(2) The southern and eastern buildings fronting Town Square have been substantially completed.

4. Sub-Area D

a. Uses Permitted: Same as Sub-Area B, except veterinary clinics are allowed by right and gasoline sales are allowed as an accessory use.

b. Development Options - This property may develop as any one of the following:

(1) Entirely Nonresidential - A minimum of 30,000 square feet of nonresidential uses must be developed. This requirement may be phased, with the first phase containing a minimum of 15,000 square feet of nonresidential development. Each retail building must have storefronts on at least two sides.

(2) Mixed Use - A minimum of 30,000 square feet of nonresidential uses must be developed. This requirement may be phased, with the first phase containing a minimum of 15,000 square feet of nonresidential development. Each retail building must have storefronts on at least two sides. A maximum of 200 residential units may be developed.

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(3) Entirely Residential - Residential development shall be constructed in accordance with the regulations contained within this sub-area and the approved preliminary site plan which is attached as a part of this ordinance. A maximum of 120 residential units may be developed.

c. Maximum Residential Density: 80 units per acre

d. Minimum Front Yard (Public Streets): 50 feet. This distance may be reduced to 30 feet if no drive aisles or parking areas are located between the street and the building face.

e. Minimum Setback (Quasi-public Streets): Ten feet from the curb line

f. Minimum Side Yard: None, except as required by building and fire codes

g. Minimum Rear Yard: None, except as required by building and fire codes

h. Minimum Floor Area per Dwelling Unit: Same as Sub-Area B

i. Maximum Lot Coverage: None

j. Maximum Height: Same as Sub-Area B

k. Parking Requirements

(1) Multifamily Residential: One parking space per bedroom

(2) Nonresidential Uses: One space per 250 square feet

l. Landscaping: As required by Section 3.1200, Landscaping Requirements, and Section 4.500, Preston Road Overlay District, of the Comprehensive Zoning Ordinance

m. Architectural and signage requirements shall be adopted by ordinance prior to approval of any plans.

5. Urban Design Standards (Applicable to Sub-Areas A through D)

a. Quasi-public Streets: 22 feet in width. Within Sub-Area A, the width of the quasi-public streets may be increased to 28 feet. Parking is limited to parallel spaces with angle parking allowed only in the Town Center area and Sub-Area A.

(1) Open for the use of the public (not gated).

(2) Parking permitted on both sides of street with no more than four spaces contiguous without a break for street tree and planting island.

(3) Sidewalk six feet in width required on both sides of street.

b. Private Ways: 22 feet in width. Can be gated/secured for private use of residents. Twenty foot required setback from edge of private way to face of enclosed garages, if tandem parking space desired, otherwise a ten foot setback is required.

6. Architecture and Landscape Design - General Requirements

a. Definitions:

(1) Diagonal Greenbelts - Greenbelts located in Sub-Area C connecting to Town Center.

(2) Dormer Windows - Windows projecting from a pitched roof.

(3) Masonry - Stone, clay-fired brick or tile, exterior plasters, or a combination of these materials.

(4) Promenade - An east/west oriented walkway and open space located in Sub-Area A.

PD-20-MU Mixed Use

(5) Primary Roof - The roof covering enclosed building space.

(6) Pathway - A paved walkway within a usable open space connecting a building to a street or greenbelt.

(7) Quasi-public Streets - Quasi-public streets are privately owned and maintained drives open to public access. Required quasi-public streets are designated on the zoning exhibit as amended by Exhibits C and D. Additional quasi-public streets proposed by the developer may be designated on subsequent plans approved by the city. A fire lane shall be located within all quasi-public streets. Lots may be platted to quasi-public streets.

(8) Streets - A public street or quasi-public street unless otherwise specified.

(9) Town Center - All of Sub-Area B.

(10) Town Square - The public open space and plaza in Sub-Area B.

(11) White Rock Creek Greenbelt - The open space area and related facilities in Sub-Area A along White Rock Creek.

b. Site Plan Review: The procedures and standards contained in Article 5 of the Comprehensive Zoning Ordinance pertaining to site, landscape, and facade plans shall apply unless otherwise specified within this ordinance. The submittal and approval of plans may be phased in accordance with the planned development conditions.

c. Streetscape

(1) Street Furniture and Fixture Program: A standardized street furniture and fixture program shall be developed for the planned development district. It shall include street lights, metal or masonry trash receptacles, metal benches, bike racks, kiosks, mailboxes, and news racks. Design and specification of these items shall be required prior to issuance of a building permit. Lighting fixtures may be varied in Sub-Area A and Sub-Area D to provide adequate parking lot lighting.

(2) Street Trees: Along quasi-public streets, trees (four inch minimum diameter) shall be required at a rate of one per 50 linear feet per side. Exact spacing and location of street trees shall be determined at the time of site plan approval. Along public streets, landscaping requirements shall be those contained in Section 3.1200 of the Comprehensive Zoning Ordinance or those contained within the Preston Road Overlay District as applicable.

d. Telecommunications Plan: A plan for providing telecommunications service within the district and wireless antenna sites serving the larger area shall be completed by the property owners within one year of the approval of this ordinance.

e. Parking: Except as otherwise provided, parking requirements shall be in accordance with Section 3.1100 of the Comprehensive Zoning Ordinance.

(1) Parking shall be permitted on both sides of quasi-public streets, except where prohibited for vehicular, fire, or pedestrian safety. (See sub-area requirements.)

(2) Tandem parking spaces are permitted in front of a residential garage door provided that the space is assigned to the same unit as is the garage.

(3) Parking lot landscaping shall conform to Section 3.1200 of the Comprehensive Zoning Ordinance.

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f. Screening

(1) The rear and service sides of nonresidential buildings oriented toward residential development or greenbelts and open space shall be screened as provided in Section 3.1000 of the Comprehensive Zoning Ordinance.

(2) Roof-mounted equipment, including telecommunication antennas, shall be screened in accordance with Section 3.1000 of the Comprehensive Zoning Ordinance. Telecommunication antennas are permitted (public and private) but must be screened from view or integrated with the architectural detailing of buildings.

(3) Where permitted, roof-mounted and ground-mounted mechanical units must be screened from public view. Landscaping may be used to provide screening. Ground-mounted mechanical units may not be placed along the front of a building located in Sub-Areas A, B, or D.

(4) Dumpsters shall not be located within 30 feet of a street and shall otherwise be screened from view from streets and greenbelts in accordance with Section 3.1000 of the Comprehensive Zoning Ordinance.

g. Street Naming and Addressing

(1) All quasi-public streets shall be named.

(2) Except in Sub-Area A, all buildings shall have an individual address and may be named (e.g. The Bentley) but not numbered (e.g. Building 1 or B).

(3) These requirements are subject to the regulations of the U.S. Postal Service, Plano Fire Department, and other applicable agencies and jurisdictions.

h. Building Design

(1) Except for a flat roof screened by a parapet, the minimum pitch of the primary roof shall be 6:12 or greater. Roof extensions over doorways, balconies, and porches may be of any pitch.

(2) Roofing materials on sloped roofs shall be limited to masonry, metal, or composition shingles of a minimum weight of 225 lb./square.

(3) Unless specified, the exterior surface of a building may be any material allowed by the building and fire codes.

(4) No residential garage may face or directly access a street. Garage doors shall be of steel construction.

i. Miscellaneous: Outdoor storage of consumer goods shall comply with Subsection 3.902.2. of the Comprehensive Zoning Ordinance.

7. Sub-Area A

a. Building Arrangement

(1) Buildings located along the promenade west of Town Square shall be arranged in a pattern generally consistent with that illustrated in Exhibit B, as amended by Exhibits C and D.

(2) For buildings within (including a portion thereof) 200 feet of the White Rock Creek greenbelt, the following regulations shall apply:

1. Buildings must connect to the greenbelt by a direct or shared entrance or walkway.

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2. No more than ten percent of the required parking may be provided between the rear or service side of a building and the greenbelt.
3. Buildings less than 10,000 square feet in size shall be placed adjacent to the greenbelt and may not be separated from the greenbelt by a vehicular driveway, service area, or fire lane. Plazas, patios, and open space may be used to connect buildings to the greenbelt.
4. Freestanding restaurants shall provide an outdoor patio dining area equal to or larger than 20% of the restaurant's gross floor area.

b. Building Design

(1) A minimum of 80% of any exposed exterior wall shall consist of glass or masonry.

(2) Where visible to the public, the rear of buildings and/or service areas shall be of the same material and finish as the rest of the building.

(3) The Planning & Zoning Commission may allow concrete, concrete block, or tile to be used on exterior walls that are not visible from streets with site plan approval. Where permitted, alternative finishes must be consistent in color with the remainder of the building, and may be used for the walls of service courts and other facilities that are secluded from view by the specific design of a building or group of buildings.

(4) The following shall apply to buildings intended for retail occupancy (including restaurants):

a) A minimum of 50% of the surface area of the first level of the front facade and 25% of the side facades must be glass windows, doors, or display windows. The surface area shall be calculated by multiplying the length of the facade by 15 feet.

b) Covered walkways must be provided along a minimum of 50% of the length of the front facade and a minimum of 25% of the length of all side facades. This may be done through the use of awnings, arcades, roof overhangs, or similar architectural features.

c) The rear facades of buildings fronting quasi-public streets shall have rear entrances and shall comply with the glass windows, doors, or display windows and covered walkway standards for front facades in 4a and 4b above.

(5) The following shall apply to buildings adjacent to the promenade regardless of use:

a) A minimum of 50% of the surface area of the first level of the facade adjacent to the promenade and 25% of the side facades must be glass windows, doors, or display windows. The surface area shall be calculated by multiplying the length of the facade by 15 feet.

b) Covered walkways must be provided along a minimum of 50% of the length of the facade adjacent to the promenade and a minimum of 25% of the length of all side facades. This may be done through the use of awnings, arcades, roof overhangs, or similar architectural features.

8. Sub-Area B (Town Center)

a. Building Arrangement

(1) The buildings in Town Center shall be arranged in a pattern generally consistent with that illustrated in Exhibit B, as amended by Exhibits C and D.

(2) The northern and southern buildings shall be no less than 250 feet in length; the eastern building no less than 150 feet in length.

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b. Building Design

(1) Except for windows, doors, and garage doors, the exterior of all building elevations shall be 80% masonry.

(2) The rear or service side of buildings shall be of the same material and finish as the rest of the building.

(3) All sloped roofs in Town Center shall utilize the same material, except for roofs over towers or cupolas and accents over doorways, balconies, and porches.

(4) Windows and glass doors shall comprise 60% of the surface area of the ground floor nonresidential building elevations facing Town Square. Windows shall comprise 30% of all other building elevations.

(5) Except for decorative windows, all residential windows shall be operable. All living area and bedroom windows, except for dormer windows, shall be a minimum of 15 square feet in size.

(6) All residential units and nonresidential lease space shall have direct or shared access to a street along Town Square.

(7) All buildings must use three or more of the following architectural features: balconies, window awnings, entry stair and stoop, bay windows, or dormer windows.

(8) The main entrance of each commercial lease space and shared entrances shall be covered or protected in some manner such as an awning, recessed entry, or arcade walkway.

(9) Outdoor patio or sidewalk dining is allowed. An unrestricted sidewalk, a minimum of five feet in width, must be maintained. These areas shall not be included in parking calculations.

c. Streets: Streets shall have a one-way traffic flow in a counter-clockwise direction around Town Center; however, two-way traffic shall be permitted along the west side of Town Center. On-street parking is limited to angled parking.

9. Sub-Area C

a. Building Arrangement

(1) Buildings shall be placed square to streets and diagonal greenbelts illustrated in Exhibit B, as amended by Exhibits C and D. Where a building abuts two or more streets or a greenbelt, the primary quasi-public street shall take priority in determining building orientation.

(2) Buildings shall be arranged in rows, squares, and similar geometric patterns to create corridors and courtyards.

(3) Along streets, buildings shall not be separated by more than 40 feet, unless they are separated by an intersecting street, in which case they may be separated by no more than 75 feet.

b. Building Design

(1) Except for windows, doors, and garage doors, the exterior of all building elevations shall be 80% masonry.

(2) Flat primary roofs are prohibited in this sub-area.

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(3) All building elevations facing streets, greenbelts, and pathways shall contain windows occupying 30% or more of the elevation.

(4) Except for decorative windows, all residential windows shall be operable. The windows in living areas and bedrooms, except for dormer windows, shall be a minimum of 15 square feet in size.

(5) All units must have either direct or shared access to a quasi-public street, greenbelt, or pathway.

(6) All stairs (except entry stairs and stoops to individual units and shared hallways) and elevated walkways shall be substantially screened from view from streets and open space pathways.

(7) All buildings must use three or more of the following architectural features: balconies, window awnings, entry stairs and stoops, bay windows, or dormer windows.

(8) A minimum of three architectural styles shall be developed within Sub-Area C. Each style shall include a set of common elements such as massing and articulation, materials, doors, windows, etc. Any one phase may consist of a single architectural style.

(9) Each building within a specific style group must use architectural detailing, as listed in #8 above, to achieve a unique identity; however, basic building dimensions may remain the same.

(10) A facade plan illustrating the compliance of the prototypical design of each building style with these provisions shall be submitted concurrent with the site plan for each phase.

c. Parking

(1) Parking on quasi-public streets is limited to parallel parking. No more than four parking spaces may be placed in a row without a break (minimum six feet wide).

(2) Parking lots, garages, carports, and parking structures must be screened from streets and greenbelts by buildings, walls, or landscaping, or a combination of the three.

10. Sub-Area D

a. Building Arrangement

(1) The buildings in Sub-Area D shall be arranged in a pattern generally consistent with that illustrated in Exhibit B, as amended by Exhibits C and D.

(2) Building entries and storefronts shall be arranged to access both public streets and the adjacent quasi-public street in Sub-Area C.

b. Building Design

(1) Except for windows, doors, and garage doors, the exterior of all building elevations shall be 80% masonry.

(2) Where visible to the public, the rear of buildings and/or service areas shall be of the same material and finish as the rest of the building.

(3) All sloped roofs in Sub-Area D shall utilize the same material, except for roofs over towers or cupolas and accents over doorways, balconies, and porches.

(4) Windows and glass doors shall comprise 60% of the ground floor building elevations facing Robinson Rd. and Ohio Dr. Windows shall comprise 30% of the remaining elevations.

PD-20-MU Mixed Use

(5) Except for decorative windows, all residential windows shall be operable. All living area and bedroom windows, except for dormer windows, shall be a minimum of 15 square feet in size.

(6) All buildings must use three or more of the following architectural features: balconies, window awnings, entry stair and stoop, bay windows, or dormer windows.

(7) A special building element such as a tower, cupola, spire, or taller roof form shall be constructed to terminate the diagonal open space axis originating in Town Center. This building element shall extend a minimum of ten feet above the height of the adjacent building(s).

(8) The main entrance of each commercial lease space or shared entrance shall be covered or protected in some manner such as an awning, recessed entry, or arcade walkway.

(9) Outdoor patio or sidewalk dining is allowed. An unrestricted sidewalk, a minimum of five feet in width, must be maintained. These areas shall not be included in parking calculations.

PD-22-MF-2 Multifamily Residence-2

ZC 97-34/97-9-23 Location: SE corner of American Dr. and Amelia Ct.

Acreage: 7.9±

Restrictions:

Tract A

1. Exhibit A is adopted as part of this ordinance.
2. Maximum residential density as specified in the Zoning Ordinance.
3. Minimum Floor Area per Dwelling Unit: 648 square feet minimum for 15 of the 39 one bedroom units
4. Minimum Side Yard: Six feet allowed in one location as specified on Exhibit A
5. Any redevelopment within the planned development district must conform to the MF-2 district requirements.

Tract B

1. Exhibit A is adopted as part of this ordinance.
2. Maximum Residential Density: 18.24 units per acre as shown on Exhibit A
3. Minimum Floor Area per Dwelling Unit: 608 square feet for 12 of the 32 one bedroom units. A minimum of 728 square feet for 16 of the 38 two bedroom units. Minimum unit sizes are specified for each building on the zoning exhibit. The remainder of the units must meet minimum floor areas as specified in the Zoning Ordinance.
4. Minimum Side Yard: Seven feet allowed in one location as specified on Exhibit A
5. Any redevelopment within the planned development district must conform to the MF-2 district requirements. However, if a building or unit is damaged or destroyed, it may be rebuilt to the same size and in the same location as shown on Exhibit A.

PD-23-LC Light Commercial

ZC 2002-67/2003-5-11 Location: West side of K Ave., between Park Blvd. and Parker Rd.

ZC 81-70 Acreage: 13.3±

ZC 80-01/80-4-8

ZC 77-41/77-9-21

Restriction:

Site plan shall be approved on a lot-by-lot basis.

PD-26-LC Light Commercial

ZC 2004-01/2004-3-32 Location: East side of K Ave., 750± feet south of Park Blvd.

ZC 79-32/79-12-8 Acreage: 17.9±

Restrictions:

1. A ten-foot tall solid masonry wall shall be constructed along the alley adjacent to the Armstrong Park Addition. There shall be no openings in the wall which would allow access to the property from said alley.
2. Any building, located wholly or partly within 150 feet of the east property line of the tract, shall not exceed one story in height.
3. Maximum Building Height: Four story
4. Additional use of an independent living facility shall be permitted.

PD-27-R Retail

ZC 74-13/74-7-12 Location: West side of E. Parker Rd. at Morton Vale Rd.

Acreage: 6.7±

Restriction:

Restaurants, cafeterias, private clubs, and those uses listed under Automobile and Related Uses shall be prohibited.

PD-28-SF-A Single-Family Residence Attached

ZC 76-09/76-6-2 Location: NW corner of Park Blvd. and Los Robles Dr.

ZC 75-06/75-4-4 Acreage: 23.2±

Restriction:

None

PD-29-LI-1 Light Industrial-1

ZC 95-52/96-3-11 Location: North side of F.M. 544 (14th St.), 400± feet east of Los Rios Blvd.

ZC 84-79/85-8-28 Acreage: 12.2±

Restrictions:

1. Maximum Floor Area Ratio: 0.4:1
2. Maximum Height: Two story (35 feet)
3. Those uses permitted in the Retail district are prohibited.

PD-30-MF-2 Multifamily Residence-2

ZC 99-13/99-6-28 Location: North side of F.M. 544 (14th St.), 1,150± feet east of Los Rios Blvd.

ZC 95-52/96-3-11 Acreage: 33.1±

ZC 86-41/86-7-9

Restrictions:

1. Preservation of the floodplain (a minimum of nine acres) as open space at the time of site plan and plat approval.
2. A 50-foot building setback from F.M. 544 for two story structures.
3. A 175-foot building setback from F.M. 544 for three story structures.
4. No parking shall be allowed within 50 feet of the F.M. 544 right-of-way line.
5. The 50 foot setback from F.M. 544 shall be incorporated with berms and landscaping.
6. Staff approval of a landscape plan.
7. A golf training facility with driving range, practice tees, and batting cages is a permitted use in the area defined on Exhibit B shall be adopted as part of this ordinance.

PD-31-R Retail

ZC 97-28/97-11-4 Location: West side of Coit Rd., 400± feet north of Parker Rd.

ZC 97-28/97-8-14 Acreage: 10.2±

Restrictions:

1. A 9.5-foot tall brick screening wall along the northern and western property lines of the mini-warehouse site. The back of the buildings may serve as the required screening wall.
2. Eight-foot tall brick screening wall along the western property line south of the mini-warehouse tract.
3. The screening wall material and color shall match between the mini-warehouse tract and the retail tract.
4. The property may be developed in accordance with the Retail zoning district, with the additional use of mini-warehouses.
5. The preliminary site plan, Exhibit B, for the mini-warehouses, shall become part of this planned development district.

PD-31-R Retail

6. Maximum 50% lot coverage for mini-warehouses.
7. Maximum one-story building height for the mini-warehouses with a maximum two-story building height for other uses and the mini-warehouse office/residence building.
8. Mini-warehouse building exteriors shall have a brick finish.
9. The mini-warehouses will be screened with brick screening walls.
10. Monument signs shall be required for the mini-warehouse.
11. Landscaping shall be installed as noted on the preliminary site plan and will be in accordance with city requirements for Retail districts.

PD-33-CC Corridor Commercial

ZC 99-47/99-10-26 Location: West side of S.H. 5, 800± feet north of Legacy Dr.

ZC 97-41/97-11-5 Acreage: 10.0±

Restrictions:

1. The following additional uses shall be permitted within the district:
   a. contract construction (no open storage)
   b. storage or wholesale warehouse
2. The following uses are prohibited within the district:
   a. automobile repair - minor/service station
   b. open storage
   c. automobile repair – major
   d. convenience store
3. A tree preservation plan identifying the trees that are to be preserved for screening purposes shall become part of this ordinance, as attached in the zoning exhibit.
4. The preliminary site plan will be adopted as part of the ordinance, as attached in the zoning exhibit.

PD-34-MF-2 Multifamily Residence-2

ZC 71-04/71-4-2 Location: South side of Park Blvd., east side of Jupiter Rd.

Acreage: 10.8±

Restriction:

Maximum Density: 16 units per acre

PD-35-MF-2 Multifamily Residence-2

ZC 71-04/71-4-2 Location: NW corner of 15th St. and Jupiter Rd.

Acreage: 4.1±

Restriction:

Maximum Density: 16 units per acre

PD-36-R Retail

ZC 97-64/97-12-11 Location: West side of Alma Dr., 300± feet north of Parker Rd.

Acreage: 5.4±

Restrictions:

1. Mini-warehouse/public storage is an allowed use.
2. Maximum lot coverage of 47.5% for mini-warehouse/public storage use.
3. The self-storage buildings shall be constructed with finished front appearance on all sides.
4. The self-storage facilities shall be screened with masonry screening walls as indicated on the preliminary site plan (an eight foot wall on the north, west, and south property lines, with a six foot wall on the east property line).

PD-38-MF-2 Multifamily Residence-2

ZC 97-32/98-1-1 Location: NE corner of McDermott Rd. and Robinson Rd.

ZC 98-06/98-3-34 Acreage: 24.5±

Restriction:

Maximum Number of Units: 350

PD-41-CC Corridor Commercial

ZC 99-47/99-10-26 Location: NE corner of Haggard St. and Central Pkwy. East

ZC 83-09/83-4-18 Acreage: 6.5±

Restrictions:

1. Parking for meeting rooms shall be computed at one space for 160 feet of floor area.
2. A drive-through canopy with structural supports may be located within the 50-foot front yard.

PD-46-MF-2 Multifamily Residence-2

ZC 2004-39/2004-10-32 Location: NE corner of Coit Rd. and Ridgeview Dr.

ZC 97-85/98-2-31 Acreage: 34.8±

Restrictions:

1. A 30-foot landscape edge shall be provided for multifamily uses along Ridgeview Dr. and Coit Rd. A 10-foot landscape edge shall be provided for single-family residence uses along Ridgeview Dr. and Coit Rd.
2. Pole signs are prohibited. Monument signs are allowed provided the sign is eight feet or less in height.
3. Overhead utilities are prohibited.

PD-48-SF-6 Single-Family Residence-6

ZC 98-03/98-3-25 Location: SW corner of Spring Creek Pkwy. and Bay Water Dr.

Acreage: 17.3±

Restrictions:

1. Minimum Lot Width: 40 feet
2. Minimum Front Yard Setback: 15 feet
3. Minimum Side Yard Setback: Five feet
4. Minimum Side Yard of a Corner Lot along Bay Water Dr.: Ten feet
5. Maximum Lot Coverage: 60%, plus ten percent additional coverage permitted for accessory buildings
6. Maximum Number of Residential Lots: 51
7. The land study shall be adopted by ordinance as part of this planned development.

PD-50-SF Single-Family Residence

ZC 89-16/89-8-6 Location: North side of Hedgcoxe Rd., 700± feet east of Independence Pkwy.

Acreage: 18.0±

Restrictions:

1. Minimum Lot Area: 6,000 square feet
2. Minimum Lot Width: 55 feet
3. Minimum Lot Depth: 100 feet
4. Minimum Front Yard: 25 feet
5. Minimum Side Yard: Ten percent of lot width
6. Minimum Side Yard of Corner Lot: 15 feet

PD-50-SF Single-Family Residence

7. Minimum Rear Yard: Ten feet
8. Maximum Height: 35 feet
9. All units shall have rear entry, two car garages.

PD-52-SF-7 Single-Family Residence

ZC 98-31/98-7-15 Location: NW corner of Plano Pkwy. and Mira Vista Blvd.

Acreage: 23.7±

Restrictions:

1. Maximum Building Height: Three story (48 feet)
2. Underground placement of all utilities along street frontages.
3. Provisions of a 30-foot hike and bike easement along the west property line and Plano Pkwy. and a 15-foot hike and bike easement along Mira Vista Blvd.
4. Existing trees in the 100 year floodplain and in the 30-foot hike and bike easement along the western boundary shall be preserved. Trees removed from these areas shall be mitigated in accordance with the Tree Preservation Ordinance.
5. A 30-foot landscape setback shall be applied on all property lines. This landscape area shall coincide with the hike and bike easements.
6. Landscaping along the western property line shall consist of three-inch caliper shade trees with maximum spacing of 40 feet on center. Additional shrubs and groundcover should be planted to enhance a buffer.
7. Installation of a masonry and wrought iron screening wall along the western property line. The wall shall connect to the existing screening wall at the southwest corner of the property and include a locked gate for landscape maintenance purposes.

PD-54-ED Estate Development

ZC 98-50/98-8-22 Location: West side of Red Wolf Ln., 1,500± feet south of Windhaven Pkwy.

Acreage: 8.1±

Restrictions:

1. Development must comply with the ED district requirements, except as follows:
   a. Minimum Lot Width: 125 feet
   b. Minimum Lot Depth: 125 feet
   c. Minimum Front Yard: 20 feet
   d. Minimum Side Yard: Five feet (ten feet for a corner lot)
2. Minimum Street Right-of-Way Width: 34 feet (43.5 feet for the cul-de-sac bulb)
3. Minimum Pavement Width: 24 feet with no curbs or gutters
4. No sidewalks are required.

PD-55-PH Patio Home

ZC 81-25/81-6-4 Location: SE corner of Los Robles Dr. and Country Club Dr.

Acreage: 5.9±

Restrictions:

1. Minimum Lot Width at Building Line: 35 feet
2. Minimum Lot Width at Front Lot Lines: 30 feet
3. Minimum Floor Area: 1,200 square feet (with project average of 1,400 square feet)
4. Parking requirements shall be two garage spaces plus space for two cars in the driveway per unit.

PD-56-O-1 Neighborhood Office

ZC 99-24/99-6-40 Location: NE corner of Coit Rd. and Jomar Dr.

ZC 98-35/98-9-33 Acreage: 6.1±

Restrictions:

1. Retirement housing is an additional allowed use.
2. Maximum building height of three stories (45 feet) allowed for retirement housing uses with office uses restricted to a maximum building height of one story.
3. A wall or fence not more than eight feet in height may be erected in the front yard of retirement housing uses provided such wall is of at least 50% open construction.

PD-59-SF-6 Single-Family Residence-6

ZC 98-71/98-10-5 Location: West side of Independence Pkwy., 800± feet south of future Ridgeview Dr.

Acreage: 47.4±

Restrictions:

1. The right-of-way for courtyard streets may be reduced to 35.5 feet with a minimum pavement width of 24 feet.
2. Courtyards shall have one-half off-street parking space per dwelling unit for visitor parking.
3. The land study shall be adopted as part of the ordinance.

PD-60-O-2 General Office

ZC 99-47/99-10-26 Location: Intersection of West 15th St. and Alma Dr.

ZC 73-25/73-8-12 Acreage: 46.8±

ZC 73-08/73-2-16

ZC 72-08/72-5-3

Restrictions:

1. Maximum Floor Area Ratio: 4:1

PD-60-O-2 General Office

2. North of West 15th St., buildings and structures greater than two stories in height shall have a minimum setback from West 15th St. of 200 feet.
3. Dedication of a tract of land 50 feet from the high bank of the west side of Spring Creek extending from the southern boundary of the tract to the northern boundary of the tract to be used as a greenbelt park site by the City of Plano.

PD-61-O-2 General Office

ZC 98-74/98-12-20 Location: NW corner of Park Blvd. and Preston Rd.

Acreage: 19.1±

Restrictions:

1. Maximum Height: Two story (35 feet) (within 260 feet of Ventura Dr.)
2. Maximum Height: Four story (74 feet) (between 260 feet of Ventura Dr. and Prestwick Dr.)
3. Maximum Floor Area Ratio: 0.4:1, exclusive of parking structures

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ZC 2007-10/2007-6-11 Location: NE corner of the Dallas North Tollway and Tennyson Pkwy.

ZC 2006-21/2006-11-31 Acreage: 168.1±

ZC 2005-42/2005-11-35

ZC 2005-26/2005-11-31

ZC 2003-02/2003-5-28

ZC 2002-58/2002-12-7

ZC 2001-38/2001-10-10

ZC 2000-23/2000-8-14

ZC 99-71/99-12-19

ZC 99-33/99-7-11

ZC 98-87/98-11-26

Restrictions:

<u>General Conditions of the Planned Development District</u>

1. The zoning exhibits shall be adopted as part of the ordinance.
2. Tract A, south of Legacy Dr., must be developed using the standards required by the planned development district. Tract B, north of Legacy Dr., may be developed using either these requirements or the CB-1 regulations contained within the Zoning Ordinance. The initial development for Tract B will determine the standards to be used for the remainder of the property.
3. Telecommunications Plan - A plan for providing telecommunications service within the district and wireless antenna sites serving the larger area shall be submitted within one year of the approval of this ordinance.

PD-65-CB-1 Central Business-1

4. Street trees shall be provided at a rate of one four-inch caliper tree per 35 feet of street frontage per side. Exact spacing and location of street trees shall be determined at the time of site plan approval.

5. Lots must have frontage on a street. There is no required frontage distance for a lot although each lot must meet the design standards of the district.

Specific Provisions of the Planned Development

1. Building Design

   a. On the south side of Legacy Dr., buildings fronting on Bishop Rd. must be designed to accommodate ground floor retail uses from Legacy Dr. south to Martin Rd. On the north side of Legacy Dr., retail, office, and live/work space is allowed on the ground floor of all multifamily buildings but is not required. Ground floor activities of nonresidential buildings shall be oriented to the street and shall have access directly from the street. Ground floor is defined as that portion of a building from the street-level finish floor elevation and extending 12.5 feet above the street-level finish floor elevation.

   b. Nonresidential buildings, except for parking garages, shall have a minimum of 40% of the ground floor facade comprised of window area. Facades facing the Dallas North Tollway frontage road and Legacy Dr. within 400 feet from the Dallas North Tollway frontage road are exempt from this requirement and shall have a minimum of 30% of the ground floor facade comprised of window area. No glass having an exterior visible reflectance of more than 30% shall be permitted as an exterior building material.

   c. Canopies, balconies, stoops, bay windows, awnings, and other building projections may encroach up to five feet into the public right-of-way.

   d. Buildings shall be constructed with 75% of each facade within six feet of the right-of-way for streets and mews, unless restricted by easements. Where easements are present, 75% of each facade must be built to the easement line. Exceptions to these setback requirements are:

      i. Buildings with facades along the Dallas North Tollway frontage road shall have a 300-foot maximum setback.

      ii. Buildings with facades along Legacy Dr., within 400 feet from the Dallas North Tollway frontage road, shall have a 300-foot maximum setback.

      iii. All developments having building facades along Legacy Dr., except for item ii. above, shall have a maximum setback of 30 feet or to the easement line if greater than 30 feet. The setback may be increased to a maximum of 100 feet if a drive aisle with double-loaded parking is installed along Legacy Dr. A public or private mews street may also be installed between Legacy Dr. and the buildings. In this case, 75% of the building facade shall be within six feet of the mews street right-of-way. The initial development along the south side of Legacy Dr., except within the area defined in item 2 above, shall determine which development standard is to be used.

   e. Building facades fronting Headquarters Dr. or Tennyson Pkwy. shall have a maximum setback of 30 feet or to the easement line if greater than 30 feet. The setback may be increased to a maximum of 100 feet if a drive aisle with double-loaded parking is installed along Headquarters Dr. or Tennyson Pkwy. If a mews street is used, the building facade shall have 75% of its face with six feet of the mews street right-of-way line.

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f. Building facades fronting Parkwood Blvd. shall have a maximum setback of 30 feet or to the easement line if greater than 30 feet. The setback may be increased to a maximum of 100 feet if a drive aisle with double-loaded parking is installed along Parkwood Blvd. A public or private mews street may also be installed between the buildings and the right-of-way of Parkwood Blvd. If a mews street is used, the building facade shall have 75% of its face within six feet of the mews street right-of-way line. The minimum setback shall be six feet from the right-of-way of Parkwood Blvd.

g. No building facade shall exceed a length of 400 feet without a break in the facade of a minimum depth of five feet for a minimum length of ten feet.

2. Residential Development Standards

a. Standards relating to all residential development

i. No minimum open space shall be required per residential dwelling unit. However, two park or courtyard areas must be provided within the planned development district, one on each side of Legacy Dr. The park areas shall total five acres in size. These areas may be publicly or privately owned. Parks, courtyards, and streetscape areas shall be shown at the time of concept plan or site plan approval on the concept plan or site plan.

ii. No off-street loading docks shall be required for buildings containing residential uses. Off-street loading docks for nonresidential uses may not be located adjacent to or across a street or alley from buildings containing residential uses unless the loading dock is screened in accordance with the following:

- Solid metal gates
- Masonry screening walls (in accordance with Section 3.1000)
- Overhead doors
- Any combination of the above

b. Standards relating to multifamily residence development

ii. Multifamily development shall be exempt from the supplemental regulations of Subsection 3.104.

iii. The minimum residential density for multifamily development shall be 40 dwelling units per acre.

c. Standards relating to single-family residence (attached) development

i. Each dwelling unit shall be on an individually-platted lot. Lots shall front on a public street or private mews street. Mews streets used for private lot frontage shall be named streets and shall not be gated.

ii. Minimum Lot Area: 700 square feet

iii. Maximum Density: 40 dwelling units per acre

iv. Minimum Lot Width: 20 feet

v. Minimum Lot Depth: 35 feet

vi. Front yard setbacks shall apply as follows:

- Minimum Setback from Mews Street: 12 feet from back of street curb to building

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- Maximum Setback from Mews Street: 18 feet from back of street curb to building
- Minimum Setback from Public Street: 15 feet from back of street curb to building
- Maximum Setback from Public Street: 21 feet from back of street curb to building
- Minimum of 75% of the front facade of the building shall fall within the minimum and maximum setback

vii. Minimum Side Yard

- Interior Side Yard: None
- Exterior Side Yard (Corner Lot): Shall be treated the same as front yards

viii. Minimum Rear Yard: None

ix. Maximum Height: Three story (50 feet)

x. Minimum Floor Area per Dwelling Unit: 800 square feet

xi. Maximum Lot Coverage: 100%

xii. Street trees shall be placed in planting beds or tree grates within six feet of the back of the street curb.

xiii. Sidewalks with a minimum unobstructed width of six feet shall be placed along street frontage. Sidewalks are in addition to and placed adjacent to street tree areas.

xiv. Stoops and landscaped areas adjacent to the building may extend a maximum distance of six feet into the area between the front facade of the building and the back of the street curb.

xv. Maximum Building Length: 200 feet

xvi. Buildings must be separated by a minimum distance of ten feet.

xvii. Maximum Number of Units per Building: Ten

xviii. Rear entry drives are required. The distance from the garage to the travel lane of the alley shall be ten or less feet in length or shall be 20 feet or greater in length. The distance from the garage to the mews street shall be in accordance with the attached mews street section.

3. Street, Sidewalk, and Streetscape Regulations

   a. Streets, private streets and drives, streetscape and visibility triangles shall be in accordance with the attached street and drive sections and intersection diagrams.

   b. Outdoor patio and sidewalk dining, as well as other public seating areas, are permitted. These areas shall not be included in parking calculations.

4. Parking Regulations

   a. On-street parking within 300 feet of a proposed use may be counted toward satisfying the parking requirement for such use. Assignment of on-street parking shall be at the time of approval of the site plan.

      The required parking within the district shall be as follows:

      - Multifamily - One space per bedroom (including efficiencies). Spaces for multifamily uses may be provided in a joint use parking structure and need not be within 100 feet of the units served.

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- Single-Family Attached - Each dwelling unit shall have a rear entry drive with a minimum of two parking spaces per garage. The elimination of the garage space, by enclosing the garage with a stationary wall, shall be prohibited.
- Live/Work Space - One space per 800 square feet of area on the ground floor.
- Retail - One space per 500 square feet of floor area.
- Office - One space per 300 square feet of floor area.
- Hotel - One space per guest room and one space per 160 square feet of meeting area.
- All Other Nonresidential Uses - One space per 250 square feet of floor area.

b. The initial developments in the district will provide parking as required above. Required parking may be shared among the following uses: multifamily, residential, office, retail, restaurant, health club, hotel, and theater, based on time-of-day parking demands for such uses. A parking study detailing parking needs and shared parking arrangements must be submitted at the time of site plan review and approval.

c. When a building is under single ownership, a maximum of 50% of the spaces provided in a parking structure may utilize small car parking requirements.

d. Structured parking shall be designed to minimize the ground level view of automobiles below their hood lines. Parking structure facades shall have strong horizontal architectural elements. Pedestrian entrances to parking garages shall be directly accessed by a sidewalk or mews or through an internal building vestibule.

5. Prohibited/Additional Allowed Uses

a. The following uses shall be prohibited:

- electrical substation
- railroad team track
- freight terminal or dock
- service yard for governmental agency
- shops, office, or storage area for public/private utility
- water treatment plant
- automobile parts sales (inside)
- automobile repair garage
- automobile storage
- car wash
- motorcycle sales/service
- tire dealer (no open storage)
- contract construction
- general commercial plant
- transfer storage and baggage terminal

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b. The following additional uses shall be permitted:

- artisan's workshop
- bed & breakfast
- single-family residence (attached)

6. Signage Regulations

In addition to signs permitted by Section 3.1600 of the Zoning Ordinance, the following additional signs and/or revised sign definitions and standards are permissible:

Freestanding Identification Sign - Freestanding identification signs may be installed at the following locations and shall comply with the Dallas North Tollway Overlay District signage requirements:

- The intersections of Type D and larger thoroughfares.
- The intersection of Bishop Rd. and Type D and larger thoroughfares.

Freestanding identification signs are exempt from the requirement that they be located at least 30 feet from a private property line.

Directional Signs

a. General

- A directional sign is any noncommercial sign, which directs the public to various locations, for instance, but not limited to, the retail, apartments, hotel, or parking areas.
- A directional sign may be a freestanding sign, a wall sign, a projecting sign, or mounted to a vertical support.
- These signs shall not contain advertising and shall be specifically directional in nature.

b. Sign Size - A directional sign mounted to a vertical support shall not exceed 15 square feet and the maximum sign width is three feet wide. The bottom of the sign shall not fall below seven feet from the ground surface.

Banners – General

- Banners may be mounted to a vertical support or attached to a building or parking deck and may cross the street.
- Banners, which are mounted to a vertical support, may be integrated onto street and pedestrian light poles.
- Banners may display artwork or a message that pertains to the district or a special event.

Portals – General

- A portal is an entry feature, which may be freestanding, span across an area, or attached to a building or structure.
- Portals may be located at the following locations:
  1. The intersections of Bishop Rd. and Type D and larger thoroughfares.
  2. The intersection of Henry Cook Blvd. and Parkwood Blvd.
- Portals which span across the public right-of-way may be erected subject to city approval.

PD-65-CB-1 Central Business-1

Directory Map

a. General

- A directory map is a noncommercial map listing the occupants within a shopping center, retail district, office district, or commercial site.
- A directory map may be freestanding, mounted to a wall, mounted to a vertical support, incorporated into a kiosk, or anchored within the public right-of-way.
- A directory map is used to provide way finding information for pedestrians.

b. Sign Size - A directory map, mounted to a vertical support, shall not exceed 40 square feet.

Architectural Roof Signs

a. General

- An architectural roof sign is a sign on top of a roof structure which may extend above the highest point of a roofline.
- Architectural roof signs are prohibited on building facades facing the Dallas North Tollway, Headquarters Dr., Parkwood Blvd., Tennyson Pkwy., and Legacy Dr.

b. Sign Size

- Architectural roof signs shall not exceed an overall height of nine feet and shall not exceed a maximum square footage of 150 square feet.

Sloping Roof Signs

a. General

- A sloping roof sign sits at the base of a sloping roof structure/awning element and does not extend above the roofline of the structure or element.
- Sloping roof signs are limited to the retail portion of Legacy Town Center.

b. Sign Size - Sloping roof sign height shall not exceed one third of the height of the sloping roof seen in true elevation. (See attached zoning exhibit for sloping roof sign detail.)

A-frame Signs

a. General

- An a-frame sign is a self-supporting A-shaped sign with two visible sides that is located on or adjacent to a sidewalk.
- The sign shall be sufficiently weighted or anchored.
- A-frame signs may be located within the public right-of-way.

b. Sign Size - The maximum square footage is eight square feet per sign face and the maximum sign height is four feet high.

Projecting Signs

a. General

- Projecting signs must keep a minimum clearance of eight feet above the sidewalk.
- Projecting signs may be located within the public right-of-way.

PD-65-CB-1 Central Business-1

b. Sign Size

- The horizontal portion of any projecting sign shall not be more than six feet six inches in length measured from the building face.
- The projecting sign shall not exceed 60 square feet.

Murals – General

- Murals are noncommercial pictures, not advertising a product or service, which is sold on the premises, painted on or attached to the exterior walls. The subject matter of a mural is expressed by means easily understood by a general audience.
- Murals shall be reviewed and approved at the discretion of the Building Official for compliance with the definition of a mural and for appropriate size and placement.

Kiosks

a. General

- Freestanding kiosk structures may be anchored within the public right-of-way or erected on individual lots. If anchored in the public right-of-way, kiosks are limited to 15 feet in height, and all accessibility and visibility requirements must be met for public sidewalks and streets. A maximum of four freestanding kiosks may be installed in the public right-of-way, two in the portion of the planned development district south of Legacy Dr. and two in the portion north of Legacy Dr.
- Kiosks in the public right-of-way may display directory maps, artwork, or messages that pertain to the district or special events but shall not be used for commercial advertising signs. Kiosks located on private property may display commercial advertising signs.

b. Sign Size - Signage on all kiosks shall not exceed 40 square feet in the public right-of-way. Signage on kiosks located on private property may not exceed 60 square feet. For multiple-sided kiosks, the gross surface area of each side shall not exceed two times the allowable square footage divided by the number of sign faces.

PD-66-SF-A Single-Family Residence Attached

ZC 98-85/98-11-41 Location: West side of Alma Dr., 500± feet north of Legacy Dr.

Acreage: 12.4±

Restrictions:

1. Maximum Number of Units: 100
2. The preliminary site plan is adopted as part of this ordinance.

PD-67-MF-2 Multifamily Residence-2

ZC 87-31/87-7-16 Location: NE corner of Alma Dr. and Park Blvd.

ZC 73-21/73-7-4 Acreage: 37.5±

Restrictions:

1. A minimum of ten percent landscaping is required.
2. Maximum Density: 16 units per acre

PD-68-R Retail

ZC 98-74/98-12-20 Location: NW corner of Park Blvd. and Preston Rd.

Acreage: 21.1±

Restrictions:

1. Maximum Building Height: Two story (50 feet) for retail development
2. Maximum Building Height: Four story (74 feet) for office development
3. Maximum Floor Area Ratio: 0.6:1 (for office development)

PD-69-R Retail

ZC 73-21/73-7-4 Location: Intersection of Parker Rd. and Alma Dr.

ZC 72-04/72-3-7 Acreage: 49.2±

ZC 72-11/72-8-13

Restrictions:

Southeast corner:

1. Maximum Lot Coverage: 25%
2. A minimum of ten percent landscaping is required.
3. A screening fence with no openings shall be maintained adjacent to Lexington Dr.

Other corners: None

PD-70-O-1 Neighborhood Office

ZC 86-81/86-11-11 Location: SE corner of Cambridge Dr. and Alma Dr.

Acreage: 1.2±

Restrictions:

1. No drive-through facilities.
2. Buildings shall be limited to one story and 9,450 square feet.

PD-74-SF-7/2F Single-Family Residence-7/Two-Family Residence (Duplex)

ZC 80-26/80-7-7 Location: East side of Thunderbird Ln., north of Parker Rd.

Acreage: 35.5±

Restrictions:

1. A minimum of 40% of the lots shall be developed in accordance with the SF-7 zoning district regulations.
2. A maximum of 60% of the lots may be developed in accordance with the 2F zoning district regulations.

PD-75-R/O-2 Retail/General Office

ZC 2005-20/2005-6-34 Location: East side of K Ave., 425± feet north of Pecan Ln.

ZC 99-26/99-6-42 Acreage: 29.9±

ZC 98-56/98-11-22

Restrictions:

1. The following additional uses shall be permitted within the district:
   - light-intensity manufacturing
   - contract construction with no open storage
   - office - showroom/warehouse (defined as a minimum of 30% office, maximum of 70% warehouse)
   - cabinet/upholstery shop
   - motorcycle sales/service (Personal watercraft and personal off-road vehicles are included. All repair/service facilities shall be enclosed within a building.)
   - storage or repair of furniture/appliances (indoor)
   - automobile leasing/renting (by specific use permit)
2. The following uses are prohibited within the district:
   - automobile repair - minor/service station
   - open storage (unless attached to rear of main building sheltered with a roof and enclosed by a solid fence, wall, or living screen)
3. Maximum Height: Four story

PD-78-MF-2 Multifamily Residence-2

ZC 73-37/74-2-2 Location: North side of Spring Creek Pkwy. at Roundrock Tr.

Acreage: 62.6±

Restriction:

Maximum Density: 16 units per acre

PD-79-R Retail

ZC 93-16/93-9-22 Location: Intersection of Custer Rd. and 15th St.

ZC 84-50/84-11-8 Acreage: 51.5±

ZC 80-06A

ZC 72-04/72-3-8

Restrictions:

NE corner of Custer Rd. and 15th St. only

1. Mini-warehouses are an additional allowed use on this property.
2. Maximum 35% lot coverage on the mini-warehouse site.
3. Maximum one-story building height on the mini-warehouse site.
4. The mini-warehouse buildings shall have a brick or brick veneer exterior finish and a hipped or gabled composition roof.
5. The zoning exhibit (Exhibit A) is adopted as part of the planned development ordinance.
6. Landscaping shall be installed as noted on the zoning exhibit.

PD-80-MF-3 Multifamily Residence-3

ZC 80-06A Location: NW corner of Rio Grande Dr. and West 15th St.

Acreage: 20.9±

Restriction:

Maximum Number of Units: 428

PD-82-O-1 Neighborhood Office

ZC 2001-33/2002-2-35 Location: North side of 14th St., 490± feet east of Los Rios Blvd.

ZC 99-13/99-6-28 Acreage: 34.9±

Restrictions:

1. No parking shall be allowed within 50 feet of the 14th St. (F.M. 544) right-of-way line.
2. The 50 foot setback from 14th St. (F.M. 544) shall be incorporated with berms and landscaping.
3. Staff approval of a landscape plan.
4. A golf training facility with a Par 3 golf course, driving range, practice tee, and soccer fields are permitted uses in the area defined on the zoning exhibit and shall be adopted as part of this ordinance.
5. The maximum height for net screening between driving range and soccer fields shall not exceed 60 feet.
6. Breakaway gate and/or Knox lock shall be required on the entrance of the sidewalk/emergency access walk.

PD-83-MF-2 Multifamily Residence-2

ZC 80-06B/80-7-26 Location: SW corner of Park Blvd. and Custer Rd.

ZC 71-15/71-9-5 Acreage: 12.2±

Restrictions:

1. Maximum Height: Two story
2. Maximum Density: 160 units or 18 units per developable acre, whichever is less

PD-85-R/O-2 Retail/General Office

ZC 2003-60/2004-1-12 Location: NE corner of Park Blvd. and Marsh Ln.

ZC 2000-05/2000-3-16 Acreage: 139.9±

ZC 99-58/99-11-20

Restrictions:

1. Retirement housing is an allowed use by right, except in the area east of a line running north/south and through the center of the intersection of Vista Point Dr. and Plano Pkwy. and within 350 feet of the southern right-of-way line of Plano Pkwy. Retirement housing shall be developed using the retirement housing district standards in the Zoning Ordinance.
2. Uses allowed in the Retail district by right or by specific use permit are restricted to the eastern portion of the planned development district, east of a line running north/south and through the center of the intersection of La Costa Dr. and Plano Pkwy.
3. Within 350 feet of the southern right-of-way line of Plano Pkwy., building heights are limited to two stories. Churches and church related structures in the remainder of the planned development district may be constructed to a maximum height of four stories; however, retirement housing is restricted to three stories.

PD-87-O-1 Neighborhood Office

ZC 80-04/80-3-17 Location: Intersection of Parker Rd. and Townbluff Dr.

Acreage: 3.9±

Restrictions:

1. No access allowed to Townbluff Dr.
2. Provision of a three-foot high landscape berm adjacent to the residential lots on Townbluff Dr.

PD-88-O-1 Neighborhood Office

ZC 80-10/80-11-7 Location: South side of West Park Blvd. at Daybreak Tr.

Acreage: 1.4±

Restrictions:

1. The additional use of a veterinary clinic with no outside pens is permitted.
2. Maximum Height: One story

PD-89-SF-A Single-Family Residence Attached

ZC 98-38/2000-2-21 Location: SW corner of Parker Rd. and Marsh Ln.

Acreage: 13.2±

Restriction:

All single-family attached residential units to be platted on individual lots.

PD-90-R Retail

ZC 2005-25/2005-9-34 Location: Intersection of Parker Rd. and Custer Rd.

ZC 80-60/81-2-13 Acreage: 57.0±

ZC 80-36/80-9-30

ZC 73-06/73-2-19

ZC 72-04/72-3-7

ZC 71-26/71-12-6

Restrictions:

Southeast corner:

1. The development density of this tract shall be calculated on the basis of 16.85 acres.
2. A screening wall shall be constructed along the west side of the drainage easement in such a manner as to allow the existing tree line to remain.

Other corners: None

PD-91-MF-2 Multifamily Residence-2

ZC 71-26/71-12-6 Location: NE of the intersection of Parker Rd. and Custer Rd.

Acreage: 15.5±

Restriction:

Maximum Density: 16 units per acre

PD-92-O-2 General Office

ZC 80-72/81-1-15 Location: North side of Parker Rd., east of Independence Pkwy.

ZC 79-16/79-8-5 Acreage: 6.3±

Restriction:

The additional use of a post office is permitted, with customer parking calculated at one space for each 600 square feet of gross floor space, and with parking area lighting screened from the adjacent residential zoning.

PD-93-MF-3	Multifamily Residence-3	
ZC 98-38/2000-2-21	Location:	South side of Parker Rd., 620± feet west of Marsh Ln.
	Acreage:	33.4±

Restriction:

Maximum Number of Units: 608

PD-94-R	Retail	
ZC 71-28/71-12-8	Location:	NE corner of Greenway Dr. and 15th St.
	Acreage:	1.7±

Restriction:

Restaurants, cafeterias, private clubs, and automobile and related uses are prohibited.

PD-95-SF-20	Single-Family Residence-20	
ZC 99-78/2000-5-13	Location:	East side of K Ave., 1,400± feet north of Spring Creek Pkwy.
	Acreage:	94.0±

Restrictions:

1. Up to two larger animals, specifically cattle, horses, sheep, and goats can be maintained per acre of lot area.
2. Swine and fowl are expressly prohibited. Other types of animals which introduce an unusual disturbance to the community or adjoining property owners shall not be maintained.
3. No large animals other than horses shall be kept for breeding purposes.

PD-97-MF-2	Multifamily Residence-2	
ZC 74-15/74-8-8	Location:	NW corner of Blue Ridge Tr. and Spring Creek Pkwy.
	Acreage:	18.9±

Restriction:

Maximum Density: 16 units per acre

PD-98-SF-A	Single-Family Residence Attached	
ZC 98-80/2000-8-36	Location:	NE corner of proposed Ridgeview Dr. and proposed Independence Pkwy.
	Acreage:	20.0±

Restrictions:

1. The preliminary site plan is hereby adopted as part of this ordinance.
2. Maximum Number of Units: 143
3. Provision of a street stub to the western property line to allow for future extension to the west.

PD-99-R Retail

ZC 99-89/2000-6-27 Location: SE corner of Legacy Dr. and Alma Dr.

Acreage: 5.0±

Restrictions:

1. The preliminary site plan as Exhibit B is hereby adopted as part of this ordinance.
2. The property may be developed in accordance with the Retail zoning district with the additional permitted use of mini-warehouse/public storage.
3. A zero rear yard setback is allowed for the mini-warehouse/public storage use. The rear of the building shall also serve as a screening wall adjacent to the east property line/park property.

PD-100-MF-2 Multifamily Residence-2

ZC 74-15/74-8-8 Location: West side of Alma Dr., north of Spring Creek Pkwy.

Acreage: 21.5±

Restriction:

Maximum Density: 16 units per acre

PD-101-R/O-2 Retail/General Office

ZC 2000-40/2000-8-40 Location: NW corner of West Spring Creek Pkwy. and Ohio Dr.

Acreage: 53.4±

Restrictions:

1. Retail uses shall not exceed 50,000 square feet of gross building area.
2. The maximum size of any single building for retail uses shall not exceed 15,000 square feet of gross building area.
3. Retirement housing, household care institution, and long-term care facility uses are additional allowed uses for the portion of the property south of the natural floodplain and watercourse.
4. Provision of a hike and bike trail easement along the northern property line. Adjacent to the Single-Family-6 property, the hike and bike trail easement shall be the full width of the TP&L easement within this property. Adjacent to the Multifamily-3 property, the hike and bike trail easement shall be 30 feet in width and shall be in the northernmost portion of the TP&L easement within this property.

PD-102-SF-A Single-Family Residence Attached

ZC 2000-55/2000-8-20 Location: SE corner of proposed McDermott Rd. and Robinson Rd.

Acreage: 29.9±

Restrictions:

1. Minimum Front Yard: 22 feet
2. Minimum Lot Frontage: 15 feet for cul-de-sac and “eyebrow” lots

PD-104-RC Regional Commercial

ZC 2000-15/2000-10-12 Location: South side of S.H. 121, 500± feet west of Katherine Ln.

Acreage: 22.0±

Restriction:

The tract shall be developed in accordance with all Regional Commercial district standards, except the building height/setback regulations, in which case the adjacent golf course shall be considered a nonresidential district for the purposes of calculating the building height/setback for the property zoned under this planned development.

PD-105-R/O-2 Retail/General Office

ZC 98-98/98-12-29 Location: Intersection of Independence Pkwy. and Spring Creek Pkwy.

ZC 85-42/86-2-15 Acreage: 39.3±

ZC 80-74/81-2-4

ZC 75-02/75-2-3

ZC 73-37/74-2-1

Restrictions:

1. A maximum of 22.4 net acres may be utilized for retail development.
2. Maximum Floor Area Ratio: 0.5:1
3. For Office-2 tracts, maximum height limit of three stories; for Retail tracts, maximum height limit of two stories.
4. The property may be developed in accordance with the Retail and Office-2 districts, with the additional use of mini-warehouses.
5. The mini-warehouses shall be allowed on a maximum of 3.8 acres north of Spring Creek Pkwy. and west of Independence Pkwy. where shown on the preliminary site plan.
6. The preliminary site plan for the mini-warehouses shall be adopted as Exhibit B and made a part of this ordinance.
7. Maximum 50% lot coverage for mini-warehouses.
8. Maximum one-story building height for mini-warehouses; maximum two-story building height for the mini-warehouse office/residence building.
9. Mini-warehouse building exteriors shall have a brick veneer or textured split-faced block exterior finish.
10. The mini-warehouses will be screened with masonry screening walls to match the buildings.
11. Monument signs shall be required for the mini-warehouses.
12. Landscaping shall be installed as noted on the preliminary site plan and shall be in accordance with city requirements for Retail districts.

PD-106-RC Regional Commercial

ZC 2000-15/2000-10-12 Location: SW corner of Katherine Ln. and S.H. 121

Acreage: 14.6±

Restrictions:

1. The tract shall be developed in accordance with all Regional Commercial district standards, except the building height/setback regulations, in which case the adjacent golf course shall be considered a nonresidential district for the purposes of calculating the building height/setback for the property zoned under this planned development.
2. Mini-warehouse/public storage and truck leasing are additional allowed uses.
3. For the mini-warehouse/public storage use, all storage shall occur within an enclosed building with the elevators and equipment necessary to transport items for storage to internal storage units. There shall be no outside storage and individual storage units will not have outside access.
4. Maximum Floor Area Ratio of 0.7:1 for office development and for mini-warehouse/public storage uses.
5. Maximum lot coverage of 40% for mini-warehouse/public storage uses.
6. The exterior walls of the mini-warehouse/public storage facility shall be constructed of 100% brick and glass.
7. The entire perimeter of the 14.6± acre lot shown on the zoning exhibit shall be landscaped with the construction of phase one of the development.

PD-108-SF-A/MF-3 Single-Family Residence Attached/Multifamily Residence-3

ZC 2000-82/2000-11-35 Location: SW corner of Parker Rd. and Marsh Ln.

Acreage: 46.6±

Restrictions:

1. Tract 1 may be developed as MF-3 uses. If developed as MF-3 uses, the maximum number of dwellings shall not exceed 608 on the entire tract, and the maximum density shall be 19.2 dwelling units per net acre of land.
2. Tract 2 shall be developed with uses allowed by right or by specific use permit in the SF-A zoning district.
3. SF-A uses shall be subject to:
   a. Minimum Lot Frontage (measured at right-of-way): 15 feet for cul-de-sac and eyebrow lots
   b. Minimum Front Yard Setback: 22 feet or 20 feet for cul-de-sac and eyebrow lots
   c. Maximum Lot Coverage:
      - Single Story Units - 60% total for primary and accessory buildings
      - Two Story Units - 50% plus ten percent additional for accessory buildings
   d. Minimum Open Space: 15%
   e. All Single-Family Attached residential units shall be platted on individual lots.

PD-109-R/O-2 Retail/General Office

ZC 2000-88/2001-1-20 Location: SW corner of Alma Rd. and Park Blvd.

Acreage: 14.8±

Restriction:

Concept plan being adopted as part of this ordinance.

PD-111-MF-2 Multifamily Residence-2

ZC 78-01/78-3-14 Location: West side of Independence Pkwy, north of Spring Creek Pkwy.

Acreage: 12.2±

Restrictions:

Dedication of the TP&L easement to the city.

Maximum Density: 16 units per acre

PD-112-R Retail

ZC 2005-20/2005-6-34 Location: NE and SE corners of Plano Pkwy. and Midway Rd.

ZC 2000-18/2001-4-26 Acreage: 72.3±

Restrictions:

1. Adding the following uses by specific use permit to the PD-112-R district as follows:
   a. Mini-warehouse/Public storage
   b. Light-intensity manufacturing
   c. New car dealer and used car dealer
   d. Office - Showroom/Warehouse
2. Establishing a building height of ten stories (175 feet):
   a. Structured parking garages limited to three stories at or above grade.
   b. Residential setback slope of three times the height up to a maximum of eight stories or 140 feet, whichever is more restrictive for a minimum distance of 1,000 feet. Beyond 1,000 feet, the setback shall be increased at one time the height above eight stories or 140 feet, whichever is more restrictive, up to ten stories or 175 feet in height, whichever is more restrictive.
3. Establishing the following floor area ratio (FAR) and lot coverage standards:
   a. Lot Coverage: 50%, 70% if structured parking facilities are included in the calculation
   b. Floor Area Ratio: 1:1

PD-113-R Retail

ZC 96-74/97-2-29 Location: SW corner of Hedgcoxe Rd. and Alma Dr.

ZC 78-62/79-2-21 Acreage: 13.7±

Restriction:

Maximum Height: One story

PD-115-R/O-2 Retail/General Office

ZC 94-124/94-12-1 Location: Intersection of Independence Pkwy. and Legacy Dr.

ZC 92-71/92-11-14 Acreage: 14.2±

ZC 73-37/74-2-2

Restriction:

A maximum of 15.5 acres may be utilized for retail development.

PD-116-SF-A Single-Family Residence Attached

ZC 2001-13/2001-7-24 Location: North of Ridgeview Dr., 700± feet west of Independence Pkwy.

Acreage: 35.5±

Restrictions:

1. Minimum Lot Frontage (measured at right-of-way): 15 feet for cul-de-sac and eyebrow lots
2. Minimum Front Yard Setback: 22 feet, or 20 feet for cul-de-sac and eyebrow lots
3. Maximum Lot Coverage (total for primary and accessory structures): 50% for two-story dwelling lots; 60% for one-story dwelling lots

PD-117-MF-2 Multifamily Residence-2

ZC 83-35/83-6-25 Location: Intersection of Custer Rd. and Legacy Dr.

ZC 74-25/75-3-6 Acreage: 42.3±

Restriction:

Maximum Density: 16 units per acre

PD-119-MF-2 Multifamily Residence-2

ZC 71-04/71-4-2 Location: NE corner of Townbluff Dr. and Independence Pkwy.

Acreage: 12.0±

Restriction:

Maximum Density: 16 units per acre

PD-120-MF-2/SF-A Multifamily Residence-2/Single-Family Residence Attached

ZC 81-16/81-7-3 Location: NW corner of Independence Pkwy. and Park Blvd.

ZC 71-24/71-12-5 Acreage: 18.7±

Restrictions:

1. The property north of Devonshire Dr. shall be restricted to SF-A development, not less than 50% of which SF-A dwelling units shall have front entry garages or carports.
2. Property developed as MF-2 shall have a maximum density of 16 units per acre.

PD-121-MF-2 Multifamily Residence-2

ZC 71-04/71-4-2 Location: South side of Park Blvd., west of Independence Pkwy.

Acreage: 27.7±

Restriction:

Maximum Density: 540 dwelling units

PD-122-MF-2 Multifamily Residence-2

ZC 72-19/72-10-12 Location: SW corner of Park Blvd. and Independence Pkwy.

Acreage: 20.9±

Restriction:

Maximum Density: 16 units per acre

PD-123-CC Corridor Commercial

ZC 2001-54/2002-2-37 Location: SW corner of 14th St. and G Ave.

Acreage: 1.5±

Restrictions:

1. Independent living facility (retirement housing) as an additional allowed use.
2. Minimum Front Yard Building Setback: 25 feet
3. Minimum setback from residential zoning district boundary line is 140 feet, and minimum setback from residential development is 65 feet.

PD-124-O-1 Neighborhood Office

ZC 93-106/94-3-17 Location: South and west of the intersection of Dorchester Dr. and Regal Rd.

ZC 77-34/77-9-7 Acreage: 7.1±

Restrictions:

1. Maximum Height: One story
2. All buildings shall be finished on all sides.

PD-124-O-1 Neighborhood Office

3. Construction of a brick design screening wall along the property lines adjacent to residential zoning districts, prior to any office construction.
4. Directing all exterior lighting away from adjacent residential districts.
5. The only uses permitted shall be for bank, savings and loan, credit union, professional and general administrative offices, and scientific and research laboratories, except that the additional use of a church shall be permitted only on Lot 2, Block C of the Royal Center Addition.

PD-125-R/O-2 Retail/General Office

ZC 89-22/89-9-25 Location: SE corner of West 15th St. and Independence Pkwy.

ZC 83-18/83-10-13 Acreage: 17.6±

ZC 80-74/81-2-4

Restrictions:

1. Retail uses are restricted to within 220± feet east of Independence Pkwy.
2. The Specific Use Permit for the Hospital is for Lot 2 as designated on the zoning exhibit.
3. A three-story height limit on the property, within 580± feet west of Mill Valley Dr., with a two-story height limit on the remainder of the property.
4. Maximum Floor Area Ratio of 0.5:1 on any lot, with a maximum square footage of 237,000 square feet within the planned development.
5. A minimum of a 20-foot landscape edge along Clear Springs Dr. will be constructed with the first phase of the development. This landscape area will include four-inch caliper trees placed 25 feet on centers and a six-foot landscape berm.
6. A parapet wall will be constructed on all buildings to a maximum height of ten feet, sufficient to screen mechanical units located on the roof deck.
7. All trash containers shall be screened from public view.
8. All four sides of the buildings will be finished construction in a unified architectural concept.
9. All the landscape areas shall be mechanically irrigated and maintained by a landscape concept.
10. No access drive from the site onto Clear Springs Dr. will be constructed.
11. No drive-in restaurants will be allowed on the site.
12. Right-of-way for a future ten-foot utility easement along Clear Springs Dr. will be dedicated. This easement will become a portion of the landscape area. No trees shall be planted in the easement. The landscape area shall be planted with groundcover and be irrigated and maintained by the property owner.
13. The maximum height of the roof deck on any building will not exceed 45 feet from finished grade elevation and shall not exceed a maximum elevation of 746.5 feet above sea level.
14. All power and telephone service to the tract will be underground.
15. Parking lot lights will be designed and located to minimize light over-spill in the residential areas.
16. Drug and alcohol rehabilitation and psychiatric care are prohibited.

PD-126-O-1 Neighborhood Office

ZC 79-25/80-1-19 Location: SE corner of Linda Ln. and West 15th St.

Acreage: 7.7±

Restriction:

Provision of a landscape berm along Linda Ln.

PD-127-PH Patio Home

ZC 85-82/85-12-23 Location: NE of the intersection of Jomar Dr. and Linda Ln.

ZC 80-75/81-3-9 Acreage: 8.9±

Restrictions:

1. A minimum of six percent of the area shall be utilized as open space, excluding streets, parking areas and individual-platted lots without open space easements.
2. Minimum Lot Width: 30 feet
3. Minimum Frontage: 20 feet
4. Minimum Front Yard: Ten feet
5. Garages on lots adjacent to existing alleys shall be fully enclosed with a garage door.
6. Minimum Floor Area per Dwelling Unit: 1,000 square foot minimum, 1,150 square foot average, excluding garage or carport
7. Maximum Density: 56 dwelling units
8. Maximum height of buildings shall not exceed the height of any building for which a building permit was issued prior to November 25, 1985.
9. Crepe Myrtle trees shall be planted adjacent to Linda Ln.

PD-128-LI-1 Light Industrial-1

ZC 98-105/99-2-17 Location: SE Corner of Coit Rd. and Jomar Dr.

ZC 85-41/85-8-25 Acreage: 58.8±

ZC 80-12/80-4-27

Restrictions:

1. Approval of a comprehensive site plan for the entire tract at one time is not required.
2. Maximum height of all structures and buildings shall not exceed 45 feet in the northern 42.9 acres.
3. In the southern 18.5 acres, no structure within 500 feet of a residential district shall exceed 35 feet in height, and structures more than 500 feet from a residential district may be constructed to a maximum height of 20 stories.
4. All structures over 25 feet in height shall be located not less than 150 feet from the east property line.
5. A landscape plan shall be submitted for approval with each site plan submitted.

PD-128-LI-1 Light Industrial-1

6. A landscape berm with trees, the berm being not less than six feet in height, shall be located adjacent to the east property line, connecting with the berm on the west side of Woodburn Corners Dr. The berm may have openings for bicycle and pedestrian passage only. The berm shall be constructed prior to issuance of a Certificate of Occupancy for any building in the development.
7. Loading docks facing east or north shall be temporarily screened with a six foot berm, a six-foot masonry wall or a six-foot wooden fence until a permanent building surrounds the docks.
8. No parking structures shall exceed 40 feet above grade.

PD-129-O-2 General Office

ZC 88-15/89-7-8 Location: Intersection of Coit Rd. and West 15th St.

ZC 88-40/88-12-18 Acreage: 50.1±

ZC 82-08/82-4-14

Restrictions:

1. Uses shall be limited to hospital and medical and professional offices.
2. A berm is required adjacent to Woodburn Corners Dr. with a minimum height of six feet, plus landscaping to provide screening for residential uses to the east.
3. A helistop may be constructed in conjunction with a hospital; the helistop will be restricted to transportation of patients, emergency equipment, and supplies and shall be subject to the provisions of Subsection 3.106.
4. Maximum Lot Coverage: 30%

PD-130-O-2 General Office

ZC 91-49/91-12-7 Location: NW corner of Coit Rd. and 15th St.

ZC 88-15/89-7-8 Acreage: 17.3±

ZC 82-08/82-4-14

ZC 73-24/73-9-13

Restriction:

Maximum Building Height: Four story

PD-131-LI-1 Light Industrial-1

ZC 2008-09/2008-3-13 Location: SE corner of Ohio Dr. and Tradition Tr.

ZC 2006-35/2007-2-8 Acreage: 20.7±

ZC 2002-05/2002-4-10

Restriction:

Thirty-foot wide landscape buffer adjacent to the existing curb of Ohio Dr.

PD-132-O-1 Neighborhood Office

ZC 2001-20/2001-9-18 Location: SE corner of Medical Dr. and West 15th St.

ZC 98-35/98-9-33 Acreage: 11.1±

ZC 83-27/83-6-10

ZC 81-27/81-6-2

ZC 79-09/79-8-3

Restrictions:

1. An earthen berm of a minimum of six feet in height, plus landscaping, shall be placed adjacent to Woodburn Corners Dr. to screen adjacent residentially zoned property. Landscaping on the berm shall include minimum three-inch caliper trees placed 30 feet on center.
2. Uses within the planned development district are limited to medical/professional offices and day care centers.
3. Maximum Building Height: One story
4. Any structure used for a day care center must be set back a minimum of 70 feet from the property line along Woodburn Corners Dr.

PD-133-O-2 General Office

ZC 85-09/85-12-26 Location: SE corner of 15th St. and M Ave.

Acreage: 3.8±

Restriction:

Maximum Height: Three story (43 feet)

PD-134-O-2 General Office

ZC 87-91/88-6-13 Location: SE corner of Coit Rd. and American Dr.

ZC 87-69 Acreage: 6.7±

ZC 83-96/85-4-5

ZC 80-34/80-7-31

Restrictions:

1. A preamble shall be added to the planned development format indicating that the intent of the zoning is to permit the long-range expansion of the facilities of the existing bank operation, said preamble to read as follows:

PD-134-O-2 General Office

"The evidence presented by the applicant during the proceedings that resulted in the rezoning of this property, clearly established that the approved zoning and the attached stipulations would sufficiently permit the ultimate expansion projections for the banking operation currently located on the property. The applicant noted in its presentations that interim uses for other than banking-related operations may take place but will ultimately be converted to banking or related uses. In granting the zoning, City Council foresaw no likelihood of a need for further rezoning of the property to accomplish long-range objectives of the bank. The zoning application was opposed by eight homeowners groups resulting in a series of meetings between the applicant, homeowners groups, and a member of City Council. Five of the eight homeowners groups withdrew their opposition and supported the revised request based on representations made by the applicant that the subject property would be developed in accordance with this revised zoning request, which representations were embodied in part in a letter of intent from the chairman of the board of the bank and the stipulations contained herein."

2. Maximum Building Height: Two story
3. No building shall be designed to accommodate structures in excess of four stories.
4. All mechanical units on the roofs of buildings shall be screened with parapet walls.
5. A minimum of 20% of the total land area shall have a landscape permeable surface.
6. No structured parking shall be permitted.
7. Maximum Floor Area Ratio: 0.42:1
8. Maximum Lot Coverage: 30%
9. Medical offices and clinics shall be allowed in the planned development.
10. Provision of a letter of intent from Mr. Jerry Stiles, zoning representative of American National Bank of Plano, stating his intent to begin construction of the four story building within 24 months of the adoption of the ordinance enacting this rezoning.

PD-136-PH Patio Home

ZC 81-52/82-6-10 Location: Southeast corner of Park Blvd. and Amelia Ct.

Acreage: 17.5±

Restrictions:

1. Minimum Front Yard: None required, except along streets in excess of 600 feet in length or which connect two or more public or private streets, for which a 20 foot setback is required
2. Parking: A two car garage shall be provided for each dwelling unit

PD-137-O-2 General Office

ZC 81-52/82-6-10 Location: South of West Park Blvd., east of Coit Rd.

Acreage: 16.0±

Restrictions:

1. Maximum Floor Area Ratio: 0.6:1
2. Maximum Height: Six story
3. A minimum of 75% of the parking shall meet medical parking standards.

PD-138-R/O-2 Retail/General Office

ZC 2004-57/2005-2-26 Location: South side of Alliance Blvd., 600± feet east of Preston Rd.

ZC 2002-11/2002-6-35 Acreage: 30.5±

Restrictions:

1. A hospital and helistop are additional allowed uses. A helistop is allowed only in conjunction with a hospital use.
2. Maximum Building Height:
   a. Beginning at a distance of 50 feet south of the southern right-of-way line of Plano Pkwy. (110 feet from the residential district boundary line) to 300 feet south of Plano Pkwy., the maximum building height shall be six story/65 feet, whichever is less.
   b. From 300 feet south of the southern right-of-way line of Plano Pkwy. to 600 feet south of Plano Pkwy., the maximum building height shall be six story/125 feet, whichever is less.
   c. From 600 feet south of the southern right-of-way line for Plano Pkwy., the maximum building height shall be 12 story.
3. Maximum Lot Coverage: 50% (excluding parking structures); 70% (including parking structures)
4. For hospital use, required parking is one space per bed.
5. Building facades, except for parking structures, shall be constructed of brick, stone, or glass.
6. Parking structure facades shall be compatible in color and texture to the materials used for the hospital facade. The northern facade of parking structures that front Plano Parkway shall be designed to diffuse or to decrease light overspill through the use of solid walls, ornamental metal or other material screening, landscaping, earthen berms, or a combination of these.
7. The minimum front building setback along Allied Drive shall be 30 feet beginning at a distance of 250 feet from the southern right-of-way line of Plano Pkwy. continuing south to the southern right-of-way line for Alliance Blvd.

PD-139-SF-9 Single-Family Residence-9

ZC 2005-43/2005-12-8 Location: North side of Parker Rd. and east of Jupiter Rd.

ZC 2002-31/2002-9-16 Acreage: 22.2±

Restrictions:

1. A landscape buffer area shall be provided along the portion of the planned development fronting Parker Rd. The landscape buffer area shall extend the full width of the Parker Rd. frontage (approximately 300 feet) and shall have a minimum depth of 95 feet measured from the north right-of-way line of Parker Rd. A minimum six-foot tall stone wall shall be required along the northernmost line of the landscape buffer area adjacent to the residential lots to the north.
2. A minimum six-foot tall wrought iron or tubular steel fence shall be provided as follows:
   a. Along the eastern boundary of the portion of the planned development fronting Parker Rd., beginning at the stone wall mentioned in No. 1 above and extending northward for a minimum distance of 205 feet.
   b. Along the eastern boundary of the property, beginning at the southeastern corner of the planned development and extending northward along the eastern boundary for a distance of approximately 934 feet.
   c. Along the rear yards of the lots located in the southeastern corner of the planned development adjacent to the existing pond, beginning at the southeastern corner of the planned development and extending westward approximately 530 feet.
3. Landscaping shall be provided along the interior side of the required wrought iron or tubular steel fence as follows:
   a. Along the fence per No. 2a and No. 2b above, beginning at the stone wall and extending northward for a minimum distance of 205 feet.
   b. Along the entire length of the fence per No. 2c and No. 2d above.

PD-140-O-2 General Office

ZC 99-25/99-6-38 Location: East side of Coit Rd., 430± feet south of Spring Creek Pkwy.

ZC 98-47/98-8-20 Acreage: 7.3±

ZC 96-75/97-3-27

ZC 85-49/86-2-14

ZC 74-07/74-11-13

Restrictions:

1. Maximum Floor Area Ratio: 0.5:1
2. Maximum Building Height:
   a. For the section of the property within 330 feet of the southern property line: One story (35 feet)
   b. For the remainder of the property: Three story (45 feet)

PD-141-R Retail

ZC 2002-28/2002-9-36 Location: NE corner of Hedgcoxe Rd. and Ohio Dr.

Acreage: 12.7±

Restrictions:

1. Mini-warehouse/public storage is an additional allowed use.
2. The maximum lot coverage for mini-warehouse/public storage development shall be 50%.
3. The zero rear yard setback is allowed for the mini-warehouse/public storage use. The exterior walls of the mini-warehouse/public storage buildings shall be allowed on the north property line and the east property line as part of the required screening wall. Freestanding walls must connect the buildings to form a solid continuous screen wall. The rear walls on the north and east property lines must be uniform height and of brick construction.
4. Screening walls and building facades for the mini-warehouse/public storage use fronting Hedgcoxe Rd. must be brick construction.

PD-142-MF-2 Multifamily Residence-2

ZC 98-47/98-8-20 Location: East side of Coit Rd., 1,130± feet south of Spring Creek Pkwy.

ZC 74-07/74-11-13 Acreage: 13.4±

Restriction:

Maximum Density: 16 units per acre

PD-144-MF-2 Multifamily Residence-2

ZC 97-36/97-12-22 Location: NW corner of Spring Creek Pkwy. and Coit Rd.

Acreage: 27.3±

Restrictions:

1. The adoption by ordinance of a concept plan including pedestrian linkage points to the hike and bike trail on the northern and western property lines.
2. Maximum Density: 396 units
3. Landscape and pedestrian path as Exhibits B and C.
4. Facade plan shall be adopted as guideline for residential character of multifamily development, Exhibit D.

PD-145-O-2 General Office

ZC 85-50/86-2-13 Location: East side of Coit Rd., 600± feet north of Spring Creek Pkwy.

ZC 74-07/74-11-13 Acreage: 8.0±

Restrictions:

1. Maximum Floor Area Ratio: 0.55:1
2. Maximum Height: Four story (on south half of property)
3. Maximum Height: Three story (on north half of property)

PD-146-MF-2 Multifamily Residence-2

ZC 97-78/98-2-16 Location: NW corner of Spring Creek Pkwy. and Cheyenne Tr.

Acreage: 6.1±

Restriction:

Maximum Number of Units: 208

PD-147-LC Light Commercial

ZC 2003-26/2003-7-20 Location: South side of Rigsbee Dr., 630± feet east of Sherrye Dr.

Acreage: 2.8±

Restrictions:

Long-term care facility is an additional allowed use.

PD-148-2F Two-Family Residence (Duplex)

ZC 2003-31/2003-7-22 Location: SW corner of 14th St. and Rigsbee Dr.

Acreage: 15.1±

Restrictions:

1. If developed as 2F, the following stipulations shall apply:
   a. Minimum Lot Area: 7,000 square feet
   b. Minimum Front Yard Setback: Ten feet
   c. Maximum Lot Coverage: 50% (for primary plus accessory structures)
2. If developed as PH, SF-6, or SF-7, the base development standards of the respective zoning districts shall apply.
3. A six-foot, solid masonry screening wall shall be constructed along the western boundary of the property.

PD-149-PH Patio Home

ZC 2003-68/2004-2-16 Location: East side of Custer Rd., 170± feet north of Legacy Dr.

Acreage: 17.5±

Restrictions:

1. Minimum Lot Area: 3,500 square feet
2. Minimum Lot Width: 35 feet

   --for Corner Lots: 40 feet
3. Minimum Open Space: Five percent of the gross platted lot area, consolidated into one area
4. All residential lots must be located within 1,000 feet of usable open space as measured along a street.

PD-150-SF-A Single-Family Residence Attached

ZC 2004-10/2005-1-8 Location: East and west sides of Ohio Dr., between Parker Rd. and Tulane Dr.

Acreage: 27.7±

Restrictions:

1. Additional uses of independent living facility, assisted living facility, long-term care facility, and continuing care facility shall be allowed by right as described in Subsection 3.115.
2. A height of three stories, not to exceed 50 feet in height, will be allowed for retirement housing uses, including independent living, assisted living, long-term care, and continuing care facilities.
3. Minimum Lot Depth for Single-Family Attached: 80 feet
4. A setback of 130 feet will be required between retirement housing of three stories and any adjacent single-family housing.
5. Minimum Front Yard for Single-Family Attached: Ten feet for front entry lots provided that:
   a. The garage shall maintain a minimum setback of 20 feet from the front property line.
   b. The open yard area of either the rear yard or non-zero side yard is increased by an amount equal to or greater than that of the increased buildable area created by the reduction in the front yard setback.

PD-151-MF-2/SF-A Multifamily Residence-2/Single-Family Residence Attached

ZC 2004-31/2004-8-36 Location: North of Ridgeview Dr., 955± feet east of Independence Pkwy.

Acreage: 15.8±

Restrictions:

The site shall be developed in its entirety as either MF-2 or SF-A uses subject to the following:

1. If developed as MF-2, the following shall apply:
   a. A maximum density of 18 units per acre on net usable land (excluding the golf course, 100 year floodplain, and right-of-way dedications).
   b. No single-family, duplex, or patio home development is allowed.

PD-151-MF-2/SF-A Multifamily Residence-2/Single-Family Residence Attached

c. Maximum height as defined per the MF-3 district standards.

d. Minimum front yard as defined per the MF-3 district standards.

e. A 30-foot wide landscape area measured from the property line shall be provided along Ridgeview Dr.

2. If developed as SF-A, a 10-foot wide landscape area measured from the property line shall be provided along Ridgeview Dr.

PD-152-PH Patio Home

ZC 2004-35/2004-11-8 Location: North side of Ridgeview Dr., 2,000± feet east of Coit Rd.

Acreage: 22.6±

Restrictions:

1. Minimum Lot Area: 3,500 square feet
2. Minimum Lot Width: 35 feet

   --of corner lot: 40 feet
3. All lots must be served by alleys.

PD-153-SF-A Single-Family Residence Attached

ZC 2004-45/2004-11-26 Location: Northeast corner of Park Blvd and Parkwood Blvd.

Acreage: 12.4±

Restrictions:

1. For Single-Family Residence Attached lots, the minimum front yard setback may be reduced to ten feet provided that:

   a. The garage shall maintain a minimum setback of 20 feet from the front property line.

   b. The open yard area of either the rear yard or non-zero side yard is increased by an amount equal to or greater than that of the increased buildable area created by the reduction in the front yard setback.
2. The minimum rear yard setback along Parkwood Blvd. is 15 feet.

PD-154-SF-6 Single-Family Residence-6

ZC 2006-16/2006-8-18 Location: North side of Windhaven Pkwy., 2,900± feet east of Dallas North Tollway and 3,300± feet west of Spring Creek Pkwy.

ZC 2004-58/2005-4-37 Acreage: 67.1±

Restrictions:

1. Minimum Lot Area: 5,600 square feet
2. Minimum Lot Width: 80 feet for corner lots; 75 feet for interior lots
3. Minimum Lot Depth: 75 feet

PD-154-SF-6 Single-Family Residence-6

4. Minimum Front Yard: Ten feet
   - for front-entry garages: 20 feet for the garage only
   - for side-entry garages: Ten feet
5. Minimum Side Yard: Ten feet for corner lots; 5 feet for interior lots
6. Minimum Rear Yard: 15 feet
7. Maximum Lot Coverage: 55% total for primary and accessory buildings
8. A private recreation facility is an additional allowed use.
9. Lots backing to the creek, at the eastern boundary of the PD district, may develop in conformance to base SF-6 standards.

PD-155-SF-6 Single-Family Residence-6

ZC 2005-06/2005-4-15 Location: East of Ohio Dr., 300± feet south of McDermott Rd.

Acreage: 19.6±

Restriction:

Maximum lot coverage of 50% total for primary and accessory buildings.

PD-156-SF-A Single-Family Residence Attached

ZC 97-84/98-3-22 Location: SW corner of Hedgcoxe Rd. and Robinson Rd.

ZC 79-56/80-11-9 Acreage: 34.5±

Restrictions:

1. Dedication of floodplain as required by the Director of Parks and Recreation.
2. Provision of a grade-separated pedestrian crossing by Hedgcoxe Rd. as required by City Council.

PD-157-MF-2 Multifamily Residence-2

ZC 79-56/80-11-9 Location: SE corner of Ohio Dr. and Hedgcoxe Rd.

Acreage: 20.6±

Restrictions:

1. Density shall be computed based on land area not included in the 100 year floodplain.
2. Dedication of floodplain as required by the Director of Parks and Recreation.

PD-159-O-2 General Office

ZC 79-56/80-11-9 Location: NE corner of Preston Rd. and Hedgcoxe Rd.

Acreage: 83.7±

Restrictions:

1. Dedication of the White Rock Creek floodplain for park purposes.
2. Preliminary site plans for the property on each side of White Rock Creek may be submitted separately.

PD-160-PH Patio Home

ZC 2005-17/2005-6-32 Location: NW corner of Kings Manor Ln. and Spring Creek Pkwy.

Acreage: 29.7±

Restrictions:

1. Maximum Lot Coverage: 60% for primary and accessory buildings
2. Minimum Front Yard: Ten feet; 20 feet from garage
3. Minimum Side Yard (adjacent to Spring Creek Pkwy.): Ten feet; provided that a ten-foot landscape buffer is established adjacent to the right-of-way
4. Minimum Rear Yard (adjacent to Spring Creek Pkwy.): 12 feet; provided that a ten-foot landscape buffer is established adjacent to the right-of-way
5. Off-street parking required at a rate of one-half space per lot, only for lots with less than 55 feet of frontage.
6. Minimum Usable Open Space: Six percent. Usable open space must be located within 1,000 feet of each residential lot as measured along the street
7. Minimum Lot Size: 5,000 square feet

PD-162-MF-2 Multifamily Residence-2

ZC 79-56/80-11-9 Location: SE corner of Preston Rd. and Quincy Ln.

Acreage: 22.6±

Restriction:

Densities shall be computed based on land area not included in the 100 year floodplain.

PD-164-MF-2 Multifamily Residence-2

ZC 91-26/91-11-23 Location: SE corner of Preston Rd. and Legacy Dr.

ZC 85-87/86-2-11 Acreage: 31.1±

ZC 79-56/80-11-9

Restrictions:

1. Densities shall be computed based on land area not included in the 100 year floodplain, plus 1.95 acres dedicated for overpass right-of-way.
2. Dedication of floodplain as required by the Director of Parks and Recreation.

PD-164-MF-2 Multifamily Residence-2

3. One hundred percent stucco veneer shall be allowed for the exterior walls of each structure in the apartment complex.

PD-166-MF-2 Multifamily Residence-2

ZC 79-56/80-11-9 Location: West side of Ohio Dr., south of Hedgcoxe Rd.

Acreage: 32.7±

Restrictions:

1. A minimum of 20% of the area shall be developed in accordance with the Two-Family zoning district regulations.
2. A maximum of 80% of the area may be developed in accordance with the Single-Family-7 zoning district regulations, or in accordance with the Patio Home zoning district regulations.

PD-172-MF-2 Multifamily Residence-2

ZC 90-17/90-8-28 Location: NE corner of Ohio Dr. and Spring Creek Pkwy.

Acreage: 29.1±

Restriction:

One hundred percent stucco veneer is allowed for the exterior walls of each structure.

PD-173-ED Estate Development

ZC 2001-22/2001-8-23 Location: East of San Gabriel Dr. at Ranch Estates Dr.

ZC 85-71/86-3-14 Acreage: 147.2±

Restrictions:

1. Minimum Lot Size: Two acres
2. Maximum allowable height for fences within the front yard setback shall be 48 inches.
3. All fencing within the front yard setback shall be horizontal, rail-type fencing.

PD-175-R Retail

ZC 2005-25/2005-9-34 Location: NE corner of Parker Rd. and Custer Rd.

Acreage: 10.6±

Restrictions:

1. Building material sales and superstore are additional allowed uses.
2. The supplemental regulations for superstore use are amended as follows:
   a. The required landscape edge along residential district boundary lines shall be a minimum of 20 feet in width.
   b. The required landscape edge along Parker Rd. shall be a minimum of 25 feet in width.
   c. The separation distance between the superstore building and adjacent residential zoning district shall be a minimum of 60 feet in width.
3. The required parking shall be 461 parking spaces.

PD-175-R Retail

4. The gate screening the loading and unloading area must be closed at all times except during the arrival and departure of vehicles accessing the loading and unloading area.
5. The revised preliminary site plan and facade plan, attached as Exhibits B and C respectively, are adopted as part of this ordinance.

PD-176-R Retail

ZC 92-64/93-5-32 Location: SE corner of Spring Creek Pkwy. and Preston Rd.

ZC 92-65/93-5-33 Acreage: 36.0±

ZC 92-51/92-12-30

ZC 88-03/86-8-10/88-5-8

ZC 85-89/86-8-10

ZC 79-56/80-11-9

Restrictions:

1. Maximum Floor Area Ratio: 1:1
2. Unlimited height limit.

PD-177-SF-A Single-Family Residence Attached

ZC 2005-36/2005-11-15 Location: North side of McDermott Rd., 270± feet east of Ohio Dr.

Acreage: 17.3±

Restrictions:

1. Minimum Lot Area: 2,000 square feet
2. Minimum Lot Width: 24 feet
3. Minimum Lot Depth: 85 feet
4. Minimum Front Yard Setback: Ten feet
5. Minimum Rear Yard Setback: None.
6. Maximum Lot Coverage: 90% total for the primary dwelling plus accessory structures
7. No off-street parking spaces exclusive of a garage or carport shall be required.
8. Required usable open space may be provided within the Planned Development-178-Single-Family Residence-6 portion of the request.

PD-178-SF-6 Single-Family Residence-6

ZC 2005-36/2005-11-15 Location: North side of McDermott Rd., west of the future extension of Rasor Pkwy.

Acreage: 39.2±

Restrictions:

1. Minimum Front Yard Setback: 20 feet
2. Minimum Side Yard Setback: Six feet
3. Maximum Lot Coverage: 50% total for the primary dwelling plus accessory structures

PD-179-BG Downtown Business/Government

ZC 2005-31/2005-11-10 Location: SW corner of 18th St. and G Ave.

Acreage: 7.0±

Restrictions:

1. Only single-family residence attached dwelling units as shown in the attached concept plan and home occupations operated in accordance with Subsection 3.110 of the Zoning Ordinance are permitted on the area defined by the concept plan, Rice Field Redevelopment; however, the existing office property at the northwest corner of G Ave. and 16th St. (Bridgeman's Office Addition, Block 1, Lot 1) may be used and developed in accordance with the BG zoning district.
2. The total number of residential units shall be not less than 90 or more than 110.
3. Public access to the common open space serving residential development shall be allowed and shall not be restricted by gates, barriers, or signage.
4. Maintenance of all open space, landscaping, and common amenities shall be the responsibility of a homeowners association. Homeowners' association documents must be approved by the City Attorney.
5. The concept plan shall be adopted as part of the ordinance. Minor amendments in accordance with Section 5.500 of the Zoning Ordinance shall be permitted.
6. Single-family residence attached development shall conform to the requirements of the BG district with the following exceptions:
   a. Sixty percent of single-family residence attached lots may abut a mews street or alley as the only point of street frontage and access.
   b. The building setbacks shall be as follows:
      (1) From minor streets with on-street parking: 16th St. and other minor streets within the Haggard Park Heritage Resource District – The building setbacks shall conform to the guidelines for the Haggard Park Heritage Resource District.
      (2) From mews streets: Garages – Maximum ten feet as measured from the right-of-way line of the mews street. The minimum setback from the property line shall be zero feet.
   c. Stoops, balconies, bay windows, box windows, and awnings shall not extend into the right-of-way of mews streets.
   d. The Heritage Commission shall approve the building configuration, street tree, and sidewalk design for the portion of the property within the Haggard Park Heritage Resource District.

PD-181-SF-9/PH Single-Family Residence-9/Patio Home

ZC 79-56/80-11-9 Location: SW corner of Lorimar Dr. and Preston Meadow Dr.

Acreage: 107.2±

Restrictions:

1. A minimum of 60% of the land area shall be developed in accordance with the SF-9 zoning district regulations.
2. The remainder of the property may be developed in accordance with the SF-7 zoning district regulations, or in accordance with the PH zoning district regulations, subject to the following:
   a. Subdivision standards shall be approved by the Planning & Zoning Commission and City Council prior to approval of a site plan or preliminary plat.
   b. Where alleys are utilized, minimum lot size shall be 5,000 square feet.
   c. Minimum Yards:
      (1) Front yards: None required
      (2) Rear yards: None required
   d. Other Minimum Setbacks:
      (1) Front or rear facing garage or carport: 20 feet from public rights-of-way or public easements
      (2) Side facing garage or carport: No setbacks required
   e. Maximum Lot Coverage: 60%
   f. No windows or openings will be allowed in a wall abutting a property line.
   g. Minimum Separation: 15 feet between rear of lots
   h. No portion of any building shall extend beyond lot lines or into public easements or public rights-of-way.

PD-182-MF-3 Multifamily Residence-3

ZC 97-86/98-9-7 Location: NE corner of Preston Rd. and Charles Pl.

ZC 90-53/91-1-46 Acreage: 39.1±

Restrictions:

1. Maximum Number of Units: 746
2. The maximum density for any phase shall not exceed 21.5 units per acre net of right-of-way, with a maximum density of 20.49 units per acre for Phase II.
3. The preliminary site plan, site plans, landscape and irrigation plans should be planned as much as possible in conformance with the Multifamily Guidelines. Where the guidelines become part of the ordinance, the stricter regulations shall apply.
4. Specific Use Permit 147 for a Residence Hotel and all conditions associated with its approval shall remain in effect.
5. All buildings will be two stories in height within 160 feet of the right-of-way of Ohio Dr., and within an area 230 feet west of Ohio Dr. and 170 feet north of Charles Pl.

PD-182-MF-3 Multifamily Residence-3

6. A landscape berm three to four feet in height with a continuous four to five foot masonry and wrought-iron screening fence will be required along Ohio Dr. The fence will be built at an eight-foot maximum height as measured from the ground before berming. The fence will be solid masonry for a distance of 30 feet on either side of a driveway. Wrought-iron sections will be screened with landscaping. The fence will be installed with Phase I.
7. Three-inch caliper live oak trees at a minimum spacing of 30 feet on center will be required along Ohio Dr.
8. Only one driveway with median opening will be allowed on Ohio Dr. The developer will be responsible for removing and relocating existing trees in the median.

PD-183-SF-7/SF-6 Single-Family Residence-7/Single-Family Residence-6

ZC 83-14/83-8-20 Location: NE corner of Parker Rd. and Ohio Dr.

Acreage: 58.0±

Restrictions:

1. A minimum of 50% of the property shall be developed at SF-7 standards.
2. The balance of the property may be developed at SF-6 standards.
3. Provision of a library site.

PD-184-R/O-2 Retail/General Office

ZC 2004-21/2004-6-10 Location: NE corner of Preston Rd. and Parker Rd.

ZC 94-15/94-3-34 Acreage: 31.3±

ZC 92-86/92-11-49

Restrictions:

General Requirements of the Planned Development

1. The preliminary site plan for PD-184-R/O-2 shall become part of this ordinance as shown on Exhibit A. All final site plans shall substantially conform to the preliminary site plan and no additional buildings shall be permitted.
2. Maximum Building Area: 298,000 gross square feet
3. The Ohio Dr. frontage shall conform to the requirements of the Preston Road Overlay District.
4. Maximum Building Height: Two stories, except as noted
5. All buildings shall be finished on all sides with wall materials of consistent texture and color.
6. Trees removed along Ohio Dr. for median breaks shall be relocated or replaced by the developer with six-inch caliper trees of the same type.
7. Trees planted along the screening wall between PD-184-R/O-2 and PD-471-SF-6 shall be planted on 50 foot centers supported by an irrigation system.
8. Trees shall be provided on Preston Rd. at a rate of one per 25 feet of frontage and shall be a four-inch minimum caliper.

PD-184-R/O-2 Retail/General Office

9. Light standards within 50 feet of the eastern curb line along Preston Rd. and within 150 feet of the western curb line of Ohio Dr. shall be no taller than 20 feet and conform to the Code of Ordinances No. 6-470 and any subsequent amendments.

10. A maximum of two private club uses shall be allowed for the total area of Tract 1 and Tract 2. Private club uses are prohibited in Tract 3.

Tract Specific Requirements

1. Tract 1 shall be regulated in accordance with the Retail district with the addition of:

   a. Maximum Gross Building Area: 236,000 square feet

   b. No single building or tenant shall exceed 65,000 gross square feet. Buildings may be attached and collectively exceed this limit.

   c. For that portion located outside of 240 feet and within 550 feet of the centerline of Ohio Dr. the following conditions shall apply. Uses allowed in the Retail district shall be limited to office, retail sales, and services uses. Multiple restaurants having an aggregate floor area of 8,000 square feet shall be allowed. Drive-through windows shall be prohibited for the restaurants. Building height measured from the finished floor shall be limited to a maximum one-story, 30-foot building height.

   d. Drive-through lanes shall be limited to the west side of the building for the pad site which faces Parker Rd. and is within 850 feet of the centerline of Ohio Dr.

2. Tract 2 shall be regulated in accordance with the O-2 district with the following additions and/or restrictions:

   a. Land uses shall be restricted to those uses permitted within the O-1 district, except the additional use of one bank or other financial institution shall be permitted by right. Two restaurants or cafeterias having a minimum floor area of 4,000 square feet shall be permitted by right or retail uses limited to a maximum 10,000 square feet of building area also shall be permitted by right.

   b. A 15-foot wide landscape edge shall be installed along Charles Pl. Tree plantings along Charles Pl. shall conform to the Preston Road Overlay District.

   c. A 35-foot front building line shall be allowed on Charles Pl. provided no parking or driveway is placed between the building and the right-of-way.

3. Tract 3 shall be regulated in accordance with the O-2 district; however, land uses in Tract 3 shall be restricted to those uses permitted within the O-1 district, except one bank or financial institution shall be permitted by right and shall not require issuance of a specific use permit. The maximum number of drive-through lanes for a financial institution shall be six lanes and shall be located on the west side of the building. All drive-through lanes shall be screened from Ohio Dr.

   a. Maximum Building Area: 25,000 square feet

   b. A 35-foot front building line shall be allowed on Ohio Dr. provided no parking or driveway is placed between the building and the right-of-way.

   c. Building height measured from the finished floor shall be limited to a maximum one story, 22 foot height, with architectural elements allowed with a 28 foot height.

PD-185-RC Regional Commercial

ZC 2007-55/2007-12-14 Location: NW corner of Parker Rd. and Parkwood Blvd.

ZC 2006-32/2007-1-11 Acreage: 14.8±

Restrictions:

1. A maximum of 265 multifamily residential dwelling units shall be allowed by right.
2. Site Design
   a. The district shall have a central north/south pedestrian-oriented private roadway that runs from Parker Rd. to the existing east/west fire lane of the regional theater property to the north. The private roadway shall have diagonal or 90° on-street parking and sidewalks on both sides of the roadway. The minimum width of the sidewalks shall be 22 feet. The sidewalks may be used for outdoor eating areas, outdoor display, and other activities commonly associated with a pedestrian-oriented development, if a minimum sidewalk clearance and/or distance to curb line of a street or public way of five feet is maintained.
   b. First floor uses shall be nonresidential except for lobbies for residential uses which may be on the first floor. Residential dwelling units shall be located on second or higher floors.
   c. Building Materials: First floor exterior elevations of buildings and parking structures shall comply with the building material requirements of the RC zoning district. Second floor and higher exterior elevations shall comply with the building material standards except that specified materials shall only be required on 60% of the facade elevation. Interior elevations concealed by buildings/parking garages shall be exempt from material standards but shall be consistent in color and finish with the building/parking structure. Elevations of parking garages that face public streets, the north/south pedestrian-oriented private roadway, and the east/west fire lane into the regional theater shall comply with the building material requirements of the RC zoning district.
3. Area, Yard, and Bulk Requirements
   a. Minimum Building Height: Two story (30 feet) for buildings that front along the north/south pedestrian-oriented private roadway and along the east/west fire lane of the regional theater property to the north
   b. Maximum Building Height: Eight story (120 feet) for hotel use; Six story (100 feet) for all other structures other than parking structures; 52 feet for parking structures with no maximum number of levels (The parking structures shall be permitted to have levels of parking over and above retail, surface parking, or other permitted uses on the ground level. Visual barriers shall be installed to cover any openings between parking levels of a parking structure for openings that both (i) face a residential use east of Parkwood Blvd. directly across from the property, and (ii) are located above the third level of the parking structure. Visual barriers measuring at least four feet in height shall extend above the parapet walls of the top levels of parking structure facades that both (i) face a residential use east of Parkwood Blvd. directly across from the property, and (ii) are located above the third level of the parking structure.)
   c. Maximum Building Setback: Minimum of 60% of the first floor facade shall be set back no more than 50 feet from the outside edge of the travel lanes for buildings that front along the north/south pedestrian-oriented private roadway and along the east/west fire lane of the regional theater property to the north only

PD-185-RC Regional Commercial

d. Setback and Height Adjacent to Residential: Setbacks from Parkwood Blvd., adjacent to residential uses, shall be a minimum of 50 feet as measured from the property line or three times the height, minus 90 feet as measured from the nearest residential district boundary line, whichever is more restrictive. Conversely, the allowed height of a main building, parking structure, or accessory building, at a certain setback, would be equal to one-third the setback plus 30 feet. Structures with hotel uses are exempt from this additional setback adjacent to residential uses.

4. Landscaping

a. The required 30-foot landscape edge along the Dallas North Tollway frontage road and Parkwood Blvd. only may be reduced to ten feet in width provided (i) Parkwood Blvd. commencing at a point no less than 50 feet south of the northeastern entrance into the property from Parkwood Blvd. and extending southward along the Parkwood Blvd. right-of-way to a point no less than 50 feet north of the intersection of Parker Rd. and Parkwood Blvd. and (ii) along the Dallas North Tollway frontage road commencing at a point no less than 100 feet south of the northwestern entrance into the property from the Dallas North Tollway frontage road and extending southward along the Dallas North Tollway frontage road to a point no less than 50 feet north of the intersection of Parker Rd. and the Dallas North Tollway frontage road. A continuous meandering sidewalk interspersed with plant materials and berms as set forth in Subsection 4.604(3) shall not be required.

b. Street trees shall be provided on both sides of the north/south pedestrian-oriented private roadway. The number of trees provided shall be equal to one tree per 40 lineal feet per side of the north/south pedestrian-oriented private roadway. There is no minimum or maximum spacing between trees.

c. All other landscaping shall comply with Section 3.1200 (Landscaping Requirements) and Section 4.600 (Dallas North Tollway Overlay District).

5. Parking

a. Unless listed below, the minimum required parking within this planned development shall comply with Section 3.1100. The minimum required parking for multifamily uses and nonresidential uses other than hotels shall be provided as follows:

i. Multifamily Use: One space per bedroom

ii. Nonresidential Uses: One space per 250 square feet of floor area

b. Total required parking shall be computed on a district-wide basis regardless of any phase/property lines. Parking stall and drive aisle dimensions shall comply with Section 3.1100 (Off-Street Parking and Loading).

6. Signage

a. For building facades and sidewalks/parkways fronting the north/south pedestrian-oriented private roadway and building facades fronting the existing east/west fire lane of the regional theater property to the north, allowable signs must comply with Subsection 3.1605 (Downtown Sign District).

b. All other signage must comply with Section 3.1600 (Sign Regulations) and Section 4.600 (Dallas North Tollway Overlay District).

PD-186-R/O-2 Retail/General Office

ZC 2007-01/2007-4-7 Location: NE corner of Preston Rd. and Old Shepard Pl.

Acreage: 5.7±

Restrictions:

1. Area, Yard, and Bulk Requirements
   a. Maximum Lot Coverage: 30% (excluding parking structures)
   b. Maximum Floor Area Ratio: 0.8:1 (excluding parking structures)
   c. Maximum Building Height: Parking structures shall be no more than four levels at or above grade
2. Buildings Materials: The sides of all buildings, except parking garages, shall have a consistent facade design and roof line configuration. All mechanical equipment serving the structures and trash receptacles shall be screened from all public streets.

PD-188-Res Residential

ZC 82-03/82-4-15 Location: NW corner of Ventura Dr. and West Park Blvd.

Acreage: 18.9±

Restrictions:

The property shall be developed in accordance with the SF-7 zoning district regulations, unless developed according to the following standards:

1. A minimum of 15% usable open space shall be provided, 30% of which may include water surface area, if established with site plan approval.
2. Site plan approval including a landscape and open space plan shall be required for each phase of the development.
3. No single- or two-family lots or any dwelling units shall face Ventura Dr.
4. The planned development shall be platted in minimum subdivisions of five acres or more.
5. Allowed uses:
   a. Those uses allowed in the 2F and SF-A zoning districts.
   b. Multifamily residences with a maximum of four dwelling units per building and intended for sale on a condominium basis.
   c. Common storage areas, if included on an approved site plan.
6. Maximum Density: 140 dwelling units
7. Minimum Lot Area per Dwelling Unit: 2,500 square feet (if platted as single- or two-family lots)
8. Minimum Lot Width at Building Line: 25 feet for single-family lots and 50 feet for two-family lots
9. Minimum Lot Depth: 80 feet
10. Minimum Floor Area per Dwelling Unit:
    a. Single-Family Detached: 800 square feet

PD-188-Res Residential

b. Two-family, single-family attached, and multifamily shall have the following minimum floor area:

(1) One bedroom unit: 650 square feet

(2) Two bedroom unit: 800 square feet

(3) Three bedroom or more: 800 square feet plus 200 square feet for each bedroom over two

c. Project Averages: 1,000 square feet for a platted subdivision containing all detached residences and 900 square feet for a subdivision with all or a combination of units being attached or multifamily

11. Minimum Setbacks:

a. Front yard:

(1) Standard setback: 25 feet

(2) Lots Facing Streets Ending in Cul-de-sacs: 20 feet, which may be reduced an additional 15 feet with site plan approval

b. Side yard:

(1) Interior side yard:

a) Detached residences: Ten percent of lot width or five feet, whichever is greater, one side yard may be reduced to zero if the other side yard is increased to double the requirement

b) Two-family residences: Ten percent of lot width or five feet, whichever is greater

(2) Exterior side yard: Ten feet adjacent to a street

c. Rear yard: Ten feet

d. A minimum building separation of ten feet is required for all uses.

12. Maximum Lot Coverage: 75%

13. Maximum Height: Two story, not to exceed 36 feet

14. Parking Requirements:

a. Residence parking: Two off-street spaces, exclusive of garage of carport, shall be provided per dwelling unit adjacent to each unit or within 100 feet of each unit if established with site plan approval. (Full or partial credit may be given for spaces in carports or garages with site plan approval.)

b. Visitor parking: One-fourth space per dwelling unit must be provided within 600 feet of each unit.

15. Subject to the above restrictions, single-family residences shall be developed according to the SF-7 zoning district requirements; two-family residences shall be developed according to the 2F zoning district requirements; single-family residences attached shall be developed according to the SF-A zoning district requirements; and multifamily residences shall be developed according to the MF-1 zoning district requirements.

PD-189-R/O-2	Retail/General Office

ZC 2007-01/2007-4-7 Location: NW corner of Old Shepard Pl. and Ohio Dr.

ZC 99-06/99-4-17 Acreage: 108±

ZC 95-17 & 95-25/95-7-15

ZC 94-85/94-9-26

ZC 92-82/92-11-24

ZC 80-67/81-12-4

Restrictions:

1. Maximum Lot Coverage: 30% (exclusive of parking structures)
2. Maximum Floor Area Ratio: 0.8:1 (exclusive of parking structures, which applies to the overall site and not necessarily any one lot)
3. Maximum building height shall be two stories for all buildings within 600 feet of Ohio Dr. right-of-way and within 700 feet of Park Blvd. right-of-way; four stories between 600 feet and 850 feet from Ohio Dr.; six stories between 850 feet and 1,450 feet from Ohio Dr.; and a maximum of eight stories on the balance of the property. Parking structures shall be not more than four levels at or above grade. The height of the health and fitness center is limited to 41 feet for architectural features.
4. Within the area bounded by Ohio Dr., West Park Blvd., Preston Park Blvd., Preston Park Ct., and Old Shepard Pl., the only uses allowed shall be office centers; professional and general administrative offices; medical offices; clinics, incidental business services; incidental retail; churches and rectories; parochial, private, and public schools; day care centers with a specific use permit; household care institutions; and a health and fitness centers. The health and fitness center is defined as "A public or private facility operated to promote physical health and fitness. Activities may include exercise, physical therapy, training and education pertaining to health and fitness. Uses or combinations of uses would typically include, but are not limited to, game courts, weight lifting and exercise equipment, aerobics, swimming pools and spas, and running or jogging tracks." A health and fitness center is allowed by right within the area 600 feet south of West Park Blvd.
5. Within that area bounded by Preston Rd., Old Shepard Pl., Preston Park Ct., and a line 900 feet north of and parallel to Old Shepard Pl., only those uses allowed by right and by specific use permit in the Office-2 district shall be allowed. However, Multifamily-3 development shall be permitted as an optional use on the 17.18 acre tract described herein below and generally located in the area 800± feet east of and parallel to Preston Rd. and north of Preston Park Blvd. No other form of residential development is permitted. If Multifamily-3 development is constructed, the entire site must be developed as a single project subject to the following additional stipulations:
   a. The concept plan shall become part of this ordinance as Exhibit A. The preliminary site plan and all following site plans shall conform to the concept plan and no additional buildings shall be permitted.
   b. Maximum Density: 266 dwelling units
   c. Three levels of apartments over one story garages shall be allowed.
   d. Twenty-five foot front building line and a 15 foot setback for side and rear yards.
   e. Maximum Building Height: 48 feet (measured from the average grade to the roof line)
   f. Parking spaces in front of garages that have direct access to individual units shall be included in the required parking.

PD-189-R/O-2 Retail/General Office

g. Garage parking may exceed 50% of the required parking.

h. Wrought iron fence with brick columns shall be required along Preston Park Blvd.

i. Pedestrian access way shall be provided to the abutting shopping center to the north.

j. Facade plans shall be submitted with the preliminary site plan.

6. A minimum 25-foot wide landscape area including a three foot berm, shall be placed adjacent to the west right-of-way line of Ohio Dr.
7. The sides of all buildings, except parking garages, shall have a consistent facade design and roof line configuration. All mechanical equipment on the exteriors of structures shall be screened from public streets. Other mechanical equipment serving the structures and trash receptacles shall be screened from all public streets.
8. A landscape plan must be submitted for approval at the time of site plan review.

PD-190-O-2 General Office

ZC 83-86/84-2-17 Location: South side of Plano Pkwy., east of White Rock Creek

Acreage: 49.5±

Restrictions:

1. Provision of additional right-of-way or easement for the hike and bike trail to be approved by the Parks and Recreation Department and Community Development Department.
2. Maximum Floor Area Ratio: 0.4:1
3. A maximum building height of three stories with a maximum building height of two stories within 300 feet of Plano Pkwy.

PD-192-PH Patio Home

ZC 83-51/84-4-15 Location: NW corner of Ohio Dr. and Plano Pkwy.

Acreage: 24.9±

Restrictions:

1. Maximum Number of Units: 104
2. Provision of a 30-foot wide landscape buffer adjacent to Ohio Dr.

PD-193-MF-3 Multifamily Residence-3

ZC 83-51/84-4-15 Location: East side of Preston Rd., north of Plano Pkwy.

Acreage: 17.3±

Restriction:

The eastern 6.7 acres shall have a maximum density of 15 dwelling units per acre, and the balance of the property shall have a maximum density of 21 dwelling units per acre.

PD-194-O-2 General Office

ZC 94-123/94-11-12 Location: NE corner of Preston Rd. and Plano Pkwy.

ZC 86-88/87-3-24 Acreage: 17.3±

Restrictions:

1. Maximum Height: Four story
2. Monument signs shall be required.
3. All utilities shall be placed underground on Preston Rd. and Plano Pkwy.

PD-195-CC Corridor Commercial

ZC 2006-36/2007-4-22 Location: SE corner of Park Blvd. and Alma Dr.

Acreage: 7.1±

Restrictions:

1. Allow public storage/mini-warehouse use by right.
2. Prohibit the following uses:
    - automobile parking lot/garage
    - automobile repair - major
    - automobile repair - minor/service station
    - car wash
    - new car dealer
    - concrete/asphalt batching plant (temporary)
    - limited assembly and manufacturing
    - cabinet/upholstery shop
    - building material sales
    - body piercing
    - dance hall
    - indoor gun range
    - laundromat
    - small engine repair shop
    - tattooing and permanent cosmetics
    - manufacturing - light intensity
    - tire dealer
3. There shall be no outside storage of goods or materials
4. Area, Yard, and Bulk Requirements
    a. Buildings shall be set back a minimum of 15 feet from the eastern boundary of Lot 3R.

PD-195-CC Corridor Commercial

b. Any buildings built along the access easement on the boundary of Lot 3R shall be limited to one story.

5. Building Materials: The exterior elevations of any buildings built along the access easement on the eastern boundary of Lot 3R shall be faced with masonry materials as defined by the City of Plano Zoning Ordinance. A minimum of two building materials shall be required on each facade. Building articulation and design features shall be incorporated to provide architectural relief along the building facade. A facade plan for buildings along the access easement on the eastern boundary of Lot 3R shall be submitted concurrently with the final site plan for staff review.

6. Landscaping along the Eastern Boundary of Lot 3R: 21 additional (not part of the required total) trees at three inch caliper (as measured 12" above the finish grade) shall be installed. Locations shall be at each building's depressed articulations and at other random locations to enhance and compliment the building facades.

PD-197-BG Downtown Business/Government

ZC 2007-15/2007-9-10 Location: East side of G Ave., 210± feet south of 15th St.

Acreage: 0.4±

Restriction:

Maximum Height: Five story (75 feet) for multifamily uses

PD-198-LC Light Commercial

ZC 2008-36/2008-5-13 Location: North side of S.H. 190, 620± feet west of Preston Rd.

Acreage: 5.6±

Restrictions:

1. Maximum Floor Area Ratio: 2:1 for parking garages when they are the primary use on the property including any accessory uses and 0.8:1 for all other uses
2. Maximum Height: 6 story (90 feet) for parking garages
3. Minimum Front Yard Setback: Ten feet from the fire lane, access, and utility easement on the north side of the property

PD-199-LI-1 Light Industrial-1

ZC 2008-43/2008-5-15 Location: South side of 14th St., 1,030± feet east of Los Rios Blvd.

Acreage: 2.2±

Restriction:

Screening is required along the eastern and southern property boundaries for open storage and outside display in accordance with Subsection 3.903 (2) of the Zoning Ordinance.

PD-200-RE	Regional Employment

ZC 2008-27/2008-6-7 Location: NE corner of Dallas North Tollway and Plano Pkwy.

ZC 2008-27/2008-5-22 Acreage: 40.2±

Restrictions:

1. Retail and service uses shall not be limited in area and may be constructed as freestanding buildings. Retail and service uses are not subject to the maximum ten percent floor area and site plan requirements of the RE district.
2. Freestanding restaurants may be any size and are not subject to the minimum 5,000 square feet of gross floor area requirement of the RE district. Restaurants shall not have drive-through lanes.
3. Freestanding parking structures accessory to hotel use shall conform to the general RE height and setback standards of the RE district and shall not be subject to the RE hotel setback standards.
4. A 30-foot wide landscape edge shall be provided along Parkwood Blvd. The landscape edge standards and improvements shall be those specified for the Dallas North Tollway Overlay District.
5. The maximum floor area for retail uses is 90,000 square feet. The maximum floor area for all other uses is 850,000 square feet.

PD-201-LC	Light Commercial

ZC 79-13/79-11-18 Location: SW corner of Plano Pkwy. and Preston Rd.

Acreage: 16.1±

Restriction:

Maximum Building Height: Eight story

PD-202-RT	Research/Technology Center

ZC 2008-62/2008-8-5 Location: West side of Rowlett Creek, south side of 14th St., 990± feet east of Los Rios Blvd., north side of the Cotton Belt Railroad and east side of Bradshaw Dr., and extending 920± feet south of Plano Pkwy. to Plano's city limit line

Acreage: 189.6±

Restrictions:

In addition to those uses allowed by right or by specific use permit (SUP) in the Research/Technology Center district, the following uses are allowed by right:

- mini-warehouse/public storage
- service contractor (no storage yard)
- dance/gymnastics studio
- commercial amusement (indoor)
- commercial amusement (outdoor) (by SUP)
- kennel (indoor pens)/commercial pet sitting
- veterinary clinic

PD-202-RT Research/Technology Center

- cabinet/upholstery shop
- tool rental shop
- print shop (minor)
- household appliance service and repair
- repair/storage of furniture and appliances (inside)
- hardware
- garden center
- artisan's workshop
- fraternal organization, lodge, or civic club (by SUP)
- assisted living facility (by SUP)

PD-203-O-2 General Office

ZC 2004-40/2004-11-25 Location: 920± feet west of Preston Rd. and 300± feet southeast of Village Creek Dr.

ZC 2001-17/2001-7-23 Acreage: 20.1±

ZC 97-73/98-2-14

ZC 97-07/97-4-14

ZC 83-01/83-8-13

Restrictions:

1. Maximum Height: Three story
2. Maximum Floor Area Ratio: 0.4:1
3. Per the attached zoning exhibit, automobile storage and automobile make-ready are additional allowed uses on the 6.7± acre tract located on the south side of Village Creek Dr., 700± feet south of Plano Pkwy.
4. A ten-foot landscape edge shall be provided along the west side of the 6.7± acre tract.

PD-204-O-2 General Office

ZC 83-86/83-6-11 Location: SW corner of Plano Pkwy. and Ventura Dr.

ZC 83-06/84-2-17 Acreage: 62.0±

Restrictions:

1. Provision of additional right-of-way or easement for the hike and bike trail to be approved by the Parks and Recreation Department and Community Development Department.
2. Maximum Floor Area Ratio: 0.4:1
3. A maximum building height of three stories with a maximum building height of two stories within 300 feet of Plano Pkwy.
4. Landscaping and berming adjacent to Plano Pkwy.

PD-205-SF-A Single-Family Residence Attached

ZC 79-13/79-11-8 Location: North side of Plano Pkwy., west of Ventura Dr.

Acreage: 9.3±

Restriction:

Maximum Density: Eight dwelling units per acre

PD-206-Res Residential

ZC 83-06/83-6-11 Location: SW corner of West Park Blvd. and Winding Hollow Ln.

Acreage: 44.0±

Restrictions:

1. A maximum of 145 dwelling units at a maximum density of 4.8 dwelling units per acre.
2. The planned development shall be platted in minimum subdivisions of five acres or more. A preliminary plat on the entire tract shall be submitted before any portion of the tract may be developed.
3. Minimum Lot Area per Dwelling Unit: 5,000 square feet
4. Minimum Lot Width: 40 feet
5. Minimum Floor Area per Dwelling Unit: 1,200 square feet
6. A minimum building separation of ten feet is required for all uses within the planned development.
7. Front Yard: 20 feet for lots facing cul-de-sac or loop streets not exceeding 400 feet in length, which may be reduced up to an additional 15 feet with site plan approval.
8. Interior Side Yard: Ten percent of lot width with a minimum of five feet. Not more than ten feet shall be required.
9. Parking Requirements: Two off-street spaces, exclusive of garage or carport, shall be provided per dwelling unit adjacent to each unit or within 100 feet of each unit if established with site plan approval.
10. Subject to the above restrictions, the property shall be developed in accordance with the SF-7 zoning district requirements.

PD-207-R Retail

ZC 2008-65/2008-10-24 Location: NE corner of S.H. 190 and Renner Rd.

Acreage: 119.9±

Restrictions:

<u>General Standards</u>

1. The zoning exhibit shall be adopted as part of the ordinance.

PD-207-R Retail

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

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

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

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

<u>Design Standards</u>

8. Street Pattern: The maximum block length shall be 500 feet. Public streets, quasi-public streets, and/or fire lanes may be used to obtain this required block length.
9. Streetscape
   a. Along Wynnwood Dr., Wynhurst Dr., Wyngate Blvd., Wynview Dr., and required named quasi-public streets, sidewalks with a minimum width of six feet shall be placed no more than six feet from back of curb. Street trees shall be provided at a rate of one tree per 50 linear feet of street.

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

PD-207-R Retail

10. Building Design
    a. Nonresidential, multiuse buildings, except for parking garages, shall have a minimum of 40% of the ground floor comprised of window area. Buildings fronting S.H. 190 frontage road, Renner Rd., and Shiloh Rd. are exempt from this requirement. For the purposes of this standard, ground floor is defined as that portion of a building from the street-level finish floor elevation and extending 12.5 feet above the street-level finish floor elevation.
    b. Canopies, balconies, stoops, bay windows, awnings, and other building projections may encroach up to five feet into the public right-of-way provided accessible pathways are maintained.
11. Landscaping and Open Space
    a. Except as stated in 11.b below, landscaping shall be provided per Section 3.1200 (Landscaping Requirements) and Section 4.700 (190 Tollway/Plano Parkway Overlay District) except as follows:
        i. No landscape edge is required along Wynnwood Dr., Wynhurst Dr., Wyngate Blvd., Wynview Dr., and required named quasi-public streets.
        ii. Landscape edge width may be reduced to ten feet along Shiloh Rd. and along Renner Rd. between Wyngate Blvd. and Shiloh Rd.
    b. A minimum five-foot landscape edge shall be provided between all surface parking lots and public and quasi-public streets. Street trees shall be provided at a rate of one tree per 50 linear feet of street.
    c. A minimum of two acres of open space shall be provided and shall be open to the public at all times. Open space shall have a minimum dimension of 80 feet.
12. Screening
    a. The rear and service sides of nonresidential buildings oriented toward residential use or open space shall be screened as provided in Section 3.1000 (Screening, Fence, and Wall Regulations).
    b. Refuse and recycling containers shall not be located within 30 feet of a public or quasi-public street, unless internal to the building, and shall be screened from view from streets and open space in accordance with Section 3.1000 (Screening, Fence, and Wall Regulations).
13. Fencing: For residential use only, fencing is allowed in the front yard setback up to eight feet in height. Fencing must be a minimum of 50% open.
14. Signage
    a. For buildings fronting S.H. 190 frontage road, Renner Rd., and Shiloh Rd., signage must comply with Section 3.1600 (Sign Regulations) and Section 4.700 (190 Tollway/Plano Parkway Overlay District).
    b. Signage for all other buildings must comply with Area A standards within Subsection 3.1605 (Downtown Sign District). Additionally, freestanding, single tenant buildings may have monument signs per Section 4.700 (190 Tollway/Plano Parkway Overlay District).

<u>Multifamily Residential Development Standards</u>

15. Maximum Number of Dwelling Units: 1,200 units
16. Minimum Density: 35 dwelling units per acre

PD-207-R Retail

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

Standards Specific to Tracts 1 and 5-10

18. Uses
    a. Multifamily use is an additional permitted use.
    b. Car wash use is prohibited.
19. Building Design
    a. Buildings fronting to Renner Rd. or Shiloh Rd.:
        i. Minimum Front Yard Setback: Ten feet
        ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 30 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line. The 30 foot distance may be increased to a maximum of 85 feet if parking or drive aisles are located between the building face and the street.
    b. Buildings fronting to Wynnwood Dr., Wynhurst Dr., Wyngate Blvd., or Wynview Dr.:
        i. Minimum Front Yard Setback: None
        ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line.
    c. Buildings fronting required named quasi-public streets:
        i. Front yard setbacks are measured from the street easement line.
        ii. Minimum Front Yard Setback: None
        iii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the street easement line.

Standards Specific to Tract 2

20. Uses: Car wash use is prohibited.
21. Building Design
    a. Buildings fronting to Renner Rd. or Shiloh Rd.:
        i. Minimum Front Yard Setback: 30 feet
        ii. Maximum Front Yard Setback: None
    b. Buildings fronting to Wyngate Blvd. or Wynview Dr.:
        i. Minimum Front Yard Setback: None
        ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line.

Standards Specific to Tracts 3 and 4

22. Uses

PD-207-R Retail

a. Regional theater use and multifamily use are additional permitted uses.

b. Car wash use is prohibited.

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

24. Building Design

a. Buildings fronting to Wynnwood Dr., Wynhurst Dr., Wyngate Blvd., or Wynview Dr.:

i. Minimum Front Yard Setback: None

ii. Buildings shall be constructed such that a minimum of 50% of the facade falls within 30 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 50% of each facade must be built to the easement line. The 30 foot distance may be increased to a maximum of 100 feet if parking or drive aisles are located between the building face and the street.

b. Buildings fronting required named quasi-public streets:

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

ii. Minimum Front Yard Setback: None

iii. Maximum Front Yard Setback: 15 feet unless restricted by easements. If easements are present, the facade must be built to the easement line.

PD-208-O-1 Neighborhood Office

ZC 83-06/83-6-11 Location: South side of Plano Pkwy., 2,000± feet east of Dallas Pkwy.

Acreage: 34.0±

Restrictions:

1. A maximum building height of four stories on the east side of Mira Vista Blvd., south of Plano Pkwy. with a maximum of two stories within 200 feet of Plano Pkwy.
2. A maximum building height of two stories for the remainder of the planned development district.
3. Maximum Floor Area Ratio: 0.34:1 (on the area west of Mira Vista Blvd.)
4. Maximum Floor Area Ratio: 0.44:1 (for the area east and south of Mira Vista Blvd.)
5. Maximum Square Footage: 178,000
6. The zoning exhibit is adopted as part of the ordinance as Exhibit B.

PD-209-MF-3 Multifamily Residence-3

ZC 91-06/91-3-28 Location: SE corner of Plano Pkwy. and Balcones Dr.

Acreage: 23.5±

Restrictions:

1. Maximum Number of Units: 360
2. The applicant shall construct a barrier to prohibit pedestrian access to the Santa Fe Railroad tracks.

PD-210-O-2 General Office

ZC 81-71/82-9-23 Location: South side of Plano Pkwy., east of Dallas Pkwy.

Acreage: 16.4±

Restriction:

Maximum Floor Area Ratio: 0.8:1

PD-211-LC Light Commercial

ZC 80-78/81-2-11 Location: SE corner of Plano Pkwy. and Dallas Pkwy.

Acreage: 16.4±

Restrictions:

1. Maximum Height: Ten story
2. Maximum Floor Area Ratio: 1:1

PD-214-Res Residential

ZC 89-37/90-2-35 Location: SE corner of Park Blvd. and Jubilee Rd.

ZC 87-72/88-2-6 Acreage: 3.9±

ZC 81-71/82-9-23

Restrictions:

8. Maximum Density: 5.5 units per acre, limited to a total of 136 dwelling units. Density calculations shall exclude floodplains.
9. Allowed Uses:
   e. Single-family residences detached
   f. Two-family residences
   g. Single-family residences attached

PD-220-RC Regional Commercial

ZC 2000-17/2000-8-38 Location: SW corner of Park Blvd. and Dallas North Tollway

ZC 83-05/83-3-23 Acreage: 29.0±

ZC 77-23/77-6-7

Restrictions:

1. Minimum Front Yard: 40 feet (along the Dallas North Tollway)
2. Required Landscape Edge: 20 feet (along the Dallas North Tollway)

PD-221-MF-1	Multifamily Residence-1
ZC 91-34/92-1-29	Location: South side of Parker Rd. at Ranchero Rd.
ZC 83-06/83-6-11	Acreage: 41.4±

Restriction:

Maximum Number of Units: 360

PD-227-MF-2	Multifamily Residence-2
ZC 91-03/91-4-41	Location: South of Parker Rd. and west of Dallas Pkwy.
	Acreage: 12.9±

Restriction:

Maximum Density: 18 dwelling units per acre

PD-237-SF-7/PH	Single-Family Residence-7/Patio Home
ZC 82-06/82-10-3	Location: North of Parker Rd., east of Dallas Pkwy.
	Acreage: 196.4±

Restrictions:

1. Not less than 55% of the gross land area shall be developed according to SF-7 zoning district requirements.
2. Not more than 45% of the gross land area may be developed according to PH zoning district requirements.

PD-240-O-1	Neighborhood Office
ZC 82-06/82-10-3	Location: East of Dallas Pkwy., north of Yeary Rd.
	Acreage: 38.5±

Restriction:

Maximum Floor Area Ratio: 0.5:1

PD-242-MF-2	Multifamily Residence-2
ZC 2006-16/2006-8-18	Location: West side of Spring Creek Pkwy., west of Preston Rd.
ZC 2004-58/2005-4-37	Acreage: 22.7±
ZC 82-06/82-10-3	

Restriction:

Maximum Density: 15 dwelling units per acre

PD-243-R/O-2 Retail/General Office

ZC 2006-16/2006-8-18 Location: South side of Spring Creek Pkwy., east of Dallas Pkwy.

ZC 2004-58/2005-4-37 Acreage: 132.2±

ZC 82-06/82-10-3

Restrictions:

1. A total Floor Area Ratio of 0.4:1, with a maximum Floor Area Ratio of 1:1 for any individual lot.
2. A maximum of 1,406,000 square feet may be utilized for retail uses.

PD-252-PH Patio Home

ZC 94-46/94-9-84 Location: SE corner of future Parker Rd. and Marsh Ln.

ZC 83-75/84-2-14 Acreage: 30.5±

Restrictions:

1. Minimum 15-foot front building line for all lots.
2. Minimum 20-foot rear yard setback for lots backing to Marsh Ln. and Parker Rd. where ten feet of additional right-of-way is not dedicated for landscaping.
3. One three-inch caliper tree per 50 feet of frontage along Marsh Ln. shall be grouped in the right-of-way dedicated for landscaping.
4. No requirement for usable open space.

PD-260-MF-2 Multifamily Residence-2

ZC 79-49/80-8-10 Location: NW corner of Plano Pkwy. and Midway Rd.

Acreage: 21.1±

Restriction:

Maximum Density: 16 units per acre

PD-261-R Retail

ZC 2001-23/2001-8-8 Location: SE corner of McDermott Rd. and Coit Rd.

ZC 83-87/84-2-19 Acreage: 22.9±

Restrictions:

1. The property may be developed in accordance with the PD-261-R zoning district with the additional permitted use of mini-warehouse/public storage.
2. Lot coverage of 55% allowed in conjunction with the mini-warehouse/public storage development.
3. Floor Area Ratio of 0.6:1 allowed in conjunction with the mini-warehouse/public storage development.
4. A solid masonry wall shall be constructed along the eastern and southern sides of the mini-warehouse/public storage development. The exterior walls of the mini-warehouse buildings will be allowed as part of this required wall. Freestanding wall must connect the buildings to form a solid structure.

PD-261-R Retail

5. The preliminary site plan for the mini-warehouse development is adopted as part of the ordinance.
6. Pole signs are prohibited.

PD-266-R Retail

ZC 83-87/84-2-19 Location: SW corner of McDermott Rd. and Independence Pkwy.
Acreage: 4.6±

Restriction:

Maximum Floor Area Ratio: 0.35:1

PD-268-MF-2 Multifamily Residence-2

ZC 82-98/83-3-7 Location: SW corner of Alma Dr. and Baxter Dr.
Acreage: 20.2±

Restriction:

Maximum Density: 16 units per acre

PD-269-MF-2 Multifamily Residence-2

ZC 82-48/82-9-4 Location: Northwest of the intersection of Alma Dr. and Legacy Dr.
Acreage: 41.0±

Restriction:

Maximum Density: 16 units per acre

PD-272-O-1 Neighborhood Office

ZC 82-60/82-12-6 Location: East side of Alma Dr., north of Legacy Dr.
Acreage: 7.8±

Restriction:

Dedication of Russell Creek floodplain.

PD-273-MF-3 Multifamily Residence-3

ZC 2000-59/2000-11-20 Location: South side of Legacy Dr., 1,800± feet east of Alma Dr.
ZC 85-35/85-7-6 Acreage: 29.4±
ZC 83-81/84-3-20

Restrictions:

1. Exterior wall construction may be 100% painted stucco veneer of the same fire rating as powerwall.
2. This planned development shall be reviewed after 18 months to determine the condition of the stucco.

PD-277-R/O-2 Retail/General Office

ZC 2006-07/2006-5-25 Location: SW corner of U.S. 75 and Legacy Dr.

ZC 99-47/99-10-26 Acreage: 50.7±

ZC 93-109/94-3-6

ZC 85-36/85-8-24

ZC 84-05/84-5-11

Restrictions:

1. Maximum Height: Eight story (120 feet)
2. Maximum of four parking structure levels above ground (including ground level); maximum height of 33 feet to top of parapet.
3. Maximum Floor Area: 1,550,000 square feet
4. Maximum Lot Coverage: 80% for main plus accessory buildings
5. Maximum Floor Area Ratio: 0.5:1 overall; 1:1 on any lot

PD-281-SF-9/SF-7 Single-Family Residence-9/Single-Family Residence-7

ZC 79-56/80-11-9 Location: NE corner of Legacy Dr. and Preston Meadow Dr.

Acreage: 271.2±

Restrictions:

1. A minimum of 60% of the land shall be developed in accordance with the SF-9 zoning district regulations.
2. A maximum of 40% of the land shall be developed in accordance with SF-7 zoning district regulations.

PD-282-SF-9/SF-7 Single-Family Residence-9/Single-Family Residence-7

ZC 86-18/86-5-6 Location: East side of Ohio Dr., south of Hedgcoxe Rd.

ZC 79-56/80-11-9 Acreage: 28.0±

Restriction:

A maximum of 40% of the land shall be developed in accordance with SF-7 zoning district regulations.

PD-284-2F/SF-A/PH Two-Family Residence (Duplex)/Single-Family Residence Attached/ Patio Home

ZC 81-47/82-1-7 Location: North side of Legacy Dr., east of Coit Rd.

Acreage: 68.7±

Restrictions:

1. The property shall be developed to 2F, SF-A, or PH standards at a maximum overall density of eight dwelling units per acre.
2. This district shall have a minimum of 15% of the area as usable open space.

PD-284-2F/SF-A/PH Two-Family Residence (Duplex)/Single-Family Residence Attached/ Patio Home

3. PH standards shall be revised as follows:
   a. Minimum Lot Area: 5,000 square feet
   b. Minimum Width at Building Line: 50 feet
   c. Minimum Lot Depth: 100 feet
4. Front and rear facing garages shall be set back a minimum of 20 feet from streets and drives.

PD-286-O-1 Neighborhood Office

ZC 87-89/88-4-18 Location: East side of Custer Rd., 1,000± feet south of Park Blvd.

Acreage: 3.7±

Restrictions:

1. Maximum Height: One story
2. Maximum Floor Area Ratio: 0.3:1
3. Monument signage shall be required.
4. Approval of facade plans by staff shall be required at the time of site plan approval. Structure(s) shall be of residential architectural style, with gabled or hipped roof, brick or brick veneer exterior, and residentially styled doors and windows.

PD-290-SF-7 Single-Family Residence-7

ZC 92-49/92-10-2 Location: SE corner of West Park Blvd. and Mira Vista Blvd.

ZC 83-06/83-6-11 Acreage: 26.4±

Restrictions:

1. Average density will be no greater than 4.8 units/acre with no individually-platted area greater than 5.5 units/acre and a maximum number of dwelling units of 280.
2. The planned development shall be platted in minimum subdivisions of five acres or more. A preliminary plat on the entire tract shall be submitted before any portion of the tract may be developed.
3. Minimum Lot Area per Dwelling Unit: 5,000 square feet
4. Minimum Lot Width: 40 feet
5. Minimum Floor Area per Dwelling Unit: 1,200 square feet
6. Minimum Setbacks: (A minimum building separation of ten feet is required for all uses within the planned development.)

   Front Yard:

   (1) Standard Setback: 30 feet

   (2) Lots Facing Cul-de-Sac or Loop Streets (not exceeding 400 feet in length): 20 feet, which may be reduced up to an additional 15 feet with site plan approval.

PD-290-SF-7 Single-Family Residence-7

7. Maximum Lot Coverage: 45%
8. Parking Requirements: Two off-street spaces, exclusive of garage or carport, shall be provided per dwelling unit adjacent to each unit or within 100 feet of each unit as established with site plan approval.

PD-296-PH Patio Home

ZC 82-21/82-6-2 Location: SW corner of Independence Pkwy. and Roundrock Tr.

Acreage: 15.8±

Restrictions:

1. Maximum Density: 5.5 dwelling units per acre
2. Minimum Lot Area: 5,000 square feet
3. Minimum Lot Width at Building Line: 50 feet
4. Minimum Floor Area per Dwelling Unit: 1,000 gross square feet of air-conditioned space, excluding garage
5. Minimum Required Usable Open Space: 6%

PD-301-PH Patio Home

ZC 94-97/95-1-2 Location: West side of LaCosta Ln., 650± feet north of Plano Pkwy.

ZC 83-75/84-2-14 Acreage: 21.5±

Restrictions:

1. No requirement for usable open space.
2. Minimum Front Building Setback: 15 feet
3. Minimum Rear Yard Setback: 20 feet (for lots backing to Marsh Ln. where ten feet of additional right-of-way for landscaping is not dedicated)

PD-303-SF-9 Single-Family Residence-9

ZC 98-22/98-6-4 Location: North of Plano Pkwy., between Marsh Ln. and Midway Rd.

ZC 83-75/84-2-14 Acreage: 254.0±

Restrictions:

1. Maximum Dwelling Units: 330
2. No residential building or lot may cross the school district boundary line.

PD-304-LI-1 Light Industrial-1

ZC 86-75/86-9-26 Location: SE corner of Los Rios Blvd. and F.M. 544

Acreage: 14.0±

Restrictions:

1. Maximum Floor Area Ratio: 0.5:1

PD-304-LI-1 Light Industrial-1

2. Maximum Height: Four story (60 feet)
3. Maximum 10,000 square feet of retail uses allowed with preliminary site plan approval.

PD-311-PH Patio Home

ZC 81-74/82-9-9 Location: NE corner of Nevada Dr. and Plano Pkwy.

Acreage: 22.0±

Restrictions:

1. Maximum Density: 120 dwelling units
2. Minimum Lot Area: 3,600 square feet
3. Minimum Rear Yard: 7.5 feet
4. Minimum Floor Area: 1,000 square feet
5. Two car garages shall be provided.

PD-312-PH Patio Home

ZC 88-32/88-9-22 Location: NW corner of Coit Rd. and Lorimar Dr.

ZC 82-02/82-9-22 Acreage: 27.4±

Restrictions:

1. Maximum Density: 130 dwelling units
2. Minimum Floor Area: 1,200 square feet
3. In addition to any garage or carport, two parking spaces per dwelling unit shall be provided on each lot.
4. One-half parking space per dwelling unit shall be provided within 600 feet of each lot.
5. Minimum Front Yard Setback: Ten feet (allowed on rear entry lots)

PD-315-MF-2 Multifamily Residence-2

ZC 77-42 Location: Intersection of El Dorado Dr. and Coit Rd.

Acreage: 16.9±

Restriction:

Maximum Density: 16 units per acre

PD-316-R Retail

ZC 74-20/74-10-6 Location: NW corner of Park Blvd. and Custer Rd.

Acreage: 6.2±

Restriction:

Automobile and related uses are prohibited.

PD-320-SF-9/SF-7/ED Single-Family Residence-9/Single-Family Residence-7/ Estate Development

ZC 84-25/84-11-6 Location: NE corner of San Gabriel Dr. and Parker Rd.

Acreage: 390.6±

Restrictions:

1. Maximum Density: 950 dwelling units, which shall be decreased by three units per acre for each acre over 61 acres which is not reclaimed from the 100 year floodplain.
2. A land study shall be required for the entire planned development before any portion of it is platted.
3. Dedication of Cottonwood Creek floodplain for a greenbelt and provision of a neighborhood park site.
4. The area north of Cottonwood Creek shall be developed with a minimum of ten percent of the lots at SF-9 standards and the balance at SF-7 standards.
5. The area between Cottonwood Creek and Los Rios Blvd. shall be developed with a minimum of 50% of the lots at SF-9 standards and the balance at SF-7 standards.

PD-322-R/O-2 Retail/General Office

ZC 91-25/92-1-20 Location: SE corner of Pleasant Valley Dr. and Spring Creek Pkwy.

ZC 91-15/91-8-11 Acreage: 6.3±

ZC 84-21

Restrictions:

1. Within 400 feet of Pleasant Valley Dr., the maximum height of the structures shall be two stories.
2. The maximum height allowed on the remainder of the tract is three stories.

PD-324-R/O-1 Retail/Neighborhood Office

ZC 84-72/85-1-20 Location: NE corner of Alma Dr. and Old Alma Rd.

Acreage: 3.6±

Restriction:

Maximum Retail Space: 20,000 square feet

PD-325-SF-9 Single-Family Residence-9

ZC 84-73/85-2-19 Location: South side of Parker Rd., east of Jupiter Rd.

Acreage: 23.6±

Restrictions:

1. Preservation of six inch caliper or larger trees throughout the site where construction is not required.
2. Provision for fencing and landscaping along the eastern property line and for landscaping along Parker Rd. and the southern property line. The landscaping is to be maintained by the homeowners association.
3. No illumination of amenities in common areas.

PD-325-SF-9 Single-Family Residence-9

4. Approval of homeowners association's documents by the City Attorney.
5. A maximum of five lots fronting on Parker Rd. with a minimum 29,000 square foot lot size.

PD-327-PH Patio Home

ZC 95-83/97-4-13 Location: SW corner of Parker Rd. and Willow Bend Dr.

ZC 95-83/95-11-13 Acreage: 19.6±

ZC 84-02/84-10-9

Restrictions:

1. The land study shall be adopted by ordinance as part of this planned development as shown in Exhibit B.
2. Extend Willow Bend Dr. as a four-lane divided thoroughfare to Parker Rd. with the development of this property.
3. Minimum Lot Width: 50 feet
4. No requirement for off-street visitor parking.
5. No requirement for open space.
6. One three-inch caliper tree shall be required for every 50 feet of street frontage in the landscape areas along Parker Rd.

PD-328-Rec Com Recreation Complex

ZC 79-56/80-11-9 Location: West side of Coit Rd., north of Spring Creek Pkwy.

Acreage: 71.3±

Restrictions:

Permitted uses shall be:

1. Recreational uses including, but not limited to, recreation centers, lighted and unlighted baseball, soccer, football fields, basketball courts, tennis courts, and swimming pools; hiking trails; bicycle trails; picnic areas; and playgrounds.
2. Public libraries.
3. Concession stands, restrooms, shelter areas, parking lots, and park maintenance facilities.
4. Other uses related to or accessory to active and passive recreational activities.

PD-329-Com Cen Community Center

ZC 92-06/92-4-4 Location: East side of Alma Dr., 402± feet north of Spring Creek Pkwy.

ZC 75-10/75-6-3 Acreage: 85.0±

Restrictions:

Permitted uses shall be:

1. Recreational uses including, but not limited to, recreation centers; lighted baseball, soccer, and football fields; lighted basketball courts and tennis courts; swimming pools; tennis centers; batting cages; hiking trails; bicycle trails; picnic areas; and playgrounds.

PD-329-Com Cen Community Center

2. Concession stands, restrooms, shelter areas, parking lots, stadiums, stadium field houses and maintenance buildings, caretaker's residences, gymnasiums, tracks, and community auditoriums.
3. Helistops.
4. Public schools.
5. City and/or school district service centers.
6. Commercial communication towers.
7. Other uses related to or accessory to active and passive recreational activities.

PD-330-Rec Com Recreation Complex

ZC 84-37/85-5-22 Location: South side of McDermott Rd., west of Independence Pkwy.

ZC 83-87/84-2-19 Acreage: 218.2±

Restrictions:

Permitted uses shall be:

1. Lighted and unlighted athletic fields, basketball courts, and tennis courts; swimming pools; recreation centers; hiking trails; bicycle trails; picnic areas; and playgrounds.
2. Concession stands, restrooms, shelter areas, and parking lots.
3. Service yards and maintenance facilities.
4. Fire and police stations.
5. Public libraries.
6. Public schools.
7. Other uses related to or accessory to active and passive recreational activities.
8. No lighted athletic fields or courts shall be located within 300 feet of McDermott Rd.

PD-331-MF-3 Multifamily Residence-3

ZC 90-55/91-4-30 Location: NE corner of Alma Dr. and Legacy Dr.

Acreage: 21.0±

Restrictions:

1. Maximum Density: 20.2 dwelling units per acre or 424 units maximum
2. Stucco veneer shall be allowed for the exterior walls of each structure.

PD-336-MF-3 Multifamily Residence-3

ZC 93-109/94-3-6 Location: NE corner of Chase Oaks Blvd. and Oak Ridge Dr.

ZC 85-36/85-8-24 Acreage: 22.2±

Restrictions:

1. Maximum Density: 398 dwelling units

PD-336-MF-3 Multifamily Residence-3

2. No sidewalk is required along Oak Ridge Dr. A ten-foot wide hike and bike trail is required along the frontage of Chase Oaks Blvd.
3. One pedestrian access way must be provided to Oak Ridge Dr.
4. No driveway access to Oak Ridge Dr.
5. A 35-foot wide landscape edge is required along Oak Ridge Dr., except at a circulation aisle turnaround where a 25-foot wide landscape edge shall be allowed.
6. All healthy trees, eight inch caliper or larger, must be preserved within the landscape edge along Oak Ridge Dr.
7. A building setback of 50 feet along the northern property line adjacent to the golf course is allowed for all apartment buildings.
8. The concept plan shall be adopted as part of this ordinance and is incorporated herein as if fully set forth.

PD-338-SF-9/SF-7 Single-Family Residence-9/Single-Family Residence-7

ZC 84-61/85-3-17 Location: NW corner of Willow Bend Dr. and Yeary Rd.

Acreage: 39.5±

Restrictions:

1. A minimum of 50% of the lots shall be developed at SF-9 standards.
2. A maximum of 50% of the lots shall be developed at SF-7 standards.

PD-342-SF-9 Single-Family Residence-9

ZC 93-52/93-10-25 Location: North side of Park Blvd., 1,500± feet east of Parkwood Blvd.

ZC 90-44/93-2-2 Acreage: 42.2±

ZC 89-43/90-3-29

ZC 87-20/87-6-10

Restriction:

The first tier of lots along the eastern zoning district line shall have a minimum lot size of 20,000 square feet.

PD-343-PH Patio Home

ZC 83-69/84-1-4 Location: SW corner of Independence Pkwy. and Hedgcoxe Rd.

Acreage: 30.2±

Restrictions:

1. Minimum Lot Size: 5,500 square feet
2. No usable open space shall be required.

PD-350-R/O-2 Retail/General Office

ZC 2004-57/2005-2-26 Location: SE corner of Preston Rd. and Plano Pkwy.

ZC 2002-11/2002-6-35 Acreage: 22.8±

ZC 91-30/91-11-9

ZC 85-74/85-11-30

Restrictions:

Development shall conform to the requirements of the Retail and Office-2 districts with the following exceptions:

1. Building height shall be limited to four stories within 300 feet of the zoning district boundary of any single-family or Patio Home district. The maximum building height on the remainder of the property shall be 12 stories, except as regulated by Article 3 of the Zoning Ordinance.
2. The Preston Road Overlay District requirements shall apply to the entire planned development district.
3. Mutual access easements must be granted between all lots.
4. A total of five pad sites (structures 5,000 square feet in size or smaller) shall be allowed only at the following locations:
   a. The southeast and southwest corners of Plano Pkwy. and Allied Dr.
   b. The southeast corner of Preston Rd. and Plano Pkwy.
   c. The northeast and southeast corners of Preston Rd. and Alliance Dr.

   The location of freestanding structures larger than 5,000 square feet is not regulated by this stipulation.
5. Building facades shall be constructed of brick, stone, or glass and shall be architecturally compatible as required by the Retail Corner Guidelines.

PD-355-MF-2 Multifamily Residence-2

ZC 85-51/85-12-27 Location: East side of Ohio Dr., north of Spring Creek Pkwy.

Acreage: 19.8±

Restriction:

Maximum Density: 283 dwelling units

PD-356-MF-2 Multifamily Residence-2

ZC 85-51/85-12-27 Location: NW corner of Ohio Dr. and Tennyson Pkwy.

Acreage: 15.9±

Restrictions:

1. Maximum Density: 283 dwelling units
2. A minimum of 400 feet shall be maintained between points of vehicular ingress and egress along Preston Rd.

PD-357-O-2 General Office

ZC 85-51/85-12-27 Location: NE corner of Preston Rd. and Tennyson Pkwy.

Acreage: 8.6±

Restrictions:

1. Maximum Height: Four story
2. Maximum Floor Area Ratio: 0.5:1
3. Maximum Building Area: 143,500 square feet
4. Surface parking will be screened from the rights-of-way of Preston Rd. and Tennyson Pkwy. by a minimum of 30 and 20 foot landscape areas respectively. Surface parking shall be screened from view of the motorist of Preston Rd. by a minimum three foot berm. One three-inch caliper tree shall be planted per 600 square feet of landscape area.
5. A minimum of 400 feet shall be maintained between points of vehicular ingress and egress along Preston Rd.
6. A minimum setback from the property line of 35 feet for two story buildings, 57 feet for three story buildings, and 77 feet for four story buildings shall apply. These setbacks follow a 35° angle from the property line.

PD-361-O-1 Neighborhood Office

ZC 85-77/86-1-23 Location: North side of Parker Rd., west of Silverstone Dr.

Acreage: 3.3±

Restriction:

Maximum Floor Area Ratio: 0.35:1

PD-362-SF-6 Single-Family Residence-6

ZC 90-48/91-4-36 Location: West side of Ventura Dr., 210± feet south of West Park Blvd.

Acreage: 11.7±

Restriction:

Maximum of 34 lots on entire acreage.

PD-367-SF-7 Single-Family Residence-7

ZC 86-48/86-8-13 Location: East side of Jupiter Rd., 1,000± feet south of Chaparral Rd.

Acreage: 142.0±

Restrictions:

1. At the time of final plat, the applicant must supply evidence of deed restrictions setting a minimum house size of 1,300 square feet with an average house size of no less than 1,500 square feet.
2. Provision of an onsite drainage plan acceptable to the City Engineer, which will include one-half of the drainage from Allen.

PD-369-LC Light Commercial

ZC 2002-36/2002-12-3 Location: South side of 14th St., 300± feet east of L Ave.

ZC 86-65/86-10-10 Acreage: 0.8±

Restrictions:

1. No preliminary site plan shall be required.
2. A 25-foot front yard setback.
3. No outside storage within 50 feet of the right-of-way.
4. Outside storage must be screened on all sides.
5. A minimum ten-foot landscape strip along the street right-of-way.
6. Signage shall be limited to monument signs or face signs.

PD-373-R/O-2 Retail/General Office

ZC 85-59/87-1-36 Location: NW corner of Independence Pkwy. and Plano Pkwy.

Acreage: 28.5±

Restrictions:

1. Maximum Square Footage: 550,000 square feet of building area
2. Maximum Retail: Ten percent - 55,000 square feet of building area. Freestanding retail shall not be permitted. Subject to preliminary site plan approval, up to 25% of any building may be occupied by retail uses, except as restricted by the total retail space within the planned development district. The following are excluded from acceptable retail uses:
   - antique shop
   - bakery
   - discount, variety, or department store
   - drapery, needlework, or weaving shop
   - furniture or appliance store
   - greenhouse or nursery
   - handcraft store
   - household appliance service and repair
   - bowling alley
   - laundry and cleaning (self service)
   - mortuary or funeral parlor
   - pet shop
   - tool rental shop
   - gymnastic or dance studio
   - car wash

PD-373-R/O-2 Retail/General Office

- service station (with specific use permit only)
- automobile parts sales (inside)
- tire dealer (no outside storage)
- automobile leasing
- arcade
- heating and air conditioning shop
- restaurant (drive-through type)
- veterinary clinic or kennel (no outside storage)
- supermarket
- theater (indoor)
- automobile parking lot or garage
- truck and bus leasing
- railroad or bus passenger station

The following additional uses shall be permitted:

- office - showroom/warehouse
- office - technical
- scientific and research labs

Truck docks for these uses shall be at grade level.

3. Maximum Floor Area Ratio: 0.5:1
4. Maximum Floor Area Ratio on any Given Lot: 0.75:1
5. Maximum Lot Coverage: 40% (inclusive of parking structures)
6. Maximum Building Height: Four story (70 feet)
   a. Between 50 feet and 200 feet from north property line - two-story maximum height (36 feet)
   b. Between 200 feet and 300 feet from north property line - three-story maximum height (55 feet)
   c. Between 300 feet from the north property line and the south property line - four story maximum height (70 feet)
7. All heights shall include mechanical/penthouse.
8. Maximum Parking Structure Height: Two levels above grade (20 feet)
9. Setback Requirement: 50 feet from north property line and 50 feet from Plano Pkwy.

The zoning granted above is granted subject to the following additional stipulations:

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.

PD-373-R/O-2 Retail/General Office

2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning. The closing of Longworth Dr. north of Plano Pkwy. shall be a major consideration in the Plano Parkway Study.
3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.
4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Parkway/S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.
5. No access to any tract shall be gained from the existing alley or alleys serving the residential area.
6. Truck docks and trash containers shall be to the interior of constructed buildings and at grade.
7. There will be no dedicated street adjacent and parallel to the residential district.
8. Parking structures shall be screened from view of the residential district through the use of natural screens.
9. Sodium vapor lights shall not be used for parking lots and other exterior lighting. All lighting shall meet the requirements of the Plano Lighting Ordinance.

Refer to Design Guidelines after PD-393-R/O-2 for additional stipulations.

PD-374-R Retail

ZC 85-59/87-1-37 Location: NE corner of Independence Pkwy. and Plano Pkwy.

Acreage: 6.9±

Restrictions:

1. Maximum Square Footage: 118,701 square feet of building area
2. Maximum Retail: 100% - Neighborhood Support Retail

   In addition to those uses permitted in Retail districts, the following uses shall be permitted:

   - office-showroom/warehouse
   - office-technical
   - scientific and research labs
3. Truck docks for these uses shall be located at grade level.
4. Maximum Floor Area Ratio: 0.5:1
5. Maximum Floor Area Ratio on any Given Lot: 0.75:1
6. Maximum Lot Coverage: 40% (inclusive of parking structures)
7. Maximum Building Height: Two story (36 feet) - all heights shall include mechanical/penthouse
8. Maximum Parking Structure Height: Two levels above grade (20 feet)
9. Setback Requirements: 50 feet from north property line and 50 feet from Plano Pkwy.

PD-374-R Retail

The zoning granted above is granted subject to the following additional stipulations:

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.
2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning. The closing of Longworth Dr. north of Plano Pkwy. shall be a major consideration in the Plano Parkway Study.
3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.
4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.
5. This tract shall be deed restricted to limit the hours of operation to 17 total hours, preferably 11:00 p.m. to be the closing hour.
6. No access to any tract shall be gained from the existing alley or alleys serving the residential area.
7. Truck docks and trash containers shall be to the interior of constructed buildings and at grade.
8. There will be no dedicated street adjacent and parallel to the residential district.
9. Parking structures shall be screened from view of the residential district through the use of natural screens.
10. Sodium vapor lights shall not be used for parking lots and other exterior lighting. All lighting shall meet the requirements of the Plano Lighting Ordinance.

Refer to Design Guidelines after PD-393-R/O-2 for additional stipulations.

PD-375-R/O-2 Retail/General Office

ZC 85-59/87-1-38 Location: North side of Plano Pkwy., 600± feet east of Independence Pkwy.

Acreage: 16.6±

Restrictions:

1. Maximum Square Footage: 317,117 square feet of building area
2. Maximum Retail: Ten percent - 31,711 square feet of building area. Freestanding retail shall not be permitted, except one restaurant of 6,000 square feet or larger. Subject to preliminary site plan approval, up to 25% of any building may be occupied by retail uses, except as restricted by the total retail space within the planned development district. The following are excluded from acceptable retail uses:
   - antique shop
   - bakery
   - discount, variety, or department store
   - drapery, needlework, or weaving shop

PD-375-R/O-2 Retail/General Office

- furniture or appliance store
- greenhouse or nursery
- handcraft store
- household appliance service and repair
- bowling alley
- laundry and cleaning (self service)
- mortuary or funeral parlor
- pet shop
- tool rental shop
- gymnastic or dance studio
- car wash
- service station (with specific use permit only)
- automobile parts sales (inside)
- tire dealer (no outside storage)
- automobile leasing
- arcade
- heating and air conditioning shop
- restaurant (drive-through type)
- veterinary clinic or kennel (no outside storage)
- supermarket
- theater (indoor)
- automobile parking lot or garage
- truck and bus leasing
- railroad or bus passenger station

The following additional uses shall be permitted:

- office - showroom/warehouse
- office - technical
- scientific and research labs

Truck docks for these uses shall be at grade level.

3. Maximum Floor Area Ratio: 0.5:1
4. Maximum Floor Area Ratio on any Given Lot: 0.75:1
5. Maximum Lot Coverage: 40% (inclusive of parking structures)

PD-375-R/O-2 Retail/General Office

6. Maximum Building Height: Three story (55 feet)
   a. Between 50 feet and 200 feet from north property line - two-story maximum height (36 feet)
   b. Between 200 feet and 300 feet from north property line - three-story maximum height (55 feet)

   All heights shall include mechanical/penthouse.
7. Maximum Parking Structure Height: Two levels above grade (20 feet)
8. Setback Requirements: 50 feet from north property line and 50 feet from Plano Pkwy.

The zoning granted above is granted subject to the following additional stipulations:

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.
2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning. The closing of Longworth Dr. north of Plano Pkwy. shall be a major consideration in the Plano Parkway Study.
3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.
4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.
5. The restaurant shall be adequately screened from any residential district.
6. No access to any tract shall be gained from the existing alley or alleys serving the residential area.
7. Truck docks and trash containers shall be to the interior of constructed buildings and at grade.
8. There will be no dedicated street adjacent and parallel to the residential district.
9. Parking structures shall be screened from view of the residential district through the use of natural screens.
10. Sodium vapor lights shall not be used for parking lots and other exterior lighting. All lighting shall meet the requirements of the Plano Lighting Ordinance.

Refer to Design Guidelines after PD-393-R/O-2 for additional stipulations.

PD-376-R/O-2 Retail/General Office

ZC 85-59/87-1-42 Location: NW corner of Custer Rd. and Plano Pkwy.

Acreage: 38.1±

Restrictions:

1. Maximum Square Footage: 747,707 square feet

PD-376-R/O-2 Retail/General Office

2. Maximum Retail: Ten percent - 74,770 square feet of building area. Freestanding retail shall not be permitted, except one restaurant of 6,000 square feet or larger. Subject to preliminary site plan approval, up to 25% of any building may be occupied by retail uses, except as restricted by the total retail space within the planned development district. The following are excluded from acceptable retail uses:

- antique shop
- bakery
- discount, variety, or department store
- drapery, needlework, or weaving shop
- furniture or appliance store
- greenhouse or nursery
- handcraft store
- household appliance service and repair
- bowling alley
- laundry and cleaning (self service)
- mortuary or funeral parlor
- pet shop
- tool rental shop
- gymnastic or dance studio
- car wash
- service station (with specific use permit only)
- automobile parts sales (inside)
- tire dealer (no outside storage)
- auto leasing
- arcade
- heating and air conditioning shop
- restaurant (drive-through type)
- veterinary clinic or kennel (no outside storage)
- supermarket
- theater (indoor)
- automobile parking lot or garage
- truck and bus leasing
- railroad or bus passenger station

PD-376-R/O-2 Retail/General Office

The following additional uses shall be permitted:

- office - showroom/warehouse
- office - technical
- scientific and research labs

Truck docks for these uses shall be at grade level.

3. Maximum Floor Area Ratio: 0.5:1
4. Maximum Floor Area Ratio on any Given Lot: 0.75:1
5. Maximum Lot Coverage: 40% (inclusive of parking structures)
6. Maximum Building Height: Four story (70 feet)
   a. Between 50 feet and 200 feet from north property line - two-story maximum height (36 feet)
   b. Between 200 feet and 300 feet from north property line - three-story maximum height (55 feet)
   c. Between 300 feet from the north property line and the south property line - four story maximum height (70 feet)
7. All heights shall include mechanical/penthouse.
8. Maximum Parking Structure Height: Two levels above grade (20 feet)
9. Setback Requirements: 50 feet from north property line and 50 feet from Plano Pkwy.

The zoning granted above is granted subject to the following additional stipulations:

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.
2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning. The closing of Longworth Dr. north of Plano Pkwy. shall be a major consideration in the Plano Parkway Study.
3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.
4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.
5. The restaurant shall be adequately screened from the residential district.
6. No access to any tract shall be gained from the existing alley or alleys serving the residential area.
7. Truck docks and trash containers shall be to the interior of constructed buildings and at grade.
8. There will be no dedicated street adjacent and parallel to the residential district.
9. Parking structures shall be screened from view of the residential district through the use of natural screens.

PD-376-R/O-2 Retail/General Office

10. Sodium vapor lights shall not be used for parking lots and other exterior lighting. All lighting shall meet the requirements of the Plano Lighting Ordinance.

Refer to Design Guidelines after PD-393-R/O-2 for additional stipulations.

PD-377-R/O-2 Retail/General Office

ZC 99-54/99-10-27 Location: NE corner of Custer Rd. and Plano Pkwy.

ZC 85-59/87-1-44 Acreage: 26.5±

Restrictions:

1. Maximum Square Footage: 506,000 square feet
2. Maximum Retail: Ten percent - 50,600 square feet of building area. Freestanding retail shall not be permitted, except one restaurant of 6,000 square feet or larger. Subject to preliminary site plan approval, up to 25% of any building may be occupied by retail uses, except as restricted by the total retail space within the planned development district. The following are excluded from acceptable retail uses:
   - antique shop
   - bakery
   - discount, variety, or department store
   - drapery, needlework, or weaving shop
   - furniture or appliance store
   - greenhouse or nursery
   - handcraft store
   - household appliance service and repair
   - bowling alley
   - laundry and cleaning (self service)
   - mortuary or funeral parlor
   - pet shop
   - tool rental shop
   - gymnastic or dance studio
   - car wash
   - service station (with specific use permit only)
   - automobile parts sales (inside)
   - tire dealer (no outside storage)
   - automobile leasing
   - arcade
   - heating and air conditioning shop

PD-377-R/O-2 Retail/General Office

- restaurant (drive-through type)
- veterinary clinic or kennel (no outside storage)
- supermarket
- theater (indoor)
- automobile parking lot or garage
- truck and bus leasing
- railroad or bus passenger station

The following additional uses shall be permitted:

- office - showroom/warehouse
- office - technical
- scientific and research labs

Truck docks for these uses shall be at grade level.

3. Maximum Floor Area Ratio: 0.5:1
4. Maximum Floor Area Ratio on any Given Lot: 0.75:1
5. Maximum Lot Coverage: 40% (inclusive of parking structures)
6. Maximum Building Height: Four story (70 feet)
   a. Between 50 feet and 200 feet from north property line - two-story maximum height (36 feet)
   b. Between 200 feet and 300 feet from north property line - three-story maximum height (55 feet)
   c. Between 300 feet from the north property line and the south property line - four story maximum height (70 feet)
   d. Between 200 feet from the north property line and the south property line - church steeple maximum height 85 feet
7. All heights shall include mechanical/penthouse.
8. Maximum Parking Structure Height: Two levels above grade (20 feet)
9. Setback Requirements: 50 feet from north property line and 50 feet from Plano Pkwy.

The zoning granted above is granted subject to the following additional stipulations:

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.
2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning. The closing of Longworth Dr. north of Plano Pkwy. shall be a major consideration in the Plano Parkway Study.
3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.

PD-377-R/O-2 Retail/General Office

4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.
5. The restaurant shall be adequately screened from any residential district.
6. No access to any tract shall be gained from the existing alley or alleys serving the residential area.
7. Truck docks and trash containers shall be to the interior of constructed buildings and at grade.
8. There will be no dedicated street adjacent and parallel to the residential district.
9. Parking structures shall be screened from view of the residential district through the use of natural screens.
10. Sodium vapor lights shall not be used for parking lots and other exterior lighting. All lighting shall meet the requirements of the Plano Lighting Ordinance.

Refer to Design Guidelines after PD-393-R/O-2 for additional stipulations.

PD-378-R/O-2 Retail/General Office

ZC 85-59/87-1-49 Location: North side of Plano Pkwy., 2,000± feet east of Custer Rd.

Acreage: 4.2±

Restrictions:

1. Maximum Square Footage: 63,440 square feet
2. Maximum Retail: Ten percent - 6,344 square feet of building area. Freestanding retail shall not be permitted. Subject to preliminary site plan approval, up to 25% of any building may be occupied by retail uses, except as restricted by the total retail space within the planned development district. The following are excluded from acceptable retail uses:
   - antique shop
   - bakery
   - discount, variety, or department store
   - drapery, needlework, or weaving shop
   - furniture or appliance store
   - greenhouse or nursery
   - handcraft store
   - household appliance service and repair
   - bowling alley
   - laundry and cleaning (self service)
   - mortuary or funeral parlor
   - pet shop
   - tool rental shop

PD-378-R/O-2 Retail/General Office

- gymnastic or dance studio
- car wash
- service station (with specific use permit only)
- automobile parts sales (inside)
- tire dealer (no outside storage)
- automobile leasing
- arcade
- heating and air conditioning shop
- restaurant (drive-through type)
- veterinary clinic or kennel (no outside storage)
- supermarket
- theater (indoor)
- automobile parking lot or garage
- truck and bus leasing
- railroad or bus passenger station

The following additional uses shall be permitted:

- office - showroom/warehouse
- office - technical
- scientific and research labs

Truck docks for these uses shall be at grade level.

3. Maximum Floor Area Ratio: 0.5:1
4. Maximum Floor Area Ratio on any Given Lot: 0.75:1
5. Maximum Lot Coverage: 40% (inclusive of parking structures)
6. Maximum Building Height: Two story (36 feet) - All heights shall include mechanical/penthouse.
7. Maximum Parking Structure Height: Two levels above grade (20 feet)
8. Setback Requirements: 50 feet from north property line and 50 feet from Plano Pkwy.

The zoning granted above is granted subject to the following additional stipulations:

1. Regulatory provisions pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.
2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning. The closing of Longworth Dr. north of Plano Pkwy. shall be a major consideration in the Plano Parkway Study.

PD-378-R/O-2 Retail/General Office

3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.
4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.
5. No access to any tract shall be gained from the existing alley or alleys serving the residential area.
6. Truck docks and trash containers shall be to the interior of constructed buildings and at grade.
7. There will be no dedicated street adjacent and parallel to the residential district.
8. Parking structures shall be screened from view of the residential district through the use of natural screens.
9. Sodium vapor lights shall not be used for parking lots and other exterior lighting. All lighting shall meet the requirements of the Plano Lighting Ordinance.

Refer to Design Guidelines after PD-393-R/O-2 for additional stipulations.

PD-379-R/O-2 Retail/General Office

ZC 85-59/87-1-50 Location: North side of Plano Pkwy., 1,500± feet west of Alma Dr.

Acreage: 8.7±

Restrictions:

1. Maximum Square Footage: 121,859 square feet
2. Maximum Retail: Ten percent - 12,185 square feet of building area. Freestanding retail shall not be permitted. Subject to preliminary site plan approval, up to 25% of any building may be occupied by retail uses, except as restricted by the total retail space within the planned development district. The following are excluded from acceptable retail uses:
   - antique shop
   - bakery
   - discount, variety, or department store
   - drapery, needlework, or weaving shop
   - furniture or appliance store
   - greenhouse or nursery
   - handcraft store
   - household appliance service and repair
   - bowling alley
   - laundry and cleaning (self service)
   - mortuary or funeral parlor
   - pet shop
   - tool rental shop

PD-379-R/O-2 Retail/General Office

- gymnastic or dance studio
- car wash
- service station (with specific use permit only)
- automobile parts sales (inside)
- tire dealer (no outside storage)
- automobile leasing
- arcade
- heating and air conditioning shop
- restaurant (drive-through type)
- veterinary clinic or kennel (no outside storage)
- supermarket
- theater (indoor)
- automobile parking lot or garage
- truck and bus leasing
- railroad or bus passenger station

The following additional uses shall be permitted:

- office - showroom/warehouse
- office - technical
- scientific and research labs

Truck docks for these uses shall be at grade level.

3. Maximum Floor Area Ratio: 0.5:1
4. Maximum Floor Area Ratio on any Given Lot: 0.75:1
5. Maximum Lot Coverage: 40% (inclusive of parking structures)
6. Maximum Building Height: Two story (36 feet) - All heights shall include mechanical/penthouse.
7. Maximum Parking Structure Height: Two levels above grade (20 feet)
8. Setback Requirements: 50 feet from the north property line and 50 feet from Plano Pkwy.

The zoning granted above is granted subject to the following additional stipulations:

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.
2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning. The closing of Longworth Dr. north of Plano Pkwy. shall be a major consideration in the Plano Parkway Study.

PD-379-R/O-2 Retail/General Office

3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.
4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.
5. No access to any tract shall be gained from the existing alley or alleys serving the residential area.
6. Truck docks and trash containers shall be to the interior of constructed buildings and at grade.
7. There will be no dedicated street adjacent and parallel to the residential district.
8. Parking structures shall be screened from view of the residential district through the use of natural screens.
9. Sodium vapor lights shall not be used for parking lots and other exterior lighting. All lighting shall meet the requirements of the Plano Lighting Ordinance.

Refer to Design Guidelines after PD-393-R/O-2 for additional stipulations.

PD-380-R/O-2 Retail/General Office

ZC 85-59/87-1-40 Location: SW corner of Independence Pkwy. and Plano Pkwy.

Acreage: 24.0±

Restrictions:

1. Maximum Square Footage: 936,540 square feet
2. Maximum Retail: 5% - 46,827 square feet of building area. Retail uses shall be those permitted in the Retail district. Location of retail uses shall be determined at preliminary site plan approval.
3. Maximum Floor Area Ratio: 1.05:1
4. Maximum Floor Area Ratio on any Given Lot: 1.75:1
   a. Maximum density on this tract shall not exceed a Floor Area Ratio of 0.75:1 until such time as:
      (1) Major arterial thoroughfares and collector streets identified in the official Thoroughfare Plan for the City of Plano abutting the tract shall be improved to their designated design width.
      (2) All transportation system management improvements to Plano Pkwy. (identified in the below mentioned study) abutting the tract shall have been constructed.
   b. Maximum density on this tract shall not exceed a Floor Area Ratio of 1:1 until such time as the first construction contract for that portion of S.H. 190 (including a minimum of four main lanes, i.e., two lanes in each direction) abutting the tract shall be awarded by the State Department of Highways and Public Transportation.
   c. Following the award of the first construction contract in Paragraph 2 above, this tract may be developed to the full density permitted by Ordinance No. 87-1-40.

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d. At the time of preliminary site plan approval, development density may be distributed to allow higher floor area ratios on individual building sites. Any increase in floor area ratios on individual building sites shall not increase the total developable square footage permitted for this planned development district. Approval of higher floor area ratios shall be at the discretion of City Council, based on a finding that the increase does not adversely affect the capacity of the transportation system.

5. Maximum Lot Coverage: 50% (inclusive of parking structures)
6. Maximum Building Height: Eight story (120 feet) - All heights shall include mechanical/penthouse.
7. Maximum Parking Structure Height: Four levels above grade (40 feet)
8. Setback Requirement: 70 feet from Plano Pkwy.

The zoning granted above is granted subject to the following additional stipulations:

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.
2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning.
3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.
4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.
5. A plan for collector street development for the area south of Plano Pkwy. shall be prepared by the applicants and adopted by City Council prior to the approval of any preliminary site plan in this area. This study shall define further public streets required to serve the proposed development and primary points of access to Plano Pkwy., S.H. 190 frontage roads, and north/south thoroughfares. The study will demonstrate ways to direct traffic to S.H. 190 and minimize access to Plano Pkwy. from buildings fronting on S.H. 190.

Refer to Design Guidelines after PD-393-R/O-2 for additional stipulations.

PD-381-R/O-2 Retail/General Office

ZC 85-59/87-1-41 Location: West side of Independence Pkwy., 800± feet south of Plano Pkwy.

Acreage: 55.5±

Restrictions:

1. Maximum Square Footage: 5,292,095 square feet
2. Maximum Retail: 6% - 300,000 square feet of building area. Retail uses shall be those permitted in the Retail district. Location of retail uses shall be determined at preliminary site plan approval.
3. Maximum Floor Area Ratio: 2.24:1

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4. Maximum Floor Area Ratio on any Given Lot: 3:1
   a. Maximum density on this tract shall not exceed a Floor Area Ratio of 0.75:1 until such time as:
      (1) Major arterial thoroughfares and collector streets identified in the official Thoroughfare Plan for the City of Plano abutting the tract shall be improved to their designated design width.
      (2) All transportation system management improvements to Plano Pkwy. (identified in the below mentioned study) abutting the tract shall have been constructed.
   b. Maximum density on this tract shall not exceed a Floor Area Ratio of 1:1 until such time as the first construction contract for that portion of S.H. 190 (including a minimum of four main lanes, i.e., two lanes in each direction) abutting the tract shall be awarded by the State Department of Highways and Public Transportation.
   c. Following the award of the first construction contract in Paragraph B above, this tract may be developed to the full density permitted by this ordinance.
   d. At the time of preliminary site plan approval, development density may be distributed to allow higher floor area ratios on individual building sites. Any increase in floor area ratios on individual building sites shall not increase the total developable square footage permitted for this planned development district. Approval of higher floor area ratios shall be at the discretion of City Council, based on a finding that the increase does not adversely affect the capacity of the transportation system.
5. Maximum Lot Coverage: 50% (inclusive of parking structures)
6. Maximum Building Height: 25 story (360 feet) - All heights shall include mechanical/penthouse.
7. Maximum Parking Structure Height: Six levels above grade (60 feet)

4. Setback Requirement: 50 feet from Plano Pkwy.

The zoning granted above is granted subject to the following additional stipulations:

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.
2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning.
3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.
4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.

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5. A plan for collector street development for the area south of Plano Pkwy. shall be prepared by the applicants and adopted by City Council prior to the approval of any preliminary site plan in this area. This study shall define further public streets required to serve the proposed development and primary points of access to Plano Pkwy., S.H. 190 frontage roads, and north/south thoroughfares. The study will demonstrate ways to direct traffic to S.H. 190 and minimize access to Plano Pkwy. from buildings fronting on S.H. 190.

Refer to Design Guidelines after PD-393-R/O-2 for additional stipulations.

PD-382-R/O-2 Retail/General Office

ZC 85-59/87-1-39 Location: SE corner of Independence Pkwy. and Plano Pkwy.

Acreage: 30.8±

Restrictions:

1. Maximum Square Footage: 3,454,000 square feet
2. Maximum Retail: 5% - 172,700 square feet of building area. Retail uses shall be those permitted in the Retail district. Location of retail uses shall be determined at preliminary site plan approval.
3. Maximum Floor Area Ratio: 2.65:1
4. Maximum Floor Area Ratio on any Given Lot: 3:1
   a. Maximum density on this tract shall not exceed a Floor Area Ratio of 0.75:1 until such time as:
      (1) Major arterial thoroughfares and collector streets identified in the official Thoroughfare Plan for the City of Plano abutting the tract shall be improved to their designated design width.
      (2) All TSM improvements to Plano Pkwy. (identified in the below mentioned study) abutting the tract shall have been constructed.
   b. Maximum density on this tract shall not exceed a Floor Area Ratio of 1:1 until such time as the first construction contract for that portion of S.H. 190 (including a minimum of four main lanes, i.e., two lanes in each direction) abutting the tract shall be awarded by the State Department of Highways and Public Transportation.
   c. Following the award of the first construction contract in Paragraph B above, this tract may be developed to the full density permitted by this ordinance.
   d. At the time of preliminary site plan approval, development density may be distributed to allow higher floor area ratios on individual building sites. Any increase in floor area ratios on individual building sites shall not increase the total developable square footage permitted for this planned development district. Approval of higher floor area ratios shall be at the discretion of City Council, based on a finding that the increase does not adversely affect the capacity of the transportation system.
5. Maximum Lot Coverage: 50% (inclusive of parking structures)
6. Maximum Building Height: 25 story (360 feet) - Maximum height of eight stories (120 feet) within 250 feet of the south right-of-way for Plano Pkwy. Fifty percent of any structures within 250 feet of Plano Pkwy. shall not exceed six stories (90 feet) in height. All heights shall include mechanical/penthouse.
7. Maximum Parking Structure Height: Six levels above grade (60 feet)
8. Setback Requirement: 70 feet from Plano Pkwy.

PD-382-R/O-2 Retail/General Office

The zoning granted above is granted subject to the following additional stipulations:

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.
2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning.
3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.
4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.
5. A plan for collector street development for the area south of Plano Pkwy. shall be prepared by the applicants and adopted by City Council prior to the approval of any preliminary site plan in this area. This study shall define further public streets required to serve the proposed development and primary points of access to Plano Pkwy., S.H. 190 frontage roads and north/south thoroughfares. The study will demonstrate ways to direct traffic to S.H. 190 and minimize access to Plano Pkwy. from buildings fronting on S.H. 190.

Refer to Design Guidelines after PD-393-R/O-2 for additional stipulations.

PD-383-R/O-2 Retail/General Office

ZC 85-59/87-1-43 Location: SW corner of Custer Rd. and Plano Pkwy.

Acreage: 28.0±

Restrictions:

1. Maximum Square Footage: 1,100,000 square feet
2. Maximum Retail: 7% - 75,000 square feet of building area. Retail uses shall be those permitted in the Retail district. Location of retail uses shall be determined at preliminary site plan approval.
3. Maximum Floor Area Ratio: 1.91:1
4. Maximum Floor Area Ratio on any Given Lot: 3:1
   a. Maximum density on this tract shall not exceed a Floor Area Ratio of 0.75:1 until such time as:
      (1) Major arterial thoroughfares and collector streets identified in the official Thoroughfare Plan for the City of Plano abutting the tract shall be improved to their designated design width.
      (2) All transportation system management improvements to Plano Pkwy. (identified in the below mentioned study) abutting the tract shall have been constructed.
   b. Maximum density on this tract shall not exceed a Floor Area Ratio of 1:1 until such time as the first construction contract for that portion of S.H. 190 (including a minimum of four main lanes, i.e., two lanes in each direction) abutting the tract shall be awarded by the State Department of Highways and Public Transportation.

PD-383-R/O-2 Retail/General Office

c. Following the award of the first construction contract in Paragraph B above, this tract may be developed to the full density permitted by this ordinance.

d. At the time of preliminary site plan approval, development density may be distributed to allow higher floor area ratios on individual building sites. Any increase in floor area ratios on individual building sites shall not increase the total developable square footage permitted for this planned development district. Approval of higher floor area ratios shall be at the discretion of City Council, based on a finding that the increase does not adversely affect the capacity of the transportation system.

5. Maximum Lot Coverage: 50% (inclusive of parking structures)
6. Maximum Building Height: 20 story (290 feet) - A maximum ten story (150 feet) height limit within 250 feet of the south right-of-way line of Plano Pkwy. All heights shall include mechanical/penthouse.
7. Maximum Parking Structure Height: Six levels above grade (60 feet)
8. Setback Requirement: 70 feet from Plano Pkwy.

The zoning granted above is granted subject to the following additional stipulations:

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.
2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning.
3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.
4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.
5. A plan for collector street development for the area south of Plano Pkwy. shall be prepared by the applicants and adopted by City Council prior to the approval of any preliminary site plan in this area. This study shall define further public streets required to serve the proposed development and primary points of access to Plano Pkwy., S.H. 190 frontage roads, and north/south thoroughfares. The study will demonstrate ways to direct traffic to S.H. 190 and minimize access to Plano Pkwy. from buildings fronting on S.H. 190.

Refer to Design Guidelines after PD-393-R/O-2 for additional stipulations.

PD-384-R/O-2 Retail/General Office

ZC 85-59/87-1-45 Location: SE corner of Custer Rd. and Plano Pkwy.

Acreage: 62.1±

Restrictions:

1. Maximum Square Footage: 4,411,000 square feet
2. Maximum Retail: 5% - 220,550 square feet of building area. Retail uses shall be those permitted in the Retail district of the Zoning Ordinance. Location of retail uses shall be determined at preliminary site plan approval.
3. Maximum Floor Area Ratio: 2.06:1
4. Maximum Floor Area Ratio on any Given Lot: 3:1
   a. Maximum density on this tract shall not exceed a Floor Area Ratio of 0.75:1 until such time as:
      (1) Major arterial thoroughfares and collector streets identified in the official Thoroughfare Plan for the City of Plano abutting the tract shall be improved to their designated design width.
      (2) All transportation system management improvements to Plano Pkwy. (identified in the below mentioned study) abutting the tract shall have been constructed.
   b. Maximum density on this tract shall not exceed a Floor Area Ratio of 1:1 until such time as the first construction contract for that portion of S.H. 190 (including a minimum of four main lanes, i.e., two lanes in each direction) abutting the tract shall be awarded by the State Department of Highways and Public Transportation.
   c. Following the award of the first construction contract in Paragraph B above, this tract may be developed to the full density permitted by this ordinance.
   d. At the time of preliminary site plan approval, development density may be distributed to allow higher floor area ratios on individual building sites. Any increase in floor area ratios on individual building sites shall not increase the total developable square footage permitted for this planned development district. Approval of higher floor area ratios shall be at the discretion of City Council, based on a finding that the increase does not adversely affect the capacity of the transportation system.
5. Maximum Lot Coverage: 50% (inclusive of parking structures)
6. 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).
7. Within 250 feet of the south right-of-way line of Plano Pkwy. 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 Rd. and Plano Pkwy. may be ten stories (150 feet). All heights shall include mechanical/penthouse.
8. Maximum Parking Structure Height: Six levels above grade (60 feet)
9. Setback Requirement: 70 feet from Plano Pkwy.

PD-384-R/O-2 Retail/General Office

The zoning granted above is granted subject to the following additional stipulations:

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.
2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning.
3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.
4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.
5. A plan for collector street development for the area south of Plano Pkwy. shall be prepared by the applicants and adopted by City Council prior to the approval of any preliminary site plan in this area. This study shall define further public streets required to serve the proposed development and primary points of access to Plano Pkwy., S.H. 190 frontage roads and north/south thoroughfares. The study will demonstrate ways to direct traffic to S.H. 190 and minimize access to Plano Pkwy. from buildings fronting on S.H. 190.

Refer to Design Guidelines after PD-393-R/O-2 for additional stipulations.

PD-385-R/O-2 Retail/General Office

ZC 85-59/87-1-46 Location: South side of Plano Pkwy., 2,500± feet east of Custer Rd.

Acreage: 32.5±

Restrictions:

1. Maximum Square Footage: 2,662,000 square feet
2. Maximum Retail: 5% - 133,100 square feet of building area. Retail uses shall be those permitted in the Retail district. Location of retail uses shall be determined at preliminary site plan approval.
3. Maximum Floor Area Ratio: 2.57:1
4. Maximum Floor Area Ratio on any Given Lot: 3:1
   a. Maximum density on this tract shall not exceed a Floor Area Ratio of 0.75:1 until such time as:
      (1) Major arterial thoroughfares and collector streets identified in the official Thoroughfare Plan for the City of Plano abutting the tract shall be improved to their designated design width.
      (2) All transportation system management improvements to Plano Pkwy. (identified in the below mentioned study) abutting the tract shall have been constructed.
   b. Maximum density on this tract shall not exceed a Floor Area Ratio of 1:1 until such time as the first construction contract for that portion of S.H. 190 (including a minimum of four main lanes, i.e., two lanes in each direction) abutting the tract shall be awarded by the State Department of Highways and Public Transportation.

PD-385-R/O-2 Retail/General Office

c. Following the award of the first construction contract in Paragraph B above, this tract may be developed to the full density permitted by this ordinance.

d. At the time of preliminary site plan approval, development density may be distributed to allow higher floor area ratios on individual building sites. Any increase in floor area ratios on individual building sites shall not increase the total developable square footage permitted for this planned development district. Approval of higher floor area ratios shall be at the discretion of City Council, based on a finding that the increase does not adversely affect the capacity of the transportation system.

5. Maximum Lot Coverage: 50% (inclusive of parking structures)
6. Maximum Building Height: Two 25 story (360 feet) buildings to be located adjacent to S.H. 190; remainder 20 story (290 feet).
7. Maximum building height of eight stories (120 feet) is allowed within 425 feet of the south right-of-way line of Plano Pkwy. No more than 50% of any structures within 425 feet of the south right-of-way line of Plano Pkwy. shall exceed six stories (90 feet). All heights shall include mechanical/penthouse.
8. Maximum Parking Structure Height: Six levels above grade (60 feet)
9. Setback Requirement: 70 feet from Plano Pkwy.

The zoning granted above is granted subject to the following additional stipulations:

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.
2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning.
3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.
4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.
5. A plan for collector street development for the area south of Plano Pkwy. shall be prepared by the applicants and adopted by City Council prior to the approval of any preliminary site plan in this area. This study shall define further public streets required to serve the proposed development and primary points of access to Plano Pkwy., S.H. 190 frontage roads and north/south thoroughfares. The study will demonstrate ways to direct traffic to S.H. 190 and minimize access to Plano Pkwy. from buildings fronting on S.H. 190.

Refer to Design Guidelines after PD-393-R/O-2 for additional stipulations.

PD-386-R/O-2	Retail/General Office
ZC 85-59/87-1-47	Location: South side of Plano Pkwy., 1,600± feet west of Alma Dr.
	Acreage: 26.1±

Restrictions:

1. Maximum Square Footage: 2,332,000 square feet
2. Maximum Retail: 5% - 116,600 square feet of building area. Retail uses shall be those permitted in the Retail district. Location of retail uses shall be determined at preliminary site plan approval.
3. Maximum Floor Area Ratio: 2.94:1
4. Maximum Floor Area Ratio on any Given Lot: 3:1
   a. Maximum density on this tract shall not exceed a Floor Area Ratio of 0.75:1 until such time as:
      (1) Major arterial thoroughfares and collector streets identified in the official Thoroughfare Plan for the City of Plano abutting the tract shall be improved to their designated design width.
      (2) All transportation system management improvements to Plano Pkwy. (identified in the below mentioned study) abutting the tract shall have been constructed.
   b. Maximum density on this tract shall not exceed a Floor Area Ratio of 1:1 until such time as the first construction contract for that portion of S.H. 190 (including a minimum of four main lanes, i.e., two lanes in each direction) abutting the tract shall be awarded by the State Department of Highways and Public Transportation.
   c. Following the award of the first construction contract in Paragraph B above, this tract may be developed to the full density permitted by this ordinance.
   d. At the time of preliminary site plan approval, development density may be distributed to allow higher floor area ratios on individual building sites. Any increase in floor area ratios on individual building sites shall not increase the total developable square footage permitted for this planned development district. Approval of higher floor area ratios shall be at the discretion of City Council, based on a finding that the increase does not adversely affect the capacity of the transportation system.
5. Maximum Lot Coverage: 50% (inclusive of parking structures)
6. Maximum Building Height: 20 story (290 feet)
7. A maximum eight story height (120 feet) within 250 feet of the south right-of-way line of Plano Pkwy. is allowed. No more than 50% of any structures within 250 feet of the south right-of-way line of Plano Pkwy. shall exceed six stories (90 feet). All heights shall include mechanical/penthouse.
8. Maximum Parking Structure Height: Six levels above grade (60 feet)
9. Setback Requirement: 70 feet from Plano Pkwy.

The zoning granted above is granted subject to the following additional stipulations:

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.

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2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning.
3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.
4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.
5. A plan for collector street development for the area south of Plano Pkwy. shall be prepared by the applicants and adopted by City Council prior to the approval of any preliminary site plan in this area. This study shall define further public streets required to serve the proposed development and primary points of access to Plano Pkwy., S.H. 190 frontage roads and north/south thoroughfares. The study will demonstrate ways to direct traffic to S.H. 190 and minimize access to Plano Pkwy. from buildings fronting on S.H. 190.

Refer to Design Guidelines after PD-393-R/O-2 for additional stipulations.

PD-387-R/O-2 Retail/General Office

ZC 85-59/87-1-48 Location: South side of Plano Pkwy., 1,000± feet west of Alma Dr.

Acreage: 20.9±

Restrictions:

1. Maximum Square Footage: 1,056,000 square feet
2. Maximum Retail: 5% - 52,900 square feet of building area. Retail uses shall be those permitted in the Retail district. Location of retail uses shall be determined at preliminary site plan approval.
3. Maximum Floor Area Ratio: 1.54:1
4. Maximum Floor Area Ratio on any Given Lot: 3:1
   a. Maximum density on this tract shall not exceed a Floor Area Ratio of 0.75:1 until such time as:
      (1) Major arterial thoroughfares and collector streets identified in the official Thoroughfare Plan for the City of Plano abutting the tract shall be improved to their designated design width.
      (2) All transportation system management improvements to Plano Pkwy. (identified in the below mentioned study) abutting the tract shall have been constructed.
   b. Maximum density on this tract shall not exceed a Floor Area Ratio of 1:1 until such time as the first construction contract for that portion of S.H. 190 (including a minimum of four main lanes, i.e., two lanes in each direction) abutting the tract shall be awarded by the State Department of Highways and Public Transportation.
   c. Following the award of the first construction contract in Paragraph B above, this tract may be developed to the full density permitted by this ordinance.

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d. At the time of preliminary site plan approval, development density may be distributed to allow higher floor area ratios on individual building sites. Any increase in floor area ratios on individual building sites shall not increase the total developable square footage permitted for this planned development district. Approval of higher floor area ratios shall be at the discretion of City Council, based on a finding that the increase does not adversely affect the capacity of the transportation system.

5. Maximum Lot Coverage: 50% (inclusive of parking structures)
6. Maximum Building Height: 20 story (290 feet)
7. A maximum eight story height (120 feet) within 250 feet of the south right-of-way line of Plano Pkwy. is allowed. No more than 50% of the structures within 250 feet of the south right-of-way line of Plano Pkwy. shall exceed six stories (90 feet). All heights shall include mechanical/penthouse.
8. Maximum Parking Structure Height: Six levels above grade (60 feet)
9. Setback Requirement: 70 feet from Plano Pkwy.

The zoning granted above is granted subject to the following additional stipulations:

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.
2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning.
3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.
4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.
5. A plan for collector street development for the area south of Plano Pkwy. shall be prepared by the applicants and adopted by City Council prior to the approval of any preliminary site plan in this area. This study shall define further public streets required to serve the proposed development and primary points of access to Plano Pkwy., S.H. 190 frontage roads, and north/south thoroughfares. The study will demonstrate ways to direct traffic to S.H. 190 and minimize access to Plano Pkwy. from buildings fronting on S.H. 190.

Refer to Design Guidelines after PD-393-R/O-2 for additional stipulations.

PD-388-R/O-2 Retail/General Office

ZC 85-59/87-1-52 Location: SW corner of Alma Dr. and Plano Pkwy.

Acreage: 14.6±

Restrictions:

1. Maximum Square Footage: 946,000 square feet

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2. Maximum Retail: 5% - 47,300 square feet of building area. Retail uses shall be those permitted in the Retail district. Location of retail uses shall be determined at preliminary site plan approval.
3. Maximum Floor Area Ratio: 1.75:1
4. Maximum Floor Area Ratio on any Given Lot: 1.75:1
   a. Maximum density on this tract shall not exceed a Floor Area Ratio of 0.75:1 until such time as:
      (1) Major arterial thoroughfares and collector streets identified in the official Thoroughfare Plan for the City of Plano abutting the tract shall be improved to their designated design width.
      (2) All transportation system management improvements to Plano Pkwy. (identified in the below mentioned study) abutting the tract shall have been constructed.
   b. Maximum density on this tract shall not exceed a Floor Area Ratio of 1:1 until such time as the first construction contract for that portion of S.H. 190 (including a minimum of four main lanes, i.e., two lanes in each direction) abutting the tract shall be awarded by the State Department of Highways and Public Transportation.
   c. Following the award of the first construction contract in Paragraph B above, this tract may be developed to the full density permitted by this ordinance.
   d. At the time of preliminary site plan approval, development density may be distributed to allow higher floor area ratios on individual building sites. Any increase in floor area ratios on individual building sites shall not increase the total developable square footage permitted for this planned development district. Approval of higher floor area ratios shall be at the discretion of City Council, based on a finding that the increase does not adversely affect the capacity of the transportation system.
5. Maximum Lot Coverage: 50% (inclusive of parking structures)
6. Maximum Building Height: 20 story (290 feet)
7. Maximum eight story height (120 feet) within 250 feet of the south right-of-way line of Plano Pkwy. is allowed. No more than 50% of any structures within 250 feet of the south right-of-way line of Plano Pkwy. shall exceed six stories (90 feet). All heights shall include mechanical/penthouse.
8. Maximum Parking Structure Height: Six levels above grade (60 feet)
9. Setback Requirement: 70 feet from Plano Pkwy.

The zoning granted above is granted subject to the following additional stipulations:

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.
2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning.
3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.

PD-388-R/O-2 Retail/General Office

4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.
5. A plan for collector street development for the area south of Plano Pkwy. shall be prepared by the applicants and adopted by City Council prior to the approval of any preliminary site plan in this area. This study shall define further public streets required to serve the proposed development and primary points of access to Plano Pkwy., S.H. 190 frontage roads, and north/south thoroughfares. The study will demonstrate ways to direct traffic to S.H. 190 and minimize access to Plano Pkwy. from buildings fronting on S.H. 190.

Refer to Design Guidelines after PD-393-R/O-2 for additional stipulations.

PD-393-R/O-2 Retail/General Office

ZC 85-59/87-1-56 Location: North side of future S.H. 190, 1,500± feet east of K Ave. (S.H. 5)

Acreage: 26.8±

Restrictions:

1. Maximum Square Footage: 880,000 square feet
2. Maximum Retail: 100% - Location of retail uses shall be determined at preliminary site plan approval.
3. Maximum Floor Area Ratio: 1.84:1
4. Maximum Floor Area Ratio on any Given Lot: 2.5:1
   a. Maximum density on this tract shall not exceed a Floor Area Ratio of 0.75:1 until such time as:
      (1) Major arterial thoroughfares and collector streets identified in the official Thoroughfare Plan for the City of Plano abutting the tract shall be improved to their designated design width.
      (2) All transportation system management improvements to Plano Pkwy. (identified in the below mentioned study) abutting the tract shall have been constructed.
   b. Maximum density on this tract shall not exceed a Floor Area Ratio of 1:1 until such time as the first construction contract for that portion of S.H. 190 (including a minimum of four main lanes, i.e., two lanes in each direction) abutting the tract shall be awarded by the State Department of Highways and Public Transportation.
   c. Following the award of the first construction contract in Paragraph B above, this tract may be developed to the full density permitted by this ordinance.
   d. At the time of preliminary site plan approval, development density may be distributed to allow higher floor area ratios on individual building sites. Any increase in floor area ratios on individual building sites shall not increase the total developable square footage permitted for this planned development district. Approval of higher floor area ratios shall be at the discretion of City Council, based on a finding that the increase does not adversely affect the capacity of the transportation system.
5. Maximum Lot Coverage: 50% (inclusive of parking structures)
6. Maximum Building Height: 25 story (360 feet). All heights shall include mechanical/penthouse.
7. Maximum Parking Structure Height: Six levels above grade (60 feet)

PD-393-R/O-2 Retail/General Office

8. Setback Requirement: Minimum 50 feet from Plano Pkwy.

The zoning granted above is granted subject to the following additional stipulations:

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.
2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning.
3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.
4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.
5. A plan for collector street development for the area south of Plano Pkwy. shall be prepared by the applicants and adopted by City Council prior to the approval of any preliminary site plan in this area. This study shall define further public streets required to serve the proposed development and primary points of access to Plano Pkwy., S.H. 190 frontage roads and north/south thoroughfares. The study will demonstrate ways to direct traffic to S.H. 190 and minimize access to Plano Pkwy. from buildings fronting on S.H. 190.

Refer to Design Guidelines after PD-393-R/O-2 for additional stipulations.

DESIGN GUIDELINES FOR PD-373-R/O-2 THROUGH PD-393-R/O-2

LANDSCAPING

1. All landscaping for any building within the development shall be completed no later than 90 days after completion of building or the date of issuance of a Certificate of Occupancy for the building, whichever shall occur first.
2. Landscaping shall be a minimum 30-foot wide (from street right-of-way) landscape buffer zone placed adjacent to Plano Pkwy., Custer Rd., and Independence Pkwy. The design intent shall be to create a linear-park quality landscape buffer zone that provides a pleasant roadway edge treatment. The following criteria shall be imposed on the design of the landscape in this zone:
   a. Any head-in parking adjacent to this zone shall be screened by a continuous three-foot high shrub mass (refer to recommended plant list in the ordinance) or other living screen and/or mound. All other locations within the landscape buffer zone shall have a mound that varies in height from 0.5 feet to three feet, as measured from the top of the adjacent street curb and shall be covered in grass.
   b. Trees shall be provided at a rate of one per 600 square feet of landscape buffer zone in an informal design. Twenty-five percent of the trees shall have a minimum four inch caliper and the remaining 75% shall have a minimum two inch caliper. The larger caliper trees shall be placed nearer to the mid-rise office buildings. The landscaping of this zone shall be designed and constructed by the adjacent landowners, and all phases shall be approved by the Review Committee.

DESIGN GUIDELINES FOR PD-373-R/O-2 THROUGH PD-393-R/O-2

c. Permanent maintenance of this zone shall be provided and managed by Rosewood and Hunt Properties; the fees will be collected from adjacent landowners to support the maintenance expense.

d. All sidewalks shall be allowed to meander throughout the landscape buffer zone no closer than five feet to the back of the curb. Sidewalks shall not exceed a two percent cross-slope nor shall they exceed a five percent longitudinal slope.

e. Dead plants shall be promptly removed and replaced with plants of similar size and caliper in a timely manner. The Review Committee shall reserve the right to reject any plant it deems out of character, either new or replacement.

SCREENING

1. Screening shall be constructed of solid masonry materials and in a character which is complementary with its surroundings. Landscaping materials would normally be included to provide additional screening. Refer to approved construction detailing and material combinations (located in the ordinance).

2. Storage areas, trash containers, docking facilities, mechanical and utility fixtures, etc. shall not be placed at locations which are visually in conflict with the intended character of the new or existing surroundings. Miscellaneous out-buildings for storage or mechanical purposes only, which are not generally occupied for retail or office use (except parking structures), are prohibited.

3. A continuous, solid masonry fence shall be provided along the property line adjacent to the residential district. The fence shall have a minimum height of six feet. Masonry and costs of the fence shall be apportioned to all nonresidential landowners along the property line. Living screens versus masonry screening walls abutting residential areas shall be determined on a tract-by-tract basis in accordance with the city ordinances existing at the time of preliminary site plan approval.

4. Adjacent landowners identified in the Design Guidelines shall be understood to mean nonresidential landowners within the area being rezoned by this ordinance and not adjacent residential landowners.

SIGNS

All signs must be approved by the Review Committee in writing prior to installation. Normally, such approval will be limited to those signs which:

a. Identify the name of business of the occupant or which offer the premises for sale or lease.

b. Are not of an unusual size or shape when compared to the building or buildings on the premises.

c. Do not block or detract from adjacent property nor impede visual site lines at road intersections. Setbacks at intersections for signs will be subject to approval by the Review Committee.

d. Preserve the quality and character of the area.

e. Are in compliance with Section 3.1600 or are approved by the Plano Sign Board of Appeals.

f. Flashing, moving, or inappropriately-colored signs shall not be permitted. The declarant shall have the right to enter on and to remove any sign erected without such written approval.

g. There shall be one permanent entry sign to identify individual projects within the landscape buffer zone which shall be as follows:

- Located along Plano Pkwy. and/or along Custer Rd. and Independence Pkwy.
- Shall bear each project's name.

DESIGN GUIDELINES FOR PD-373-R/O-2 THROUGH PD-393-R/O-2

- Shall be in conformance with a. through g. above.

h. Individual project signs shall be limited as follows:

- One per project.
- Spaced no closer than 100 feet apart.
- Shall bear the project's name and address only, with no advertising permitted, other than professional organizations associated with the project generally shown on project signage.
- Shall be monument style and placed among the mounds in the landscape buffer zone in such a way as to maximize legibility while maintaining visual continuity along Plano Pkwy., Custer Rd., and Independence Pkwy.

EXTERIOR ILLUMINATION

1. Decorative illumination will be required along all frontage, inclusive of the landscape buffer zone. Each landowner shall bear the cost of installation, maintenance, and operation of the decorative illumination system. The decorative illumination shall require approval of the Review Committee.
2. Special effect lighting is encouraged. This could be achieved by building up-lighting or down-lighting, etc. If Bollard lighting is used, it should not exceed 42 inches in height with spacing not to exceed 30 feet on center. All landscape lighting is to be with metal halide lamps or an approved alternative. The intent is to ensure all light sources are compatible.

STREET FURNITURE

1. Wood Benches - All benches shall be a durable wood.
2. The benches shall be contour in shape with locations adjacent to all sidewalks. The same or equal to cut sheet standard.
3. Trash Receptacles - Receptacles shall be of a similar wood as used on benches. Receptacles shall be low, round, and unobtrusive. The same or equal to cut sheet standard.

MASS TRANSIT/BUS STOPS

Bus stops or other mass transit areas, as defined in the Plano Parkway Enhancement Study, designated along the buffer zone shall be installed and the cost thereof shall be apportioned to all nonresidential landowners on the tract.

STRUCTURE MATERIALS

Forty percent of the exterior of all office buildings shall be masonry or other native materials.

PD-398-RC/PF Recreation Complex/Public Facilities

ZC 95-09/95-4-12 Location: SW corner of Custer Rd. and Ridgeview Ln.

ZC 86-110/87-2-7 Acreage: 16.0±

Restrictions:

1. Custer Rd. improvements from Hedgcoxe Rd. to S.H. 121 shall be included within the 1988-89 Capital Improvements Program. Subsequent contracts for the construction of the improvements shall contain incentive provisions for early completion.
2. Construction of a landscape berm of sufficient height and mass to screen views of the transfer station from Custer Rd.

PD-398-RC/PF Recreation Complex/Public Facilities

3. Provision of appropriate traffic control and safety warning signals, signs, and markings at the intersection of Ridgeview Dr. and Custer Rd. and transfer station drives.
4. Restricting transfer truck access to the site to Custer Rd. and from the site to S.H. 121.
5. Permitted uses shall allow:
   a. Lighted and unlighted athletic fields, tennis courts, basketball courts, swimming pools, recreation centers, hiking trails, bicycle trails, picnic areas, and playgrounds.
   b. Concession stands, restrooms, shelter areas, and parking lots.
   c. Service yards and maintenance facilities.
   d. Fire and police stations.
   e. Public libraries.
   f. Public schools.
   g. Utility distribution and transmission lines.
   h. Transportation and utility structures/facilities.
   i. Public offices, community centers, and solid waste transfer centers.
   j. Other uses related to or accessory to active and passive recreational activities.
6. Minimum 100-foot wide landscape zone adjacent to Custer Rd. and a minimum 50-foot wide landscape zone along Ridgeview Dr. at the solid waste transfer station site.
7. Provision of a landscape and screening plan for staff approval at the time of site plan submittal for the solid waste transfer station.
8. No lighted athletic fields or lighted parking lots shall be located within 300 feet of a residentially zoned district.
9. Minimum Building Setback: 50 feet
10. Maximum Building Height: Two story

PD-399-PH Patio Home

ZC 90-43/91-5-16 Location: South side of Legacy Dr., 130± feet east of Sweetwater Dr.

ZC 88-12/88-5-22 Acreage: 25.6±

ZC 86-108/87-1-57

Restrictions:

1. Total Number of Lots: 125
2. Maximum Density: 4.76 dwelling units per acre
3. Minimum Lot Width: 50 feet
4. Minimum Lot Depth: 90 feet
5. Minimum Lot Area: 5,500 square feet
6. Minimum Front Yard: May be staggered between 20 and 30 feet, with an average of 25 feet throughout the development.

PD-399-PH Patio Home

7. Minimum Side Yard: Five feet
8. Minimum Rear Yard: Ten feet
9. Maximum Building Height: Two story (35 feet)
10. Units may be centered on lots.
11. Provision for no open space.

PD-400-R Retail

ZC 2001-01/2001-3-9 Location: East side of Independence Pkwy., 540± feet north of McDermott Rd.

ZC 86-109/87-1-13 Acreage: 14.9±

Restrictions:

1. Maximum Height: One story
2. Maximum Floor Area Ratio: 0.3:1

PD-402-R/O-2 Retail/General Office

ZC 2004-57/2005-2-26 Location: SW corner of Ohio Dr. and Plano Pkwy.

ZC 2002-19/2002-6-13 Acreage: 10.7±

ZC 86-118/87-2-11

Restrictions:

1. Office - showroom/warehouse and scientific and research uses are additional allowed uses.
2. Maximum building height setback, as measured from the centerline of Plano Pkwy., shall be limited to two story (35 feet) to a distance of 150 feet; five story (74 feet) between 150 feet and 400 feet; eight story (113 feet) between 400 feet and 700 feet; and 20 story (282 feet) on the remainder of the tract.
3. Provision of a 30-foot wide landscape edge adjacent to the right-of-way along Plano Pkwy.
4. Provision of a 30-foot wide landscape edge adjacent to the existing curb along Ohio Dr.
5. Underground utilities and signage requirements of the 190 Tollway/Plano Parkway Overlay District apply to the entire property.

PD-403-LI-1 Light Industrial-1

ZC 86-115/87-2-9 Location: SE corner of Jupiter Rd. and Research Dr.

Acreage: 16.8±

Restrictions:

1. Retail uses shall be permitted.
2. Approval of the circulation plan for the entire tract is required prior to the approval of any preliminary site plan on this tract.

PD-404-LI-1 Light Industrial-1

ZC 86-116/87-2-10 Location: SE corner of Jupiter Rd. and Technology Dr.

Acreage: 24.6±

Restrictions:

1. Retail uses shall be permitted.
2. Minimum front yard setbacks shall be 25 feet with no parking in the setback area or 50 feet with parking in the setback area.
3. Approval of the circulation plan of the entire tract is required prior to the approval of any preliminary or final site plan on this tract.

PD-423-PH Patio Home

ZC 2004-45/2004-11-26 Location: SW corner of Nassau Dr. and Parkwood Blvd.

ZC 92-44/92-8-3 Acreage: 29.5±

ZC 87-20/87-6-10

Restrictions:

1. Minimum Lot Size: 5,500 square feet
2. Minimum Lot Width: 50 feet
3. No open space requirements.

PD-425-SF-6 Single-Family Residence-6

ZC 87-33/87-7-17 Location: North and east of Legacy Dr. and Custer Rd.

Acreage: 29.7±

Restrictions:

1. A 20-foot front yard setback.
2. Submission of a landscape plan at the time of final plat approval, showing the provision of one three-inch caliper tree for those lots utilizing the 20-foot front yard setback.

PD-426-R/O-2 Retail/General Office

ZC 2008-09/2008-3-13 Location: SE corner of Ohio Dr. and Plano Pkwy.

ZC 2006-35/2007-2-8 Acreage: 29.2±

ZC 2202-05/2002-4-10

ZC 99-57/2000-1-7

ZC 86-105/87-7-12

Restrictions:

1. Car dealers may be allowed by specific use permit.
2. Maximum Floor Area Ratio on any Given Lot: 1:1

PD-426-R/O-2 Retail/General Office

3. Maximum retail development shall not exceed 217,442 square feet of the total development (29.2± acres) and is to be located within the 16.0± acres on the southeast corner of Plano Pkwy. and Ohio Dr.
4. Maximum building setback heights, as measured from the curb line of Plano Pkwy., shall be limited to two story (35 feet) up to a distance of 200 feet; four story (61 feet) between 200 and 400 feet; eight story (113 feet) between 400 and 700 feet; and 20 story (282 feet) on the remainder of the tract.
5. Provision of a 30-foot wide landscape buffer adjacent to the existing curb of Ohio Dr.

PD-427-O-2 General Office

ZC 2003-11/2003-6-11 Location: SW corner of Parker Rd. and Communications Pkwy.

ZC 87-40/87-8-11 Acreage: 41.9±

Restrictions:

1. No structure shall be located within 60 feet of any dedicated street.
2. All structures above two stories shall be located a minimum of 125 feet from a residential district.
3. Eight-story medical office buildings shall be a maximum of 125 feet in height and shall be set back a minimum of 160 feet from the zoning district boundary line.
4. Ten story buildings shall be a maximum height of 150 feet and shall be set back a minimum of 300 feet from the zoning district boundary line.
5. Submittal of the landscape and screening plan for staff approval.
6. A minimum of ten percent of the site shall be landscape area.
7. A minimum 30-foot wide landscape buffer shall be placed adjacent to all zoning district boundaries except where abutting defined open space on adjacent properties.
8. A three-foot high berm with a minimum three-foot high living screen shall be constructed along the southern edge of the property to the existing creek.
9. Dedication of a 15-foot wide utility easement adjacent to Midway Rd. and Parker Rd. for the future placement of underground utilities.
10. The office portion of the development is to be restricted to medical offices only.

PD-428-O-1 Neighborhood Office

ZC 87-44/87-8-24 Location: North side of West Park Blvd., 427± feet west of Ventura Dr.

Acreage: 1.0±

Restrictions:

1. Maximum Building Height: 38 feet
2. Approval of a landscape and screening plan and maintenance agreement regarding offsite landscaping at the time of site plan submittal.
3. A 30-foot wide landscape buffer shall be provided adjacent to West Park Blvd. and shall be measured from curb to curb.

PD-428-O-1 Neighborhood Office

4. A minimum three-foot high continuous berm is required where parking is adjacent to the west boundary line.
5. A ground lease agreement must be approved by the City Attorney and filed with the City Secretary relative to paving and screening of improvements on the fire station property.
6. Maximum Floor Area Ratio: 0.35:1
7. Windows above the first floor on the north side shall be translucent.
8. The roof shall be gabled north to south and constructed at not less than 6:12 pitch and no greater than a 7:12 pitch on the north side of the structure.
9. The northern building setback shall be a minimum of 45 feet and the height of the structure at this point shall not exceed 12 feet.
10. A bank shall be a permitted use.

PD-429-O-1 Neighborhood Office

ZC 87-42/87-9-17 Location: West side of Coit Rd., 800± feet south of Legacy Dr.

Acreage: 3.6±

Restrictions:

1. PD-O-1 designation.
2. One story height limit.
3. A maximum of 46,800 square feet of development.
4. Veterinary clinics are permitted.

PD-432-O-2 General Office

ZC 2000-61/2000-8-43 Location: West side of Coit Rd., 1,600± feet south of S.H. 121

ZC 87-49/87-11-8 Acreage: 3.0±

Restrictions:

1. Maximum Floor Area Ratio: 0.3:1
2. Maximum Lot Coverage: 15%; 30% for sites of two acres or less (if 300 feet or more from major thoroughfares or arterials)
3. Permeable Surface Requirement: 25% for sites under two acres (if 300 feet or more from major thoroughfares or arterials)
4. Maximum Height: Six story (100 feet)
5. Structured Parking: Two levels (22 feet) at or above grade
6. Setbacks:
   a. 150 feet from S.H. 121
   b. 100 feet from major thoroughfares or arterials. May be reduced to 50 feet if two stories or less and no parking is placed in front of the building.
   c. 75 foot side and rear yards

PD-432-O-2 General Office

d. 150 feet from residential development

7. Minimum landscape area in parking lots.
8. Maximum five percent of the total floor area may be incidental retail uses.
9. Light manufacturing and scientific/research laboratories shall be permitted uses.
10. Thirty-foot landscape edge is required along S.H. 121, Coit Rd., McDermott Rd., and crossing major thoroughfares (Type C or above). A 15-foot landscape edge is required along Type E thoroughfares. This buffer shall be measured from the property line. The area between the curb and the property line should also be maintained in living condition by the property owner.
11. Low profile monument signs only, eight feet in height or less.
12. Parking areas should have landscape screens around them and landscape islands within them.
13. Provisions for underground utility lines other than major transmission lines.
14. Reservation of 225 feet from the centerline of S.H. 121 as future right-of-way and prohibition of buildings or parking facilities within that area.

PD-433-MF-2 Multifamily Residence-2

ZC 2005-46/2005-12-23 Location: SE corner of Ridgeview Ln. and Coit Rd.

ZC 87-49/87-11-8 Acreage: 18.2±

Restrictions:

1. Maximum Height: Two story (40 feet)
2. Thirty-foot landscape edge is required along S.H. 121, Coit Rd., McDermott Rd., and crossing major thoroughfares (Type C or above). A 15-foot landscape edge is required along Type E thoroughfares. This buffer shall be measured from the property line. The area between the curb and the property line should also be maintained in living condition by the property owner.
3. Low profile monument signs only, eight feet in height or less.
4. Parking areas should have landscape screens around them and landscape islands within them.
5. Provisions for underground utility lines other than major transmission lines.
6. Reservation of 225 feet from the centerline of S.H. 121 as future right-of-way and prohibition of buildings or parking facilities within that area.

PD-434-R Retail

ZC 2005-46/2005-12-23 Location: NE corner of McDermott Rd. and Coit Rd.

ZC 87-49/87-11-8 Acreage: 10.8±

Restrictions:

1. Maximum Floor Area Ratio: 0.25:1
2. Minimum ten percent of the site to be landscaped.

PD-434-R Retail

3. Thirty-foot landscape edge is required along S.H. 121, Coit Rd., McDermott Rd., and crossing major thoroughfares (Type C or above). A 15-foot landscape edge is required along Type E thoroughfares. The buffer shall be measured from the property line. The area between the curb and the property line should also be maintained in living condition by the property owner.
4. Low profile monument signs only, eight feet in height or less.
5. Parking area should have landscape screens around them and landscape islands within them.
6. Provisions for underground utility lines other than major transmission lines.
7. Reservation of 225 feet from the centerline of S.H. 121 as future right-of-way and prohibition of buildings or parking facilities within that area.

PD-435-LI-1 Light Industrial-1

ZC 83-61/87-11-7 Location: South side of Parker Rd., 700± feet west of Marsh Ln.

Acreage: 28.5±

Restrictions:

1. Maximum Height: Five story
2. No outside storage or manufacturing shall be allowed.

PD-437-MF-3 Multifamily Residence-3

ZC 98-38/98-7-24 Location: NW corner of Marsh Ln. and Parker Rd.

ZC 83-61/87-11-7 Acreage: 44.9±

Restriction:

Maximum Density: 25 units per acre

PD-438-R Retail

ZC 87-73/88-6-4 Location: SW corner of Coit Rd. and Hedgcoxe Rd.

Acreage: 13.7±

Restrictions:

1. Uses shall be limited to retail and office uses within 150 feet of the western property boundary adjacent to a proposed collector street. No automobile service uses (gas sales, car wash, oil change, etc.) or drive-through operation shall be permitted within this area.
2. A 15-foot landscape edge shall be provided on the western property line, with one four-inch caliper tree for each 750 square feet of landscaping.
3. Hedgcoxe Rd. (two lanes) shall be constructed by January 1991, from Coit Rd. west to the existing pavement, and four lanes prior to any retail construction, said improvements to be constructed in accordance with the Hedgcoxe Road Extension Agreement between the city and Murray Savings Association. Right-of-way for Hedgcoxe Rd. shall also be dedicated in accordance with said agreement.

PD-439-SF-7 Single-Family Residence-7

ZC 92-95/93-5-9 Location: NW corner of Coit Rd. and Quincy Ln.

ZC 87-73/88-6-4 Acreage: 122.4±

Restriction:

A minimum of 25% of the lots east of the TP&L easement shall be developed at SF-9 standards.

PD-441-Res Residential

ZC 93-07/93-5-31 Location: SW corner of Midway Rd. and Windhaven Pkwy.

ZC 87-16/88-4-16 Acreage: 32.2±

Restrictions:

1. The Parkbrooke phase II land study shall become a part of this ordinance and is attached as Exhibit A.
2. A minimum 9,000 square foot lot area is required north of the floodplain.
3. Subject to the above restrictions, single-family residential shall be developed according to SF-7 zoning district requirements.
4. Construction of the road(s) adjacent to the west district boundary line, north of the floodplain, shall be the responsibility of the developer of this district.

PD-446-R/O-2 Retail/General Office

ZC 86-100/89-3-26 Location: West side of U.S. 75, 3,000± feet north of Parker Rd.

Acreage: 26.5±

Restrictions:

1. PD-R/O-2 designation west of Premier Dr.
2. Light Commercial designation east of Premier Dr.
3. The maximum building height shall be four stories when located within 1,600 feet from Premier Dr. and 250 feet from the south property line. The maximum building height shall be six stories when located within 650 feet of Premier Drive and 250 feet from the south property line. The remaining property shall be permitted a maximum building height of two stories.
4. All retail uses shall be located within 400 feet of and have immediate access to Premier Dr.
5. Maximum two-level parking structures. All parking structures shall have exterior finishes of similar material and color as adjacent structures on the site.
6. Provision of a landscape and screening plan indicating a six-foot masonry screening wall and large trees along the northern property line and the south property line where adjacent to residential property, and a berm with large trees along the west property line is required. This plan shall be submitted at the time of site plan approval.
7. Maximum Floor Area Ratio: 0.75:1
8. An agreement shall be approved by the City Attorney and filed with the City Secretary regarding drainage improvements in Thunderbird Ln. and on the Hicks and Pinkus/McCord properties prior to final adoption of the Zoning Ordinance.

PD-447-R/MF-2 Retail/Multifamily Residence-2

ZC 95-25/95-11-29 Location: SW corner of Spring Creek Pkwy. and Preston Rd.

ZC 89-27/89-11-29 Acreage: 72.3±

Restrictions:

1. Approval of the development agreement for the installation of traffic signals at the two specified locations prior to site plan approval.
2. The boundary between residential and nonresidential uses shall be determined at the time of preliminary site plan approval and prior to any development of the site.
3. PD-MF-2
   a. No less than 12 net acres and no more than 16 net acres may be used for multifamily development.
   b. Primary access shall be from Lorimar Dr.
   c. A 20-foot landscape area outside of the right-of-way shall be provided along Lorimar Dr.
4. PD-R
   a. A maximum of 500,000 square feet of development shall be allowed.
   b. Maximum Height: Two story (50 feet)
   c. One multipurpose sign for Spring Creek Pkwy. and one multipurpose sign for Preston Rd. shall be allowed. All other signs shall be monument signs.
   d. All building facades shall be consistent and compatible and finished on all sides.
   e. A ten-foot landscape area outside of the right-of-way shall be provided along Lorimar Dr.
   f. Pad sites (structures below 5,000 square feet) shall be limited to one per five net acres devoted to retail use.
   g. A 30-foot landscape area outside of the right-of-way shall be provided along Preston Rd. and Spring Creek Pkwy. This area may be reduced to 20 feet subject to approval of a landscape and screening plan by the Planning & Zoning Commission with preliminary plat approval.

PD-448-MF-2 Multifamily Residence-2

ZC 89-33/90-2-22 Location: 950± feet south of Parker Rd., 200± feet east of Midway Rd.

Acreage: 11.8±

Restrictions:

1. Buildings shall be limited to a two story height within 100 feet of all property lines.
2. A 25-foot landscape area outside of the right-of-way along the Type C thoroughfare.

PD-449-MF-3 Multifamily Residence-3

ZC 89-34/90-1-8 Location: SE corner of Preston Rd. and Tulane Dr.

Acreage: 15.0±

Restrictions:

1. Maximum Number of Units: 268

PD-449-MF-3 Multifamily Residence-3

2. Maximum Height: Two story
3. A 30-foot landscape buffer along Preston Rd.
4. Underground utilities along Preston Rd.
5. Signage is limited to monument and face signs. Monument signs are not to exceed eight feet in height along Preston Rd.
6. Provision of a landscape screen along surface parking areas on Preston Rd. and installation of planting islands within these areas.

PD-450-SF-9 Single-Family Residence-9

ZC 89-27/90-2-34 Location: North side of Parker Rd., 1,338± feet west of Preston Rd.

Acreage: 144.2±

Restrictions:

1. Minimum Lot Size: 20,000 square feet adjacent to El Ranchero Estates and 15,000 square feet east of White Rock Creek
2. A ten-foot landscape area outside of the right-of-way shall be provided where screening walls or fences are required or provided along collector streets.
3. Lots shall be allowed to abut the north side of the floodplain of Stream 5B-27 within 550 feet of the east boundary of El Ranchero Country Estates and along the south side of the floodplain of Stream 5B-27 to within 300 feet of the centerline of Road B.
4. Lots shall directly abut the centerline of White Rock Creek for 150 feet north from El Ranchero Country Estates. From this point, lots shall be allowed west of Road A for a distance of 1,000 feet from the north property line of El Ranchero Country Estates and shall encompass a portion of the drainage easement provided for White Rock Creek as approved by the City Engineer.

PD-451-SF-7 Single-Family Residence-7

ZC 89-27/90-2-34 Location: South side of future Lorimar Dr., 969± feet west of Preston Rd.

Acreage: 30.8±

Restrictions:

1. Minimum Lot Size: 8,000 square feet
2. A road shall parallel the north floodplain boundary of Stream 5B-27.

PD-452-SF-9 Single-Family Residence-9

ZC 89-27/90-2-34 Location: West side of Preston Rd., 1,346± feet north of Parker Rd.

Acreage: 24.5±

Restrictions:

1. Minimum Lot Size: 10,000 square feet
2. A 15-foot landscape area outside of the right-of-way shall be provided where screening walls or fences are required or provided along collector streets.
3. A road shall parallel the south floodplain boundary of Stream 5B-27.

PD-452-SF-9 Single-Family Residence-9

4. A 30-foot landscape area outside of the right-of-way shall be provided along Preston Rd. and Spring Creek Pkwy. This area may be reduced to 20 feet subject to approval of a landscape and screening plan by the Planning & Zoning Commission with preliminary plat approval.

PD-453-SF-7 Single-Family Residence-7

ZC 89-27/90-2-34 Location: NW corner of Preston Rd. and Parker Rd.

Acreage: 52.9±

Restrictions:

1. Minimum Lot Size: 8,000 square feet
2. A 30-foot landscape area outside of the right-of-way shall be provided along Preston Rd. and Parker Rd. This area may be reduced to 20 feet subject to approval of a landscape and screening plan by the Planning & Zoning Commission with preliminary plat approval.

PD-455-SF-6 Single-Family Residence-6

ZC 89-47/90-2-21 Location: East side of Midway Rd., 360± feet north of Bermuda Dunes Dr.

Acreage: 26.2±

Restrictions:

1. Minimum Lot Size: 7,000 square feet
2. Eighty-five percent of the lots shall be a minimum of 7,800 square feet in size.

PD-456-O-2 General Office

ZC 98-107/99-2-20 Location: SE corner of Spring Creek Pkwy. and Jupiter Rd.

ZC 98-88/98-11-42 Acreage: 149.9±

ZC 89-15/90-2-26

Restrictions:

1. Maximum Height: Three story
2. A 30-foot landscape buffer along Jupiter Rd. and Spring Creek Pkwy.
3. Dedication of utility easements for the placement of electrical utilities underground, except those adjacent to the south property line.
4. No lighted athletic facilities within 300 feet of residentially zoned property.
5. A six-foot wrought iron fence is allowed within the 50-foot building setback line along Jupiter Rd.

PD-457-R/O-2 Retail/General Office

ZC 90-26/90-9-7 Location: NW corner of Preston Rd. and Plano Pkwy.

Acreage: 19.3±

Restrictions:

1. Maximum Floor Area Ratio: 0.4:1
2. Maximum Building Area: 175,000 square feet

PD-457-R/O-2 Retail/General Office

3. Maximum Retail Use Allowed: 110,000 square feet
4. No single retail building shall exceed 35,000 square feet.
5. No single tenant shall exceed 35,000 square feet.
6. Maximum Height: Two story (35 feet)
7. A 30-foot landscape edge measured from the property line along Plano Pkwy. and Preston Rd.
8. No restaurants with drive-through windows shall be allowed.
9. No more than two pad sites (freestanding buildings of 5,000 square feet or less) shall be allowed.
10. Pad sites are restricted to the Preston Rd. frontage.
11. Underground utilities along Preston Rd. and Plano Pkwy.
12. All electric and telephone services to new buildings shall be placed underground.
13. All buildings shall be finished on all sides in a unified architectural concept to provide for a consistent facade design and roof line configuration.
14. The exterior of all buildings shall be a minimum of 40% masonry.
15. No outside storage of any goods, wares, merchandise, or other items shall be permitted.
16. One gasoline service station shall be permitted at the corner of Preston Rd. and Plano Pkwy. subject to:
    a. A 30-foot wide landscape buffer along Plano Pkwy. and Preston Rd.
    b. One four-inch caliper tree per 50 feet of frontage on Plano Pkwy. and Preston Rd.
    c. Berms varying in height, not to exceed three feet.
    d. An irrigation system is required.
    e. No service bays except for a single-bay car wash.
    f. No signage on the side of the canopy, except for the logo of the operating company.
17. Signs shall be monument style.
18. Service bays for automotive uses shall not face Plano Pkwy. or Preston Rd.

PD-458-MF-2 Multifamily Residence-2

ZC 90-26/90-9-7 Location: SW corner of Preston Rd. and Old Shepard Pl.

Acreage: 14.3±

Restrictions:

1. Maximum Height: Two story
2. Maximum Density: 20 units per acre, not to exceed 240 dwelling units
3. A 30-foot wide landscape edge measured from the property line along Preston Rd.
4. A 25-foot wide landscape edge along Old Shepard Pl.
5. Underground utilities along Preston Rd.

PD-458-MF-2 Multifamily Residence-2

6. A wrought iron fence with brick columns is required in the front yard along Old Shepard Pl. and Preston Rd.

PD-460-Res Residential

ZC 90-34/91-1-20 Location: West side of Custer Rd., 600± feet south of Legacy Dr.

Acreage: 25.9±

Restrictions:

1. Maximum Number of Lots: 117
2. Minimum Lot Size: 5,000 square feet
3. Minimum Lot Width: 46 feet
4. Minimum Lot Depth: 100 feet
5. Minimum Setbacks:
   a. Front yard: 20 feet
   b. Side yard for an interior lot: Six feet
   c. Side yard for a corner lot: 15 feet
   d. Rear yard: Ten feet
6. Minimum Floor Area: 800 square feet
7. Off-street parking spaces along Carrington Dr. and Huntly Dr. are to remain.
8. Six-foot masonry wall with wrought iron and landscaping required along Old Orchard Dr.

PD-461-R Retail

ZC 90-38/91-1-18 Location: SE corner of K Ave. and Spring Creek Pkwy.

Acreage: 8.9±

Restriction:

A 30-foot landscape buffer, measured from the property line, shall be required along K Ave. and Spring Creek Pkwy.

PD-462-MF-3 Multifamily Residence-3

ZC 90-38/91-1-18 Location: SE corner of K Ave. and Spring Creek Pkwy.

Acreage: 36.6±

Restrictions:

1. A 30-foot landscape buffer, measured from the property line, shall be required along K Ave., Spring Creek Pkwy. and the eastern property line.
2. Three story structures must be set back 150 feet from the unincorporated land along the eastern property line.

PD-463-O-1	Neighborhood Office	
ZC 90-56/91-6-24	Location:	East side of Midway Rd., 700± feet south of Parker Rd.
	Acreage:	8.5±

Restriction:

Buildings are prohibited further than 300 feet east of Midway Rd.

PD-464-MF-2	Multifamily Residence-2	
ZC 92-72/92-10-40	Location:	SW corner of future Communications Pkwy. and future Spring Creek Pkwy.
ZC 90-23/91-7-17	Acreage:	19.6±

Restriction:

A drainage study must be conducted to determine the necessary modifications for retention of the lake and creek area before a site plan is submitted.

PD-465-LC	Light Commercial	
ZC 2003-53/2003-11-16	Location:	NW corner of K Ave. (S.H. 5) and President George Bush Highway.
ZC 2003-26/2003-7-20	Acreage:	4.0±

Restriction:

Minimum 15-foot building setback from J Pl.

PD-469-CC	Corridor Commercial	
ZC 99-47/99-10-26	Location:	SW corner of 16th St. and U.S. 75
ZC 92-26/92-5-11	Acreage:	7.5±

Restrictions:

1. Land uses shall be restricted to those permitted within the CC district.
2. The area, yard, height, and bulk requirements shall be as allowed in the CC district, except that the minimum front yard along 15th St. and 16th St. shall be 30 feet from the right-of-way line or 40 feet from the back of curb, whichever is less restrictive.
3. Calculations of building coverage and floor area ratio for any lot adjacent to the public open space within this planned development zoning district may include the portion of open space area directly abutting the lot.
4. A decorative feature or structure shall be allowed within the required 50-foot front yard setback along the U.S. 75 service road. No structure shall be placed closer than 20 feet to the right-of-way line of U.S. 75, nor shall it exceed 30 feet in height.

PD-470-SF-6 Single-Family Residence-6

ZC 92-71/92-11-14 Location: NW corner of Legacy Dr. and Independence Pkwy.

Acreage: 7.6±

Restrictions:

1. Lots on the north side of the property adjacent to the existing alley shall have a minimum 60-foot lot width.
2. The minimum floor area per dwelling unit for houses constructed on lots described above shall be 2,000 square feet for one story houses and 2,100 square feet for two story houses.
3. The minimum floor area per dwelling unit for houses in the remainder of the subdivision shall be 1,920 square feet for one story houses and 2,000 square feet for two story houses.
4. Screening consisting of irrigated landscaping and either a brick wall or combination of brick columns with wrought iron, wood fencing, and landscaping shall be placed along Legacy Dr. and Independence Pkwy.

PD-471-SF-6 Single-Family Residence-6

ZC 92-86/92-11-49 Location: SW corner of Ohio Dr. and Charles Pl.

Acreage: 20.1±

Restrictions:

1. A 15-foot landscape edge is required along Ohio Dr.
2. A ten-foot landscape edge is required along Charles Pl.
3. Shade trees, ornamental trees, and shrubs shall meet the spacing requirements, caliper size, and height limits of the Preston Road Overlay District along Charles Pl. and Ohio Dr.
4. Houses must be set back a minimum of 25 feet from the PD-184-R/O-2 district.
5. The screening wall separating the PD-471-SF-6 and the PD-184-R/O-2 area shall be built before or in conjunction with the single-family development.

PD-472-CC Corridor Commercial

ZC 99-47/99-10-26 Location: SE corner of 13th Street and U.S. 75

ZC 93-28/93-8-12 Acreage: 11.2±

ZC 92-84/92-12-45

Restrictions:

1. The amended site plan approved in Zoning Case 93-28 and adopted by ordinance shall be a part of PD-472-CC.
2. Open storage shall be limited to the areas identified on the amended site plan.
3. Buildings and building expansions shall be limited to those shown on the amended plan.
4. All improvements and site changes shown on the amended plan must be accomplished prior to occupancy of the expanded garden center, with the exception of the right turn lane from the U.S. 75 service road onto 13th St. and the final landscaping along the improved 13th/14th Street connector.

PD-473-SF-6 Single-Family Residence-6

ZC 92-95/93-5-9 Location: SE corner of Hedgcoxe Rd. and Preston Meadow Dr.

Acreage: 60.8±

Restrictions:

1. A six-foot wood fence and a six-foot solid living screen shall be constructed on the three foot berm in the ten feet of additional right-of-way along Quincy Ln. A top rail shall be installed on the fence.
2. A six-foot wood fence with 20-inch square brick columns shall be placed on the lots siding to the TU easement south of Breanna Way. A top rail shall be installed on the fence.
3. Two trees shall be installed and maintained on each lot siding to the TU easement south of Breanna Way.
4. The phase I land study for Estates of Fountain Creek II, approved March 16, 1993, is adopted as part of this ordinance.
5. The property shall develop at SF-7 standards if the property cannot be developed per the adopted phase I land study.

PD-474-CC Corridor Commercial

ZC 99-47/99-10-26 Location: NE corner of Alma Dr. and 15th St.

ZC 93-37/93-8-32 Acreage: 20.9±

Restrictions:

1. Permitted Use: Any use permitted within the CC district shall be permitted. Any use permitted by specific use permit within the CC district may also be permitted within the planned development by specific use permit. Residential uses above the first floor shall be permitted by specific use permit, with the density and design of the residential development established in conjunction with approval of the specific use permit.
2. Area, yard, height, setback, and bulk requirements shall be as set forth in the CC district, except:
   a. The minimum front yard along 15th St. and 16th St. shall be 30 feet from the right-of-way line or 40 feet from the back of curb, whichever is the least restrictive, provided that no drive or parking surface lies between the building face and the street curb.
   b. The height/setback ratios for buildings in proximity to residential districts shall be as defined in Subsections 3.511, 3.606 and 3.704.
   c. Building height shall not exceed six stories, except as permitted under 5.b. below.
3. Exterior building elevations shall be faced with masonry materials (i.e., brick, stone, and stucco) and glass. Wood and metal may be used for roofing, trim, and ornamental features. Glass may not exceed 60% of the exterior surface of buildings taller than two stories. All elevations must be of similar quality, color, texture, and architectural style. Alternative exterior building materials (e.g. decorative concrete block and panel) may be approved by the Planning & Zoning Commission based upon their judgment of the material's aesthetic character and its relationship to other structures and uses within the area.
4. Retaining walls may not exceed three feet in height, except where they are approved in association with a landscape berm and screen.

PD-474-CC Corridor Commercial

5. A public open space area shall be provided immediately adjacent to Spring Creekwalk and extending the full length of the property from 15th St. to 16th St., as approximately located on Exhibit A (concept plan). This area shall be improved so as to better maintain and enhance the natural character of the stream bank and tree cover.

   a. Submittal of an open space improvement plan shall be required. This plan shall illustrate all proposed improvements, trees to be preserved, and new landscaping. Required improvements shall include a ten-foot wide concrete walk in the public open space area (or within an adjacent pedestrian easement) from 15th St. to 16th St. Exterior lighting shall be installed along the walk. City approval of the plan shall be required prior to the construction of the proposed improvements.

   b. Subject to dedication of the public open space area to the city, all development rights pertaining to calculations of floor area coverage and floor area ratio may be transferred by site plan approval to a lot within the district which directly abuts the public open space. The transfer of development rights shall not be used to reduce required parking or landscaping; however, the transferred rights may be used to increase building coverage to 50% or building height to a maximum of eight stories.

6. Abutting the public open space, as illustrated on the zoning exhibit, there shall be an area defined as the Creekwalk Development Zone. All development within this zone must meet the following conditions:

   a. Ground floor building space must be occupied exclusively by restaurants, retailing, or public amenities. Space above the ground floor may be occupied by any use permitted within the district.

   b. Parking or vehicular drives shall not be permitted between any building and the public open space.

   c. All buildings must have any outdoor patio space oriented to and accessible from the public open space. The patio space of each building shall equal or exceed in size 20% of the gross enclosed first floor area. Exterior sides of the patio must be open to air and view a minimum of 75% of an area measured from the patio floor to a line eight feet above the floor. Excluding support and ornamental columns, walls, or rails placed around the exterior perimeter of a patio shall not be higher than 44 inches above the patio floor surface. Fabric awning covers shall be permitted. Parking required for patio space shall be calculated at a rate of one space per 100 square feet of area designated for food service and one space per 200 square feet of area designated for retail sales. No parking shall be required for patio space used as a building entryway or provided for general public use where no food or retail sales are routinely conducted.

   d. A single kiosk building for food or retail sales may be constructed within the Creekwalk Development Zone. The building must be no larger than 500 square feet of enclosed building area with a patio of equal or larger size. Other than restrooms, no interior space shall be open to the public. All sales must be made through service windows. Drive-through service is prohibited. The building must be located at least 30 feet from any driveway and/or parking and must be accessible by a paved connection to the hike and bike path located within the open space area. No parking shall be required for this building.

   e. Parking required for buildings within the zone may be provided offsite, so long as the offsite spaces are within 400 feet of the building being served and are secured by an offsite parking agreement as provided by Section 3.1100 of the Zoning Ordinance.

PD-474-CC Corridor Commercial

f. Lots platted within the Creekwalk Development Zone which have street frontage only on 16th St. may be approved with a minimum of 25 feet of frontage contiguous to the public right-of-way.

g. Building permits shall not be approved within the Creekwalk Development Zone until the public open space has been improved, or is to be improved with performance secured by a development agreement with the City of Plano, in accordance with the approved amenities plan specified in 5.a. of this ordinance.

7. Abutting the Creekwalk Development Zone, as illustrated on the zoning exhibit, there shall be an area defined as the Primary Development Zone. The following restrictions apply to development within this area:

   a. Building permits shall not be issued within the Primary Development Zone until 8,000 square feet or more of retail or restaurant space is constructed or is to be concurrently constructed within the Creekwalk Development Zone in the location of Building B.

   b. Building permits shall not be issued within the Primary Development Zone until the southern half of 16th St. is improved or is to be improved as a standard Type G roadway with performance secured by a development agreement with the City of Plano.

   c. No single tenant or occupant shall occupy more than 60,000 square feet of ground floor space.

   d. No more than two buildings smaller than 5,000 square feet (gross first floor area) shall be permitted.

   e. No building shall be oriented so as to place its rear or service area adjacent to 16th St., unless a 20-foot wide landscape area and screen is placed abutting the right-of-way. In addition to landscaping otherwise required by the Zoning Ordinance, screening may consist of masonry walls, berms, and plants creating an opaque screen blocking view of loading and service areas. The screen shall be a minimum height of six feet measured from the street curb or interior drive whichever is greater in elevation. The landscape area may be reduced in width to ten feet by the Planning & Zoning Commission based on its determination that the proposed alternative means of screening is equally effective and the reduction is necessary to best develop the site.

   f. Provided that Building A illustrated on the zoning exhibit is constructed as contiguous building space in excess of 150,000 square feet, with no supermarket, indoor commercial amusement, or restaurant allowed as tenant or occupant, parking may be calculated at a rate of one space per 200 square feet for up to 120,000 square feet of gross building area and at a rate of one space per 250 square feet for space in excess of 120,000 square feet of gross building area.

8. City cost participation in the construction of public improvements required by the development of the property shall be in accordance with the city's Subdivision Ordinance and other applicable ordinances, except as may be provided in a development agreement approved by the city and the property owner and developer.

9. Nothing in the preceding provisions shall prohibit the demolition of existing buildings and improvements, site grading and the construction of public drainage, sewer, water, and street improvements subject to the approval of the City of Plano.

10. The concept plan is adopted as part of this ordinance.

PD-476-RE Regional Employment

ZC 2000-15/2000-10-12 Location: SE corner of S.H. 121 and Independence Pkwy.

ZC 96-73/97-1-9 Acreage: 51.0±

ZC 94-41/94-6-12

Restrictions:

1. The tract may be developed under the regulations of the MF-2 district subject to the following additional conditions:
   a. Multifamily uses may be developed at a maximum density of 18 units per acre on net usable land (excluding the golf course, 100 year floodplain, and right-of-way dedications).
   b. No single-family, duplex, or patio home development is allowed.
   c. Maximum Height: Three story
2. The tract may be developed alternatively under the RE district standards subject to the adjacent golf course being considered a nonresidential district for the purposes of calculating the building height/setback for the property zoned under the planned development.

PD-477-MF-2 Multifamily Residence-2

ZC 2004-31/2004-8-36 Location: South side of S.H. 121, west of Custer Rd.

ZC 96-73/97-1-9 Acreage: 86.5±

ZC 94-41/94-6-12

Restrictions:

The tract may be developed under the regulations of the MF-2 district subject to the following additional conditions:

1. A maximum density of 18 units per acre on net usable land (i.e., excluding the golf course, 100 year floodplain, and right-of-way dedications).
2. A 30-foot wide landscape area measured from the property line shall be provided along Ridgeview Dr.
3. No single-family, duplex, or patio home development is allowed.
4. Maximum height as defined per the MF-3 district standards.
5. Minimum front yard as defined per the MF-3 district standards.

PD-479-O-2/SF-A General Office/Single-Family Residence Attached

ZC 2002-55/2002-11-40 Location: North of Ridgeview Dr., 1,100± feet west of Independence Pkwy.

ZC 94-41/94-6-12 Acreage: 23.0±

Restrictions:

The site shall be developed in its entirety as either O-2 or SF-A uses subject to the following stipulations:

1. If developed as O-2, the following stipulations shall apply:

PD-479-O-2/SF-A General Office/Single-Family Residence Attached

a. Maximum height of six stories for office structures, with a maximum height of two stories at or above grade for parking structures.

b. Maximum Floor Area Ratio: 0.7:1

c. Maximum Lot Coverage: 30%, up to 40% with structured parking

d. A 30-foot wide landscape area, measured from the property line, shall be provided along Ridgeview Dr.

e. Monument signs, eight feet or less in height, shall be required.

2. If developed as SF-A, the base development standards of the SF-A district shall apply.

PD-480-SF-9 Single-Family Residence-9

ZC 97-63/97-12-23 Location: NW corner of Midway Rd. and McKamy Tr.

ZC 95-22/95-6-26 Acreage: 95.1±

Restrictions:

General Provisions of the Planned Development

1. The land study shall be adopted by ordinance as part of this planned development. Minor amendments to the land study shall be permitted under the provisions of Section 4.100 of the Comprehensive Zoning Ordinance.

2. The development shall be phased as indicated on the adopted land study. The conditions of each phase must be met prior to final approval of any subsequent phase. In addition to the requirements of the Subdivision Ordinance, the following conditions shall apply:

a. Phase I development shall include realignment of the creek channel to the proposed drainage structure on Midway Rd. immediately south of the MF-2 tract and construction of the most westerly two lanes of Midway Rd. adjacent to Phase I to a point immediately south of the realigned channel. Developer shall escrow with the city one-half of the cost of construction of the drainage structure prior to completion of Phase I.

b. Phase I development shall include construction on McKamy Tr. as a standard collector street from Midway Rd. to the western boundary of the proposed park site. It shall be constructed to a minimum of 23 feet in width and in such a manner as to permit future widening to a full-width collector street from the park site to the western boundary of Phase I.

c. Phase II-A development shall include construction of McKamy Tr. (a minimum of 23 feet in width) to the western boundary of the planned development district.

d. Phase II-B may be developed prior to development of Phase II-A, providing that access is provided through Phase II-A to McKamy Tr. and McKamy Tr. is constructed to at least two lanes in width from such access point to Midway Rd.

e. Phase IV shall include or be preceded by the construction of two lanes on the south side of Spring Creek Pkwy. from the western planned development boundary to the centerline of Midway Rd. and the construction of two lanes on the west side of Midway Rd. from the southern planned development boundary to the centerline of Spring Creek Pkwy. As an alternative condition, Phase IV shall include or be preceded by the construction of two lanes on the south side of Spring Creek Pkwy. adjacent to the Phase IV boundary and revision of the land study for Phase IV to provide two points of access to Phase III. The second alternative may be used only if Phase V is developed or restricted to multifamily use.

PD-480-SF-9 Single-Family Residence-9

f. Phase V development of the MF-2 tract shall include or be preceded by construction of the southern two lanes of Spring Creek Pkwy. from the centerline of Midway Rd. to the western boundary of the MF-2 tract and the westerly two lanes of Midway Rd. from the southern boundary of the planned development district to the centerline of Spring Creek Pkwy.

3. All land reserved as future park sites shall be transferred to the City of Plano in accordance with the terms of the Neighborhood Park Ordinance at the time of completion and acceptance of each phase or any portion thereof.
4. The city shall reimburse the developer for the cost of over-sizing public facilities in accordance with the development ordinances and policies of the city.
5. The city shall reimburse the developer for 50% of the cost of paving any portion of collector streets (not to exceed 18 feet 6 inches) abutting public park land. These roads include McKamy Tr. next to the planned neighborhood park and the main east/west road next to the hike and bike trail.

Additional Stipulations for PD-480-SF-9

The tract shall be developed under the regulations of the SF-9 district with the following additional stipulations:

1. A landscape screen shall be allowed along Midway Rd., provided an area of 50 feet minimum in width of natural tree cover and supplemental landscaping separates the single-family and multifamily lots from the road.
2. This area shall be maintained as private open space by the homeowners association.
3. A public access easement for a hike and bike trail shall be dedicated to the City of Plano in this private open space.
4. The hike and bike trail shall be accepted in lieu of a sidewalk.

PD-481-MF-2 Multifamily Residence-2

ZC 2000-06/2000-2-34 Location: SW corner of Midway Rd. and Spring Creek Pkwy.

ZC 97-63/97-12-23 Acreage: 17.5±

Restrictions:

General Provisions of the Planned Development

1. The land study shall be adopted by ordinance as part of this planned development. Minor amendments to the land study shall be permitted under the provisions of Section 4.100 of the Comprehensive Zoning Ordinance.
2. The development shall be phased as indicated on the adopted land study. The conditions of each phase must be met prior to final approval of any subsequent phase. In addition to the requirements of the Subdivision Ordinance, the following conditions shall apply:

   a. Phase I development shall include realignment of the creek channel to the proposed drainage structure on Midway Rd. immediately south of the MF-2 tract and construction of the most westerly two lanes of Midway Rd. adjacent to Phase I to a point immediately south of the realigned channel. Developer shall escrow with the city one-half of the cost of construction of the drainage structure prior to completion of Phase I.

PD-481-MF-2 Multifamily Residence-2

b. Phase I development shall include construction on McKamy Tr. as a standard collector street from Midway Rd. to the western boundary of the proposed park site. It shall be constructed to a minimum of 23 feet in width and in such a manner as to permit future widening to a full-width collector street from the park site to the western boundary of Phase I.

c. Phase II-A development shall include construction of McKamy Tr. (a minimum of 23 feet in width) to the western boundary of the planned development district.

d. Phase II-B may be developed prior to development of Phase II-A, providing that access is provided through Phase II-A to McKamy Tr. and McKamy Tr. is constructed to at least two lanes in width from such access point to Midway Rd.

e. Phase IV shall include or be preceded by the construction of two lanes on the south side of Spring Creek Pkwy. from the western planned development boundary to the centerline of Midway Rd. and the construction of two lanes on the west side of Midway Rd. from the southern planned development boundary to the centerline of Spring Creek Pkwy. As an alternative condition, Phase IV shall include or be preceded by the construction of two lanes on the south side of Spring Creek Pkwy. adjacent to the Phase IV boundary and revision of the land study for Phase IV to provide two points of access to Phase III. The second alternative may be used only if Phase V is developed or restricted to multifamily use.

f. Phase V development of the MF-2 tract shall include or be preceded by construction of the southern two lanes of Spring Creek Pkwy. from the centerline of Midway Rd. to the western boundary of the MF-2 tract and the westerly two lanes of Midway Rd. from the southern boundary of the planned development district to the centerline of Spring Creek Pkwy.

3. All land reserved as future park sites shall be transferred to the City of Plano in accordance with the terms of the Neighborhood Park Ordinance at the time of completion and acceptance of each phase or any portion thereof.

4. The city shall reimburse the developer for the cost of over-sizing public facilities in accordance with the development ordinances and policies of the city.

5. The city shall reimburse the developer for 50% of the cost of paving any portion of collector streets (not to exceed 18 feet 6 inches) abutting public park land. These roads include McKamy Tr. next to the planned neighborhood park and the main east/west road next to the hike and bike trail.

<u>Additional Stipulations for PD-481-MF-2</u>

The property shall be developed under the regulations of the MF-2 district with the following additional conditions:

1. The maximum density of development shall be 18 units per acre.

2. Vehicular access shall be limited to one point along Spring Creek Pkwy. and two points along Midway Rd.

3. Access shall be open and unrestricted to public open space at the southeast corner of the site along Midway Rd. A common property line, a minimum of 50 feet in length, shall connect the site and the public open space.

4. A landscape edge shall be required along Spring Creek Pkwy. and Midway Rd. The width of the landscape edge shall be a minimum of 40 feet measured from the back of the curb of the abutting public street to the right-of-way, only if the tract is developed to the MF-2 district standards. If the tract is developed under single-family or patio home standards, this landscape edge will not be required.

PD-481-MF-2 Multifamily Residence-2

5. Open space requirements for this tract, if developed under the Patio Home district standards, will be reduced from ten percent to 6.5%. Open space credit shall be given to this tract because of its proximity to existing park land located to the south.
6. As an alternative to multifamily use, the site may be developed in its entirety under the standards of the Patio Home district or the SF-7 district provided that a street connection is made to the adjoining single-family development. A land study may be approved for this area as a minor amendment to the original.
7. The number of MF-2 units is limited to 351.

PD-482-PH Patio Home

ZC 95-22/95-6-26 Location: NW corner of Midway Rd. and McKamy Tr.

Acreage: 16.5±

Restrictions:

General Provisions of the Planned Development

1. The land study shall be adopted by ordinance as part of this planned development. Minor amendments to the land study shall be permitted under the provisions of Section 4.100 of the Zoning Ordinance.
2. The development shall be phased as indicated on the adopted land study. The conditions of each phase must be met prior to final approval of any subsequent phase. In addition to the requirements of the Subdivision Ordinance, the following conditions shall apply:
   a. Phase I development shall include realignment of the creek channel to the proposed drainage structure on Midway Rd. immediately south of the MF-2 tract and construction of the most westerly two lanes of Midway Rd. adjacent to Phase I to a point immediately south of the realigned channel. Developer shall escrow with the city one-half of the cost of construction of the drainage structure prior to completion of Phase I.
   b. Phase I development shall include construction on McKamy Tr. as a standard collector street from Midway Rd. to the western boundary of the proposed park site. It shall be constructed to a minimum of 23 feet in width and in such a manner as to permit future widening to a full-width collector street from the park site to the western boundary of Phase I.
   c. Phase II-A development shall include construction of McKamy Tr. (a minimum of 23 feet in width) to the western boundary of the planned development district.
   d. Phase II-B may be developed prior to development of Phase II-A, providing that access is provided through Phase II-A to McKamy Tr. and McKamy Tr. is constructed to at least two lanes in width from such access point to Midway Rd.
   e. Phase IV shall include or be preceded by the construction of two lanes on the south side of Spring Creek Pkwy. from the western planned development boundary to the centerline of Midway Rd. and the construction of two lanes on the west side of Midway Rd. from the southern planned development boundary to the centerline of Spring Creek Pkwy. As an alternative condition, Phase IV shall include or be preceded by the construction of two lanes on the south side of Spring Creek Pkwy. adjacent to the Phase IV boundary and revision of the land study for Phase IV to provide two points of access to Phase III. The second alternative may be used only if Phase V is developed or restricted to multifamily use.

PD-482-PH Patio Home

f. Phase V development of the MF-2 tract shall include or be preceded by construction of the southern two lanes of Spring Creek Pkwy. from the centerline of Midway Rd. to the western boundary of the MF-2 tract and the westerly two lanes of Midway Rd. from the southern boundary of the planned development district to the centerline of Spring Creek Pkwy.

3. All land reserved as future park sites shall be transferred to the City of Plano in accordance with the terms of the Neighborhood Park Ordinance at the time of completion and acceptance of each phase or any portion thereof.
4. The city shall reimburse the developer for the cost of over-sizing public facilities in accordance with the development ordinances and policies of the city.
5. The city shall reimburse the developer for 50% of the cost of paving any portion of collector streets (not to exceed 18 feet 6 inches) abutting public park land. These roads include McKamy Tr. next to the planned neighborhood park and the main east/west road next to the hike and bike trail.

Additional Stipulations for PD-482-PH

The property shall be developed under the regulations of the Patio Home district with the following additional conditions:

1. No common open space shall be required.
2. The tract may also be developed in its entirety under the standards of the SF-9 district. In case of such development, revisions to the land study, which are a part of this planned development ordinance, shall be permitted as minor amendments under the Zoning Ordinance.
3. Visitor parking not required for alley served lots or lots with a lot width of 55 feet or greater.

PD-484-MF-2 Multifamily Residence-2

ZC 94-67/94-8-11 Location: North side of Ridgeview Dr., 700± feet west of Custer Rd.

Acreage: 62.7±

Restrictions:

This lot may be developed under the regulations of the MF-2 district subject to the following requirements:

1. No single-family, duplex, or patio home development is allowed.
2. A 15-foot landscape edge, measured from the property line, shall be required on all street frontages.
3. A maximum density of 18 units per acre on net usable land (i.e., right-of-way dedications and golf course).

PD-486-R Retail

ZC 94-63/94-8-31 Location: North side of Parker Rd., west of Independence Pkwy.

Acreage: 3.5±

Restrictions:

1. The property may be developed in accordance with the Retail zoning district, with the additional use of mini-warehouses.
2. The preliminary site plan shall become part of this ordinance (Exhibit A). The final site plan shall conform to the preliminary site plan and no additional buildings shall be permitted.

PD-486-R Retail

3. Maximum 50% lot coverage for mini-warehouses; maximum 30% lot coverage for other uses.
4. Maximum one-story building height on the mini-warehouse site; maximum two-story building height for other uses.
5. Mini-warehouse building exteriors shall have a brick veneer exterior finish.
6. The complex will be screened with masonry screening walls (eight foot wall on the north and west property lines) as indicated on Exhibit A.
7. Monument signs shall be required. Pole signs are prohibited.
8. Landscaping shall be installed as noted on the preliminary site plan.

PD-487-MF-2 Multifamily Residence-2

ZC 94-107/94-12-6 Location: NW corner of Jupiter Rd. and Spring Creek Pkwy.

Acreage: 23.9±

Restriction:

Maximum building height is to be three stories with a maximum third floor top plate line of 35 feet and a maximum 45 foot height for any portion of the building. Top plate line is defined as the top horizontal member of an exterior frame wall supporting ceiling joists, rafters, or other members.

PD-488-PH Patio Home

ZC 94-98/95-1-14 Location: SW corner of Independence Pkwy. and Russell Creek Dr.

Acreage: 30.4±

Restrictions:

1. Minimum Front Building Line: 15 feet
2. Minimum Rear Yard Setback: 15 feet (where a 15-foot front building line is provided)

PD-489-MF-1 Multifamily Residence-1

ZC 95-59/95-8-47 Location: North side of Legacy Dr., 1,150± feet east of Alma Dr.

Acreage: 34.7±

Restrictions:

1. Maximum Number of Units: 346
2. Minimum Front Yard Setback: 70 feet
3. Minimum Landscape Edge along Legacy Dr.: 50 feet
4. Maximum Building Height: Two story (35 feet)
5. Minimum Side and Rear Yard Setbacks: 50 feet

PD-490-MF-2	Multifamily Residence-2	
ZC 95-71/95-9-41	Location:	West side of Ohio Dr., 1,175± feet north of Hedgcoxe Rd.
	Acreage:	32.5±

Restrictions:

1. Maximum building height is three stories, with a maximum third floor top plate line of 35 feet and a maximum 45 foot height for any portion of the building. Top plate line is defined as the top horizontal member of an exterior frame wall supporting ceiling joists, rafters or other members.
2. Maximum of 18 units per acre, excluding the floodplain for the linear park, with the total not to exceed 500 units.
3. Minimum Front Yard Setback: 100 feet (for three story buildings)

Heritage Resource Designations Listed with Conditions of Approval			
Heritage Resource Designation Number	**Zoning Case**	**Ordinance No.**	**Name**
H-1 1. Additional uses permitted are incidental retail sales, museum, periodic fund raising activities, related charitable and/or educational activities, and incidental office uses. 2. The maximum height of a fence in a required front yard shall not exceed eight feet, and the 50% open construction requirement shall not apply.	2006-08 82-01	2006-5-24 82-3-5	Ammie Wilson
H-2 Exterior structure standards in Section 3.300 are waived.	82-46	82-9-3	Roller House
H-3 Exterior structure standards in Section 3.300 are waived.	82-47	82-9-6	Aldridge House
H-4 The additional use of a hotel/motel is allowed with the following restrictions: 1. A maximum of four guest rooms is allowed where lodging, with or without meals, is provided. 2. One off-street parking space must be provided for each guest room. 3. One sign not to exceed six square feet shall be allowed. This sign must be mounted on the structure. 4. Owner occupancy of the house is required. The stipulations placed originally with the Heritage Resource designation by City of Plano Ordinance No. 82-10-1 shall also remain in full force and effect. 5. Exterior structure standards in Section 3.300 are waived.	92-63 82-65	92-9-30 82-10-1	Carpenter House

Heritage Resource Designations Listed with Conditions of Approval			
H-5 1. Designation includes the structure in addition to the site. 2. Additional use of single-family residence on the second floor of the main structure.	98-95 93-20 83-31	98-12-23 93-11-40 83-6-26	Forman House
H-6	84-39	84-9-6	Olney Davis House
H-7 1. Uses allowed in addition with residential shall be architectural artifacts and antique sales, offices, handcraft sales, and personal service shops. 2. Nonresidential uses shall be limited to the first floor of this structure. 3. Restoration of the structure is to be made in accordance with the plans approved by the Heritage Commission. 4. Parking shall be in accordance with the Zoning Ordinance for the City of Plano and should be located to the rear of the structure. 5. The Carriage House located at the rear of the property shall also be restored in accordance with plans approved by the Heritage Commission.	86-29	86-5-17	Lamm House
H-8	93-20 87-76	93-11-40 87-12-27	Moore House
H-9	93-20 87-81	93-11-40 87-12-26	Plano National Bank IOOF Lodge
H-10	89-03	89-3-9	Mitchell House
H-11 Original Donation #25, Lot 2	89-38	82-12-26	S.B. Wyatt House
H-12 Railroad Addition, Block 2, Lots 1B, 2B, 3B, and 4G	93-20 89-46	93-11-40 90-3-30	Interurban Station

Heritage Resource Designations Listed with Conditions of Approval			
H-14 1. Exterior structure standards in Section 3.300 of the Zoning Ordinance are waived to allow wood siding instead of masonry. 2. The additional use of a living space in a garage apartment at the rear of the property is allowed. 3. Construction of the outbuilding/living space is to be made in accordance with plans approved by the Heritage Commission.	91-59	92-1-15	Carlisle House
H-15	91-61	92-3-3	S.J. Mathews House
H-16 1. Museum, periodic fund raising activities, related charitable and/or educational activities, office-professional/general administrative, bed-and-breakfast, and restaurant are additional allowed uses. 2. Vehicle circulation and parking may be gravel construction.	2006-28 92-30	2006-11-36 92-6-15	Wells Homestead
H-17 Waiver of the distance requirement from churches to allow for private clubs.	92-74	93-5-44 92-11-15	Wall-Robbins House
H-18 1. Reduction in required parking. 2. Antique shop and tearoom allowed as additional uses in conjunction with the Heritage Resource designation.	96-57	96-10-18	Hood House
H-19 Original Donation Addition, Block 2, Lot 8.	98-96	98-12-24	Little Carlisle House
H-20 <u>Special Stipulations for Properties with Nonresidential Base Zoning</u> 1. The following additional uses shall be permitted by right: a. Single-Family Residence Detached in accordance with Urban Residential standards, except as specified in 2. and 3. of the Stipulations for the Entire Heritage Resource District below.	99-51	2000-1-6	Haggard Park Heritage Resource District

Heritage Resource Designations Listed with Conditions of Approval

b. Studio Residence c. Bed and Breakfast Inn 2. The minimum and maximum front yard setback shall be within five feet of the average setback observed by buildings along the frontage of the street between the two nearest intersecting streets. The minimum front yard setback of the base zoning district shall apply when no buildings exist. 3. The following special parking provisions shall apply: a. Parking areas, including driveways and aisles serving parking spaces, shall not encompass more than 25% of the lot area between a building face and a street. This does not preclude parking in the front yard that does not extend into the area directly in front of a building. b. The minimum number of parking spaces for uses other than single-family residences shall be 75% of that required by Section 3.1100 of the Zoning Ordinance. c. With site plan approval, the Planning & Zoning Commission may grant credit for available public parking. 4. With site plan approval, the Planning & Zoning Commission upon recommendation from the Heritage Commission, may waive or modify screening requirements under Section 3.1000 of the Zoning Ordinance. <u>Stipulations for the Entire Heritage Resource District</u> 1. The Heritage Commission shall adopt design guidelines for the issuance of Certificates of Appropriateness under Ordinance No. 98-2-26, the Heritage Preservation Ordinance. 2. The maximum building height shall be two stories and 45 feet.			

Heritage Resource Designations Listed with Conditions of Approval			
3. Masonry requirements for residential structures as specified in Subsection 3.301 of the Zoning Ordinance shall not apply.			
H-21	99-86	2000-1-20	R.A. Davis House
H-22	99-91	2000-1-21	Mary Schimelpfenig House
H-23	2000-94	2001-1-17	Schell House
H-24	2001-03	2001-3-23	Plano High School (Cox School Building)
H-25	2002-63	2003-1-12	Merritt Building
H-26	2002-60	2003-2-14	Downtown Heritage Resource District
H-27	2002-65	2003-1-14	Will Schimelpfenig House
H-28	2002-66	2003-1-15	Hughston House
H-29	2003-54	2004-5-18 and 2003-11-8	Schimelpfenig-Dudley-O'Neal House
H-30	2003-58	2003-12-15	Salmon House
H-31	2004-43	2004-11-33	F & M National Bank/ Plano Star Courier Building
H-32	2004-47	2004-12-22	Arch Weatherford House
H-33 1. The following additional uses shall be permitted by right: museum, periodic fund raising activities, related charitable and/or educational activities, Office - Professional/General Administrative, and Retail/Service (incidental). 2. Office-Professional/General Administrative use shall be incidental to the primary use as a museum. 3. No off-street parking is required.	2004-53	2005-2-12	Thornton House
H-34	2005-33	2005-10-13	McCall-Skaggs House

Specific Use Permits Listed with Conditions of Approval		
Number	**Description**	**Zoning Case**
1	Commercial Antenna (expanded acreage) (Ordinance No. 95-11-12)	95-82
2	Cemetery (rezoned and expanded) (Ordinance No. 93-9-48)	93-41
3	Cemetery	71-04
4	Sewage Treatment Plant	71-04
6	Private Club - William S. Remington and Jack Astor's Restaurant (Ordinance No. 93-10-26)	93-60
9	Country Club	72-17
10	Private Recreation Facility	71-26
11	Private Club - Cantina D'Italia (Ordinance No. 87-12-30)	87-77
12	Drive-in Restaurant	84-16
13	Private Club and Country Club	72-17
15	Day Care Center	73-37
16	Day Care Center and Private School 1. Maximum of 160 students. 2. The private school shall be limited to kindergarten through fifth grade.	83-46
17	Day Care Center	82-30B
18	Private Club (rescinded and granted) (Ordinance No. 96-7-24)	96-35
19	Funeral Home 1. A six-foot living screen to be installed and maintained by the property owner on the eastern boundary of the property. 2. A six-foot masonry wall for screening purposes to be maintained on the southern boundary of the property. 3. Any sign to be used on the premises shall be no more than four feet above the ground and 40 square feet in size and shall otherwise conform to Section 3.1600.	74-03
20	Miniature Golf Course Connection shall be made to a sanitary sewer main when accessible.	74-18
21	Private Club - Steak & Ale of Texas, Inc.	84-41
22	Day Care Center 1. Screening a minimum of six feet in height shall be provided along the north and east property line. 2. Limited to one driveway connection located approximately in the center of the Custer Road frontage. 3. Dedication of ten feet of right-of-way.	75-17

Specific Use Permits
Listed with Conditions of Approval

Number	Description	Zoning Case
23	Owen's Family Restaurant (Ordinance No. 88-10-26)	88-39
25	Private Club - Fishmongers Seafood Market (expanded) (Ordinance No. 91-12-4)	91-31
26	Truck and Bus Leasing	81-39
27	Heating and Air-Conditioning Shop	84-68
28	Day Care Center (Ordinance No. 88-5-10)	88-06
30	Day Care Center	77-10
31	Private Club - Holiday Inn	84-27
32	Day Care Center 1. Not more than six children may be enrolled during any one time period. 2. All classes and sessions shall be scheduled with a minimum of 15 minutes between the end of one class and the beginning of the next class. 3. The only use of the day care center shall be for swimming lessons. 4. Loading and unloading of children shall not be done in the alley.	77-25
33	Used Car Dealer Wheel stops shall be placed so as to prevent any portion of an automobile from overhanging the street right-of-way.	77-26
34	Private Club (Ordinance No. 93-11-40)	93-20 and 77-32
38	Used Car Dealer A maximum of five cars may be on the premises at any one time.	77-53
39	Day Care Center	77-57
41	Day Care Center (Ordinance No. 95-12-23)	95-90
42	Private Club	77-79
43	Heating and Air-Conditioning Shop	77-24
44	Day Care Center	78-12
45	Concrete Batch Plant 1. The tract must actually be used for the manufacture, sale at wholesale and/or retail, and delivery to off-premises sites of concrete within two years from the date of passage of the ordinance. If the use described above is not made of the tract within the required two years time, Specific Use Permit #45 will be canceled and revoked, and be of no effect.	80-40

Specific Use Permits Listed with Conditions of Approval		
Number	**Description**	**Zoning Case**
45 (Continued)	2. No permanent Certificate of Occupancy shall be issued for occupancy of the tract for (a) sale at wholesale and/or retail and (b) delivery to off-premise sites of concrete until such time as all offsite and onsite public utility easements, improvements, and streets are dedicated, constructed, completed, installed, and finally accepted by the City of Plano. 3. Pending the issuance of a permanent Certificate of Occupancy and after approval and filing of record in the Map Records of Collin County of a final plat of the tract, such tract may be temporarily used for (a) the construction of the elements of the concrete batching plant essential to the manufacture of concrete, (b) the manufacture of concrete and (c) the use of such concrete only (1) for onsite construction of the essential elements of the batching plant and (2) in the paving of Fulgham Road. Construction of the onsite or offsite improvements shall not commence until approval and filing of record of the final plat of the 3.5± acre tract. 4. The plant shall be placed a minimum of 500 feet from any residentially zoned property. 5. Existing tree lines shall be preserved, and in cases where it is necessary to remove a tree due to installation of utilities, etc., a tree shall be replanted in that area. 6. A site plan shall be approved by the City Council indicating the screening proposed by the developers. 7. A chain link fence shall be built around the plant. 8. The aggregate bins shall have concrete walls. 9. The plant silo shall be painted a light color to blend with the environment. 10. The plant, itself, shall be a dust-free plant. 11. The operator of the plant or the developer shall maintain a sweeper to keep the area free from dust on the ground. 12. The aggregate pits shall be watered to prevent dust. 13. Noise from the plant shall be minimized to insure compliance with Subsection 3.1301. 14. Preliminary and final plats of the tract shall be submitted to and approved by the Planning & Zoning Commission and City Council, and the final plat filed in the Map Records of Collin County prior to construction of any improvements thereon. In addition to satisfying all other requirements of the Codes and Ordinances of the City of Plano, the preliminary and final plats of the tract shall show the following:	

Specific Use Permits
Listed with Conditions of Approval

Number	Description	Zoning Case
45 (Continued)	a. Dedication of a north/south roadway connecting the tract to Plano Parkway, in a width and location as recommended by the City Engineer, being a 35 foot width adjacent to the west property line. b. Dedication of easements for all public utility facilities including, but not limited to, water, sanitary sewer, and storm sewer facilities, either onsite or offsite.	
46	Private School (Ordinance No. 88-6-23) 1. All buildings shall conform to the approved café plans. 2. A 50 foot setback along West Park Boulevard with no parking. 3. Flag poles shall be limited to 40 feet in height. 4. All antennae, aerials, satellite dishes, trash receptacles, playground equipment, and chain link fencing shall be screened from view from Park Boulevard. 5. Staff approval of all landscape plans. 6. Staff approval of all signage at the time of site plan approval.	88-22
47	Truck and Bus Leasing (Ordinance No. 96-1-10)	95-98
48	Private Street Development (Ordinance No. 96-1-33)	95-101
49	Private Club - Graciela's (Ordinance No. 87-5-15)	87-22
50	Governmental Service Yard	78-65
51	Private Club - Peter Verde (Ordinance No. 85-4-6)	85-01
53	Private Club (expanded) (Ordinance Nos. 2002-3-11 and 95-7-30)	2002-01 and 95-45
55	Commercial Antenna Support Structure (350 foot) (Ordinance No. 96-2-13) 1. Approval by the Federal Communications Commission (FCC). 2. Approval by the Federal Aviation Administration (FAA).	95-92
57	Restaurant (Ordinance No. 87-9-20)	87-55
58	Country Club and Private Club - GCC Asset Management, Inc. (Ordinance No. 95-5-18)	95-28
59	Drive-in Restaurant	80-24
60	Country Club - Gleneagles Country Club (Ordinance No. 2007-10-21)	2007-27 and 83-06
62	Golf Course (Ordinance No. 94-3-6)	93-109
66	Governmental Service Yard	80-66

Specific Use Permits Listed with Conditions of Approval		
Number	**Description**	**Zoning Case**
69	Homebuilders Marketing Center (Ordinance No. 96-2-15) The site plan, café plan and list of subdivisions to be marketed from the facility shall be adopted as part of the ordinance establishing the specific use permit.	95-95
70	Auto Leasing (Ordinance No. 86-5-18) No outdoor storage of lease vehicles.	86-28
71	Day Care Center (Ordinance No. 96-2-1)	95-77
73	Private Club	82-71
74	Private Club	81-23
76	Day Care Center Maximum of 210 students.	84-04 and 82-75
77	Private Club (Ordinance No. 96-3-22)	95-99
78	Concrete Batch Plant 1. Paving of N Avenue from the southern border of the property to the existing pavement, a minimum width of 22 feet. 2. The batch plant shall be placed a minimum of 500 feet from any residential property. 3. The aggregate bins shall have concrete walls. 4. The plant silo shall be painted a light color to blend with the environment. 5. The plant, itself, shall be a dust-free plant. 6. The operator of the plant or the developer shall maintain a sweeper to keep the area free from dust on the ground. 7. The aggregate bins shall be watered to prevent dust. 8. Noise from the plant shall be minimized to insure compliance with Subsection 3.1301.	81-54
80	Country Club	83-75
82	Auto Leasing Facility (Ordinance No. 93-6-34) 1. A maximum of 12 cars may be available for leasing on the site. 2. The Specific Use Permit for Auto Leasing shall be limited as a secondary use to a car wash. 3. No maintenance or repair work to be permitted other than washing and cleaning. 4. Vehicles may not be more than three model years old.	93-18
84	Private Club	82-13

Specific Use Permits
Listed with Conditions of Approval

Number	Description	Zoning Case
86	Private School	82-31
87	Day Care Center (Ordinance No. 90-2-35)	89-37
89	Long-term Care Facility (expanded acreage) (Ordinance Nos. 95-1-27 and 89-7-8)	94-150 and 88-15
91	Drive-in Restaurant (Ordinance No. 87-2-24)	86-44 and 85-29
92	Private Club - Steak & Ale of Texas, Inc., Bay Street	85-55
94	Pharmacy (Ordinance No. 98-9-33)	98-35
97	Arcade (Ordinance Nos. 2007-10-45 and 82-12-6)	2007-36 and 82-74
98	Private Recreation Facility (Ordinance No. 96-3-23)	96-04
99	Day Care Center	85-51
102	Antenna Tower	85-94
103	Mobile Radio Tower	85-95
104	Private Club (Ordinance No. 96-6-22)	96-26
105	Hospital (Ordinance No. 88-12-18) 1. Uses shall be limited to hospital and medical and professional offices. 2. A berm is required adjacent to Woodburn Corners with a minimum height of six feet, plus landscaping, to provide screening for residential uses to the east. 3. A helistop may be constructed in conjunction with a hospital; the helistop will be restricted to transportation of patients, emergency equipment, and supplies and shall be subject to the provisions of Subsection 3.106. 4. Maximum Lot Coverage: 30%.	88-40
106	Private Club - Ishi-Sushi Restaurant (Ordinance No. 86-4-16)	86-12
107	Private Club (Ordinance Nos. 93-1-17 and 86-4-13)	92-14 and 85-91
112	Arcade (Ordinance No. 96-6-39)	96-27
113	Drive-through Restaurant (Ordinance No. 93-11-31)	93-55
114	Radio Tower (Ordinance No. 86-6-13)	86-30
117	Hospital (Ordinance No. 86-8-17)	86-55
118	Private Club - The Great Outdoors (Ordinance No. 86-8-29)	86-37
119	Day Care Center (Ordinance No. 96-7-26)	96-37

Specific Use Permits Listed with Conditions of Approval		
Number	**Description**	**Zoning Case**
120	Private School/Day Care Center (Ordinance No. 86-9-33)	86-80
121	Automotive Dealership (Ordinance No. 96-8-25)	96-42
122	Electrical Substation (Ordinance No. 86-10-9)	86-77
124	Contractors Shop and Storage (rescinded a portion) (Ordinance No. 2002-12-3 and Ordinance No. 86-10-10)	2002-36 and 86-65
126	Arcade (Ordinance No. 86-11-32)	86-78
127	Day Care Center (Ordinance No. 86-11-32)	86-78
128	Electrical Substation (Ordinance No. 92-4-7)	92-10
129	Private School (expanded) (Ordinance No. 91-9-39)	91-24
131	Private Club - Prestonwood Country Club (Ordinance No. 87-1-12)	86-86
132	Day Care Center (Ordinance No. 87-1-29)	86-63
134	Day Care Center (Ordinance No. 87-3-22) 1. Placement of a wooden fence with landscaping along the eastern property line. 2. Prior to removal of any trees, staff will review the plan to save as many trees as possible.	86-119
135	Day Care Center (Ordinance Nos. 92-10-28 and 89-2-16)	92-73 and 88-42
137	Day Care Center (Ordinance Nos. 2005-8-4 and 87-4-27) 1. The zoning exhibit shall be adopted as part of the ordinance. 2. The number of parking spaces shall be limited to 49 spaces, with a resulting maximum enrollment cap of 245 children. 3. New site landscaping is required as follows: a. Within the existing playground along the Georgetown Drive frontage, a living screen shall be installed that consists of four-foot tall shrubs interspersed with two eight-foot tall shrubs at the northern and southern corners of the playground fence and three six-foot tall shrubs between the fence corners. b. A combination of deciduous and evergreen canopy trees, understory trees, and shrubs, using native species, shall be planted along the southern and western perimeter of the new parking area. This visual screen will not form a solid barrier, but will minimize headlight overspill and visual clutter of the parking lot.	2005-09 and 87-02

Specific Use Permits
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Number	Description	Zoning Case
137 (Continued)	c. All plant heights specified within this section are mature plant heights. Plan materials shall be sized at the time of installation to reach the mature height within two years. Plant locations are subject to visibility requirements of the City of Plano development regulations. 4. Light standards in the new parking area shall be limited to 15 feet in height and shall have shields to reduce light overspill.	
138	Private Club - Mr. Gatti's (Ordinance No. 87-7-18)	87-35
140	Day Care Center (Ordinance No. 87-8-7)	87-41
141	Heliport (Ordinance No. 87-8-11)	87-40
142	Day Care Center (Ordinance No. 87-8-11)	87-40
143	Hospital (Ordinance No. 87-8-11)	87-40
144	Day Care Center (Ordinance No. 87-9-15)	87-36
145	Commercial Antenna Support Structure (Ordinance No. 96-11-30)	96-61
146	Private Recreation Facility (Ordinance No. 87-12-28)	87-62
147	Residence Hotel (Ordinance No. 88-1-22)	87-79
148	Day Care Center (Ordinance No. 93-11-28)	93-58
149	Helistop (Ordinance No. 88-3-11)	87-78
150	Arcade (Ordinance No. 88-4-17)	88-09
151	Day Care Center (Ordinance No. 88-5-11)	88-07
152	Day Care Center (Ordinance No. 88-5-12)	88-08
155	Microwave Reflector/Antenna (Ordinance No. 89-4-15) Microwave reflector/antenna shall be for receiving only with an overall height at 52.1 feet.	89-08
156	Hospital (Ordinance No. 89-9-25)	89-22
157	Contractors Shop and Storage Yard (Ordinance No. 89-10-26)	89-26
158	Commercial Antenna Support Structure (Ordinance No. 96-9-39)	96-56
160	Massage Establishment (Ordinance No. 89-11-26)	89-25
163	Day Care Center (Ordinance No. 89-12-13)	89-13

Specific Use Permits Listed with Conditions of Approval		
Number	**Description**	**Zoning Case**
164	Outdoor Commercial Amusement Facility (golf driving range) (Ordinance No. 89-12-12) 1. Compliance with the approved guidelines for the location of outdoor commercial amusements. 2. Staff approval of a landscape, screening and irrigation plan showing two gallon Yaupon Holly adjacent to the parking area along Alliance Drive, and a mix of minimum three-inch caliper Oaks, Sycamore, Maple, and Ash trees at 100 feet on-center with five gallon Carolina Jasmine at 20 feet on-center along the proposed fence lines. 3. Monument signs.	89-32
169	Massage Establishment - Southwest Savings and Cosmopolitan Lady (Ordinance No. 90-3-27)	89-40
171	Truck Leasing (Ordinance No. 90-5-6)	90-05
172	Outdoor Commercial Amusement (Ordinance No. 90-6-10) 1. Compliance with the Outdoor Commercial Amusement Guidelines. 2. Staff approval of landscape, screening, and irrigation plans.	90-03
173	Auto Leasing and Renting (Ordinance No. 93-12-18) Adoption of the zoning exhibit as part of the specific use permit ordinance.	93-48
174	Animal Exhibition (Ordinance No. 99-4-16)	99-04
175	Private Club (Ordinance No. 93-11-34)	93-56
177	Gymnastic/Dance Studio (Ordinance No. 90-11-10)	90-21
179	Day Care Center (Ordinance No. 93-6-34)	93-18
181	Cellular Telephone Antenna (Ordinance No. 91-3-27)	91-04
183	Arcade (Ordinance No. 91-4-29)	90-52
185	Day Care Center (Ordinance No. 91-8-10)	91-14
186	Private Club - Portofino Italian Restaurant and Richard Amoedo (Ordinance No. 93-2-16)	92-102
187	Restaurant - Spageddie's Restaurant and Brinker International (Ordinance No. 91-11-22) Offsite parking agreement required as shown on the approved site plan for 58/Woodard Addition I.	91-33

Specific Use Permits
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Number	Description	Zoning Case
188	Private Club - Spageddie's Restaurant and Brinker International (Ordinance No. 91-11-19) Offsite parking agreement as shown on the approved site plan for 58/Woodard Addition I.	91-33
189	Private Club - Plano Café and Anson Chan (Ordinance No. 94-4-10)	94-18
190	Day Care Center (Ordinance No. 94-9-51)	94-96
191	Private Street Development (Ordinance No. 92-1-34)	91-55
193	Day Care Center (Ordinance No. 92-2-22)	91-57
194	Automobile and Truck Leasing (Ordinance No. 92-5-32)	92-18
196	Private Club - Bo Bo City Restaurant and Chung Keng Ng (Ordinance No. 92-6-14)	92-28
199	Private Street Development (Ordinance No. 92-7-13)	92-16
200	Private Club - Paradiso S.D.A., Inc. and Pasta Bella Restaurant (Ordinance No. 92-7-40)	92-37
208	Drive-in Restaurant (Ordinance No. 92-11-27)	92-77
209	Commercial Communication Tower (modified height) (Ordinance Nos. 2003-7-17 and 92-11-31)	2003-18 and 92-85
210	Private Recreation Facility (Ordinance No. 92-11-30)	92-83
211	Used Car Dealer (Ordinance No. 92-12-4)	92-87
214	Private Recreation Facility (Ordinance No. 96-9-37)	96-52
215	Commercial Antenna Support Structure (Ordinance No. 93-2-12)	92-98
217	Bank (Ordinance No. 93-2-21)	92-101
218	Restaurant (Ordinance No. 93-3-4)	92-103
219	Restaurant (Ordinance No. 93-3-5)	92-104
220	Private Club - Islands Restaurant (Ordinance No. 93-3-6)	93-01
222	Day Care Center (Ordinance No. 93-4-34)	93-06
223	Light-intensity Manufacturing (Ordinance Nos. 2005-6-34 and 93-6-34)	2005-20 and 93-18
227	Drive-in Restaurant (Ordinance No. 93-9-22)	93-16
228	Private Recreation Facility (Ordinance No. 93-9-2)	93-25
229	Private Club - Preston Park, Ltd. and Patrizio's Restaurants (Ordinance No. 93-9-3)	93-34
233	Drive-in Restaurant (Ordinance No. 93-11-36)	93-54
236	Commercial Telephone Support Antenna (Ordinance No. 93-11-43)	93-73

Specific Use Permits Listed with Conditions of Approval		
Number	**Description**	**Zoning Case**
237	Arcade (Ordinance No. 93-11-29)	93-53
238	Private Club - Joseph V. Tortorice, Jr. and Jason's Deli (Ordinance No. 93-11-45)	93-78
239	Hospital (Ordinance No. 93-12-1)	93-66
240	Private Recreation Facility (Ordinance No. 96-11-31)	96-63
241	Day Care Center (Ordinance No. 96-12-12)	96-64
242	Private Street Development (Ordinance No. 94-3-25)	93-81
243	Day Care Center (Ordinance No. 94-1-3)	93-92
244	Private Club - Angelo Stergios and Vincent's Seafood Restaurant (Ordinance No. 94-1-35)	93-107
245	Veterinary Clinic (Ordinance No. 94-2-6)	93-102
246	Commercial Antenna Support Structure (modified height) (Ordinance Nos. 2004-1-16 and 94-2-7)	2003-64 and 93-100
247	Private Street Development (Ordinance No. 94-2-43)	93-108
248	Arcade (Ordinance No. 94-3-28)	94-08
249	Day Care Center (expanded acreage) (Ordinance No. 95-12-22)	95-89
250	Private Recreation Facility (expanded acreage) (Ordinance No. 95-8-46)	95-58
251	Private Club - Veterans of Foreign Wars (Ordinance Nos. 95-2-29 and 94-3-33)	94-149 and 94-14
252	Day Care Center (Ordinance No. 94-4-12)	94-22
253	Private Club - Fresh Choice, Inc. (Ordinance No. 94-4-27)	94-29
254	Private Club - Mulligan's Restaurant and Jeff Williamson (Ordinance No. 94-4-26)	94-28
255	Private Club - Massimo's - The Italian Bakery and Café (Ordinance No. 94-5-19)	94-35
256	Commercial Antenna Support Structure (Ordinance Nos. 2007-1-10 and 94-5-28)	2006-30 and 94-34
261	Commercial Antenna Support Structure (Ordinance No. 94-7-15)	94-61
263	Arcade (Ordinance Nos. 2003-6-25 and 94-7-14) 1. Limit the arcade uses to 800 square feet in the area shown on the floor plan. 2. Floor plan was adopted as Exhibit B of this ordinance.	2003-28 and 94-59
265	Day Care Center (Ordinance No. 94-10-17)	94-92

Specific Use Permits
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Number	Description	Zoning Case
268	Restaurant (Ordinance No. 95-6-32)	95-37
269	Private Club - Tia's Restaurant and Ruby Tuesday, Inc. (Ordinance No. 95-6-32)	95-37
272	Private Club - Big Easy Restaurant and James Elrod (Ordinance No. 94-12-25)	94-134
273	Private Recreation Facility (Ordinance No. 94-12-9)	94-129
275	Commercial Antenna Support Structure (Ordinance No. 95-1-8)	94-139
277	Hospital (Ordinance No. 95-1-27)	94-150
280	Commercial Antenna Support Structure (100 foot) (rescinded and granted) (Ordinance Nos. 2000-3-29 and 95-2-44)	2000-10 and 95-03
281	Private Street Development (Ordinance No. 95-3-39)	94-154
283	Household Care Institution (Ordinance No. 95-8-4)	95-16
284	Drive-in Restaurant (Ordinance No. 95-4-28)	95-18
286	Day Care Center (Ordinance No 95-5-16)	95-21
288	Commercial Antenna Structure (Ordinance No. 95-5-26)	95-24
290	Household Care Institution (Ordinance No. 95-6-27) 1. Restricting the use to housing and care for the elderly. 2. The units must have a head of household of 60 years of age or older. 3. No unit may be occupied by more than two people.	95-31
291	Arcade (Ordinance No. 95-6-31)	95-36
293	Long-term Care Facility (Ordinance No. 95-7-17)	95-39
294	Golf Course (Ordinance No. 95-7-33)	95-49
295	Private Club - Ridgeview Ranch Golf Investors, Inc., JAJ, Inc. and ICI Golf Ridgeview, Inc. and Jeff Silverstein (Ordinance No. 95-7-33)	95-49
296	Veterinary Clinic/Kennel (Indoor Pens) (Ordinance No. 95-7-29)	95-44
297	Used Car Dealer (Ordinance No. 95-7-28)	95-42
299	Private Club - China Palace Restaurant and Jen Lee Kuo (Ordinance No. 95-8-18)	95-51
300	Truck and Bus Leasing (Ordinance No. 95-8-17) 1. Leasing of vehicles is allowed as an accessory use only to the self-storage facility. 2. A maximum of three vehicles, not to exceed 24 feet in length, may be leased and stored onsite in the area designated and shown on Exhibit A attached unto.	95-50

Specific Use Permits
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Number	Description	Zoning Case
300 (Continued)	3. Rental vehicles may only be leased and returned during the following hours: Monday - Friday 8:00 a.m. - 7:00 p.m. Saturday 9:00 a.m. - 5:00 p.m. Sunday 12:00 p.m. - 6:00 p.m. 4. Monument signs are required for the self-storage and truck rental operation.	
303	Used Car Dealer (Ordinance No. 95-8-48)	95-61
304	Automobile Leasing and Renting (Ordinance No. 95-8-48)	95-61
306	Household Care Institution (Ordinance No. 95-9-24)	95-65
307	Private Club - Madonna's Pizza and Pasta Restaurant and Jayne Ramji (Ordinance No. 95-9-22)	95-63
308	Private Club (rescinded and granted) (Ordinance No. 97-12-25)	97-72
310	Truck and Bus Leasing (Ordinance No. 95-9-39) A maximum of three leasing vehicles on the property.	95-67
311	Automobile Leasing and Renting (Ordinance No. 95-10-17) 1. Designation of 16 parking spaces for rental vehicles only. 2. Signage shall be provided to clearly mark the reserved spaces.	95-68
312	Private Recreation Facility (Ordinance No. 95-10-18)	95-74
313	Restaurant (rescinded and granted) (Ordinance No. 97-10-35)	97-39
314	Private Club (rescinded and granted) (Ordinance No. 97-10-35)	97-39
315	Private Recreation Facility (Ordinance No. 95-11-11)	95-79
316	Private Street Development (Ordinance No. 97-4-13)	95-83
317	Nursery (Ordinance No. 96-12-16) 1. No vehicular access from Pecan Lane. 2. Addition of landscape screening on the Pecan Lane side of the parking area, along the west property line, and along a portion of the south property line as shown on Exhibit B.	96-65
318	Day Care Center (Ordinance No. 96-12-17)	97-66
319	Commercial Antenna Support Structure (100 foot) (Ordinance No. 97-1-8)	96-72
320	Private Club (Ordinance No. 97-2-17)	96-80
321	Day Care Center (Ordinance No. 97-4-7)	96-83

Specific Use Permits
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Number	Description	Zoning Case
322	Arcade (Ordinance No. 97-5-15) 1. The specific use permit shall only apply to the arcade building area and not to the entire property. 2. Minors unaccompanied by a parent or guardian shall not be allowed to patronize the arcade.	97-06
324	Private Club (Ordinance No. 97-5-9)	97-15
325	Day Care Center (Ordinance No. 97-6-8)	97-11
326	Private Club (Ordinance No. 97-6-9)	97-17
327	Private Recreation Center (Ordinance No. 97-6-10)	97-19
328	Private Recreation Center (Ordinance No. 97-8-21)	97-21
329	Day Care Center (Ordinance Nos. 2000-9-27 and 97-8-22) 1. The day care center must be operated in conjunction with the gymnastics facility. 2. Day care shall be provided for less than four hours per day for an individual person. However, the day care facility may operate multiple sessions of four hours or less in length. 3. The maximum number of day care center students shall be 87 at any given time.	2000-51 and 97-29
330	Private Recreation Center (Ordinance No. 97-9-3)	97-20
332	Public/Private Utility (shops, office, and storage area) (Ordinance No. 97-9-24)	97-37
333	Private Recreation Center (Ordinance No. 97-10-11)	97-35
335	Day Care Center (Ordinance No. 97-10-26) Day care shall be provided for less than four hours per day for an individual person. However, the day care facility may operate multiple sessions of less than four hours in length. The outdoor play space requirement is waived.	97-40
336	Outdoor Commercial Amusement (golf training facility and driving range) (Ordinance No. 97-10-44)	97-44
337	Day Care Center (Ordinance No. 97-10-46) Day care shall be provided for less than four hours per day for an individual person.	97-49
338	Truck Leasing (Ordinance Nos. 2000-8-18 and 98-1-21)	2000-13 and 97-67
339	Arcade (Ordinance No. 97-10-35)	97-39

Specific Use Permits
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Number	Description	Zoning Case
340	Arcade (Ordinance No. 97-12-10) 1. A maximum of 25 video machines shall be allowed. 2. The zoning exhibit is adopted as part of the ordinance.	97-59
341	Day Care Center (Ordinance No. 97-12-24)	97-66
342	Private Recreation Center (Ordinance No. 98-1-7)	97-71
344	Drive-in Restaurant (Ordinance No. 98-2-18)	97-82
345	Regional Theater	97-83
346	Arcade (Ordinance No. 98-2-18)	97-83
347	Private School (Ordinance No. 96-2-15)	96-05
350	Day Care Center (Ordinance No. 98-2-30)	97-79
351	Private Club (Ordinance No. 98-3-24)	98-02
352	Private Club (Ordinance No. 98-4-11)	98-07
353	Retirement Housing Facility (Ordinance No. 98-4-12)	98-08
354	Household Care Institution (Ordinance No. 98-4-12)	98-08
355	Private Club (Ordinance No. 98-4-24)	98-05
357	Drive-in Restaurant (Ordinance No. 98-6-11)	98-28
358	Contract Construction (Ordinance No. 2000-4-23)	2000-24
359	Commercial Antenna (Ordinance No. 98-8-19)	98-33
361	Day Care Center (Ordinance No. 98-10-7)	98-78
363	Retirement Housing (Ordinance No. 98-10-22)	98-77
366	Regional Theater (Ordinance No. 98-10-20)	98-62
368	Day Care Center (Ordinance No. 98-11-24)	98-82
370	Day Care Center (Ordinance No. 98-12-22)	98-89
371	Automobile Leasing and Renting (Ordinance No. 98-12-33)	98-97
374	Private Club (Ordinance No. 99-6-16)	99-11
375	Private Club (Ordinance Nos. 2002-2-35 and 99-6-28) Limit the private club use to the clubhouse.	2001-33 and 99-13
376	Private Recreation Center (Ordinance No. 99-6-17)	99-14
377	Private Club (Ordinance No. 99-6-18)	99-15
378	Day Care Center (Ordinance No. 2000-4-12)	2000-21
379	Private Club (Ordinance No. 99-6-39)	99-22
380	Day Care Center (Ordinance No. 99-6-36)	99-17

Specific Use Permits
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Number	Description	Zoning Case
381	Private Recreation Center (Ordinance Nos. 2000-5-14 and 99-8-18)	99-31
383	Private Club (Ordinance No. 99-9-7)	99-23
384	New and Used Car Dealer (expanded) (Ordinance Nos. 2000-2-31 and 99-9-37)	99-80 and 99-44
385	Mini-warehouse/Public Storage (expanded) (Ordinance Nos. 2001-12-14 and 99-10-26)	2001-42 and 99-47
386 and 387	Mini-warehouse/Public Storage (Ordinance No. 99-10-26)	99-47
388	Used Car Dealer (rescinded and granted) (Ordinance No. 2000-1-19)	99-83
389	Used Car Dealer (Ordinance No. 99-10-26)	99-47
390	Private Utility (Ordinance No. 99-10-26)	99-47
393	Private Club (Ordinance No. 99-11-44)	99-48
394	Cemetery/Mausoleum (Ordinance No. 99-12-19)	99-71
395	Cemetery/Mausoleum (Ordinance No. 99-12-16)	99-65
396	Private Club (Ordinance No. 99-12-29)	99-36
398	Community Center (Ordinance No. 2000-2-30)	99-79
400	Day Care Center (Ordinance No. 2000-3-15)	2000-03
402	Private Club (Ordinance No. 2000-3-31)	2000-12
403	Commercial Antenna Support Structure (Ordinance No. 2000-4-11)	2000-20
404	Community Center (Ordinance No. 2000-3-30)	2000-11
406	Contract Construction (Ordinance No. 2000-5-20)	2000-27
407	Bank (Ordinance No. 2000-8-21)	2000-56
410	Private School and Day Care (Ordinance No. 2000-6-14)	2000-37
411	Veterinary Clinic (Ordinance No. 2000-6-15)	2000-38
412	Commercial Antenna Support Structure (120 foot) (Ordinance No. 2000-7-15)	2000-39
415	Private Club (Ordinance No. 2000-8-5) City Council waived the 1,000-foot distance requirement from a publicly-owned park.	2000-50
416	Truck/Bus Leasing (Ordinance No. 2000-8-16) 1. A maximum of 12 trucks for lease on the property at any one time. 2. Adoption of the zoning exhibit as part of the ordinance to designate the parking spaces approved for the lease trucks.	2000-52

Specific Use Permits Listed with Conditions of Approval		
Number	**Description**	**Zoning Case**
417	Day Care Center (Ordinance No. 2000-8-17)	2000-53
420	Private Club (Ordinance No. 2000-8-44)	2000-58
421	Private Recreation Facility (Ordinance No. 2000-9-12)	2000-45
422	Private Recreation Center (Ordinance No. 2000-9-13)	2000-63
423	Private Club (Ordinance No. 2000-9-14)	2000-62
424	Building Material Sales (Ordinance No. 2000-10-12)	2000-15
425 and 426	Cemetery/Mausoleum (Ordinance No. 2000-10-12)	2000-15
427	Building Material Sales (Ordinance No. 2000-10-24)	2000-72
428	Moderate-intensity Manufacturing (Ordinance Nos. 2005-6-34 and 2000-11-19)	2005-20 and 2000-77
430	Day Care Center (Ordinance No. 2001-1-16)	2000-93
431	Moderate-intensity Manufacturing (Ordinance Nos. 2005-6-34 and 2001-1-21)	2005-20 and 2000-95
432	Commercial Antenna Support Structure (Ordinance No. 2001-2-16)	2000-91
433	Private Club (Ordinance No. 2001-2-30)	2000-99
434	Private Club (Ordinance No. 2001-2-31)	2000-100
436	Arcade (Ordinance Nos. 2008-3-14 and 2001-2-33)	2008-17 and 2000-102
437	Veterinary Clinic (Ordinance No. 2001-3-10)	2001-02
438	Commercial Antenna Support Structure (Ordinance No. 2001-3-24)	2001-04
439 and 440	Mini-warehouse/Public Storage (Ordinance No. 2001-4-26)	2000-18
441	Drive-in Restaurant (Ordinance No. 2001-4-26)	2000-18
442	New and Used Car Dealer (Ordinance No. 2001-4-26)	2000-18
444	Private Club (Ordinance No. 2001-5-13)	2001-09
448	Private Club (Ordinance No. 2001-6-27)	2001-15
449	New Car Dealer (Ordinance No. 2001-7-23)	2001-17
450	Private Club (Ordinance No. 2001-7-24) City Council waived the 300-foot distance requirement from the nearest residential district and the 1,000-foot distance requirement from a publicly-owned park.	2001-24
452	Day Care Center (Ordinance No. 2001-9-38)	2001-34
453	Day Care Center (Ordinance No. 2001-9-39)	2001-35

Specific Use Permits
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Number	Description	Zoning Case
455	Day Care Center (Ordinance No. 2001-11-13)	2001-39
459	Private Club (Ordinance No. 2002-1-27)	2001-48
463	Arcade (Ordinance No. 2002-4-7)	2002-01
465	Arcade (Ordinance No. 2002-3-17) City Council waived the 300-foot distance requirement from a residential district.	2002-04
468	Health/Fitness Center (Ordinance No. 2002-4-22)	2002-10
469	Private Club (Ordinance No. 2002-5-28)	2002-14
470	Private Recreation Facility (Ordinance No. 2002-6-14)	2002-16
471	Private Recreation Facility (Ordinance No. 2002-6-37)	2002-18
473	Commercial Antenna (90 foot) (Ordinance No. 2002-9-21)	2002-34
474	Day Care Center (Ordinance No. 2002-9-22)	2002-35
475	Commercial Antenna Support Structure (84 foot) (Ordinance No. 2002-10-27)	2002-39
477	Arcade (Ordinance No. 2002-11-15)	2002-44
478	Contract Construction (Ordinance No. 2002-11-16)	2002-50
480	Private Club (Ordinance No. 2002-11-36)	2002-40
481	Private Club (Ordinance No. 2002-11-37)	2002-45
482	Arcade (Ordinance No. 2002-11-38) The arcade must be an accessory use and not the primary use of the property.	2002-53
483	New Car Dealer (Ordinance No. 2002-11-39)	2002-54
484	Veterinary Clinic (Ordinance No. 2002-12-5)	2002-56
488	Private Club (Ordinance No. 2003-2-30)	2002-73
493	Private Club (Ordinance No. 2003-6-22) City Council waived the 300-foot distance requirement from residentially-zoned property.	2003-20
494	Private Club (Ordinance No. 2003-6-25)	2003-28
496	Commercial Antenna Support Structure (90 foot) (Ordinance No. 2003-7-16)	2003-17
497	Commercial Antenna Support Structure (75 foot) (Ordinance No. 2003-7-18)	2003-19
498 and 499	Contract Construction (Ordinance No. 2003-7-21)	2003-27
500	Nursery (Ordinance No. 2003-7-21)	2003-27

Specific Use Permits
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Number	Description	Zoning Case
501	Used Car Dealer (Ordinance No. 2003-7-21)	2003-27
502	Private Club (Ordinance No. 2003-8-20)	2003-35
506	Private Club (Ordinance No. 2003-9-24)	2003-30
507	Private Club (Ordinance No. 2003-9-28)	2003-42
508	Private Club (Ordinance No. 2003-9-50)	2003-43
509	Private Club (Ordinance No. 2003-10-20) 1. The area of the private club is limited to the inside of the theater only. 2. Screening consisting of masonry, wrought iron, and/or landscaping shall be placed along the southern property line from the sidewalk to the east facade of the Courtyard Theater. 3. City Council waived the 1,000-foot distance requirement from a publicly-owned park and the 300-foot distance requirement from a residential district and church.	2003-45
511	Day Care Center (In-home) (Ordinance No. 2003-10-30) 1. In-home day care is operated as a home occupation use only. 2. The hours of operation are limited to 8:30 a.m. to 12:30 p.m. 3. The days of operation are limited to Monday through Friday. 4. Day care may be provided for up to 12 children including the homeowner's children.	2003-48
514	Day Care Center (Ordinance No. 2005-11-34) 1. Day care center is limited to the classroom space and outdoor space as shown in Exhibit B attached hereto. 2. Play space area requirements are waived for children receiving less than four hours of day care per day.	2005-41
515	Recreation Vehicle Sales and Service (Ordinance No. 2003-11-16)	2003-53
516	Recreation Vehicle Parking Lot or Garage (Ordinance No. 2003-11-16)	2003-53
517	Contract Construction (Ordinance No. 2003-11-16)	2003-53
518	Contract Construction (Ordinance No. 2003-11-16)	2003-53
519	Contract Construction (Ordinance No. 2003-11-16)	2003-53
520	Used Car Dealer (Ordinance No. 2003-11-16)	2003-53
521	Contract Construction (Ordinance No. 2003-11-16)	2003-53
522	Used Car Dealer (Ordinance No. 2003-11-16)	2003-53

Specific Use Permits
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Number	Description	Zoning Case
523, 524, and 525	Contract Construction (Ordinance No. 2003-11-16)	2003-53
526	Auto Storage (Ordinance No. 2003-11-16)	2003-53
527	Used Car Dealer (Ordinance No. 2003-11-16)	2003-53
528	Auto Storage (Ordinance No. 2003-11-16)	2003-53
529	Contract Construction (Ordinance No. 2003-11-16)	2003-53
530	Used Car Dealer (Ordinance No. 2003-11-16)	2003-53
531	Private School (Ordinance No. 2003-12-14)	2003-56
533	Private Club (Ordinance No. 2004-1-26) City Council waived the 1,000-foot distance requirement from a publicly-owned park.	2003-65
534	Used Car Dealer (Ordinance No. 2004-1-17)	2003-66
535	Private Club (Ordinance No. 2004-4-6)	2004-05
537	New Car Dealer (Ordinance No. 2004-4-13)	2004-08
538	Private Club (Ordinance No. 2004-5-6) City Council waived the 1,000-foot distance requirement from a publicly-owned park.	2004-12
539	New Car Dealer (Ordinance No. 2004-5-24)	2004-14
540	Commercial Antenna Support Structure (Ordinance No. 2004-6-29)	2004-19
541	Commercial Antenna Support Structure (Ordinance No. 2004-6-30)	2004-20
542	Contract Construction (Ordinance No. 2004-9-12) 1. No outside storage is allowed. 2. A maximum of four service vehicles may be stored onsite.	2004-17
543	Commercial Antenna Support Structure (96-foot) (Ordinance No. 2004-8-20)	2004-18
545	Regional Theater (modified boundary) (Ordinance Nos. 2005-1-10 and 2004-8-35)	2004-51 and 2004-30
546	Arcade (modified boundary) (Ordinance Nos. 2005-1-10 and 2004-8-35) 1. The arcade is permitted only in conjunction with an operational regional theater. 2. The arcade is limited to a maximum number of 25 machines.	2004-51 and 2004-30
547	Private Club (Ordinance No. 2004-9-17)	2004-26

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Number	Description	Zoning Case
548	Arcade (Ordinance No. 2004-9-17) 1. The maximum allowable floor area for arcade use shall be 3,200 square feet. 2. The maximum number of arcade machines shall be 75.	2004-26
549	Single-Family Residence Attached (Ordinance No. 2004-10-30)	2004-34
550	Day Care Center (Ordinance No. 2004-10-13)	2004-36
552	Private Club (Ordinance No. 2004-10-31)	2004-38
553	Private Club (Ordinance No. 2004-12-19)	2004-44
554	Bank, Savings and Loan, or Credit Union (Ordinance No. 2004-11-26)	2004-45
555	Contract Construction (Ordinance No. 2004-12-20)	2004-46
558	Private Club (Ordinance No. 2005-2-28)	2004-59
559	Household Care Institution (Ordinance No. 2005-7-9)	2005-22
560	Contract Construction (Ordinance No. 2005-4-16)	2005-01
561	New Car Dealer (Ordinance No. 2005-3-24)	2005-03
563	Kennel (Indoor Pens)/Commercial Pet Sitting (Ordinance No. 2005-6-17)	2005-12
564	Private Club (Ordinance No. 2005-6-13)	2005-14
565	Light-intensity Manufacturing (Ordinance Nos. 2005-6-34 and 2005-6-14)	2005-20 and 2005-15
566	Bank, Savings and Loan, or Credit Union (Ordinance No. 2006-1-6)	2005-05
567	Winery (Ordinance No. 2005-8-13)	2005-28
568	Day Care (In-home) (Ordinance No. 2005-10-14) The in-home day care is operated as a home occupation use only.	2005-34
570	Automobile Leasing/Renting (Ordinance No. 2005-11-33)	2005-40
571	Service Contractor (with storage yard) (Ordinance Nos. 2007-4-8 and 2005-12-9)	2006-31 and 2005-45
572	Dance Hall (Ordinance No. 2006-1-10)	2005-48
573	Day Care Center (Ordinance No. 2006-2-14)	2005-51
574	Day Care Center (Ordinance No. 2006-4-6) Day care shall be provided for less than four hours per day for an individual person. The day care facility may operate multiple sessions of four hours or less in length.	2006-03
575	Day Care Center (Ordinance No. 2006-7-11)	2006-09

Specific Use Permits
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Number	Description	Zoning Case
576	Service Contractor (with storage yard) (Ordinance No. 2006-9-35)	2006-19
577	Automobile Leasing/Renting (Ordinance No. 2006-9-36)	2006-20
578	Day Care Center (Ordinance No. 2006-10-26) Day care shall be provided for less than four hours per day for an individual person. The day care facility may operate multiple sessions of four hours or less in length.	2006-22
579	80-foot Antenna Support Structure (Ordinance No. 2006-11-34)	2006-24
580	Day Care Center (Ordinance No. 2006-11-35)	2006-26
581	Day Care Center (Ordinance No. 2007-4-9)	2007-02
582	Private Recreation Facility (Ordinance No. 2007-5-13)	2007-06
585	Veterinary Clinic and Kennel (Indoor Pens) (Ordinance No. 2007-7-8)	2007-14
586	Electrical Substation (Ordinance No. 2007-9-11)	2007-18
588	Arcade (Ordinance No. 2007-12-6)	2007-56
590	80-foot Commercial Antenna Support Structure (Ordinance No. 2008-1-21)	2007-66
591	Winery (Ordinance No. 2008-1-22)	2007-67
592	Kennel (Indoor Pens)/Commercial Pet Sitting (Ordinance No. 2008-1-23)	2007-68
593	Truck/Bus Leasing (Ordinance No. 2008-2-24)	2007-83
594	Private Street Subdivision (Ordinance No. 2008-5-14)	2008-44
595	Gymnastics/Dance Studio (Ordinance No. 2008-8-16)	2008-63
596	Gymnastics/Dance Studio (Ordinance No. 2008-10-11)	2008-66
597	Day Care Center (Ordinance No. 2008-11-21) 1. Planning & Zoning Commission waived the requirement for outdoor play space. 2. Day care shall be provided for less than four hours per day for an individual person. However, the day care facility may operate multiple sessions of four hours or less in length.	2008-67
598	Day Care Center (Ordinance No. 2008-11-22)	2008-69