

PLANNED DEVELOPMENTS

LISTED WITH CONDITIONS OF APPROVAL

PD-1-PH

ZC 95-83/97-4-13
ZC 95-83/95-11-13

Patio Home

Location: Southwest corner of Parker Road and Willow Bend Drive

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 Drive as a four-lane divided thoroughfare to Parker Road with the development of this property;
3. Minimum lot width of 50 feet;
4. No requirement for off-street visitor parking; and
5. One three-inch caliper tree shall be required for every 50 feet of street frontage in the landscape areas along Parker Road.

PD-2-MF-3

ZC 83-25/83-5-18

Multi-Family-3

Location: Southeast corner of 18th Street and L Avenue

Acreage: 2.9±

Restrictions:

1. Additional use of Retirement Housing.
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 Section 2-811-E-1.

PD-3-PH

ZC 95-88/95-11-27

Patio Home

Location: East side of Midway Road, north of Plano Parkway

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 10% additional coverage permitted for accessory buildings (see Section 3-701).
5. The minimum lot width and minimum building line for lots siding to Communications Parkway are 45 feet and 15 feet respectively; and
6. The screening wall along Communications Parkway and Midway Road shall match the screening wall of the adjacent northern subdivision.

PD-4-MF-3

ZC 95-88/95-11-27

Multi-Family-3

Location: East side of Midway Road, north of Plano Parkway

Acreage: 11.3±

Restrictions:

1. Maximum building height two stories (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; and
3. A minimum setback of 150 feet for two-story buildings with windows, patios and/or stairs that faces 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 faces the patio home lots.

PD-5-MF-2

ZC 85-71/86-3-14

Multi-Family-2

Location: North side of 14th Street, west of Shiloh Road

Acreage: 9.8±

Restrictions: Maximum density: 16 units per acre.

PD-6-R

ZC 78-48/80-7-8

Retail

Location: South side of East Park Boulevard, east of Los Rios Boulevard

Acreage: 6.4±

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

PD-7-LI-1

ZC 2002-20/2002-6-38
ZC 96-47/96-10-13

Light Industrial-1

DELETED

PD-8-MF-2

ZC 82-94/83-3-10

Multi-Family-2

Location: Northeast corner of East Park Boulevard and Dobie Drive

Acreage: 21.4±

Restrictions:

1. Not more than 10% 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.
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

ZC 96-44/97-4-8

Multi-Family-2

Location: Southwest corner of Preston Road and Parker Road

Acreage: 19.6±

Restrictions:

1. Maximum building height of three stories as defined in the Multi-Family-3 section of the Zoning Ordinance;
2. 150-foot building setback from the right-of-way of Ventura Drive/Tulane Drive for three story buildings;
3. Off-street parking is prohibited between Ventura Drive/Tulane Drive and the first tier of buildings.

PD-10-MF-2

ZC 71-04/71-4-2

Multi-Family-2

Location: South side of Park Boulevard, east of K Avenue

Acreage: 8.8±

Restrictions: Maximum density: 16 units per acre.

PD-11-LC

ZC 99-58/99-11-20
ZC 95-75/96-12-4

Light Commercial

DELETED

PD-12-R/O-2

ZC 97-01/97-8-20

Retail/Office-2

Location: Southwest and southeast corners of S.H. 121 and Ohio Drive

Acreage: 89.3±

Restrictions:

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

ZC 84-65/85-1-22

Retail

Location: Northeast corner of Los Rios Boulevard and East Park Boulevard

Acreage: 9.2±

Restrictions: Maximum height of one story or 32 feet, whichever is less.

PD-14-PH

ZC 96-82/97-3-28

Patio Home

Location: West side of Custer Road, 900± feet north of McDermott Road

Acreage: 16.5±

Restrictions: No common open space shall be required.

PD-15-MF-2

ZC 96-82/97-3-28

Multi-Family-2

Location: West side of Custer Road, 900± feet north of McDermott Road

Acreage: 34.0±

Restrictions:

1. Maximum height defined per the Multi-Family-3 district standards.
2. Minimum front yard as defined per the Multi-Family-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

ZC 97-18/97-6-21

Single-Family-6

Location: Southwest corner of Preston Road and Lorimar Drive

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: 5 feet.
4. Side yard setback for a corner lot along Silver Creek Drive: 5 feet.
5. Rear and side yard setback along Lorimar Drive: 10 feet.
6. Maximum height: Three stories (35 feet). Three story structures may only be constructed on Block A, Lots 12-22.
7. Maximum lot coverage: 60%, plus 10% 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

ZC 71-04/71-4-2

Multi-Family-2

Location: North of 14th Street, east and west of Shiloh Road

Acreage: 7.4±

Restrictions: Maximum density: 16 units per acre.

PD-19-MF-2/PH

ZC-2002-21/2002-7-23
ZC 97-22/97-6-22

Multi-Family-2/Patio Home

Location: Southwest corner of Chaparral Road and Jupiter Road

Acreage: 25.8±

Restrictions:

1. If developed as Multi-Family-2, the following stipulations shall apply:
 - a. No reclamation of the 100-year floodplain.
 - b. 30-foot wide landscape edge along Chaparral Road and Jupiter Road.
 - c. 50-foot wide open space area along the southern property line.
 - d. Maximum number of 412 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:
 - a. 15-foot landscape edge along Chaparral Road and Jupiter Road.
 - b. 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

ZC 2002-25/2002-9-20
ZC 2000-02/2000-3-33
ZC 97-01/97-8-20

Mixed-Use

Location: Northeast corner of Preston Road and Headquarters Drive

Acreage: 135.3±

Restrictions:

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

1. Sub-Area A (Preston Road 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 multi-family. Residential units are limited to the second floor and above and may not exceed 10% 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 stories. Maximum height for parking structures - three levels above grade.
 - f. Parking Requirements - As required by Section 3-1100 of the Comprehensive Zoning Ordinance, except multi-family 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 Road and Ohio Drive until the southern half of the street is completed.
2. Sub-Area B (Town Center)
- a. Uses Permitted
 - (1) Multi-family 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) Veterinarian 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 Non-Residential Floor Area - The ground floor of any building fronting on Town Square, except the south building, shall be a non-residential 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/acre.
 - d. Required Front Yard (Town Square) - Building facades must be constructed such that 80% of the building face is no less than 10 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.
 - 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 10 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 10% of the units may be less than 550 square feet in size.

- h. Maximum Lot Coverage - none.
 - i. Maximum Height - Four stories/65 feet.
 - j. Minimum Height - Two-and-one-half stories for the southern building. Three stories for the northern and eastern buildings; however, loft or multi-level space may be included in these buildings.
 - k. Parking Requirements
 - (1) Multi-family - One parking space per bedroom (tandem parking space permitted in 20 feet behind enclosed garage doors).
 - (2) Non-residential uses - One space/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 off-site, 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.
 - m. Phasing - The northern building fronting Town Square must be constructed concurrent or prior to any development above 235,000 square feet in aggregate within Sub-Area A or concurrent with or prior to any development for which plan or permit approval is sought after September 9, 2004.
3. Sub-Area C (Multi-Family Residential)
- a. Uses Permitted
 - Multi-family residences, retirement housing, and single-family-attached.
 - b. Residential Density
 - (1) Minimum residential density - 28 units/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/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 10 feet and no more than 20 feet from 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 10 foot setback for the garage from the aisle is required.
- f. Minimum Floor Area Per Dwelling Unit - 400 square feet; in addition, no more than 10% of the units may be less than 550 square feet in size.
- g. Maximum Lot Coverage - None.
- h. Maximum Height - Seven stories.
- i. Minimum Height - Two stories for densities at 8-12 units per acre. Three stories for higher density development.
- j. Minimum Useable 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 is the required landscaping and the three acres of required open space referenced in "1." 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

- Multi-family 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 Drive and open to the public; and
 - (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. Minimum Non-Residential Floor Area - 30,000 square feet. Each retail building must have storefronts on at least two sides.
 - c. Maximum Residential Density - 80 units/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) - 10 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.
 - (1) Parking requirements - Multi-family residential: one parking space per bedroom.
 - (2) Non-residential uses - One space/250 square 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. 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.
 - 20 foot required setback from edge of private way to face of enclosed garages, if tandem parking space desired, otherwise a 10 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.
 - (5) *Primary Roof* - The roof covering enclosed building space.
 - (6) *Pathway* - A paved walkway within a useable 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 Exhibit C. 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 (4" 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 Comprehensive Zoning Ordinance Section 3-1200 of the Comprehensive Zoning Ordinance.

f. Screening

- (1) The rear and service sides of non-residential 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 Section 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 Exhibit C.
- (2) For buildings within (including a portion thereof) 200 feet of the White Rock Creek Greenbelt, the following regulations shall apply:
 - a) Buildings must connect to the greenbelt by a direct or shared entrance or walkway.
 - b) No more than 10% of the required parking may be provided between the rear or service side of a building and the greenbelt.
 - c) 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.
 - d) Free-standing 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 façade 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 Exhibit C.
- (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.

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 non-residential 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 non-residential 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 5 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 green belts illustrated in Exhibit B as amended by Exhibit C. Where a building abuts two or more streets or a green belt, 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.
- (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 15 square feet in size.
- (5) All units must have either direct or shared access to either 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 Item 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 Exhibit C.
- (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 Rasor Road and Ohio Drive. Windows shall comprise 30% of the remaining 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 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 10 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 5 feet in width, must be maintained. These areas shall not be included in parking calculations.

PD-21-R

ZC 97-01/97-8-20

Retail

Location: East side of Ohio Drive, 600± feet south of McDermott Road

Acreage: 10.9±

Restrictions: The additional uses of retirement housing, long-term care facilities and household care institutions is allowed.

PD-22-MF-2

ZC 97-34/97-9-23

Multi-Family-2

Location: Southeast corner of American Drive and Amelia Court

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 - 6 feet allowed in one location as specified on Exhibit A.
5. Any redevelopment within the PD 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 PD 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

ZC 81-70
 ZC 80-01/80-4-8
 ZC 77-41/77-9-21

Light Commercial

Location: South of Parker Road, east and west of K Avenue

Acreage: 30.1±

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

PD-24-LC

ZC 82-44/82-12-10

Light Commercial

Location: Northeast corner of Jupiter Road and the St. Louis and Southwestern Railroad

Acreage: 9.1±

Restrictions: No outside storage shall be permitted.

PD-25-LC

ZC 86-31/86-9-25

Light Commercial

Location: Southwest corner of FM 544 and Rigsbee Drive

Acreage: 15.4±

Restrictions:

1. The tract shall allow only office/warehouse/showroom and garden office uses.
2. A 30 foot landscape buffer shall be placed adjacent to FM 544 and Rigsby Drive. A landscape plan shall be approved at the time of site plan approval.

PD-26-LC

ZC 79-32/79-12-8

Light Commercial

Location: East side of K Avenue, 750± feet south of Park Boulevard

Acreage: 17.9±

Restrictions:

1. A 10-foot height 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 of four stories.

PD-27-R

ZC 74-13/74-7-12

Retail

Location: West side of East Parker Road at Morton Vale Road

Acreage: 6.7±

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

PD-28-SF-A

ZC 76-09/75-6-2
ZC 75-06/75-4-4

Single-Family-Attached

Location: Northwest corner of Park Boulevard and Los Robles Drive

Acreage: 23.2±

Restrictions: None

PD-29-LI-1

ZC 95-52/96-3-11
ZC 84-79/85-8-28

Light Industrial-1

Location: North side of FM 544 (14th Street), 400± feet east of Los Rios Boulevard

Acreage: 12.2±

Restrictions:

1. Maximum floor area ratio: 0.4:1;
2. Maximum height: 2 stories (35 feet); and
3. Those uses permitted in the Retail district are prohibited.

PD-30-MF-2

ZC 99-13/99-6-28
ZC 95-52/96-3-11
ZC 86-41/86-7-9

Multi-Family-2

Location: North side of FM 544 (14th Street), 1,150± feet east of Los Rios Boulevard

Acreage: 33.1±

Restrictions:

1. Preservation of the floodplain (a minimum of 9 acres) as open space at the time of site plan and plat approval.
2. 50 foot building setback from F.M. 544 for two story structures.
3. 175 foot building setback from F.M. 544 for three story structures.
4. No parking shall be allowed within 50 foot 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 and practice tees and batting cages is a permitted use in the area defined on the zoning Exhibit B, shall be adopted as part of this ordinance.

PD-31-R

ZC 97-28/97-11-4
ZC 97-28/97-8-14

Retail

Location: West side of Coit Road, 400± feet north of Parker Road

Acreage: 10.2±

Restrictions:

1. 9.5-foot 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;
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-warehouses; and
11. Landscaping shall be installed as noted on the preliminary site plan and will be in accordance with City requirements for Retail districts.

PD-32-R/O-2

ZC 99-47/99-10-26
ZC 86-07/86-4-15

Retail/Office-2

DELETED

PD-33-CC

ZC 99-47/99-10-26
ZC 97-41/97-11-5

Corridor Commercial

Location: West side of S.H. 5, 800± feet north of Legacy Drive

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 zoning exhibit.”
4. The preliminary site plan will be adopted as part of the ordinance, as attached in zoning exhibit.

PD-34-MF-2

ZC 71-04/71-4-2

Multi-Family-2

Location: South side of Park Boulevard, east side of Jupiter Road

Acreage: 10.8±

Restrictions:Maximum density: 16 acres per acre

PD-35-MF-2

ZC 71-04/71-4-2

Multi-Family-2

Location: Northwest corner of 15th Street and Jupiter Road

Acreage: 4.1±

Restrictions:Maximum density: 16 units per acre.

PD-36-R

ZC 97-64/97-12-11

Retail

Location: West side of Alma Drive, 300± feet north of Parker Road

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 8 foot wall on the north, west, and south property lines, with a 6 foot wall on the east property line).

PD-38-MF-2

ZC-97-32/98-1-1
ZC-98-06/98-3-34

Multi-Family-2

Location: Northeast corner of McDermott Road and Razor Road

Acreage: 24.5±

Restrictions: Maximum limit of 350 units.

PD-39-R

ZC 2000-15/2000-10-12
ZC 97-32/98-1-1

Retail

DELETED

PD-40-O-2

ZC 2000-15/2000-10-12
ZC 98-52/98-9-10
ZC 97-32/98-1-1

Office-2

DELETED

PD-41-CC

ZC 99-47/99-10-26
ZC 83-09/83-4-18

Corridor Commercial

Location: Northeast corner of Haggard Street and Central Parkway East

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-42-LC

ZC 99-47/99-10-26
ZC 80-56/80-10-4

Light Commercial

DELETED

PD-43-LC

ZC 99-47/99-10-26
ZC 83-42/83-7-22

Light Commercial

DELETED

PD-44-O-2

ZC 2000-15/200-10-12
ZC 98-52/98-9-10
ZC 97-32/98-1-1

Office-2

DELETED

PD-45-R/O-2

ZC 2000-15/2000-10-12
ZC 99-18/99-6-37
ZC 97-85/98-2-31

Retail/Office-2

DELETED

PD-46-MF-2

ZC 97-85/98-2-31

Multi-Family-2

Location: Future southeast corner of S.H. 121 and Coit Road

Acreage: 34.8±

Restrictions:

1. A 30-foot landscaped edge, measured from the property line, along Ridgeview Drive and Coit Road.
2. No single-family, duplex or patio home development is allowed.
3. Pole signs are prohibited. Monument signs are allowed provided the sign is eight feet or less in height.
4. Overhead utilities are prohibited.

PD-47-MF-2

D2000-02/2000-11-16
ZC 81-49/81-10-7

Multi-Family-2

DELETED

PD-48-SF-6

ZC 98-03/98-3-25

Single-Family-6

Location: Southwest corner of Spring Creek Parkway and Bay Water Drive

Acreage: 17.3±

Restrictions:

1. Minimum lot width: 40 feet
2. Front yard setback: 15 feet
3. Side yard setback: to five feet
4. Side yard of a corner lot along Bay Water Drive: 10 feet
5. Maximum lot coverage: 60%, plus 10% additional coverage permitted for accessory buildings
6. Maximum number of 51 residential lots
7. The land study shall be adopted by ordinance as part of this planned development

PD-49-A

D2000-02/2000-11-16
ZC 81-09/81-5-3

Agricultural

DELETED

PD-50-SF

ZC 89-16/89-8-6

Single-Family

Location: North side of Hedgcoxe Road, 700± feet east of Independence Parkway

Acreage: 18.0±

Restrictions:

1. A minimum lot area of 6,000 square feet;
2. A minimum lot width of 55 feet;
3. A minimum lot depth of 100 feet;
4. A minimum front yard of 25 feet;
5. A minimum side yard of 10% of Lot Width;
6. A minimum side yard of corner lot of 15 feet;
7. A minimum rear yard of 10 feet;
8. A maximum height of 35 feet; and
9. All units shall have rear entry, two-car garages.

PD-51-MF-2

ZC 2000-55/2000-8-20
ZC-98-06/98-3-34

Multi-Family-2

DELETED

PD-52-SF-7

ZC 98-31/98-7-15

Single-Family-7

Location: Northwest corner of Plano Parkway and Mira Vista Boulevard

Acreage: 23.7±

Restrictions:

1. Maximum building height of three stories (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 Parkway, and a 15-foot hike and bike easement along Mira Vista Boulevard.
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 3" caliper shade trees with maximum spacing of 40 feet on center. Additional shrubs and ground cover should be planted to enhance a buffer.
7. Landscaping along the western property line shall consist of 3" caliper shade trees with maximum spacing of 40 feet on center. Additional shrubs and ground cover should be planted to enhance a buffer.

PD-53-MH

ZC 91-51/92-1-19
ZC 77-82/78-3-8

Mobile Home

Location: West of the intersection of 9th Place and J Place

Acreage: 0.3±

Restrictions:

1. Resubdivision - Prior to issuance of a building permit for all or any portion of this planned development districts, a replat of Lots 24, 25, 26, 27, 28, 29 and 30 of the Malaby Addition to create one lot along with all Engineering Plans shall be approved by the Planning & Zoning Commission and the City Council and filed for record in accordance with the Subdivision Ordinance of the City of Plano, Texas.
2. Density - A maximum of 13 units shall be permitted including 4 existing units for a total density of 7.21 units/acre.
3. Maximum Building Coverage - The maximum building coverage of the entire tract by dwelling units shall not exceed 12% excluding accessory buildings, if any.
4. Screening - A living screen maintained to a height of six (6) feet shall be provided along the north, west and south boundaries of the planned development district except where openings may be required by departments of the City of Plano. A chain link fence, in addition to the living screen, shall be constructed along the north, west and south sides of the property.
5. Utilities - Each unit shall have separate utilities and such utilities shall be installed according to the requirements of the City of Plano.

PD-54-ED

ZC-98-50/98-8-22

Estate Development

Location: West side of Red Wolf Lane, 1,500± feet south of Windhaven Parkway

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: 5 feet (10 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

ZC 81-25/81-6-4

Patio Home

Location: Southeast corner of Los Robles Drive and Country Club Drive

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 of 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

ZC 99-24/99-6-40
ZC 98-35/98-9-33

Office-1

Location: Northeast corner of Coit Road and Jomar Drive

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 8 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-56-O-1 w/SUP 94

ZC 99-24/99-6-49
ZC 98-35/98-9-33

Office-1

Location: Northeast corner of Coit Road and Jomar Drive

Acreage: 2.0±

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 8 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-58-R

ZC 99-47/99-10-26
ZC 84-80/85-3-8
ZC 72-04/71-4-2

Retail

DELETED

PD-59-SF-6

ZC 98-71/98-10-5

Single-Family-6

Location: West side of Independence Parkway, 800± feet south of future Ridgeview Drive

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 1/2 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

ZC 99-47/99-10-26
 ZC 73-25/73-8-12
 ZC 73-08/73-2-16
 ZC 72-08/72-5-3

Office-2

Location: Intersection of West 15th Street and Alma Drive

Acreage: 46.8±

Restrictions:

1. Maximum floor area ratio of 4:1.
2. North of West 15th Street, buildings and structures greater than two stories in height shall have a minimum setback from West 15th Street 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

ZC 98-74/98-12-20

Office-2

Location: Northwest corner of Park Boulevard and Preston Road

Acreage: 19.1±

Restrictions:

1. Maximum two-story (35 feet) height limit within 260 feet of Ventura Drive.
2. Maximum four-story (74 feet) height limit between 260 feet of Ventura Drive and Prestwick Drive.
3. Maximum FAR of 0.4:1, exclusive of parking structures.

PD-62-MF-3

ZC 99-47/99-10-26
ZC 71-04/71-4-2

Multi-Family-3

DELETED

PD-63-R

ZC 2000-88/2001-1-20
ZC 99-47/99-10-26
ZC 73-21/73-7-4
ZC 73-08/73-2-16

Retail

DELETED

PD-64-R

ZC 99-47/99-10-26
ZC 73-25/73-8-12

Retail

DELETED

PD-65-CB-1

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

Central Business-1

Location: Northeast corner of the Dallas North Tollway and Tennyson Parkway

Acreage: 149.7±

Restrictions:

General Conditions of the Planned Development District

1. The zoning exhibits shall be adopted as part of the ordinance.
2. Tract A, south of Legacy Drive, must be developed using the standards required by the planned development district. Tract B, north of Legacy Drive, 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.
4. Street trees shall be provided at a rate of one 4" 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.

Specific Provisions of the Planned Development

1. Building Design

- a. Buildings fronting on the Retail Boulevard (Road "A" on zoning exhibit) must be designed to accommodate ground floor retail uses. 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 Drive 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 Drive, 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 Drive, except for item 2 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 Drive. A public or private mews street may also be installed between Legacy Drive 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 Drive, except within the area defined in item 2 above, shall determine which development standard is to be used.
- e. Building facades fronting Headquarters Drive or Tennyson Parkway 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 a 100 feet if a drive aisle with double-loaded parking is installed along

Headquarters Drive or Tennyson Parkway. 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.

- f. Building facades fronting Parkwood Boulevard 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 Boulevard. A public or private mews street may also be installed between the buildings and the right-of-way of Parkwood Boulevard. 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 (6) feet from the right-of-way of Parkwood Boulevard.
- 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. 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 Drive. 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.
- b. Multi-family development shall be exempt from the supplemental regulations of Section 3-104.
- c. The minimum residential density for multi-family development shall be 40 dwelling units per acre. (ZC 2002-58; Ordinance No. 2002-12-7)
- d. No off-street loading docks shall be required for buildings containing residential uses. Off-street loading docks for non-residential uses may not be located adjacent to, or across a street or alley from, buildings containing residential uses.

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:

- Multi-Family - One space per bedroom (including efficiencies). Spaces for multi-family uses may be provided in a joint use parking structure and need not be within 100 feet of the units served
 - 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 Non-Residential 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: multi-family, 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
- auto 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

b. The following additional uses shall be permitted:

- artisan's workshop
- bed & breakfast

6. Signage Regulations

In addition to signs permitted by the Sign 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 locations specified on the attached zoning exhibit and shall comply with the Dallas North Tollway Overlay District signage standards.

Directional Signs

a. General

- A "directional sign" is any non-commercial 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 fifteen (15) square feet and the maximum sign width is three (3) feet wide. The bottom of the sign shall not fall below seven (7) 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 locations specified on the attached zoning exhibit.
- Portals which span across the public right-of-way may be erected subject to city approval.

Directory Map

a. General

- A “directory map” is a non-commercial 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, or anchored within the public right-of-way.
- A directory map is used to provide wayfinding information for pedestrians.

- b. Sign Size - A directory map, mounted to a vertical support, shall not exceed eight (8) 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 Drive, Parkwood Boulevard, Tennyson Parkway, and Legacy Drive.

b. Sign Size

- Architectural roof signs shall not exceed an overall height of nine (9) feet and shall not exceed a maximum square footage of one hundred fifty (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 (1/3) 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 (8) square feet per sign face and the maximum sign height is four (4) feet high.

Projecting Signs

a. General

- Projecting signs must keep a minimum clearance of eight (8) feet above the sidewalk.
- Projecting signs may be located within the public right-of-way.

b. Sign Size

- The horizontal portion of any projecting sign shall not be more than six (6) feet, six (6) inches in length measured from the building face.
- The projecting sign shall not exceed sixty (60) square feet.

Murals - General

- Murals are non-commercial 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.

PD-66-SF-A

ZC 98-85/98-11-41

Single-Family-Attached

Location: West side of Alma Drive, 500± feet north of Legacy Drive

Acreage: 12.4±

Restrictions:

1. Number of units is limited to 100.
2. The preliminary site plan is adopted as part of this ordinance.

PD-67-MF-2

ZC 87-31/87-7-16
ZC 73-21/73-7-4

Multi-Family-2

Location: Northeast corner of Alma Drive and Park Boulevard

Acreage: 37.5±

Restrictions:

1. A minimum of 10% landscaping is required.
2. Maximum density: 16 units per acre.

PD-68-R

ZC 98-74/98-12-20

Retail

Location: Northwest corner of Park Boulevard and Preston Road

Acreage: 21.1±

Restrictions:

1. Maximum building height of two stories (50 feet) for retail development.
2. Maximum building height of four stories (74 feet) for office development.
3. Maximum FAR of 0.6:1 for office development.

PD-69-R

ZC 73-21/73-7-4
ZC 72-04/72-3-7
ZC 72-11/71-8-13

Retail

Location: Intersection of Parker Road and Alma Drive

Acreage: 49.2±

Restrictions:

Southeast corner:

1. Maximum lot coverage shall be 25%.
2. A minimum of 10% landscaping is required;
3. A screening fence with no openings shall be maintained adjacent to Lexington Drive.

Other corners: None

PD-70-O-1

ZC 86-81/86-11-11

Office-1

Location: Southeast corner of Cambridge and Alma Drive

Acreage: 1.2±

Restrictions:

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

PD-71-LC

ZC 99-47/99-10-26
ZC 80-26/80-7-7

Light Commercial

DELETED

PD-72-LC

ZC 99-47/99-10-26
ZC 80-26/80-7-7

Light Commercial

DELETED

PD-73-R/O-2

ZC 99-47/99-10-26
ZC 86-99/87-10-22

Retail/Office-2

DELETED

PD-74-SF-7, 2F

ZC 80-26/80-7-7

Single-Family-7, Duplex

Location: East side of Thunderbird Lane, north of Parker Road

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

ZC 99-26/99-6-42
ZC 98-56/98-11-22

Retail/Office-2

Location: East side of K Avenue, 425± feet north of Pecan Lane

Acreage: 29.9±

Restrictions:

1. The following additional uses shall be permitted within the district:
 - Limited Assembly and 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 (including personal watercraft and personal off-road vehicles. 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:
 - Minor Automobile Repair/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. Four-story maximum height limit.

PD-78-MF-2

ZC 73-37/74-2-2

Multi-Family-2

Location: North side of Spring Creek Parkway at Roundrock Trail

Acreage: 62.6±

Restrictions:Maximum density: 16 units per acre

PD-79-R

ZC 93-16/93-9-22
ZC 84-50/84-11-8
ZC 80-06A
ZC 72-04/71-4-2

Retail

Location: Intersection of Custer Road and 15th Street

Acreage: 51.5±

Restrictions: Northeast corner of Custer Road and 15th Street (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 PD ordinance;
6. Landscaping shall be installed as noted on the zoning exhibit.

PD-80-MF-3

ZC 80-06A

Multi-Family-3

Location: Northwest corner of Rio Grande Drive and West 15th Street

Acreage: 20.9±

Restrictions: Maximum of 428 dwelling units

PD-81-SF-A/PH

ZC 98-25/98-6-7

Single-Family-Attached/Patio Home

DELETED

PD-82-O-1 w/SUP 375

ZC 2001-33/2002-2-35
ZC 99-13/99-6-28

Office-1

Location: North side of 14th Street, 490± feet east of Los Rios Boulevard

Acreage: 34.9±

Restrictions:

1. No parking shall be allowed within 50 feet of the 14th Street (F.M. 544) right-of-way line.
2. The 50-foot setback from 14th Street (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, and 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

ZC 80-06B/80-7-26
ZC 71-15/71-9-5

Multi-Family-2

Location: Southwest Corner of Park Boulevard and Custer Road

Acreage: 12.2±

Restrictions:

1. Maximum height of two stories;
2. Maximum density of 160 units or 18 units per developable acre, whichever is less.

PD-84-LC

ZC 99-47/99-10-26
ZC 84-49

Light Commercial

DELETED

PD-85-R/O-2

ZC 2000-05/2000-3-16
ZC 99-58/99-11-20

Retail/Office-2

Location: Southwest corner of Midway Road and Plano Parkway

Acreage: 107.7±

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 Drive and Plano Parkway and within 350 feet of the southern right-of-way line of Plano Parkway. 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 Drive and Plano Parkway.
3. Within 350 feet of the southern right-of-way line of Plano Parkway, 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

ZC 80-04/80-3-17

Office-1

Location: Intersection of Parker Road and Townbluff Drive

Acreage: 3.9±

Restrictions:

1. No access allowed to Townbluff Drive;
2. Provision of a 3-foot high landscaped berm adjacent to the residential lots on Townbluff Drive.

PD-88-O-1

ZC 80-10/80-11-7

Office-1

Location: South side of West Park Boulevard at Daybreak Trail

Acreage: 1.4±

Restrictions:

1. The additional use of a veterinary clinic with no outside pens is permitted.
2. Maximum height of one story.

PD-89-SF-A

ZC 98-38/2000-2-21

Single-Family-Attached

Location: Southwest corner of Parker Road and Marsh Lane

Acreage: 13.2±

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

PD-90-R

ZC 80-60/81-2-13
ZC 80-36/80-9-30
ZC 73-06/73-2-19
ZC 72-04/72-3-7
ZC 71-26/71-12-6

Retail

Location: Intersection of Parker Road and Custer Road

Acreage: 67.6±

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

ZC 71-26/71-12-6

Multi-Family-2

Location: Northeast of the intersection of Parker Road and Custer Road

Acreage: 15.5±

Restrictions: Maximum density: 16 units per acre.

PD-92-O-2

ZC 80-72/81-1-15
ZC 79-16/79-8-5

Office-2

Location: North side of Parker Road, east of Independence Parkway

Acreage: 6.3±

Restrictions: 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

ZC 98-38/2000-2-21

Multi-Family-3

Location: South side of Parker Road, 620± feet west of Marsh Lane

Acreage: 33.4±

Restrictions:Maximum of 608 multi-family dwelling units.

PD-94-R

ZC 71-28/71-12-8

Retail

Location: Northeast corner of Greenway Drive and 15th Street

Acreage: 1.70±

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

PD-95-SF-20

ZC 99-78/2000-5-13

Single-Family-20

Location: East side of K Avenue, 1,400± feet north of Spring Creek Parkway

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-96-LI-2

ZC 99-47/99-10-26
ZC 72-01/72-3-2

Light Industrial-2

DELETED

PD-97-MF-2

ZC 74-15/74-8-8

Multi-Family-2

Location: Northwest corner of Blue Ridge Trail and Spring Creek Parkway

Acreage: 18.9±

Restrictions:Maximum density: 16 units per acre

PD-98-SF-A

ZC 98-80/2000-8-36

Single-Family-Attached

Location: Northeast corner of proposed Ridgeview Drive and proposed Independence Parkway

Acreage: 20.0±

Restrictions:

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

PD-99-R

ZC 99-89/2000-6-27

Retail

Location: Southeast corner of Legacy Drive and Alma Drive

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

ZC 74-15/74-8-8

Multi-Family-2

Location: West side of Alma Drive, north of Spring Creek Parkway

Acreage: 21.5±

Restrictions: Maximum density: 16 units per acre.

PD-101-R/O-2

ZC 2000-40/2000-8-40

Retail/Office-2

Location: Northwest corner of West Spring Creek Parkway and Ohio Drive

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, 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 Multi-Family-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

ZC 2000-55/2000-8-20

Single-Family-Attached

Location: Southeast corner of proposed McDermott Road and Razor Road

Acreage: 29.9±

Restrictions:

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

PD-103-LC

ZC 2000-66/2000-11-32
ZC 2000-65/2000-9-25

Light Commercial

Location: East side of Des Moines Drive, 500± feet north of Spring Creek Parkway, 1,300± feet east of K Avenue, and 100± feet west of Jupiter Road

Acreage: 52.6±

Restrictions:

1. A minimum 150 foot building setback from the PD-95-SF-20 zoning district boundary line to the north; and
2. A minimum 100 foot building setback from the adjacent public park land located along the eastern boundary of the property.
3. Operations should be fully enclosed with no outside storage of goods or materials;
4. Storage and distribution facilities should be incidental to the main use;
5. Dock areas should be screened from adjacent properties and public streets; and
6. No noise, vibration, odor, smoke and dust should impact adjacent properties in conformance with the performance standards in Section 3-1300.

PD-104-RC

ZC 2000-15/2000-10-12

Regional Commercial

Location: South side of S.H. 121, 500± feet west of Katherine Lane

Acreage: 22.0±

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 following condition shall apply:
 - The adjacent golf course shall be considered a non-residential district for the purposes of calculating the building height/setback for the property zoned under this planned development.

PD-105-R/O-2

ZC 98-98/98-12-29
 ZC 85-42
 ZC 80-74
 ZC 75-02
 ZC 73-37

Retail/Office-2

Location: Intersection of Independence Parkway and Spring Creek Parkway

Acreage: 39.3±

Restrictions:

1. A maximum of 22.4 net acres may be utilized for Retail development.
2. Maximum FAR: 0.5:1.
3. For Office-2 tracts, maximum height limit of 3 stories; for Retail tracts, maximum height limit of 2 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 Parkway and west of Independence Parkway 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.
13. Existing restrictions stipulated in Planned Development-105-Retail/Office-2 shall apply to this development.

PD-106-RC

ZC 2000-15/2000-10-12

Regional Commercial

Location: Southwest corner of Katherine Lane 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 following condition shall apply:
 - The adjacent golf course shall be considered a non-residential 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 FAR 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-107-O-2

ZC 2000-59/2000-11-20

Office-2

Location: West side of Chase Oaks Boulevard, 390± feet south of Legacy Drive

Acreage: 17.3±

Restrictions: Office-Showroom/Warehouse and Limited Assembly and Light Manufacturing as additional permitted uses.

PD-108-SF-A/MF-3

ZC 2000-82/2000-11-35

Single-Family-Attached/Multi-Family-3

Location: Southwest corner of Parker Road and Marsh Lane

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 10% 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

ZC 2000-88/2001-1-20

Retail/Office-2

Location: Southwest corner of Alma Road and Park Boulevard

Acreage: 14.8±

Restrictions: Concept plan being adopted as part of this ordinance

PD-110-SF-7

ZC 2001-26/2001-9-36
ZC 2000-90/2001-1-14

Single-Family-7

DELETED

PD-111-MF-2

ZC 78-01/78-3-14

Multi-Family-2

Location: West side of Independence Parkway, north of Spring Creek Parkway

Acreage: 12.2±

Restrictions:

1. Dedication of the TP&L easement to the City.
2. Maximum density: 16 units per acre.

PD-112-R

ZC 2000-18/2001-4-26

Retail

Location: Northeast and southeast corners of Plano Parkway and Midway Road

Acreage: 72.3±

Restrictions:

1. Adding the following uses by specific use permit to the Planned Development-112-Retail district as follows:
 - a. Mini-Warehouse/Public Storage
 - b. Limited Assembly and 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 times 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 to Area Ratio (FAR) and lot coverage standards:
 - a. Lot coverage of 50%, 70% if structured parking facilities are included in the calculation
 - b. FAR of 1:1

PD-113-R

ZC 96-74/97-2-29
ZC 78-62/79-2-21

Retail

Location: Southwest corner of Hedcoxe Road and Alma Drive

Acreage: 13.7±

Restrictions:Maximum Height - One Story

PD-115-R/O-2

ZC 94-124/94-12-1
ZC 92-71/92-11-14
ZC 73-37/74-2-2

Retail/Office-2

Location: Intersection of Independence Parkway and Legacy Drive

Acreage: 14.2±

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

PD-116-SF-A

ZC 2001-13/2001-7-24

Single-Family-Attached

Location: North of Ridgeview Drive, 700± feet west of Independence Parkway

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

ZC 83-35/83-6-25
ZC 74-25/75-3-6

Multi-Family-2

Location: Intersection of Custer Road and Legacy Drive

Acreage: 42.3±

Restrictions:Maximum density: 16 units per acre.

PD-119-MF-2

ZC 71-04/71-4-2

Multi-Family-2

Location: Northeast corner of Townbluff Drive and Independence Parkway

Acreage: 12.0±

Restrictions:Maximum density: 16 units per acre

PD-120-MF-2/SF-A

ZC 81-16/81-7-3
ZC 71-24/71-12-5

Multi-Family-2/Single-Family-Attached

Location: Northwest corner of Independence Parkway and Park Boulevard

Acreage: 18.7±

Restrictions:

1. The property north of Devonshire Drive 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

ZC 71-04/71-4-2

Multi-Family-2

Location: South side of Park Boulevard, west of Independence Parkway

Acreage: 27.7±

Restrictions: Maximum density shall not exceed 540 dwelling units.

PD-122-MF-2

ZC 72-19/72-10-12

Multi-Family-2

Location: Southwest corner of Park Boulevard and Independence Parkway

Acreage: 20.9±

Restrictions: Maximum density: 16 units per acre.

PD-123-CC

ZC 2001-54/2002-2-37

Corridor Commercial

Location: Southwest corner of 14th Street and G Avenue

Acreage: 1.5±

Restrictions:

1. Independent living facility (retirement housing) as an additional allowed use.
2. Minimum front yard building setback is 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

ZC 93-106/94-3-17
ZC 77-34/77-9-7

Office-1

Location: South and west of the intersection of Dorchester Drive and Regal Road

Acreage: 7.1±

Restrictions:

1. Maximum height of one story.
2. All buildings shall be finished on all sides.
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

ZC 89-22/89-9-25
ZC 83-18/83-10-13
ZC 80-74/81-2-4

Retail/Office-2

Location: Southeast corner of West 15th Street and Independence Parkway

Acreage: 17.6±

Restrictions:

1. Retail uses are restricted to within 220± feet east of Independence Parkway.
2. The SUP 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 Drive, with a two story height limit on the remainder of the property.
4. Maximum floor area ratio (FAR) 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 area along Clear Springs Drive will be constructed with the first phase of the development. This landscape area will include 4-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 10 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 landscaped areas shall be mechanically irrigated and maintained by a landscape concept.
10. No access drive from the site onto Clear Springs will be constructed.
11. No drive-in restaurants will be allowed on the site.
12. Right-of-way for a future 10-foot utility easement along Clear Springs Drive will be dedicated. This easement will become a portion of the landscaped area. No trees shall be planted in the easement. They will be maintained with ground cover and 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

ZC 79-25/80-1-19

Office-1

Location: Southeast corner of Linda Lane and West 15th Street

Acreage: 7.7±

Restrictions: Provision of a landscaped berm along Linda Lane.

PD-127-PH

ZC 85-82/85-12-23
ZC 80-75/81-3-9

Patio Home

Location: Northeast of the intersection of Jomar Drive and Linda Lane

Acreage: 8.9±

Restrictions:

1. A minimum of 6% 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: 10 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 feet minimum, 1,150 square feet 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 Lane.

PD-128-LI-1

ZC 98-105/99-2-17
ZC 85-41/85-8-25
ZC 80-12/80-4-27

Light Industrial-1

Location: Southeast corner of Coit Road and Jomar Drive

Acreage: 58.8±

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 landscaping plan shall be submitted for approval with each site plan submitted.
6. A landscaped 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. 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 either 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

ZC 88-15-89-7-8
ZC 88-40/88-12-18
ZC 82-08/82-4-14

Office-2

Location: Intersection of Coit Road and West 15th Street

Acreage: 50.1±

Restrictions:

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 Section 3-106.
4. Maximum lot coverage: 30%

PD-130-O-2

ZC 91-49/91-12-7
ZC 88-15/89-7-8
ZC 82-08/82-4-14
ZC 73-24/73-9-13

Office-2

Location: Northwest corner of Coit Road and 15th Street

Acreage: 17.3±

Restrictions:Maximum building height: 4 stories

PD-131-LI-1

ZC 2002-05/2002-4-10

Light Industrial-1

Location: Southeast corner of Ohio Drive and Tradition Trail

Acreage: 20.7±

Restrictions:30-foot wide landscape buffer adjacent to the existing curb of Ohio Drive.

PD-132-O-1

ZC 2001-20/2001-9-18
 ZC 98-35/98-9-33
 ZC 83-27/83-6-10
 ZC 81-27/81-6-2
 ZC 79-09/79-8-3

Office-1

Location: Southeast corner of Medical Drive and West 15th Street

Acreage: 11.1±

Restrictions:

1. An earthen berm of a minimum of six feet in height, plus landscaping, shall be placed adjacent to Woodburn Corners Drive 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. Building heights are limited to 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 Drive.

PD-133-O-2

ZC 85-09/85-12-26

Office-2

Location: Southeast corner of 15th Street and M Avenue

Acreage: 3.8±

Restrictions: Maximum height: 3 stories; 43 feet.

PD-134-O-2

ZC 87-91/88-6-13
 ZC 87-69
 ZC 83-96/84-4-5
 ZC 80-34/80-7-31

Office-2

Location: Southeast corner of Coit Road and American Drive

Acreage: 6.7±

Restrictions:

1. A preamble shall be added to the PD 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:
 - 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 homeowner groups resulting in a series of meetings between the applicant, homeowner groups and a member of City

Council. Five of the eight homeowner 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. A maximum building height of two stories.
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 landscaped permeable surface.
6. No structured parking shall be permitted.
7. A maximum floor area ratio (FAR) of 0.42:1.
8. A maximum lot coverage of 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-135-RH

ZC 87-16/87-7-13

Retirement Housing

Location: Southwest corner of Amelia Court and Park Boulevard

Acreage: 7.9±

Restrictions:

1. Parking requirements:
 - a. One-half of 0.5 parking space per dwelling units with one or less bedrooms.
 - b. One parking space per dwelling units with two bedrooms.
 - c. Parking spaces shall be located within a reasonable walking distance from residential buildings as approved on the site plan.
2. Usable open space required shall be one-half of the requirements specified for the MF-2 district.
3. An open space and landscape plan for staff approval shall be required with site plan approval.

PD-136-PH

ZC 81-52/82-6-10

Patio Home

Location: Southeast corner of Park Boulevard and Amelia Court

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

ZC 81-52/82-6-10

Office-2

Location: South of West Park Boulevard, east of Coit Road

Acreage: 16.0±

Restrictions:

1. Maximum floor area ratio of 0.6:1.
2. Maximum height of six stories.
3. A minimum of 75% of the parking shall meet medical parking standards.

PD-138-R/O-2

ZC 2002-11/2002-6-35

Retail/Office-2

Location: South side of Alliance Boulevard, 600± feet east of Preston Road

Acreage: 21.1±

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 shall be limited to 12 stories.
3. Maximum lot coverage, excluding parking structures, is 50%. Maximum lot coverage, including parking structures, is 70%.
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. Parking structure facades shall be compatible in color and texture to the materials used for the hospital facade.

PD-139-SF-9

ZC 2002-31/2002-9-16

Single-Family-9

Location: North side of Parker Road and east of Jupiter Road

Acreage: 22.2±

Restrictions:

1. A landscaped buffer area shall be provided along the portion of the planned development fronting Parker Road. The landscaped buffer area shall extend the full width of the Parker Road frontage (approximately 300 feet) and shall have a minimum depth of 95 feet measured from the north right-of-way line of Parker Road. A minimum 6-foot tall stone wall shall be required along the northernmost line of the landscaped buffer area adjacent to the residential lots to the north.
2. A minimum 6-foot tall wrought iron or tubular steel fence shall be provided as follows:
 - a. Along the western boundary of the property, beginning at the stone wall per No. 1 above and extending northward to the northern boundary line for a distance of approximately 1,106 feet.
 - b. Along the eastern boundary of the portion of the planned development fronting Parker Road, beginning at the stone wall mentioned in No. 1 above and extending northward for a minimum distance of 205 feet.
 - c. 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.
 - d. 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

ZC 99-25/99-6-38
ZC 98-47/98-8-20
ZC 96-75/97-3-27
ZC 85-49/86-2-14
ZC 74-07/74-11-13

Office-2

Location: East side of Coit Road, 430± feet south of Spring Creek Parkway

Acreage: 7.3±

Restrictions:

1. Maximum Floor Area Ratio (FAR): 0.5:1; and
2. Maximum building height:
 - a. For the section of the property within 330 feet of the southern property line: One story (35 feet); and
 - b. For the remainder of the property: Three stories (45 feet).

PD-141-R

ZC 2002-28/2002-9-36

Retail

Location: Northeast corner of Hedgcoxe Road and Ohio Drive

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 Road must be brick construction.

PD-142-MF-2

ZC 98-47/98-8-20
ZC 74-07/74-11-13

Multi-Family-2

Location: East side of Coit Road, 1,130± feet south of Spring Creek Parkway

Acreage: 13.4±

Restrictions: Maximum density: 16 units per acre

PD-144-MF-2

ZC 97-36; 97-12-22

Multi-Family-2

Location: Northwest corner of Spring Creek Parkway and Coit Road

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 north and western property lines;
2. Maximum of 396 units;
3. Landscape and Pedestrian path as Exhibits "B" and "C";
4. Facade plan shall be adopted as guideline for residential character of multi-family development, Exhibit "D".

PD-145-O-2

ZC 85-50/86-2-13
ZC 74-07/74-11-13

Office-2

Location: East side of Coit Road, 600± feet north of Spring Creek Parkway

Acreage: 8.0±

Restrictions:

1. Maximum FAR 0:55:1.
2. Maximum height of four stories on south half of property.
3. Maximum height of three stories on north half of property.

PD-146-MF-2

ZC 97-78/98-2-16

Multi-Family-2

Location: Northwest corner of Spring Creek Parkway and Cheyenne Trail

Acreage: 6.1±

Restrictions:Maximum of 208 units

PD-156-SF-A

ZC 97-84/98-3-22
ZC 79-56/80-11-9

Single-Family-Attached

Location: Southwest corner of Hedgcoxe Road and Razor Road

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 Road, as required by City Council.

PD-157-MF-2

ZC 79-56/80-11-9

Multi-Family-2

Location: Southeast corner of Ohio Drive and Hedgcoxe Road

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

ZC 79-56/80-11-9

Office-2

Location: Northeast corner of Preston Road and Hedgcoxe Road

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-MF-2

ZC 97-01/97-8-20

Multi-Family-2

DELETED

PD-162-MF-2

ZC 79-56/80-11-9

Multi-Family-2

Location: Southeast corner of Preston Road and Quincy Lane

Acreage: 22.6±

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

PD-164-MF-2

ZC 91-26/91-11-23
ZC 85-87/86-2-11
ZC 79-56/80-11-9

Multi-Family-2

Location: Southeast corner of Preston Road and Legacy Drive

Acreage: 31.1±

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.
3. 100% stucco veneer shall be allowed for the exterior walls of each structure in the apartment complex.

PD-166-MF-2

ZC 79-56/80-11-9

Multi-Family-2

Location: West side of Ohio Drive, south of Hedgcoxe Road

Acreage: 32.7±

Restrictions:

1. A minimum of 20% of the area shall be developed in accordance with the 2F zoning district regulations.
2. A maximum of 80% of the area may be developed in accordance with the SF-7 zoning district regulations, or in accordance with the PH zoning district regulations.

PD-167-SF-9/PH

ZC 97-84/98-3-22

Single-Family-9/Patio Home

DELETED

PD-171-O-2

ZC 2000-40/2000-8-40
ZC 79-56/80-11-9

Office-2

Location: Northeast corner of Spring Creek Parkway and Preston Road

Acreage: 8.3±

Restrictions: Dedication of the TP&L easement for park purposes.

PD-172-MF-2

ZC 90-17/90-8-28

Multi-Family-2

Location: Northeast corner of Ohio Drive and Spring Creek Parkway

Acreage: 29.1±

Restrictions: 100% stucco veneer is allowed for the exterior walls of each structure.

PD-173-ED

ZC 2001-22/2001-8-23
ZC 85-71/86-3-14

Estate Development

Location: East of San Gabriel Drive at Ranch Estates Drive

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-176-R

ZC 92-64/93-5-32
ZC 92-65/93-5-33
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

Retail

Location: Southeast corner of Spring Creek Parkway and Preston Road

Acreage: 36.0±

Restrictions:

1. Maximum 1:1 FAR;
2. Unlimited height limit.

PD-181-SF-9; PH

ZC 79-56/80-11-9

Single-Family-9; Patio Home

Location: Southwest corner of Lorimar Drive and Preston Meadow Drive

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% total.
 - 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

ZC 97-86/98-9-7
ZC 80-53/91-1-46

Multi-Family-3

Location: Northeast corner of Preston Road and Charles Place

Acreage: 39.1±

Restrictions:

1. Maximum of 746 dwelling units.
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 Multi-Family Guidelines. Where the guidelines become part of the ordinance, the stricter regulations shall apply.
4. SUP 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 Drive, and within an area 230 feet west of Ohio Drive and 170 feet north of Charles Place.
6. A landscape berm 3 to 4 feet in height with a continuous 4 to 5 foot masonry and wrought-iron screening fence will be required along Ohio Drive. 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 Drive.
8. Only one driveway with median opening will be allowed on Ohio Drive. The developer will be responsible for removing and relocating existing trees in the median.

PD-183-SF-7; SF-6

ZC 83-14/83-8-20

Single-Family-7 and Single-Family-6

Location: Northeast corner of Parker Road and Ohio Drive

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-2ZC 94-15/94-3-34
ZC 92-86/92-11-49**Retail/Office-2**

Location: Northeast corner of Preston Road and Parker Road

Acreage: 31.3±

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 is 298,000 gross square feet.
3. The Ohio Drive frontage shall conform to the requirements of the Preston Road Overlay District.
4. Building height shall be a maximum of 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 Drive for median breaks shall be relocated or replaced by the developer with 6" 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 Road at a rate of one per 25 feet of frontage and shall be a 4" minimum caliper.

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

Tract Specific Requirements

1. Tract 1 shall be regulated in accordance with the Retail district with the addition of:
 - a. Maximum of 236,000 square feet of gross building area.
 - b. No single building or tenant shall exceed 65,000 gross square feet. Buildings may be attached and collectively exceed this limit.
 - c. Private club applications may be filed for the Tract 1 area.
 - d. For that portion located outside of 240 feet and within 550 feet of the centerline of Ohio Drive 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-thru 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.
 - e. Drive-thru lanes shall be limited to the west side of the building for the pad site which faces Parker Road and is within 850 feet of the centerline of Ohio Drive.
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 uses 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. Private club applications may be filed for the Tract 2 area.
 - c. A 15 foot wide landscaped edge shall be installed along Charles Place. Tree plantings along Charles Place shall conform to the Preston Road Overlay District.
 - d. A 35 foot front building line shall be allowed on Charles Place 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 use 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-thru lanes for a financial institution shall be six lanes and shall be located on the west side of the building. All drive-thru lanes shall be screened from Ohio Drive.
 - a. The maximum building area shall be limited to 25,000 square feet.
 - b. A 35 foot front building line shall be allowed on Ohio Drive 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-187-R

ZC 98-74/98-12-20

Retail

DELETED

PD-188-Res

ZC 82-03/82-4-15

Residential

Location: Northwest corner of Ventura Drive and West Park Boulevard

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 Drive.
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. Multi-family residences with a maximum of four dwelling units per buildings and intended for sale on a condominium basis.
 - c. Common storage areas, if included on an approved site plan.

6. Maximum total density: 140 dwelling units.
7. Minimum lot area per dwelling unit (if platted as single- or two-family lots) - 2,500 square feet.
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.
 - b. Two-family, single-family attached, and multi-family shall have the following minimum floor area.
 - (1) 1-bedroom unit - 650 square feet
 - (2) 2-bedroom unit - 800 square feet
 - (3) 3-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 multi-family.
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: 10% 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: 10% of lot width or 5 feet, whichever is greater.
 - (2) Exterior side yard: 10 feet adjacent to a street.
 - c. Rear yard: 10 feet.

- d. A minimum building separation of 10 feet is required for all uses.
12. Maximum lot coverage: 75%.
13. Maximum height: two stories, not to exceed 36 feet total height.
14. Parking requirements:
- a. Residence parking: 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. (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 with 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 multi-family residences shall be developed according to the MF-1 zoning district requirements.

PD-189-R/O-2

ZC 99-06/99-4-17
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

Retail/Office-2

Location: Northwest corner of Old Shepard Place and Ohio Drive

Acreage: 113.7±

Restrictions:

- 1. Maximum lot coverage of 30%, exclusive of parking structures.
- 2. Maximum floor area ratio of 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 Drive right-of-way, and within 700 feet of the Park Boulevard right-of-way; four stories between 600 feet and 850 feet from Ohio Drive; six stories between 850 feet and 1,450 feet from Ohio Drive; 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 Drive, West Park Boulevard, Preston Park Boulevard, Preston Park Court, and Old Shepard Place, 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 institution, and a health and fitness center. 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 Boulevard.

5. Within that area bounded by Preston Road, Old Shepard Place, Preston Park Court and a line 900 feet north of and parallel to Old Shepard Place, only those uses allowed by right and by SUP in the Office-2 district shall be allowed. However, Multi-Family-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 Road and north of Preston park Boulevard. No other form of residential development is permitted. If Multi-Family-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 of 266 dwelling units;
 - c. Three levels of apartments over one story garages shall be allowed;
 - d. 25-foot front building line and a 15 foot setback for side and rear yards;
 - e. Maximum building height of 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;
 - g. Garage parking may exceed 50% of the required parking;
 - h. Wrought iron fence with brick columns shall be required along Preston Park Boulevard;
 - i. Pedestrian access way shall be provided to the abutting shopping center to the north; and
 - j. Facade plans shall be submitted with the preliminary site plan.
6. A minimum 25 foot wide landscaped area including a three foot berm, shall be placed adjacent to the west right-of-way line of Ohio Drive;

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; and
8. A landscape plan must be submitted for approval at the time of site plan review.

PD-190-O-2

ZC 83-86/84-2-17

Office-2

Location: South side of Plano Parkway, 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. A maximum FAR of 0.4:1.
3. A maximum building height of three stories with a maximum building height of two stories within 300 feet of Plano Parkway.

PD-192-PH

ZC 83-51;84-4-15

Patio Home

Location: Northwest corner of Ohio Drive and Plano Parkway

Acreage: 24.9±

Restrictions:

1. A maximum height of 104 dwelling units.
2. Provision of a 30 foot wide landscape buffer adjacent to Ohio Drive.

PD-193-MF-3

ZC 83-51/84-4-15

Multi-Family-3

Location: East side of Preston Road, north of Plano Parkway

Acreage: 17.3±

Restrictions: 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

ZC 94-123/94-11-12
ZC 86-88/87-3-24

Office-2

Location: Northeast corner of Preston Road and Plano Parkway

Acreage: 17.3±

Restrictions:

1. Maximum height of four stories.
2. Monument signs shall be required.
3. All utilities shall be placed underground on Preston Road and Plano Parkway.

PD-201-LC

ZC 79-13/79-11-18

Light Commercial

Location: Southwest corner of Plano Parkway and Preston Road

Acreage: 16.1±

Restrictions: Maximum building height: 8 stories.

PD-203-O-2

ZC 2001-17/2001-7-23
ZC 97-73/98-2-14
ZC 97-07/97-4-14
ZC 83-01/83-8-13

Office-2

Location: 920± feet west of Preston Road and 300± feet southeast of Village Creek Drive

Acreage: 20.1±

Restrictions:

1. Maximum height of three stories.
2. Maximum FAR of 0.4:1.

PD-204-O-2

ZC 95-65/98-9-24
ZC 83-86/83-6-11
ZC 83-06/84-2-17

Office-2

Location: Southwest corner of Plano Parkway and Ventura Drive

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.
2. A maximum FAR of 0.4:1.
3. A maximum building height of three stories with a maximum building height of two stories within 300 feet of Plano Parkway.
4. Landscaping and berming adjacent to Plano parkway.

PD-205-SF-A

ZC 79-13/79-11-8

Single-Family-Attached

Location: North side of Plano Parkway, west of Ventura Drive

Acreage: 9.3±

Restrictions:Maximum density: Eight dwelling units per acre.

PD-206-Res

ZC 83-06/83-6-11

Residential

Location: Southwest corner of West Park Boulevard and Winding Hollow Lane

Acreage: 44.0±

Restrictions:

1. A maximum of 145 dwelling units at a maximum density of 4.8 dwelling units/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 PD.
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: 10% 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-208-O-1

ZC 83-06/83-6-11

Office-1

Location: South side of Plano Parkway, 2,000± feet east of Dallas Parkway

Acreage: 34.0±

Restrictions:

1. A maximum building height of four stories on the east side of Mira Vista Boulevard, south of Plano Parkway with a maximum of two stories within 200 feet of Plano Parkway
2. A maximum building height of two stories for the remainder of the planned development district.
3. A maximum FAR of 0.34:1 on the area west of Mira Vista Boulevard
4. A maximum FAR of 0.44:1 for the area east and south of Mira Vista Boulevard.
5. A maximum total square footage of 178,000
6. The zoning exhibit is adopted as part of the ordinance as Exhibit "B"

PD-209-MF-3

ZC 91-06/91-3-28

Multi-Family-3

Location: Southeast corner of Plano Parkway and Balcones Drive

Acreage: 23.5±

Restrictions:

1. A maximum of 360 units may be constructed.
2. The applicant shall construct a barrier to prohibit pedestrian access to the Santa Fe Railroad tracks.

PD-210-O-2

ZC 81-71/82-9-23

Office-2

Location: South side of Plano Parkway, east of Dallas Parkway

Acreage: 16.4±

Restrictions: Maximum floor area ratio of 0.8:1

PD-211-LC

ZC 80-78/81-2-11

Light Commercial

Location: Southeast corner of Plano Parkway and Dallas Parkway

Acreage: 16.4±

Restrictions:

1. A maximum height limitation of ten stories.
2. Maximum floor area ratio of 1:1.

PD-212-Res

ZC 98-31/98-7-15
ZC 98-44/98-11-34

Residential

DELETED

PD-214-Res

ZC 89-37/90-2-35
ZC 87-72/88-2-6
ZC 81-71/82-9-23

Residential

Location: Southeast corner of Park Boulevard and Jubilee Road

Acreage: 3.9±

Restrictions:

1. Maximum density: 5.5 units per acre, limited to a total of 136 dwelling units. Density calculations shall exclude floodplains.
2. Allowed uses:
 - a. Single-family residences, detached
 - b. Two-family residences.
 - c. Single-family residences, attached

PD-220-TC

ZC 2000-17/2000-8-38
ZC 83-05/83-3-23
ZC 77-23/77-6-7

Tollway Commercial

Location: Southwest corner of Park Boulevard and Dallas North Tollway

Acreage: 29.0±

Restrictions:

1. Minimum front yard along the Dallas North Tollway - 40 feet
2. Required landscaped edge along the Dallas North Tollway - 20 feet

PD-221-MF-1

ZC 91-34/92-1-29
ZC 83-06/83-6-11

Multi-Family-1

Location: South side of Parker Road at Ranchero Road

Acreage: 41.4±

Restrictions:Maximum of 360 dwelling units.

PD-227-MF-2

ZC 91-03/91-4-41

Multi-Family-2

Location: South of Parker Road and west of Dallas Parkway

Acreage: 12.9±

Restrictions:Maximum density of 18 dwelling units per acre.

PD-237-SF-7/PH

ZC 82-06/82-10-3

Single-Family-7/Patio Home

Location: North of Parker Road, east of Dallas Parkway

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-238-O-2

ZC 97-44/97-10-44
ZC 82-06/82-10-3

Office-2

DELETED

PD-240-O-1

ZC 82-06/82-10-3

Office-1

Location: East of Dallas Parkway, north of Yearly Road

Acreage: 38.5±

Restrictions: Maximum floor area ratio of 0.5:1.

PD-242-MF-2

ZC 82-06/82-10-3

Multi-Family-2

Location: West side of Spring Creek Parkway, west of Preston Road

Acreage: 60.8±

Restrictions: Maximum density: 15 dwelling units per acre.

PD-243-O-2/R

ZC 82-06/82-10-3

Office-2/Retail

Location: South side of Spring Creek Parkway, east of Dallas Parkway

Acreage: 143.4±

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-244-R

ZC 97-44/97-10-44
ZC 82-06/82-10-3

Retail

DELETED

PD-245-O-2

ZC 97-44/97-10-44
ZC 82-06/82-10-3

Office-2

DELETED

PD-250-R

ZC 93-09/93-6-31
ZC 79-49/80-8-10
ZC 79-24/80-1-8 & 81-1-14

Retail

Location: Northwest corner of Midway Road and Parker Road

Acreage: 14.4±

Restrictions: Provision of a necessary fire station site.

PD-252-PH

ZC 94-46/94-9-84
ZC 83-75/84-2-14

Patio Home

Location: Southeast corner of future Parker Road and Marsh Lane

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 Lane and Parker Road where 10 feet of additional right-of-way is not dedicated for landscaping;
3. One three-inch caliper tree per 50 feet of frontage along Marsh Lane shall be grouped in the right-of-way dedicated for landscaping; and
4. No requirement for usable open space.

PD-253-SF-A

ZC 98-22/98-6-4

Single-Family-Attached

DELETED

PD-254-SF-A

ZC 98-23/98-6-5

Single-Family-Attached

DELETED

PD-256-O-2

ZC 79-49/80-8-10

Office-2

Location: Northwest corner of Marsh Lane and Plano Parkway

Acreage: 28.5±

Restrictions: Provision of any necessary fire station site.

PD-257-R

ZC 79-49/80-8-10

Retail

Location: Northeast corner of Marsh Lane and Plano Parkway

Acreage: 10.7±

Restrictions: Provision of any necessary fire station site.

PD-258-LC

ZC 95-75/96-12-4
ZC 79-49/80-8-10

Light Commercial

Location: Southwest corner Plano Parkway and Marsh Road

Acreage: 4.2±

Restrictions: Provision of any necessary fire station or water tower site.

PD-260-MF-2

ZC 79-49/80-8-10

Multi-Family-2

Location: Northwest corner of Plano Parkway and Midway Road

Acreage: 21.1±

Restrictions: Maximum density: 16 units per acre.

PD-261-R

ZC 2001-23/2001-8-8
ZC 83-87/84-2-19

Retail

Location: Southeast corner of McDermott Road and Coit Road

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. FAR 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.
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

ZC 83-87/84-2-19

Retail

Location: Southwest corner of McDermott Road and Independence Parkway

Acreage: 4.6±

Restrictions:Maximum FAR: 0.35:1

PD-268-MF-2

ZC 82-98/83-3-7

Multi-Family-2

Location: Southwest corner of Alma Drive and Baxter Drive

Acreage: 20.2±

Restrictions:Maximum density: 16 units per acre

PD-269-MF-2

ZC 82-48/82-9-4

Multi-Family-2

Location: Northwest of the intersection of Alma Drive and Legacy Drive

Acreage: 41.0±

Restrictions: Maximum density: 16 units per acre.

PD-272-O-1

ZC 82-60/82-12-6

Office-1

Location: East side of Alma Drive, north of Legacy Drive

Acreage: 7.8±

Restrictions: Dedication of Russell Creek floodplain.

PD-273-MF-3

ZC 2000-59/2000-11-20
ZC 85-35/85-7-6
ZC 83-81/84-3-20

Multi-Family-3

Location: South side of Legacy Drive, 1,800± feet east of Alma Drive

Acreage: 29.4±

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-276-LC

ZC 99-47/99-10-26
ZC 94-155/95-2-31
ZC 93-67/93-12-21
ZC 84-05/84-5-11

Light Commercial

DELETED

PD-277-R/O-2

ZC 99-47/99-10-26
 ZC 93-109/94-3-6
 ZC 85-36/85-8-24
 ZC 84-05/84-5-11

Retail/Office-2

Location: Southwest corner of U.S. 75 and Legacy Drive

Acreage: 40.8±

Restrictions:

1. Maximum height: 8 stories (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 1,550,000 square feet of floor area.
4. A maximum of 80% lot coverage for main plus accessory buildings.
5. Maximum overall FAR of 0.5:1, with maximum FAR on any lot of 1:1.

PD-278-LI-1

ZC 99-47/99-10-26
 ZC 84-05/84-5-11

Light Industrial-1

DELETED

PD-280-SF-A

ZC 98-24/98-6-6

Single-Family-Attached

DELETED

PD-281-SF-9/SF-7

ZC 79-56/80-11-9

Single-Family-9/Single-Family-7

Location: Northeast corner of Legacy Drive and Preston Meadow Drive

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

ZC 86-18/86-5-6
 ZC 79-56/80-11-9

Single-Family-9/Single-Family-7

Location: East side of Ohio Drive, south of Hedgcoxe Road

Acreage: 28.0±

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

PD-284-2F, SF-A, PH

ZC 81-47/82-1-7

Duplex, Single-Family Attached, Patio Home

Location: North side of Legacy Drive, east of Coit Road

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.
3. PH standards shall be revised as follows:
 - a. Minimum lot area: 5000 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

ZC 87-89/88-4-18

Office-1

Location: East side of Custer Road, 1,000± feet south of Park Boulevard

Acreage: 3.7±

Restrictions:

1. A maximum one story height limit;
2. A maximum 0.3:1 FAR;
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

ZC 92-49/92-10-2
ZC 83-06/83-6-11

Single-Family-7

Location: Southeast corner of West Park Boulevard and Mira Vista Boulevard

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 PD.
 - a. 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.
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

ZC 82-21/82-6-2

Patio Home

Location: Southwest corner of Independence Parkway and Roundrock Trail

Acreage: 15.8±

Restrictions:

1. Maximum density of 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: 1000 gross square feet of air-conditioned space, excluding garage.
5. Minimum required usable open space: 6%.

PD-297-LI-1

ZC 99-78/2000-5-13
ZC 82-10/82-5-3

Light Industrial-1

DELETED

PD-301-PH

ZC 94-97/95-1-2
ZC 83-75/84-2-14

Patio Home

Location: West side LaCosta Lane, 650± feet north of Plano Parkway

Acreage: 21.5±

Restrictions:

1. No requirement for usable open space;
2. Minimum 15-foot front building setback; and
3. Minimum 20-foot rear yard setback for lots backing to Marsh Lane where ten feet of additional right-of-way for landscaping is not dedicated.

PD-303-SF-9

ZC 98-22/98-6-4
ZC 83-75/84-2-14

Single-Family-9

Location: North of Plano Parkway, between Marsh Lane and Midway Road

Acreage: 254.0±

Restrictions:

1. Maximum of 330 dwelling units.
2. No residential building or lot may cross the school district boundary line.

PD-304-LI-1

ZC 86-75/86-9-26

Light Industrial-1

Location: Southeast corner of Los Rios and F.M. 544

Acreage: 14.0±

Restrictions:

1. Maximum FAR: 0.5:1.
2. Four story maximum height (60 feet).
3. Maximum 10,000 square feet of retail uses allowed with preliminary site plan approval.

PD-305-R

ZC 98-70/98-10-11

Retail

DELETED

PD-310-R/O-2

ZC 99-77/99-12-30
ZC 85-65/87-7-28

Retail/Office-2

DELETED

PD-311-PH

ZC 81-74/82-9-9

Patio Home

Location: Northeast corner of Nevada Drive and Plano Parkway

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

ZC 88-32/88-9-22
ZC 82-02/82-9-22

Patio Home

Location: Northwest corner of Coit Road and Lorimar Drive

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. A minimum 10-foot front yard setback will be allowed on rear entry lots.

PD-315-MF-2

ZC 77-42

Multi-Family-2

Location: Intersection of El Dorado Drive and Coit Road

Acreage: 16.9±

Restrictions:Maximum density: 16 units per acre.

PD-316-R

ZC 74-20/74-10-6

Retail

Location: Northwest corner of Park Boulevard and Custer Road

Acreage: 6.2±

Restrictions:Automobile and related uses are prohibited.

PD-317-O-2/LC

ZC 99-47/99-10-26
ZC 84-09/84-9-5

Office-2/Light Commercial

DELETED

PD-318-LC

ZC 99-47/99-10-26
ZC 84-09/84-9-5

Light Commercial

DELETED

PD-319-LC

ZC 99-47/99-10-26
ZC 84-09/84-9-5

Light Commercial

DELETED

PD-320-SF-9/SF-7/ED

ZC 84-25/84-11-6

Single-Family-9, Single-Family-7, Estate

Location: Northeast corner of San Gabriel Drive and Parker Road

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 PD 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 10% of the lots at SF-9 standards, and the balance at SF-7 standards.
5. The area between Cottonwood Creek and Los Rios Boulevard 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

ZC 91-25/92-1-20
ZC 91-15/91-8-11
ZC 84-21

Retail/Office-2

Location: Southeast corner of Pleasant Valley Drive and Spring Creek Parkway

Acreage: 6.3±

Restrictions:

1. Within 400 feet of Pleasant Valley Drive, 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

ZC 84-72/85-1-20

Retail/Office-1

Location: Northeast corner of Alma Drive and Old Alma Road

Acreage: 3.6±

Restrictions: Maximum retail space: 20,000 square feet.

PD-325-SF-9

ZC 84-73/85-2-19

Single-Family-9

Location: South side of Parker Road, east of Jupiter Road

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 Road and the southern property line. The landscaping is to be maintained by the homeowner's association.
3. No illumination of amenities in common areas.
4. Approval of homeowners association's documents by the City Attorney.
5. A maximum of five lots fronting on Parker Road with a minimum 29,000 square foot lot size.

PD-327-PH

ZC 95-83/97-4-13
ZC 95-83/95-11-13
ZC 84-02/84-10-9**Patio Home**

Location: Southwest corner of Parker Road and Willow Bend Drive

Acreage: 19.6±

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 Drive as a four-lane divided thoroughfare to Parker Road with the development of this property;
3. Minimum lot width of 50 feet;
4. No requirement for off-street visitor parking;
5. No requirement for open space; and
6. One three-inch caliper tree shall be required for every 50 feet of street frontage in the landscape areas along Parker Road.

PD-328-Rec Com

ZC 79-56/80-11-9

Recreation Complex

Location: West side of Coit Road, north of Spring Creek Parkway

Acreage: 71.3±

Restrictions: Permitted uses shall be recreational uses, including but not limited to recreation center, lighted and unlighted baseball, soccer, and football fields, basketball courts, tennis courts, and swimming pool; hiking trails, bicycle trails, picnic areas, playgrounds, etc; public library; concession stands, restrooms, shelter areas, parking lots, park maintenance facilities, and other uses related to or accessory to active and passive recreational activities.

PD-329-Com CenZC 92-06/92-4-4
ZC 75-10/75-6-3**Community Center**

Location: East side of Alma Drive, 402± feet north of Spring Creek Parkway

Acreage: 85.0±

Restrictions: Permitted uses shall be recreational uses, including but not limited to recreation center, lighted baseball, soccer, and football fields, lighted tennis courts and basketball courts, swimming pool, tennis center, batting cages, hiking trails, bicycle trails, picnic areas, playgrounds, and other uses related to or accessory to active and passive recreational activities; concession stands, restrooms, shelter areas, parking lots, stadium, stadium field house and maintenance building, caretaker's residence, gymnasium, track, community auditorium, and other related uses; helistop; public schools; city and/or school district service center; and commercial communication towers.

PD-330-Rec ComZC 84-3785-5-22
ZC 83-87/84-2-19**Recreation Complex**

Location: South side of McDermott Road, west of Independence Parkway

Acreage: 218.2±

Restrictions: Permitted uses shall be lighted and unlighted athletic fields, tennis courts, basketball courts, swimming pools; recreation center, hiking trails, bicycle trails, picnic areas, playgrounds, etc; concession stands, restrooms, shelter areas, parking lots, and other uses related to or accessory to active and passive recreational activities; service yards and maintenance facilities; fire and police stations, public library, public schools. No lighted athletic fields or courts shall be located within 300 feet of McDermott Road.

PD-331-MF-3

ZC 90-55/91-4-30

Multi-Family-3

Location: Northeast corner of Alma Drive and Legacy Drive

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

ZC 93-109/94-3-6
ZC 85-36/85-8-24

Multi-Family-3

Location: Northeast corner of Chase Oaks Boulevard and Oak Ridge Drive

Acreage: 22.2±

Restrictions:

1. A maximum density not to exceed 398 dwelling units.
2. No sidewalk is required along Oak Ridge Drive. A ten foot wide hike and bike trail is required along the frontage of Chase Oaks Boulevard.
3. One pedestrian access way must be provided to Oak Ridge Drive.
4. No driveway access to Oak Ridge Drive.
5. A 35 foot wide landscape edge is required along Oak Ridge Drive, 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 Drive.
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-337-R/O-2

ZC 99-47/99-10-26
ZC 86-93/86-12-12

Retail/Office-2

DELETED

PD-338-SF-9/SF-7

ZC 84-61/85-3-17

Single-Family-9/Single-Family-7

Location: Northwest corner of Willow Bend Drive and Yeary Road

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-339-LI-1

ZC 98-56/98-11-22

Light Industrial-1

DELETED

PD-342-SF-9

ZC 93-52/93-10-25
 ZC 90-44/93-2-2
 ZC 89-43/90-3-29
 ZC 87-20/87-6-10

Single-Family-9

Location: North side of Park Boulevard, 1,500± feet east of Parkwood Boulevard

Acreage: 42.2±

Restrictions: 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

ZC 83-69/84-1-4

Patio Home

Location: Southwest corner of Independence Parkway and Hedgcoxe Road

Acreage: 30.2±

Restrictions:

1. Minimum lot size: 5,500 square feet;
2. No usable open space shall be required.

PD-347-LC

ZC 97-01/97-8-20
 ZC 85-70/85-11-7

Light Commercial

DELETED

PD-348-O-2

ZC 97-01/97-8-20
 ZC 85-70/85-11-7

Office-2

DELETED

PD-350-R/O-2

ZC 2002-11/2002-6-35
ZC 91-30/91-11-9
ZC 85-74/85-11-30

Retail/Office-2

Location: Southeast corner of Preston Road and Plano Parkway

Acreage: 24.6±

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 PD 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 Parkway and Allied Drive.
 - b. The southeast corner of Preston Road and Plano Parkway.
 - c. The northeast and southeast corners of Preston Road and Alliance Drive.

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

ZC 85-51/85-12-27

Multi-Family-2

Location: East side of Ohio Drive, north of Spring Creek Parkway

Acreage: 19.8±

Restrictions: Maximum density: 283 dwelling units.

PD-356-MF-2

ZC 85-51/85-12-27

Multi-Family-2

Location: Northwest corner of Ohio Drive and Tennyson Road

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 Road.

PD-357-O-2

ZC 85-51/85-12-27

Office-2

Location: Northeast corner of Preston Road and Tennyson Road

Acreage: 8.6±

Restrictions:

1. Maximum height: 4 stories;
2. Maximum FAR: 0.5:1;
3. Maximum of 143,500 square feet of building area;
4. Surface parking will be screened from the rights-of-way of Preston Road and Tennyson Road by a minimum of 30 and 20 feet landscaped areas respectively. Surface parking shall be screened from view of the motorist of Preston Road by a minimum three foot berm. One three-inch caliper tree shall be planted per 600 square feet of landscaped area;
5. A minimum of 400 feet shall be maintained between points of vehicular ingress and egress along Preston Road.
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

ZC 85-77/86-1-23

Office-1

Location: North side of Parker Road, west of Silverstone Drive

Acreage: 3.3±

Restrictions:Maximum FAR: 0.35:1.

PD-362-SF-6

ZC 90-48/91-4-36

Single-Family-6

Location: West side of Ventura Drive, 210± feet south of West Park Boulevard

Acreage: 11.7±

Restrictions: Maximum of 34 lots on entire acreage.

PD-363-R/O-2

ZC 99-47/99-10-26
ZC 86-04/86-3-8

Retail/Office-2

DELETED

PD-364-O-2

ZC 99-47/99-10-26
ZC 85-64/86-4-11

Office-2

DELETED

PD-366-LC

ZC 97-64/97-12-11

Light Commercial

DELETED

PD-367-SF-7

ZC 86-48/86-8-13

Single-Family-7

Location: East side of Jupiter Road, 1,000± feet south of Chaparral Road

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 on-site drainage plan acceptable to the City Engineer, which will include one-half of the drainage from Allen.

PD-368-R/O-2

ZC 2000-19/2001-8-7
ZC 86-51/86-8-31

Retail/Office-2

DELETED

PD-369-LC

ZC 2002-36/2002-12-3
ZC 86-65/86-10-10

Light Commercial

Location: South side of 14th Street, 300± feet east of L Avenue

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 10-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

ZC 85-59/87-1-36

Retail/Office-2

Location: Northwest corner of Independence Parkway and Plano Parkway

Acreage: 8.5±

Restrictions:

1. Maximum square footage: 550,000 square feet of building area
2. Maximum retail: 10% - 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
- Auto Laundry (car wash)
- Service Station (with specific permit only)
- Auto Parts Sales (in building)
- Tire Dealer (no outside storage)
- Auto Leasing
- Arcade
- Heating and Air Conditioning Shop
- Restaurant (drive-thru type)
- Veterinarian Clinic or Kennel (no outside storage)
- Supermarket
- Theater (indoor)
- Auto Parking Lot or Garage
- Truck & 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 FAR: 0.5:1
4. Maximum FAR on any given lot: 0.75:1
5. Maximum lot coverage: 40% (inclusive of parking structures)

6. Maximum building height: 4 Stories (70 feet)
 - a. Between 50 feet and 200 feet from north property line - two story height maximum (36 feet)
 - b. Between 200 feet and 300 feet from north property line - three story height maximum (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 Parkway.

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 Parkway from Jupiter Road to Preston Road 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 applicants for zoning. The closing of Longworth Drive north of Plano Parkway shall be a major consideration in the Plano Parkway Study.
3. All landscaped 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.

PD-374-R

ZC 85-59/87-1-37

Retail

Location: Northeast corner of Independence Parkway and Plano Parkway

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 FAR: 0.5:1.
 5. Maximum FAR on any given lot: 0.75:1.
 6. Maximum lot coverage: 40% (inclusive of parking structures).
 7. Maximum building height: Two stories (36 feet) - all heights shall include mechanical/penthouse.
 8. Maximum parking structure height: Two levels above grade (20 feet).
 - a. Setback requirements:
 - (1) 50 feet from north property line;
 - (2) 50 feet from Plano Parkway.

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 Parkway from Jupiter Road to Preston Road 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 applicants for zoning. The closing of Longworth Drive north of Plano Parkway shall be a major consideration in the Plano Parkway Study.
3. All landscaped 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. 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

ZC 85-59/87-1-38

Office-2/Retail

Location: North side of Plano Parkway, 600± feet east of Independence Parkway

Acreage: 16.6±

Restrictions:

1. Maximum square footage: 317,117 square feet of building area
2. Maximum retail: 10% - 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
 - 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
 - Auto Laundry (car wash)
 - Service Station (with specific permit only)
 - Auto Parts Sales (in building)
 - Tire Dealer (no outside storage)

- Auto Leasing
- Arcade
- Heating and Air Conditioning Shop
- Restaurant (drive-thru type)
- Veterinarian Clinic or Kennel (no outside storage)
- Supermarket
- Theater (indoor)
- Auto Parking Lot or Garage
- Truck & Bus Leasing
- Railroad or Bus Passenger Station

The following additional uses shall be permitted:

- Office-Showroom/Warehouse
- Truck docks for these uses shall be at grade level.
- Office-Technical
- Scientific and Research Labs

3. Maximum FAR: 0.5:1
4. Maximum FAR on any given lot: 0.75:1
5. Maximum lot coverage: 40% (inclusive of parking structures)
6. Maximum building height: Three stories (55 feet)
 - a. Between 50 feet and 200 feet from north property line - two story height maximum (36 feet)
 - b. Between 200 feet and 300 feet from north property line - three story height maximum (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 Parkway.

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 Parkway from Jupiter Road to Preston Road 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 applicants for zoning. The closing of Longworth Drive north of Plano Parkway shall be a major consideration in the Plano Parkway Study.
3. All landscaped 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. 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

ZC 85-59/87-1-42

Retail/Office-2

Location: Northwest corner of Custer Road and Plano Parkway

Acreage: 38.1±

Restrictions:

1. Maximum square footage: 747,707 square feet
2. Maximum retail: 10% - 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
- Auto Laundry (car wash)
- Service Station (with specific permit only)
- Auto Parts Sales (in building)
- Tire Dealer (no outside storage)
- Auto Leasing

- Arcade
- Heating and Air Conditioning Shop
- Restaurant (drive-thru type)
- Veterinarian Clinic or Kennel (no outside storage)
- Supermarket
- Theater (indoor)
- Auto Parking Lot or Garage
- Truck & 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 FAR: 0.5:1
4. Maximum FAR on any given lot: 0.75:1
5. Maximum lot coverage: 40% (inclusive of parking structures)
6. Maximum building height: 4 Stories (70 feet)
 - a. Between 50 feet and 200 feet from north property line - two story height maximum (36 feet)
 - b. Between 200 feet and 300 feet from north property line - three story height maximum (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 Parkway.

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 Parkway from Jupiter Road to Preston Road 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 applicants for zoning. The closing of Longworth Drive north of Plano Parkway shall be a major consideration in the Plano Parkway Study.
3. All landscaped 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. 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.
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

ZC 99-54/99-10-27
ZC 85-59/87-1-44

Retail/Office-2

Location: Northeast corner of Custer Road and Plano Parkway

Acreage: 26.5±

Restrictions:

1. Maximum square footage: 506,000 square feet
2. Maximum retail: 10% - 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
- Auto Laundry (car wash)
- Service Station (with specific permit only)
- Auto Parts Sales (in building)
- Tire Dealer (no outside storage)
- Auto Leasing

- Arcade
- Heating and Air Conditioning Shop
- Restaurant (drive-thru type)
- Veterinarian Clinic or Kennel (no outside storage)
- Supermarket
- Theater (indoor)
- Auto Parking Lot or Garage
- Truck & 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 FAR: 0.5:1
4. Maximum FAR on any given lot: 0.75:1
5. Maximum lot coverage: 40% (inclusive of parking structures)
6. Maximum building height: Four Stories (70 feet)
 - a. Between 50 feet and 200 feet from north property line - two-story height maximum (36 feet)
 - b. Between 200 feet and 300 feet from north property line - three-story height maximum (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 Parkway.

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 Parkway from Jupiter Road to Preston Road 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 applicants for zoning. The closing of Longworth Drive north of Plano Parkway shall be a major consideration in the Plano Parkway Study.
3. All landscaped 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. 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

ZC 85-59/87-1-49

Retail/Office-2

Location: North side of Plano Parkway, 2,000± feet east of Custer Road

Acreage: 4.2±

Restrictions:

1. Maximum square footage: 63,440 square feet
2. Maximum retail: 10% - 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
- Gymnastic or Dance Studio
- Auto Laundry (car wash)
- Service Station (with specific permit only)
- Auto Parts Sales (in building)
- Tire Dealer (no outside storage)
- Auto Leasing

- Arcade
- Heating and Air Conditioning Shop
- Restaurant (drive-thru type)
- Veterinarian Clinic or Kennel (no outside storage)
- Supermarket
- Theater (indoor)
- Auto Parking Lot or Garage
- Truck & 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 FAR: 0.5:1
4. Maximum FAR on any given lot: 0.75:1
5. Maximum lot coverage: 40% (inclusive of parking structures)
6. Maximum building height: Two stories (36') - 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 Parkway

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 Parkway from Jupiter Road to Preston Road 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 applicants for zoning. The closing of Longworth Drive north of Plano Parkway shall be a major consideration in the Plano Parkway Study.

3. All landscaped 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-379-R/O-2

ZC 85-59/87-1-50

Retail/Office-2

Location: North side of Plano Parkway, 1,500± feet west of Alma Drive

Acreage: 8.7±

Restrictions:

1. Maximum square footage: 121,859 square feet
2. Maximum retail: 10% - 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
- Gymnastic or Dance Studio
- Auto Laundry (car wash)
- Service Station (with specific permit only)
- Auto Parts Sales (in building)
- Tire Dealer (no outside storage)
- Auto Leasing
- Arcade

- Heating and Air Conditioning Shop
- Restaurant (drive-thru type)
- Veterinarian Clinic or Kennel (no outside storage)
- Supermarket
- Theater (indoor)
- Auto Parking Lot or Garage
- Truck & 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 FAR: 0.5:1
4. Maximum FAR on any given lot: 0.75:1
5. Maximum lot coverage: 40% (inclusive of parking structures)
6. Maximum building height: Two stories (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 Parkway.

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 Parkway from Jupiter Road to Preston Road 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 applicants for zoning. The closing of Longworth Drive north of Plano Parkway shall be a major consideration in the Plano Parkway Study.

3. All landscaped 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-380-R/O-2

ZC 85-59/87-1-40

Retail/Office-2

Location: Southwest corner of Independence Parkway and Plano Parkway

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 FAR: 1.05:1
4. Maximum FAR on any given lot: 1.75:1
 - a. Maximum density on this tract shall not exceed a FAR 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 Parkway (identified in the below mentioned study) abutting the tract shall have been constructed.
 - b. Maximum density on this tract shall not exceed a FAR 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 & 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.
 - d. At the time of preliminary site plan approval, development density may be distributed to allow higher FARs on individual building sites. Any increase in FARs on developable square footage permitted for this planned development district. Approval of higher FARs 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 stories (120 feet) - all heights shall include mechanical/penthouse.
7. Maximum parking structure height: Four levels above grade (40 feet).

8. Setback requirements: 70 feet from Plano Parkway.

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 Parkway from Jupiter Road to Preston Road 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 applicants for zoning.
3. All landscaped 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. A plan for collector street development for the area south of Plano Parkway shall be prepared by the applicants and adopted by City Council for the area south of Plano Parkway 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 Parkway, 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 Parkway 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

ZC 85-59/87-1-41

Retail/Office-2

Location: West side of Independence Parkway, 800± feet south of Plano Parkway

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 FAR: 2.24:1
4. Maximum FAR on any given lot: 3:1
 - a. Maximum density on this tract shall not exceed a FAR 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 Parkway (identified in the below mentioned study) abutting the tract shall have been constructed.
 - b. Maximum density on this tract shall not exceed a FAR of 1:1 until such time as the first construction contract for that portion of SH 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 & 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 FAR's on individual building sites. Any increase in FAR's on individual building sites shall not increase the total developable square footage permitted for this planned development district. Approval of higher FAR's 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 stories (360 feet) - all heights shall include mechanical/penthouse.
7. Maximum parking structure height: 6 levels above grade (60 feet).

8. Setback requirements: 50 feet from Plano Parkway.

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 Parkway from Jupiter Road to Preston Road 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 applicants for zoning.
3. All landscaped 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. A plan for collector street development for the area south of Plano Parkway shall be prepared by the applicants and adopted by City Council for the area south of Plano Parkway 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 Parkway, 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 Parkway 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

ZC 85-59/87-1-39

Retail/Office-2

Location: Southeast corner of Independence Parkway and Plano Parkway

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 FAR: 2.65:1
4. Maximum FAR on any given lot: 3:1
 - a. Maximum density on this tract shall not exceed a FAR 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 Parkway (identified in the below mentioned study) abutting the tract shall have been constructed.
 - b. Maximum density on this tract shall not exceed a FAR 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 FARs on individual building sites. Any increase in FARs on individual building sites shall not increase the total developable square footage permitted for this planned development district. Approval of higher FARs 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 stories (360 feet) - Maximum height of eight stories (120 feet) within 250 feet of the south right-of-way for Plano Parkway. 50% of any structures within 250 feet of Plano Parkway shall not exceed six stories (90 feet) in height. All heights shall include mechanical/penthouse.

7. Maximum parking structure height: 6 levels above grade (60 feet).
8. Setback requirements: 70 feet from Plano Parkway

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 Parkway from Jupiter Road to Preston Road 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 applicants for zoning.
3. All landscaped 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. A plan for collector street development for the area south of Plano Parkway shall be prepared by the applicants and adopted by City Council for the area south of Plano Parkway 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 Parkway, 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 Parkway 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

ZC 85-59/87-1-43

Retail/Office-2

Location: Southwest corner of Custer Road and Plano Parkway

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 FAR: 1.91:1
4. Maximum FAR on any given lot: 3:1
 - a. Maximum density on this tract shall not exceed a FAR 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 Parkway (identified in the below mentioned study) abutting the tract shall have been constructed.
 - b. Maximum density on this tract shall not exceed a FAR 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 FARs on individual building sites. Any increase in FARs on individual building sites shall not increase the total developable square footage permitted for this planned development district. Approval of higher FARs 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 stories (290 feet) - A maximum ten story (150 feet) height limit within 250 feet of the south right-of-way line of Plano Parkway. All heights shall include mechanical/penthouse.
7. Maximum parking structure height: 6 levels above grade (60 feet).

8. Setback requirements: 70 feet from Plano Parkway.

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 Parkway from Jupiter Road to Preston Road 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 applicants for zoning.
3. All landscaped 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. A plan for collector street development for the area south of Plano Parkway shall be prepared by the applicants and adopted by City Council for the area south of Plano Parkway 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 Parkway, 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 Parkway 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

ZC 85-59/87-1-45

Retail/Office-2

Location: Southeast corner of Custer Road and Plano Parkway

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 FAR: 2.06:1
4. Maximum FAR on any given lot: 3:1
 - a. Maximum density on this tract shall not exceed a FAR 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 Parkway (identified in the below mentioned study) abutting the tract shall have been constructed.
 - b. Maximum density on this tract shall not exceed a FAR 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 & 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 FARs on individual building sites. Any increase in FARs on individual building sites shall not increase the total developable square footage permitted for this planned development district. Approval of higher FARs 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 Parkway a maximum eight story height (120 feet); no more than 50% of the structures within this setback shall exceed six stories (90 feet); one building at the southeast corner of Custer and Plano Parkway may be ten stories (150 feet).

All heights shall include mechanical/penthouse.

8. Maximum parking structure height: 6 levels above grade (60 feet)
9. Setback requirements: 70 feet from Plano Parkway

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 Parkway from Jupiter Road to Preston Road 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 applicants for zoning.
3. All landscaped 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. A plan for collector street development for the area south of Plano Parkway shall be prepared by the applicants and adopted by City Council for the area south of Plano Parkway 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 Parkway, 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 Parkway 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

ZC 85-59/87-1-46

Retail/Office-2

Location: South side of Plano Parkway, 2,500± feet east of Custer Road

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 FAR: 2.57:1
4. Maximum FAR on any given lot: 3:1
 - a. Maximum density on this tract shall not exceed a FAR 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 Parkway (identified in the below mentioned study) abutting the tract shall have been constructed.
 - b. Maximum density on this tract shall not exceed a FAR 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 FARs on individual building sites. Any increase in FARs on individual building sites shall not increase the total developable square footage permitted for this planned development district. Approval of higher FARs 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 and shall be adjacent to S.H. 190; remainder 20 stories (290 feet).

7. Maximum building height of eight stories (120 feet) within 425 feet of the south right-of-way line of Plano Parkway. No more than 50% of any structures within 425 feet of the south right-of-way line of Plano Parkway shall exceed six stories (90 feet).
8. All heights shall include mechanical/penthouse.
9. Maximum parking structure height: 6 levels above grade (60 feet)
10. Setback requirements: 70 feet from Plano Parkway

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 Parkway from Jupiter Road to Preston Road 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 applicants for zoning.
3. All landscaped 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. A plan for collector street development for the area south of Plano Parkway shall be prepared by the applicants and adopted by City Council for the area south of Plano Parkway 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 Parkway, 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 Parkway 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

ZC 85-59/87-1-47

Retail/Office-2

Location: South side of Plano Parkway, 1,600± feet west of Alma Drive

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 FAR: 2.94:1
4. Maximum FAR on any given lot: 3:1
 - a. Maximum density on this tract shall not exceed a FAR 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 Parkway (identified in the below mentioned study) abutting the tract shall have been constructed.
 - b. Maximum density on this tract shall not exceed a FAR 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 FARs on individual building sites. Any increase in FARs on individual building sites shall not increase the total developable square footage permitted for this planned development district. Approval of higher FARs 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 stories (290 feet).

7. A maximum eight story height (120 feet) within 250 feet of the south right-of-way line of Plano Parkway; no more than 50% of any structures within 250 feet of the south right-of-way line of Plano Parkway shall exceed six stories (90 feet).
8. All heights shall include mechanical/penthouse.
9. Maximum parking structure height: 6 levels above grade (60 feet).
10. Setback requirements: 70 feet from Plano Parkway.

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 Parkway from Jupiter Road to Preston Road 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 applicants for zoning.
3. All landscaped 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. Refer to "Design Guidelines" after PD-393-R/O-2 for additional stipulations.
5. A plan for collector street development for the area south of Plano Parkway shall be prepared by the applicants and adopted by City Council for the area south of Plano Parkway 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 Parkway, 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 Parkway from buildings fronting on S.H. 190.

PD-387-R/O-2

ZC 85-59/87-1-48

Retail/Office-2

Location: South side of Plano Parkway, 1,000± feet west of Alma Drive

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 FAR: 1.54:1
4. Maximum FAR on any given lot: 3:1
 - a. Maximum density on this tract shall not exceed a FAR 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 Parkway (identified in the below mentioned study) abutting the tract shall have been constructed.
 - b. Maximum density on this tract shall not exceed a FAR 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 FARs on individual building sites. Any increase in FARs on individual building sites shall not increase the total developable square footage permitted for this planned development district. Approval of higher FAR's 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 stories (290 feet).
 - a. A maximum eight story height (120 feet) within 250 feet of the south right-of-way line of Plano Parkway. No more than 50% of the structures within 250 feet of the south right-of-way line of Plano Parkway shall exceed six stories (90 feet).
 - b. All heights shall include mechanical/penthouse.
7. Maximum parking structure height: 6 levels above grade (60 feet).
8. Setback requirements: 70 feet from Plano Parkway.

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 Parkway from Jupiter Road to Preston Road 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 applicants for zoning.
3. All landscaped 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. Refer to "Design Guidelines" after PD-393-R/O-2 for additional stipulations.

A plan for collector street development for the area south of Plano Parkway shall be prepared by the applicants and adopted by City Council for the area south of Plano Parkway 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 Parkway, 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 Parkway from buildings fronting on S.H. 190.

PD-388-R/O-2

ZC 85-59/87-1-52

Retail/Office-2

Location: Southwest corner of Alma Drive and Plano Parkway

Acreage: 14.6±

Restrictions:

1. Maximum square footage: 946,000 square feet
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 FAR: 1.75:1
4. Maximum FAR on any given lot: 1.75:1
 - a. Maximum density on this tract shall not exceed a FAR 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 Parkway (identified in the below mentioned study) abutting the tract shall have been constructed.
 - b. Maximum density on this tract shall not exceed a FAR 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 FARs on individual building sites. Any increase in FARs on individual building sites shall not increase the total developable square footage permitted for this planned development district. Approval of higher FARs 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 stories (290 feet).
 - a. Maximum eight story height (120 feet) within 250 feet of the south right-of-way line of Plano Parkway. No more than 50% of any structures within 250 feet of the south right-of-way line of Plano Parkway shall exceed six stories (90 feet).
 - b. All heights shall include mechanical/penthouse.
7. Maximum parking structure height: 6 levels above grade (60 feet).
8. Setback requirements: 70 feet from Plano Parkway.

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 Parkway from Jupiter Road to Preston Road 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 All landscaped areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system, applicants for zoning.
3. All landscaped 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. Refer to "Design Guidelines" after PD-393-R/O-2 for additional stipulations.
5. A plan for collector street development for the area south of Plano Parkway shall be prepared by the applicants and adopted by City Council for the area south of Plano Parkway 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 Parkway, 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 Parkway from buildings fronting on S.H. 190.

PD-389-R/O-2

ZC 99-47/99-10-26
 ZC 92-27/92-8-1
 ZC 90-24/9--12-4

Retail/Office-2

DELETED

PD-390-R/O-2

ZC 99-47/99-10-26
 ZC 85-59/87-1-53

Retail/Office-2

DELETED

PD-393-R/O-2

ZC 85-59/87-1-56

Retail/Office-2

Location: North side of future State Highway 190, 1,500± feet east of K Avenue (State Highway 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 FAR: 1.84:1
4. Maximum FAR on any given lot: 2.5:1
 - a. Maximum density on this tract shall not exceed a FAR 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 Parkway (identified in the below mentioned study) abutting the tract shall have been constructed.
 - b. Maximum density on this tract shall not exceed a FAR 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 FARs on individual building sites. Any increase in FARs on individual building sites shall not increase the total developable square footage permitted for this planned development district. Approval of higher FARs 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 stories (360 feet) - all heights shall include mechanical/penthouse.
7. Maximum parking structure height: 6 levels above grade (60 feet).
8. Setback requirements: Minimum 50 feet from Plano Parkway.

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 Parkway from Jupiter Road to Preston Road 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 applicants for zoning.
3. All landscaped 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. A plan for collector street development for the area south of Plano Parkway shall be prepared by the applicants and adopted by City Council for the area south of Plano Parkway 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 Parkway, 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 Parkway from buildings fronting on S.H. 190.

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 Parkway, Custer Road and Independence Parkway. 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 landscaped 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 landscaped buffer zone in an informal design. Twenty-five percent of the trees shall have a minimum 4 inch caliper, and the remaining 75% shall have a minimum 2 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.
 - 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 2% cross-slope, nor shall they exceed a 5% 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 6'0". Masonry and costs of the fence shall be apportioned to all non-residential 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 non-residential 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 the Plano Sign Ordinance 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 Parkway and/or along Custer Road and Independence Parkway.
 - Shall bear each project's name.
 - 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 Parkway, Custer Road and Independence Parkway.

**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 non-residential landowners on the tract.

**STRUCTURE
MATERIALS**

40% of the exterior of all office buildings shall be masonry or other native materials.

PD-397-O-1

ZC 98-31/98-7-15

Office-1

DELETED

PD-398-RC/PFZC 95-09/95-4-12
ZC 86-110/87-2-7**Recreation Complex/Public Facilities**

Location: Southwest corner of Custer Road and Ridgeview Lane

Acreage: 16.0±

Restrictions:

1. Custer Road improvements from Hedgcoxe Road 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 Road.
3. Provision of appropriate traffic control and safety warning signals, signs and markings at the intersection of Ridgeview Drive and Custer Road and transfer station drives.
4. Restricting transfer truck access to the site to Custer Road and from the site to S.H. 121.
5. Permitted uses shall allow lighted and unlighted athletic fields, tennis courts, basketball courts, swimming pools, recreation center, hiking trails, bicycle trails, picnic areas, playgrounds, concession stands, restrooms, shelter areas, parking lots, and other uses related to or accessory to active and passive recreational activities, service yards and maintenance facilities, fire and police stations, public library, public school, utility distribution, transmission lines, transportation and utility structure/facility, public offices, community center, and solid waste transfer center.
6. Minimum 100 foot wide landscape zone adjacent to Custer Road and a minimum 50 foot wide landscape zone along Ridgeview Drive 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 50 foot building setback.
10. Maximum two-story building height.

PD-399-PH

ZC 90-43/91-5-16
ZC 88-12/88-5-22
ZC 86-108/87-1-57

Patio Home

Location: South side of Legacy Drive, 130± feet east of Sweetwater Drive

Acreage: 25.6±

Restrictions:

1. Total Number of Lots: 125;
2. 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;
7. Minimum Side Yard: 5 feet;
8. Minimum Rear Yard: 10 feet;
9. Maximum Building Height: Two stories or 35 feet;
10. Units may be centered on lots; and
11. Provision for no open space.

PD-400-R

ZC 2001-01/2001-3-9
ZC 86-109/87-1-13

Retail

Location: East side of Independence Parkway, 540± feet north of McDermott Road

Acreage: 14.9±

Restrictions:

1. Maximum one story height.
2. Maximum FAR: 0.3:1.

PD-402-R/O-2

ZC 2002-19/2002-6-13
ZC 86-118/87-2-11

Retail/Office-2

Location: Southwest corner of Ohio Drive and Plano Parkway

Acreage: 18.3±

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 Parkway, 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 Parkway.
4. Provision of a 30-foot wide landscape edge adjacent to the existing curb along Ohio Drive.
5. Underground utilities and signage requirements of the 190 Tollway/Plano Parkway Overlay District applies to the entire property.

PD-403-LI-1

ZC 86-115/87-2-9

Light Industrial-1

Location: Southeast corner of Jupiter Road and Research Drive

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

ZC 86-116/87-2-10

Light Industrial-1

Location: Southeast corner of Jupiter Road and Technology Drive

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-405-LI-2

ZC 98-70/98-10-11

Light Industrial-2

DELETED

PD-406-R/O-2

ZC 99-47/99-10-26
ZC 86-117/87-2-8

Retail/Office-2

DELETED

PD-407-O-2

ZC 97-56

Office-2

DELETED

PD-408-O-2

ZC 97-56

Office-2

DELETED

PD-409-O-2

ZC 97-56

Office-2

DELETED

PD-410-O-2

ZC 86-11/87-3-21

Office-2

DELETED

PD-411-O-2

ZC 86-11/87-3-21

Office-2

DELETED

PD-412-MF-3

ZC 94-154/95-3-39
ZC 86-11/87-3-21

Multi-Family-3

DELETED

PD-415-R

ZC 94-154/95-3-39
ZC 86-11/87-3-21

Retail

DELETED

PD-416-R

ZC 94-154/95-3-39
ZC 86-11/87-3-21

Retail

DELETED

PD-417-O-2

ZC 97-56

Office-2

DELETED

PD-418-O-2

ZC 97-56

Office-2

DELETED

PD-419-O-2

ZC 97-56

Office-2

DELETED

PD-422-LI-1

ZC 98-43/99-4-10
ZC 97-45/98-4-11

Light Industrial-1

DELETED

PD-423-PH

ZC 92-44/92-8-3
ZC 87-20/87-6-10

Patio Home

Location: Southwest corner of Nassau Drive and Parkwood Boulevard

Acreage: 32.8±

Restrictions:

1. Minimum 5,500 square foot lot size.
2. Minimum lot width: 50 feet.
3. No open space requirements.

PD-425-SF-6

ZC 87-33/87-7-17

Single-Family-6

Location: North and east of Legacy Drive and Custer Road

Acreage: 29.7±

Restrictions:

1. A 20-foot yard setback.
2. Submission of a landscape plan at the time of final plat approval, showing the provision of one 3" caliper tree for those lots utilizing the 20 foot front yard setback.

PD-426-R/O-2

ZC 2002-05/2002-4-10
ZC 99-57/2000-1-7
ZC 86-105/87-7-12

Retail/Office-2

Location: Southeast corner of Ohio Drive and Plano Parkway

Acreage: 29.2±

Restrictions:

1. Car dealerships may be allowed by specific use permit.
2. Maximum FAR: 1:1 on any given lot
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 Parkway and Ohio Drive.
4. Maximum building setback heights, as measured from the curb line of Plano Parkway, 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 twenty 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 Drive.

PD-427-O-2

ZC 87-40/87-8-11

Office-2

Location: Southeast corner of Parker Road and Midway Road

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 up to 125 feet from a residential district.
3. Eight-story medical office building shall be a maximum of 125 feet in height, and shall be setback 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 10% of the site shall be landscaped 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 fifteen-foot wide utility easement adjacent to Midway and Parker Roads for the future placement of underground utilities.
10. Maximum FAR: 0.7:1.
11. Office portion of the development to be restricted to medical offices only.
12. Maximum total square footage allowed on the site shall be 815,000 square feet.

PD-428-O-1

ZC 87-44/87-8-24

Office-1

Location: North side of West Park Boulevard, 427± feet west of Ventura Drive

Acreage: 1.0±

Restrictions:

1. The maximum building height shall not exceed 38 feet.
2. Approval of a landscape and screening plan and maintenance agreement regarding off-site landscaping at the time of site plan submittal.
3. A 30 foot wide landscape buffer shall be provided adjacent to West Park Boulevard and shall be measured from curb to curb.
4. A minimum three foot high continuous berm where parking is adjacent to the west boundary line.
5. A ground lease agreement 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 FAR.
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

ZC 87-42/87-9-17

Office-1

Location: West side of Coit Road, 800± feet south of Legacy Drive

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-430-O-2

ZC 2000-15/2000-10-12
ZC 87-49/87-11-8

Office-2

DELETED

PD-431-R/O-2

ZC 2000-15/2000-10-12
ZC 87-49/87-11-8

Retail/Office-2

DELETED

PD-432-O-2

ZC 2000-61/2000-8-43
ZC 87-49/87-11-8

Office-2

Location: West side of Coit Road, 1,600± feet south of S.H. 121

Acreage: 3.0±

Restrictions:

1. Maximum FAR: 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. Six-story (100 feet) maximum height.
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;
 - d. 150 feet from residential development.
7. Minimum landscaped area in parking lots.
8. Maximum 5% of the total floor area maybe incidental retail uses.
9. Light manufacturing and scientific/research laboratories shall be permitted uses.

10. 30-foot landscaped edge along S.H. 121, Coit Road, McDermott Road, and crossing major thoroughfares (Type "C" or above) except that a 15-foot landscaped edge along the Type "E" thoroughfare shall be required. 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 landscaped screens around them and landscaped 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

ZC 87-49/87-11-8

Multi-Family-2

Location: Southeast corner of Ridgeview Lane and Coit Road

Acreage: 17.0±

Restrictions:

1. Two-story (40 feet) maximum height.
2. 30-foot landscaped edge along S.H. 121, Coit Road, McDermott Road, and crossing major thoroughfares (Type "C" or above) except that a 15-foot landscape edge along the Type "E" thoroughfare shall be required. 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 landscaped screens around them and landscaped 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

ZC 87-49/87-11-8

Retail

Location: Northeast corner of McDermott Drive and Coit Road

Acreage: 10.7±

Restrictions:

1. Maximum FAR: 0.25:1.
2. Minimum 10% of the site to be landscaped.
3. 30-foot landscaped edge along S.H. 121, Coit Road, McDermott Road, and crossing major thoroughfares (Type "C" or above) except that a 15-foot landscape edge along the Type "E" thoroughfare shall be required. 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);
4. Low profile monument signs only, eight feet in height or less;
5. Parking areas should have landscaped screens around them and landscaped 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

ZC 83-61/87-11-7

Light Industrial-1

Location: South side of Parker Road, 700± feet west of Marsh Lane

Acreage: 28.5±

Restrictions:

1. Maximum height: 5 stories.
2. No outside storage or manufacturing shall be allowed.

PD-437-MF-3ZC 98-38/98-7-24
ZC 83-61/87-11-7**Multi-Family-3**

Location: Northwest corner of Marsh Lane and Parker Road

Acreage: 44.9±

Restrictions: Maximum Density - 25 units/acre.

PD-438-R

ZC 87-73/88-6-4

Retail

Location: Southwest corner of Coit Road and Hedgcoxe Road

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-thru operation shall be permitted within this area;
2. A 15-foot landscaped edge shall be provided on the western property line, with one four inch caliper tree for each 750 square feet of landscaping;
3. Hedgcoxe Road (two lanes) shall be constructed by January 1991, from Coit Road 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 Road shall also be dedicated in accordance with said Agreement.

PD-439-SF-7ZC 92-95/93-5-9
ZC 87-73/88-6-4**Single-Family-7**

Location: Northwest corner of Coit Road and Quincy Lane

Acreage: 122.4±

Restrictions: A minimum of 25% of the lots east of the TP&L easement shall be developed at SF-9 standards.

PD-441-ResZC 93-07/93-5-31
ZC 87-16/88-4-16**Residential**

Location: Southwest corner of Midway Road and Windhaven Parkway

Acreage: 32.2±

Restrictions:

1. The Parkbrooke Phase Two 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; and
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-442-O-2

ZC 97-85/98-2-31

Office-2

DELETED

PD-443-R/O-2

ZC 97-85/98-2-31

Retail/Office-2

DELETED

PD-444-MF-2

ZC 97-85/98-2-31

Multi-Family-2

DELETED

PD-445-MF-2

ZC 87-80/88-9-8

Multi-Family-2

DELETED

PD-446-R/O-2

ZC 86-100/89-3-26

Retail/Office-2

Location: West side of U.S. 75, 3,000± feet north of Parker Road

Acreage: 26.5±

Restrictions:

1. PD-0-2/R designation west of Premier Drive.
2. LC designation east of Premier Drive.
3. The maximum building height shall be four stories when located within 1,600 feet from Premier Drive, 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 Drive.
5. Maximum two-level parking structures. All parking structures shall have similar 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. This plan shall be submitted at the time of site plan approval.
7. Maximum FAR: 0.75:1.
8. An agreement shall be approved by the City Attorney and filed with the City Secretary regarding drainage improvements in Thunderbird Lane and on the Hicks and Pinkus/McCord properties prior to final adoption of the Zoning Ordinance.

PD-447-R/MF-2

ZC 95-25/95-11-29
ZC 89-27/89-11-29

Retail/Multi-Family-2

Location: Southwest corner of Spring Creek Parkway and Preston Road

Acreage: 72.3±

Restrictions:

Approval of the development agreement for the installation of traffic signals at the two specified locations prior to site plan approval.

The boundary between residential and non-residential uses shall be determined at the time of preliminary site plan approval and prior to any development of the site.

1. PD-MF-2

- a. No less than 12 net acres and no more than 16 net acres may be used for multi-family development;
- b. Primary access shall be from Lorimar Drive; and
- c. A 20-foot landscape area outside of the right-of-way shall be provided along Lorimar Drive.

2. PD-R

- a. A maximum of 500,000 square feet of development shall be allowed;
- b. Maximum height two stories (50 feet);
- c. One multi-purpose sign for Spring Creek Parkway and one multi-purpose sign for Preston Road 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 10-foot landscape area outside of the right-of-way shall be provided along Lorimar Drive;
- f. Pad-sites (structures below 5,000 square feet) shall be limited to one per five net acres devoted to retail use; and
- g. A 30-foot landscape area outside of the right-of-way shall be provided along Preston Road and Spring Creek Parkway. 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

ZC 89-33/90-2-22

Multi-Family-2

Location: 950± feet south of Parker Road, 200± feet east of Midway Road

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

ZC 89-34/90-1-8

Multi-Family-3

Location: Southeast corner of Preston Road and Tulane Drive

Acreage: 15.0±

Restrictions:

1. Maximum number of dwelling units: 268;
2. A two-story height limit;
3. A 30-foot landscape buffer along Preston Road;
4. Underground utilities along Preston Road;
5. Signage is limited to monument and face signs. Monument signs are not to exceed eight feet in height along Preston Road; and
6. Provision of a landscape screen along surface parking areas on Preston Road and installation of planting islands within these areas.

PD-450-SF-9

ZC 89-27/89-11-29

Single-Family-9

Location: North side of Parker Road, 1,338± feet west of Preston Road

Acreage: 144.2±

Restrictions:

1. Minimum lot size: 20,000 square feet adjacent to El Rancho Estates and 15,000 square feet east of White Rock Creek.
2. A 10-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 flood plain of Stream 5B-27 within 550 feet of the east boundary of El Rancho Country Estates, and along the south side of the flood plain of Stream 5B-27 to within 300 feet of the centerline of Road "B"; and
4. Lots shall directly abut the centerline of White Rock Creek for 150 feet north from El Rancho 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 Rancho 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

ZC 89-27/89-11-29

Single-Family-7

Location: South side of future Lorimar Drive, 969± feet west of Preston Road

Acreage: 30.8±

Restrictions:

1. Minimum lot size: 8,000 square feet; and
2. A road shall parallel the north floodplain boundary of Stream 5B-27.

PD-452-SF-9

ZC 89-27/89-11-29

Single-Family-9

Location: West side of Preston Road, 1,346± feet north of Parker Road

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; and
3. A road shall parallel the south flood plain boundary of Stream 5B-27.
4. A 30 foot landscape area outside of the right-of-way shall be provided along Preston Road and Spring Creek Parkway. 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

ZC 89-27/89-11-29

Single-Family-7

Location: Northwest corner of Preston Road and Parker Road

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 Road and Parker Road. 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-454-O-2

ZC 96-55

Office-2

DELETED

PD-455-SF-6

ZC 89-47/90-2-21

Single-Family-6

Location: East side of Midway Road, 360± feet north of Bermuda Dunes Drive

Acreage: 26.2±

Restrictions:

1. Minimum 7,000 square foot lot sizes;
2. 85% of the lots shall be a minimum of 7,800 square feet in size.

PD-456-O-2

ZC 98-107/99-2-20
 ZC 98-88/98-11-42
 ZC 89-15/90-2-26

Office-2

Location: Southeast corner of Spring Creek Parkway and Jupiter Road

Acreage: 149.9±

Restrictions:

1. A three-story height limit;
2. A 30-foot landscape buffer along Jupiter Road and Spring Creek Parkway;
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 Road.

PD-457-O-2

ZC 90-26/90-9-7

Retail/Office-2

Location: Northwest corner of Preston Road and Plano Parkway

Acreage: 19.3±

Restrictions:

1. Maximum FAR: 0.4:1.
2. Maximum 175,000 square feet of building area.
3. Maximum 110,000 square feet of retail use allowed.
4. No single retail building shall exceed 35,000 square feet.
5. No single tenant shall exceed 35,000 square feet.
6. Maximum two-story height limit (35 feet).
7. 30-foot landscape edge measured from the property line along Plano Parkway and Preston Road.
8. No restaurants with drive-thru windows shall be allowed.
9. No more than two pad sites (free-standing buildings of 5,000 square feet or less) shall be allowed.
10. Pad sites are restricted to the Preston Road frontage.
11. Underground utilities along Preston Road and Plano Parkway.

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 Road and Plano Parkway subject to:
 - a. 30-foot wide landscaped buffer along Plano Parkway and Preston Road.
 - b. One 4-inch caliper tree per 50 feet of frontage on Plano Parkway and Preston Road.
 - c. Berms varying in height, not to exceed three feet.
 - d. Irrigation system 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 Parkway or Preston Road.

PD-458-MF-2

ZC 90-26/90-9-7

Multi-Family-2

Location: Southwest corner of Preston Road and Old Shepard Place

Acreage: 14.3±

Restrictions:

1. A two-story height limit.
2. A maximum density of 20 units per acre, not to exceed 240 dwelling units.
3. 30-foot wide landscaped edge measured from the property line along Preston Road.
4. 25-foot wide landscaped edge along Old Shepard Place.
5. Underground utilities along Preston Road.
6. A wrought iron fence with brick columns is required in the front yard along Old Shepard Place and Preston Road.

PD-460-Res

ZC 90-34/91-1-20

Residential

Location: West side of Custer Road, 600± feet south of Legacy Drive

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:
 - Front yard: 20 feet.
 - Side yard for an interior lot: 6 feet.
 - Side yard for a corner lot: 15 feet.
 - Rear yard: 10 feet.
6. Minimum Floor Area: 800 square feet.
7. Off-street parking spaces along Carrington Drive and Huntly Drive are to remain; and
8. Six-foot masonry wall with wrought iron and landscaping required along Old Orchard Drive.

PD-461-R

ZC 90-38/91-1-18

Retail

Location: Southeast corner of K Avenue and Spring Creek Parkway

Acreage: 8.9±

Restrictions: A 30-foot landscape buffer, measured from the property line shall be required along K Avenue and Spring Creek Parkway.

PD-462-MF-3

ZC 90-38/91-1-18

Multi-Family-3

Location: Southeast corner of K Avenue and Spring Creek Parkway

Acreage: 36.6±

Restrictions:

1. A 30-foot landscape buffer, measured from the property line shall be required along K Avenue, Spring Creek Parkway 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

ZC 90-56/91-6-24

Office-1

Location: East side of Midway Road, 700± feet south of Parker Road

Acreage: 8.5±

Restrictions: Buildings are prohibited further than 300 feet east of Midway Road.

PD-464-MF-2

ZC 92-72/92-10-40
ZC 90-23/91-7-17

Multi-Family-2

Location: Southwest corner of future Communications Parkway and future Spring Creek Parkway

Acreage: 19.6±

Restrictions: 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-R

ZC 91-13/91-8-9

Retail

Location: Northwest and southwest corners of K Avenue (S.H. 5) and J Place

Acreage: 4.0±

Restrictions: Minimum 15-foot building setback from J Place.

PD-468-R

ZC 2002-15/2002-5-29
ZC 91-25/92-1-20

Retail

DELETED

PD-469-CC

ZC 99-47/99-10-26
ZC 92-26/92-5-11

Corridor Commercial

Location: Southwest corner of 16th Street and U.S. 75

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 and 16th Streets 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

ZC 92-71/92-11-14

Single-Family-6

Location: Northwest corner of Legacy Drive and Independence Parkway

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; and
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 Drive and Independence Parkway.

PD-471-SF-6

ZC 92-86/92-11-49

Single-Family-6

Location: Southwest corner of Ohio Drive and Charles Place

Acreage: 20.1±

Restrictions:

1. A 15-foot landscaped edge is required along Ohio Drive.
2. A 10-foot landscaped edge is required along Charles Place.
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 Place and Ohio Drive.
4. Houses must be set back a minimum of 25 feet from the PD-184-R/0-2 district.
5. The screening wall separating the PD-SF-6 and the PD-184-R/0-2 area shall be built before or in conjunction with the single-family development.

PD-472-CCZC 99-47/99-10-26
ZC 93-28/93-8-12
ZC 92-84/92-12-45**Corridor Commercial**

Location: Southeast corner of 13th Street and U.S. 75

Acreage: 11.2±

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; and
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 Street and the final landscaping along the improved 13th/14th Street connector.

PD-473-SF-6

ZC 92-95/93-5-9

Single-Family-6

Location: Southeast corner of Hedgcoxe Road and Preston Meadow Drive

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 10 feet of additional right-of-way along Quincy Lane. 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

ZC 99-47/99-10-26
ZC 93-37/93-8-32

Corridor Commercial

Location: Northeast corner of Alma Drive and 15th Street

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 be also 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 and 16th Street 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 Section 5b 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 percent 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 judgement 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 landscaped berm and screen.
5. A public open space area shall be provided immediately adjacent to Spring Creekwalk and extending the full length of the property from 15th Street to 16th Street, 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 Street to 16th Street. 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 percent or building height to a maximum of eight stories.
6. Abutting the public open space, as illustrated on 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 an 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 percent of the gross enclosed first floor area. Exterior sides of the patio must be open to air and view a minimum of 75 percent of an area measured from the patio floor to 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 hundred 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 sale 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 off-site, so long as the off-site spaces are within 400 feet of the building being served and are secured by an off-site parking agreement as provided by Section 3-1100 of the Zoning Ordinance.
 - f. Lots platted within the Creekwalk Development zone which have street frontage only on 16th Street 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 Condition 5.a. of this ordinance.
7. Abutting the Creekwalk Development Zone, as illustrated on 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 Street 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 Street, unless a 20-foot wide landscaped 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 landscaped area may be reduced in width to 10 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 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-475-LC

ZC 99-47/99-10-26
ZC 94-33/94-5-18

Light Commercial

DELETED

PD-476-RE

ZC 2000-15/2000-10-12
ZC 96-73/97-1-9
ZC 94-41/94-6-12

Regional Employment

Location: Southeast corner of S.H. 121 and Independence Parkway

Acreage: 51.0±

Restrictions:

1. The tract may be developed under the regulations of the MF-2 district subject to the following additional conditions:
 - a. Multi-family 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; and
 - c. Maximum height of three stories.
2. The tract may be developed alternatively under the Regional Employment district standards subject to the following additional condition:
 - The adjacent golf course shall be considered a non-residential district for the purposes of calculating the building height/setback for the property zoned under the planned development.

PD-477-MF-2

ZC 96-73/97-1-9
ZC 94-41/94-6-12

Multi-Family-2

Location: South side of S.H. 121, west of Custer Road

Acreage: 102.3±

Restrictions:

1. The tract may be developed under the regulations of the MF-2 district subject to the following additional conditions:
 - a. 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);
 - b. A 30-foot wide landscaped area measured from the property line shall be provided along Ridgeview Drive;
 - c. No single-family, duplex or patio home development is allowed;
 - d. Maximum height as defined per the Multi-Family-3 district standards; and
 - e. Minimum front yard as defined per the Multi-Family-3 district standards.

PD-478-R/O-2

ZC 2000-15/2000-10-12
ZC 94-41/94-6-12

Retail/Office-2

DELETED

PD-479-O-2/SF-A

ZC 2002-55/2002-11-40
ZC 94-41/94-6-12

Office-2/Single-Family-Attached

Location: North of Ridgeview Drive, 1,100± feet west of Independence Parkway

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:
 - 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 FAR of 0.7:1;
 - c. Maximum lot coverage of 30%; up to 40% with structured parking;
 - d. A 30-foot wide landscape area, measured from the property line, shall be provided along Ridgeview Drive; and
 - 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

ZC 95-22/95-6-26
ZC 97-63/97-12-23

Single-Family-9

Location: Northwest corner of Midway Road and McKamy Trail

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 Road immediately south of the MF-2 tract, and construction of the most westerly two lanes of Midway Road 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 Trail as a standard collector street from Midway Road 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 Trail (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 Trail and McKamy Trail is constructed to at least two lanes in width from such access point to Midway Road.

- e. Phase IV shall include or be preceded by the construction of two lanes on the south side of Spring Creek Parkway from the western PD boundary to the centerline of Midway road, and the construction of two lanes on the west side of Midway Road from the southern PD boundary to the centerline of Spring Creek Parkway. As an alternative condition, Phase IV shall include or be preceded by the construction of two lanes on the south side of Spring Creek Parkway 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 multi-family 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 Parkway from the centerline of Midway Road to the western boundary of the MF-2 tract and the westerly two lanes of Midway Road from the southern boundary of the planned development district to the centerline of Spring Creek Parkway.
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' 6") abutting public park land. These roads include McKamy Trail 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 Road, provided an area of 50 feet minimum in width of natural tree cover and supplemental landscaping separates the single-family and multi-family lots from the road.
2. This area shall be maintained as private open space by the homeowner's 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

ZC 2000-06/2000-2-34
ZC 97-63/97-12-23

Multi-Family-2

Location: Southwest corner of Midway Road and Spring Creek Parkway

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 Road immediately south of the MF-2 tract, and construction of the most westerly two lanes of Midway Road 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 Trail as a standard collector street from Midway Road 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 Trail (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 Trail and McKamy Trail is constructed to at least two lanes in width from such access point to Midway Road.

- e. Phase IV shall include or be preceded by the construction of two lanes on the south side of Spring Creek Parkway from the western PD boundary to the centerline of Midway Road, and the construction of two lanes on the west side of Midway Road from the southern PD boundary to the centerline of Spring Creek Parkway. As an alternative condition, Phase IV shall include or be preceded by the construction of two lanes on the south side of Spring Creek Parkway 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 multi-family 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 Parkway from the centerline of Midway Road to the western boundary of the MF-2 tract and the westerly two lanes of Midway Road from the southern boundary of the planned development district to the centerline of Spring Creek Parkway.
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' 6") abutting public park land. These roads include McKamy Trail next to the planned neighborhood park and the main east-west road next to the hike and bike trail.

Additional Stipulations for PD-481-MF-2

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 Parkway and two points along Midway Road.
3. Access shall be open and unrestricted to public open-space at the southeast corner of the site along Midway Road. A common property line, a minimum of 50 feet in length, shall connect the site and the public open-space.
4. A landscaped edge shall be required along Spring Creek Parkway and Midway Road. The width of the landscaped 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 landscaped edge will not be required.

5. Open space requirements for this tract, if developed under the Patio Home district standards, will be reduced from 10% 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 multi-family 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

ZC 95-22/95-6-26

Patio Home

Location: Northwest corner of Midway Road and McKamy Trail

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 Road immediately south of the MF-2 tract, and construction of the most westerly two lanes of Midway Road 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 Trail as a standard collector street from Midway Road 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 Trail (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 Trail and McKamy Trail is constructed to at least two lanes in width from such access point to Midway Road.
 - e. Phase IV shall include or be preceded by the construction of two lanes on the south side of Spring Creek Parkway from the western PD boundary to the centerline of Midway road, and the construction of two lanes on the west side of Midway Road from the southern PD boundary to the centerline of Spring Creek Parkway. As an alternative condition, Phase IV shall include or be preceded by the construction of two lanes on the south side of Spring Creek Parkway 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 multi-family 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 Parkway from the centerline of Midway Road to the western boundary of the MF-2 tract and the westerly two lanes of Midway Road from the southern boundary of the planned development district to the centerline of Spring Creek Parkway.
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' 6") abutting public park land. These roads include McKamy Trail 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 PD 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-483-PH

ZC 98-72/98-9-34

Patio Home

DELETED

PD-484-MF-2

ZC 94-67/94-8-11

Multi-Family-2

Location: North side of Ridgeview Drive, 700± feet west of Custer Road

Acreage: 62.7±

Restrictions:

1. This lot may be developed under the regulations of the MF-2 district subject to the following requirements:
2. No single-family, duplex, or patio home development is allowed.
3. A 15-foot landscaped edge, measured from the property line, shall be required on all street frontages; and
4. A maximum density of 18 units per acre on net usable land (i.e., right-of-way dedications and golf course).

PD-485-R/O-2ZC 99-37/99-11-34
ZC 94-67/94-8-11**Retail/Office-2**

Location: West side of Custer Road, 500± feet south of S.H. 121

Acreage: 54.8±

Restrictions:

Tract 4

This tract may be developed under the regulations of the O-2 district with the additional uses permitted within the Retail district by right or by specific use permit and subject to the following additional regulations:

1. Mini-warehouse/Public Storage and Truck Leasing are additional allowed uses.
2. 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.
3. Maximum FAR of 0.7:1 for office development and for mini-warehouse/public storage use.
4. Maximum lot coverage of 40% for mini-warehouse/public storage uses.
5. The exterior walls of the mini-warehouse/public storage facility shall be constructed of 100% brick and glass.

6. 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.

Tract 5

This lot may developed under the regulations of the O-2 district with the additional uses permitted within the Retail district by right or by specific use permit and subject to the following additional regulations:

1. Maximum height of eight stories for office development, with a maximum height of three stories at or above grade for parking structures;
2. Maximum FAR of 0.7:1 for office development, with a maximum 0.3:1 FAR for retail development;
3. Maximum lot coverage of 30% for retail and office development; up to 40% with structured parking;
4. A 30-foot wide landscaped area, measured from the property line, shall be provided along S.H. 121;
5. A 15-foot wide landscaped area, measured from the property line, shall be provided along all other streets; and
6. Pole signs are not allowed. Monument signs are allowed provided the sign is eight feet or less in height.

PD-486-R

ZC 94-63/94-8-31

Retail

Location: North side of Parker Road, west of Independence Parkway

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 as attached hereto). The final site plan shall conform to the preliminary site plan and no additional buildings shall be permitted;
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 as indicated on the Exhibit A. (An eight foot wall on the north and west property lines);
7. Monument signs shall be required. Pole signs are prohibited; and
8. Landscaping shall be installed as noted on the preliminary site plan.

PD-487-MF-2

ZC 94-107/94-12-6

Multi-Family-2

Location: Northwest corner of Jupiter Road and Spring Creek Parkway

Acreage: 23.9±

Restrictions: 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, other members.

PD-488-PH

ZC 94-98/95-1-14

Patio Home

Location: Southwest corner of Independence Parkway and Russell Creek Drive

Acreage: 30.4±

Restrictions:

1. A minimum 15-foot front building line; and
2. A minimum 15-foot rear yard setback where a 15-foot front building line is provided.

PD-489-MF-1

ZC 95-59/95-8-47

Multi-Family-1

Location: North side of Legacy Drive, 1,150± feet east of Alma Drive

Acreage: 34.7±

Restrictions:

1. Maximum number of units: 346;
2. Minimum front yard setback: 70 feet;
3. Minimum landscaped edge along Legacy Drive: 50 feet;
4. Maximum building height: 2 stories (35 feet); and
5. Minimum side and rear yard setbacks: 50 feet

PD-490-MF-2

ZC 95-71/95-9-41

Multi-Family-2

Location: West side of Ohio Drive, 1,175± feet north of Hedgcoxe Road

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 flood plain for the linear park, with the total not to exceed 500 units.
3. Minimum front yard setback of 100 feet for three story buildings.

**HISTORIC DESIGNATIONS ADOPTED
LISTED WITH CONDITIONS OF APPROVAL**

HISTORIC DESIGNATION NUMBER	ZONING CASE	ORDINANCE NO.	NAME
<p style="text-align: center;">H-1</p> <p>Additional uses permitted are incidental retail sales, museum, periodic fund raising activities, related charitable and/or educational activities, and incidental office uses.</p>	82-01	82-3-5	Ammie Wilson
<p style="text-align: center;">H-2</p> <p>Exterior structure standards in Section 3-300 are waived.</p>	82-46	82-9-3	Roller House
<p style="text-align: center;">H-3</p> <p>Exterior structure standards in Section 3-300 are waived.</p>	82-47	82-9-6	Aldridge House
<p style="text-align: center;">H-4</p> <p>The additional use of a hotel/motel is allowed with the following restrictions:</p> <ol style="list-style-type: none"> 1. A maximum of four (4) 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; and 4. Owner occupancy of the house is required. The stipulations placed originally with the Historic 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

HISTORIC DESIGNATION NUMBER	ZONING CASE	ORDINANCE NO.	NAME
<p>H-5</p> <p>1. Designation includes the structure in addition to the site.</p> <p>2. Additional use of one-family residence on the second floor of the main structure.</p>	<p>98-95 93-20 83-31</p>	<p>98-12-23 93-11-40 83-6-26</p>	<p>Forman House</p>
<p>H-6</p>	<p>84-39</p>	<p>84-9-6</p>	<p>Olney Davis House</p>
<p>H-7</p> <p>1. Uses allowed in addition with residential shall be architectural artifacts and antique sales, offices, hand craft sales, and personal service shops;</p> <p>2. Non-residential uses shall be limited to the first floor of this structure;</p> <p>3. Restoration of the structure is to be made in accordance with the plans approved by the HLC;</p> <p>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; and</p> <p>5. The Carriage House located at the rear of the property shall also be restored in accordance with plans approved by the HLC.</p>	<p>86-29</p>	<p>86-5-17</p>	<p>Lamm House</p>
<p>H-8</p>	<p>93-20 87-76</p>	<p>93-11-40 87-12-27</p>	<p>Moore House</p>
<p>H-9</p>	<p>93-20 87-81</p>	<p>93-11-40 87-12-26</p>	<p>Plano National Bank IOOF Lodge</p>
<p>H-10</p>	<p>89-03</p>	<p>89-3-9</p>	<p>Mitchell House</p>
<p>H-11</p> <p>Original Donation #25, Lot 2</p>	<p>89-38</p>	<p>82-12-26</p>	<p>S.B. Wyatt House</p>
<p>H-12</p> <p>Railroad Addition, Blk 2, Lots 1B, 2B, 3B, & 4G</p>	<p>93-20 89-46</p>	<p>93-11-40 90-3-30</p>	<p>Interurban Station</p>

HISTORIC DESIGNATION NUMBER	ZONING CASE	ORDINANCE NO.	NAME
<p style="text-align: center;">H-14</p> <p>1. Exterior structure standards in Section 3-300 of the Zoning Ordinance are waived to allow wood siding instead of masonry;</p> <p>2. The additional use of a living space in a garage apartment at the rear of the property is allowed; and</p> <p>3. Construction of the outbuilding/living space is to be made in accordance with plans approved by the Historic Landmark Committee.</p>	91-59	92-1-15	Carlisle House
<p style="text-align: center;">H-15</p>	91-61	92-3-3	S.J. Mathews House
<p style="text-align: center;">H-16</p>	92-30	92-6-15	Wells Homestead
<p style="text-align: center;">H-17</p> <p>Waiver of the distance requirement from churches to allow for private clubs.</p>	92-74	93-5-44 92-11-15	Wall-Robbins House
<p style="text-align: center;">H-18</p> <p>1. Reduction in required parking.</p> <p>2. Antique shop and tearoom allowed as additional uses in conjunction with the Historic Landmark Designation.</p>	96-57	96-10-18	Hood House
<p style="text-align: center;">H-19</p> <p>Original Donation Addition, Block 2, Lot 8.</p>	98-96	98-12-24	Little Carlisle House

HISTORIC DESIGNATION NUMBER	ZONING CASE	ORDINANCE NO.	NAME
<p style="text-align: center;">H-20</p> <p><u>Special Stipulations for Properties with Non-Residential Base Zoning</u></p> <ol style="list-style-type: none"> 1. The following additional uses shall be permitted by right: <ol style="list-style-type: none"> a. Single-Family Residence, Detached in accordance with UR standards except as specified in #6 and #7 below 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: <ol style="list-style-type: none"> 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. 	99-51	2000-1-6	Haggard Park Heritage District

HISTORIC DESIGNATION NUMBER	ZONING CASE	ORDINANCE NO.	NAME
<p align="center">H-20 Continued</p> <p>b. The minimum number of parking spaces for uses other than single-family residences shall be 75% of that required by Subsection 3-1100 of the Zoning Ordinance.</p> <p>c. With site plan approval, the Planning & Zoning Commission may grant credit for available public parking.</p> <p>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.</p> <p><u>Stipulations for the Entire Heritage District</u></p> <p>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.</p> <p>2. The maximum building height shall be two stories and 45 feet.</p> <p>3. Masonry requirements for residential structures as specified in Subsection 3-301 of the Zoning Ordinance shall not apply.</p>	99-51	2000-1-6	Haggard Park Heritage District
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
<p align="center">H-24</p> <p>The additional use of a private club is allowed.</p>	2001-03 2001-37	2001-3-23 2001-9-40	Plano High School (Cox School Building)

SPECIFIC USE PERMITS

LISTED WITH CONDITIONS OF APPROVAL

NUMBER	DESCRIPTION	ORIGINAL ZONING CASE
S 1	Commercial Antenna (expanded acreage) (Ordinance No. 95-11-12)	95-82
S 2	Cemetery (rezoned and expanded) (Ordinance No.93-9-48)	93-41
S 3	Cemetery	71-04
S 4	Sewage Treatment Plant	71-04
S 5	Rescinded (Ordinance No. 98-9-8)	98-53
S 6	Private Club - William S. Remington and Jack Astor's Restaurant (Ordinance No. 93-10-26)	93-60
S 7	Private Club (Ordinance No. 95-12-21)	95-87
S 8	Rescinded (Ordinance No. 2001-8-27)	2001-27
S 9	Country Club	72-17
S 10	Private Recreation Facility	71-26
S 11	Private Club - Cantina D'Italia (Ordinance No. 87-12-30)	87-77
S 12	Drive-In Restaurant	84-16
S 13	Private Club and Country Club	72-17
S 14	Long-Term Care Facility	73-01
S 15	Day Care Center	73-37
S 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
S 17	Day Care Center	82-30B
S 18	Private Club (Rescinded and Granted) (Ordinance No. 96-7-24)	96-35

NUMBER	DESCRIPTION	ORIGINAL ZONING CASE
S 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 forty square feet in size, and shall otherwise conform to the sign ordinance.	74-03
S 20	Miniature Golf Course <ul style="list-style-type: none"> • Connection shall be made to a sanitary sewer main when accessible. 	74-18
S 21	Private Club - Steak & Ale	84-41
S 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
S 23	Owen's Family Restaurant (Ordinance No. 88-10-26)	88-39
S 24	Rescinded (Ordinance No. 2000-6-14)	2000-37
S 25	Private Club - Fishmongers Seafood Market (Expanded) (Ordinance No. 91-12-4)	91-31
S 26	Truck and Bus Leasing	81-39
S 27	Heating and Air-Conditioning Shop	84-68
S 28	Day Care Center (Ordinance No. 88-5-10)	88-06
S 29	Private Club - Mario Leal	84-60
S 30	Day Care Center	77-10
S 31	Private Club - Holiday Inn	84-27

NUMBER	DESCRIPTION	ORIGINAL ZONING CASE
S 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
S 33	Used Car Dealer <ul style="list-style-type: none"> • Wheel stops shall be placed so as to prevent any portion of an automobile from overhanging the street right-of-way. 	77-26
S 34	Private Club (Ordinance No. 93-11-40)	93-20 and 77-32
S 35	Tia's Restaurant and Rosewood Property Company (Ordinance No. 89-8-7)	89-17
S 36	Rescinded (Ordinance No. 2001-8-30)	2001-30
S 37	Private Club	77-44
S 38	Used Car Dealer <ul style="list-style-type: none"> • A maximum of five cars may be on the premises at any one time. 	77-53
S 39	Day Care Center	77-57
S 40	Rescinded (Ordinance No. 2002-5-29)	2002-15 and 95-86
S 41	Day Care Center (Ordinance No. 95-12-23)	95-90
S 42	Private Club	77-79
S 43	Heating and Air Conditioning Shop	77-24
S 44	Day Care Center	78-12

NUMBER	DESCRIPTION	ORIGINAL ZONING CASE
S 45	<p>Concrete Batch Plant</p> <ol style="list-style-type: none"> 1. The tract must actually be used for the manufacture, and sale at wholesale and/or retail, delivery of off-premises sites, of concrete, within two (2) 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 No. 45 will be canceled and revoked, and be of no effect. 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 off-site and on-site 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 temporary 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 on-site construction of the essential elements of the batching plant, and (2) in the paving of Fulgham Road. Construction of the on-site or off-site 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. 	80-40

NUMBER	DESCRIPTION	ORIGINAL ZONING CASE
S 45 (Continued)	<p>12. The aggregate pits shall be watered, to prevent dust.</p> <p>13. Noise from the plant shall be minimized to insure compliance with Section 3-1301.</p> <p>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:</p> <ul style="list-style-type: none"> 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 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 on-site or off-site. 	80-40
S 46	<p>Private School (Ordinance No. 88-6-23)</p> <ul style="list-style-type: none"> 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 fence 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
S 47	Truck and Bus Leasing (Ordinance No. 96-1-10)	95-98
S 48	Private Street Development (Ordinance No. 96-1-33)	95-101
S 49	Private Club - Graciela's (Ordinance No. 87-5-15)	87-22
S 50	Governmental Service Yard	78-65
S 51	Private Club - Peter Verde (Ordinance No. 85-4-6)	85-01
S 52	Private Club	79-35

NUMBER	DESCRIPTION	ORIGINAL ZONING CASE
S 53	Expanded Private Club - Austin Avenue Grill and Sports Bar and Bryan Capps (Ordinance Nos. 2002-3-11 and 95-7-30)	2002-01 and 95-45
S 54	Arcade (Ordinance Nos. 89-6-21 and 89-6-20)	88-54 and 89-01
S 55	350-Foot Commercial Antenna Support Structure (Ordinance No. 96-2-13) 1. Approval by the Federal Communications Commission (FCC). 2. Approval by the Federal Aviation Administration (FAA).	95-92
S 56	Private Club	80-13
S 57	Restaurant (Ordinance No. 87-9-20)	87-55
S 58	Country Club and Private Club GCC Asset Management, Inc. (Ordinance No. 95-5-18)	95-28
S 59	Drive-In Restaurant	80-24
S 60	Country Club and Private Club - Gleneagles Country Club	83-06
S 61	Private Club - Good Eats Restaurant Franklin Barnard, Operator (Ordinance No. 91-8-14)	91-18
S 62	Golf Course (Ordinance No. 94-3-6)	93-109
S 63	Private Club	80-39
S 64	Private Club	80-56
S 65	Rescinded (Ordinance No. 98-9-30)	98-64
S 66	Governmental Service Yard	80-66
S 67	Private Club	82-95
S 68	Private Club - Jubilation Restaurant and Kenneth & Richard Jaffee (Ordinance No. 95-7-32)	95-48
S 69	Homebuilders Marketing Center (Ordinance No. 96-2-15) • The site plan, cafe 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
S 70	Auto Leasing (Ordinance No. 86-5-18) • No outdoor storage of lease vehicles.	86-28
S 71	Day Care Center (Ordinance No. 96-2-1)	95-77
S 72	Rescinded (Ordinance No. 99-10-26)	99-47

NUMBER	DESCRIPTION	ORIGINAL ZONING CASE
S 73	Private Club	82-71
S 74	Private Club	81-23
S 75	Private Club	81-06
S 76	Day Care Center <ul style="list-style-type: none"> • Maximum of 210 students. 	82-75 and 84-04
S 77	Private Club (Ordinance No. 96-3-22)	95-99
S 78	Concrete Batch Plant <ol style="list-style-type: none"> 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 Section 3-1301. 	81-54
S 79	Private Club	81-67
S 80	Country Club	83-75
S 81	Arcade (Ordinance No. 83-1-5)	82-67

NUMBER	DESCRIPTION	ORIGINAL ZONING CASE
S 82	Auto Leasing Facility (Ordinance No. 93-6-34) <ol style="list-style-type: none"> 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 an Auto Laundry. 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
S 83	Rescinded (Ordinance No. 99-10-26)	99-47
S 84	Private Club	82-13
S 85	Private Club and Arcade	82-74
S 86	Private School	82-31
S 87	Day Care Center (Ordinance No. 90-2-35)	89-37
S 88	Private Club - Roma Corporation and David Boyd (Ordinance No. 93-6-36)	93-24
S 89	Long-Term Care Facility (expanded acreage) (Ordinance Nos. 95-1-27 and 89-7-8)	94-150 and 88-15
S 90	Rescinded (Ordinance No. 99-10-26)	99-47
S 91	Drive-In Restaurant (Ordinance No. 87-2-24)	85-29 and 86-44
S 92	Private Club - Steak & Ale/ Bay Street	85-55
S 93	Rescinded (Ordinance No. 2001-8-28)	2001-28
S 94	Pharmacy (Ordinance No. 98-9-33)	98-35
S 95	Private Club - Chili's	84-62
S 96	Rescinded (Ordinance No. 99-10-26)	99-47
S 97	Private Club - August Moon	85-90
S 98	Private Recreation Facility (Ordinance No. 96-3-23)	96-04
S 99	Day Care Center	85-51
S 100	Rescinded (Ordinance No. 96-2-14)	95-107
S 101	Rescinded (Ordinance No. 2000-5-34)	2000-32
S 102	Antenna Tower	85-94

NUMBER	DESCRIPTION	ORIGINAL ZONING CASE
S 103	Mobile Radio Tower	85-95
S 104	Private Club (Ordinance No. 96-6-22)	96-26
S 105	<p>Hospital (Ordinance No. 88-12-18)</p> <ol style="list-style-type: none"> 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 Section 3-106. 4. Maximum Lot Coverage: 30%. 	88-40
S 106	Private Club - Ishi-Sushi Restaurant (Ordinance No. 86-4-16)	86-12
S 107	Private Club (Ordinance Nos. 93-1-17 and 86-4-13)	92-14 and 85-91
S 108	Private Club - Fuddruckers (Ordinance No. 86-4-17)	86-13
S 109	Private Club (Ordinance No. 96-6-21)	96-25
S 110	Private Club - Rosewood Property Company, Primavera, and Lori, Ruzhdi Krasniqui (Ordinance No. 91-4-39)	90-47
S 111	Private Club - Peter Cyr and Campari's (Ordinance No. 88-12-23)	88-50
S 112	Arcade (Ordinance No. 96-6-39)	96-27
S 113	Drive-Thru Restaurant (Ordinance No. 93-11-31)	93-55
S 114	Radio Tower (Ordinance No. 86-6-13)	86-30
S 115	Private Club - Forbidden City/Henry Ho (Ordinance No. 86-8-11)	86-14
S 116	Arcade (Ordinance No. 86-8-14)	86-49
S 117	Hospital (Ordinance No. 86-8-17)	86-55
S 118	Private Club - The Great Outdoors (Ordinance No. 86-8-29)	86-37
S 119	Day Care Center (Ordinance No. 96-7-26)	96-37
S 120	Private School/Day Care Center (Ordinance No. 86-9-33)	86-80
S 121	Automotive Dealership (Ordinance No. 96-8-25)	96-42
S 122	Electrical Substation (Ordinance No. 86-10-9)	86-77

NUMBER	DESCRIPTION	ORIGINAL ZONING CASE
S 123	Private Club - Plano All Star Bowling Center (Ordinance No. 86-11-32) • Food/alcohol sales receipts shall be submitted one year after opening.	86-78
S 124	Contractors Shop and Storage (Ordinance No. 86-10-10); Rescinded a portion (Ordinance No. 2002-12-3)	86-65 and 2002-36
S 125	Private Club - Wolfgang Warmbier and Bavarian Grill (Ordinance No. 93-11-22)	93-59
S 126	Arcade (Ordinance No. 86-11-32)	86-78
S 127	Day Care Center (Ordinance No. 86-11-32)	86-78
S 128	Electrical Substation (Ordinance No. 92-4-7)	92-10
S 129	Private School (Expanded) (Ordinance No. 91-9-39)	91-24
S 130	VOID (Ordinance No. 90-2-26)	89-15
S 131	Private Club - Prestonwood Country Club (Ordinance No. 87-1-12)	86-86
S 132	Day Care Center (Ordinance No. 87-1-29)	86-63
S 133	Rescinded (Ordinance No. 2000-5-35)	2000-33
S 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
S 135	Day Care Center (Ordinance Nos. 92-10-28 and 89-2-16)	92-73 and 88-42
S 136	Private Club - La Madeleine French Bakery and Café and Thomas W. Swift (Ordinance No. 94-8-12)	94-72
S 137	Day Care Center (Ordinance No. 87-4-27)	87-02
S 138	Private Club - Mr. Gatti's (Ordinance No. 87-7-18)	87-35
S 139	Arcade (Ordinance No. 87-7-19)	87-34
S 140	Day Care Center (Ordinance No. 87-8-7)	87-41
S 141	Heliport (Ordinance No. 87-8-11)	87-40
S 142	Day Care Center (Ordinance No. 87-8-11)	87-40
S 143	Hospital (Ordinance No. 87-8-11)	87-40

NUMBER	DESCRIPTION	ORIGINAL ZONING CASE
S 144	Day Care Center (Ordinance No. 87-9-15)	87-36
S 145	Commercial Antenna Support Structure (Ordinance No. 96-11-30)	96-61
S 146	Private Recreation Facility (Ordinance No. 87-12-28)	87-62
S 147	Residence Hotel (Ordinance No. 88-1-22)	87-79
S 148	Day Care Center (Ordinance No. 93-11-28)	93-58
S 149	Helistop (Ordinance No. 88-3-11)	87-78
S 150	Arcade (Ordinance No. 88-4-17)	88-09
S 151	Day Care Center (Ordinance No. 88-5-11)	88-07
S 152	Day Care Center (Ordinance No. 88-5-12)	88-08
S 153	Private Club - Marriott, Inc. (Ordinance No. 88-5-29)	88-21
S 154	Private Club - Parkway Central, Ltd. and El Fenix (Ordinance No. 89-1-15)	88-53
S 155	Microwave Reflector/Antenna (Ordinance No. 89-4-15) <ul style="list-style-type: none"> • Microwave reflector/antenna shall be for receiving only with an overall height at 52.1 feet. 	89-08
S 156	Hospital (Ordinance No. 89-9-25)	89-22
S 157	Contractors Shop and Storage Yard (Ordinance No. 89-10-26)	89-26
S 158	Commercial Antenna Support Structure (Ordinance No. 96-9-39)	96-56
S 159	Rescinded (Ordinance No. 97-6-21)	97-18
S 160	Massage Establishment (Ordinance No. 89-11-26)	89-25
S 161	Rescinded (Ordinance No. 96-9-38)	96-55
S 162	Rescinded (Ordinance No. 96-9-38)	96-55
S 163	Day Care Center (Ordinance No. 89-12-13)	89-13

NUMBER	DESCRIPTION	ORIGINAL ZONING CASE
S 164	<p>Outdoor Commercial Amusement Facility (Golf Driving Range) (Ordinance No. 89-12-12)</p> <ol style="list-style-type: none"> 1. Compliance with the approved guidelines for the location of outdoor commercial amusements. 2. Staff approval of a landscape, screening, and irrigation plan showing 2 gallon Yaupon Holly adjacent to the parking area along Alliance Drive, and a mix of minimum 3" caliper Oaks, Sycamore, Maple, and Ash trees at 100 feet on-center with 5 gallon Carolina Jasmine at 20 feet on-center along the proposed fence lines. 3. Monument signs. 	89-32
S 165	Private Club (Ordinance No. 99-4-15)	99-05
S 166	Rescinded (Ordinance No. 2000-5-36)	2000-34
S 167	Private Club - Tino Trujillo and Jud DeMott d/b/a Centre Affairs (Ordinance No. 90-2-18)	90-01
S 169	Massage Establishment - Southwest Savings and Cosmopolitan Lady (Ordinance No. 90-3-27)	89-40
S 170	Rescinded (Ordinance No. 96-7-5)	96-30
S 171	Truck Leasing (Ordinance No. 90-5-6)	90-05
S 172	<p>Outdoor Commercial Amusement (Ordinance No. 90-6-10)</p> <ol style="list-style-type: none"> 1. Compliance with the Outdoor Commercial Amusement Guidelines. 2. Staff approval of landscape, screening and irrigation plans. 	90-03
S 173	<p>Auto Leasing and Renting (Ordinance No. 93-12-18)</p> <ul style="list-style-type: none"> • Adoption of the zoning exhibit as part of the specific use permit ordinance. 	93-48
S 174	Animal Exhibition (Ordinance No. 99-4-16)	99-04
S 175	Private Club (Ordinance No. 93-11-34)	93-56
S 176	Private Club - Greek Isles Restaurant and Constantinos Venetis (Ordinance No. 93-10-23)	93-49
S 177	Gymnastic-Dance Studio (Ordinance No. 90-11-10)	90-21
S 178	Private Club (Ordinance Nos. 2001-2-17 and 94-9-41)	2000-96 and 94-83

NUMBER	DESCRIPTION	ORIGINAL ZONING CASE
S 179	Day Care Center (Ordinance No. 93-6-34)	93-18
S 180	Private Club - Lyda Hunt Trust and Colter's Bar-B-Q and Grill (Ordinance No. 91-2-19)	90-50
S 181	Cellular Telephone Antenna (Ordinance No. 91-3-27)	91-04
S 182	Private Club - General Mills Restaurant and The Olive Garden Restaurant (Ordinance No. 91-4-35)	90-58
S 183	Arcade (Ordinance No. 91-4-29)	90-52
S 184	Rescinded (Ordinance No. 99-10-26)	99-47
S 185	Day Care Center (Ordinance No. 91-8-10)	91-14
S 186	Private Club - Portofino Italian Restaurant and Richard Amoedo (Ordinance No. 93-2-16)	92-102
S 187	Restaurant - Spageddie's Restaurant and Brinker International (Ordinance No. 91-11-22) • Off-site parking agreement required as shown on the approved site plan for 58/Woodard Addition I.	91-33
S 188	Private Club - Spageddie's Restaurant and Brinker International (Ordinance No. 91-11-19) • Off-site parking agreement as shown on the approved site plan for 58/Woodard Addition I.	91-33
S 189	Private Club - Plano Café and Anson Chan (Ordinance No. 94-4-10)	94-18
S 190	Day Care Center (Ordinance No. 94-9-51)	94-96
S 191	Private Street Development (Ordinance No. 92-1-34)	91-55
S 192	Rescinded (Ordinance No. 99-10-26)	99-47
S 193	Day Care Center (Ordinance No. 92-2-22)	91-57
S 194	Automobile and Truck Leasing (Ordinance No. 92-5-32)	92-18
S 195	Private Club - Mama's Pizza, Inc. (Ordinance No. 92-5-29)	92-25
S 196	Private Club - Bo Bo City Restaurant and Chung Keng Ng (Ordinance No. 92-6-14)	92-28
S 197	Rescinded (Ordinance No. 2000-5-37)	2000-35
S 198	Rescinded (Ordinance No. 2000-5-37)	2000-35
S 199	Private Street Development (Ordinance No. 92-7-13)	92-16

NUMBER	DESCRIPTION	ORIGINAL ZONING CASE
S 200	Private Club - Paradiso S.D.A., Inc. and Pasta Bella Restaurant (Ordinance No. 92-7-40)	92-37
S 201	Private Club - Michael D. McMahan and Mac's Bar and Grill (Ordinance No. 93-1-20)	92-38
S 202	Private Club - Pon Family Trust and El Norte Grill (Ordinance No. 92-7-31)	92-39
S 203	Rescinded (Ordinance No. 96-6-19)	96-22
S 204	Private Club - Hooter's Restaurant and Rick Crawford (Ordinance No. 95-7-18)	95-46
S 205	Private Club - On the Border Corporation, Raymond E. York (Ordinance No. 92-10-22)	92-68
S 206	Private Club - Ming Garden Restaurant and Steve Jong (Ordinance No. 92-11-44)	92-69
S 207	Private Club - T.G.I. Friday's (Ordinance No. 92-11-43)	92-60
S 208	Drive-In Restaurant (Ordinance No. 92-11-27)	92-77
S 209	Commercial Communication Tower (Ordinance No. 92-11-31)	92-85
S 210	Private Recreation Facility (Ordinance No. 92-11-30)	92-83
S 211	Used Car Dealer (Ordinance No. 92-12-4)	92-87
S 212	Private Club - Brinker International and Romano's Macaroni Grill (Ordinance No. 92-12-22)	92-88
S 213	Rescinded (Ordinance No. 2002-10-28)	2002-41
S 214	Private Recreation Facility (Ordinance No. 96-9-37)	96-52
S 215	Commercial Antenna Support Structure (Ordinance No. 93-2-12)	92-98
S 216	Private Club - Outback Steakhouse and Steve Shlemon (Ordinance No. 93-2-35)	92-105
S 217	Bank (Ordinance No. 93-2-21)	92-101
S 218	Restaurant (Ordinance No. 93-3-4)	92-103
S 219	Restaurant (Ordinance No. 93-3-5)	92-104
S 220	Private Club - Islands Restaurant (Ordinance No. 93-3-6)	93-01
S 221	Rescinded (Ordinance No. 96-2-16)	95-104
S 222	Day Care Center (Ordinance No. 93-4-34)	93-06
S 223	Limited Assembly and Manufacturing Uses (Ordinance No. 93-6-34)	93-18

NUMBER	DESCRIPTION	ORIGINAL ZONING CASE
S 224	Private Club - Spaghetti Warehouse and John Cahill (Ordinance No. 93-7-10)	93-15
S 225	Rescinded (Ordinance No. 2001-8-29)	2001-29
S 226	Arcade (Ordinance No. 93-8-9)	93-29
S 227	Drive-In Restaurant (Ordinance No. 93-9-22)	93-16
S 228	Private Recreation Facility (Ordinance No. 93-9-2)	93-25
S 229	Private Club - Preston Park, Ltd. and Patrizio's Restaurants (Ordinance No. 93-9-3)	93-34
S 230	Indoor Commercial Amusement (Ordinance No. 93-9-30) <ul style="list-style-type: none"> No windows providing views for employees or patrons shall be located on the second or third level on the west side of the building. 	93-36
S 231	Private Club - Cozymel's Restaurant and Jeff Smith (Ordinance No. 93-9-5)	93-40
S 232	Arcade (Ordinance No. 93-10-24)	93-43
S 233	Drive-In Restaurant (Ordinance No. 93-11-36)	93-54
S 234	Rescinded (Ordinance No. 96-2-22)	95-105
S 235	Rescinded (Ordinance No. 96-2-23)	95-106
S 236	Commercial Telephone Support Antenna (Ordinance No. 93-11-43)	93-73
S 237	Arcade (Ordinance No. 93-11-29)	93-53
S 238	Private Club - Joseph V. Tortorice, Jr. and Jason's Deli (Ordinance No. 93-11-45)	93-78
S 239	Hospital (Ordinance No. 93-12-1)	93-66
S 240	Private Recreation Facility (Ordinance No. 96-11-31)	96-63
S 241	Day Care Center (Ordinance No. 96-12-12)	96-64
S 242	Private Street Development (Ordinance No. 94-3-25)	93-81
S 243	Day Care Center (Ordinance No. 94-1-3)	93-92
S 244	Private Club - Angelo Stergios and Vincent's Seafood Restaurant (Ordinance No. 94-1-35)	93-107
S 245	Veterinary Clinic (Ordinance No. 94--2-6)	93-102
S 246	Commercial Antenna Support Structure (Ordinance No. 94-2-7)	93-100
S 247	Private Street Development (Ordinance No. 94-2-43)	93-108

NUMBER	DESCRIPTION	ORIGINAL ZONING CASE
S 248	Arcade (Ordinance No. 94-3-28)	94-08
S 249	Day Care Center (expanded acreage) (Ordinance No. 95-12-22)	95-89
S 250	Private Recreation Facility (expanded acreage) (Ordinance No. 95-8-46)	95-58
S 251	Private Club - Veterans of Foreign Wars (Ordinance Nos. 95-2-29 and 94-3-33)	94-149 and 94-14
S 252	Day Care Center (Ordinance No. 94-4-12)	94-22
S 253	Private Club - Fresh Choice, Inc. (Ordinance No. 94-4-27)	94-29
S 254	Private Club - Mulligan's Restaurant and Jeff Williamson (Ordinance No. 94-4-26)	94-28
S 255	Private Club - Massimo's - The Italian Bakery and Café (Ordinance No. 94-5-19)	94-35
S 256	Commercial Antenna Support Structure (Ordinance No. 94-5-28)	94-34
S 257	Private Club - El Chico, Inc. and John Cuellar (Ordinance No. 94-5-29)	94-39
S 258	Private Club (Rescinded and Granted) (Ordinance No. 97-7-27)	97-27
S 259	Private Club - Sea Grill and Suree Sudivoraseth (Ordinance No. 94-7-21)	94-51
S 260	Private Club - Laredo Grill and Jon E. Wilson (Ordinance No. 94-6-30)	94-50
S 261	Commercial Antenna Support Structure (Ordinance No. 94-7-15)	94-61
S 262	Private Club - Slider and Blues Restaurant and Patrick Finn (Ordinance No. 94-7-14)	94-59
S 263	Arcade (Ordinance No. 94-7-14)	94-59
S 264	Private Club (Rescinded and Granted) (Ordinance No. 96-7-25)	96-36
S 265	Day Care Center (Ordinance No. 94-10-17)	94-92
S 266	Rescinded (Ordinance No. 95-8-45)	95-55
S 267	Rescinded (Ordinance No. 95-8-45)	95-55
S 268	Restaurant (Ordinance No. 95-6-32)	95-37
S 269	Private Club - Tia's Restaurant and Ruby Tuesday, Inc. (Ordinance No. 95-6-32)	95-37
S 270	Rescinded (Ordinance No. 95-6-32)	95-37
S 271	Rescinded (Ordinance No. 95-6-32)	95-37

NUMBER	DESCRIPTION	ORIGINAL ZONING CASE
S 272	Private Club - Big Easy Restaurant and James Elrod (Ordinance No. 94-12-25)	94-134
S 273	Private Recreation Facility (Ordinance No. 94-12-9)	94-129
S 274	Private Club - Black-Eyed Pea (Ordinance No. 94-12-10)	94-130
S 275	Commercial Antenna Support Structure (Ordinance No. 95-1-8)	94-139
S 276	Rescinded (Ordinance No. 95-11-10)	95-78
S 277	Hospital (Ordinance No. 95-1-27)	94-150
S 278	Private Club - Kosta's Restaurant and Zissis Ioannidies (Ordinance No. 95-2-30)	94-153
S 279	Private Club - Papaya's Restaurant and Papaya's TexMex, Inc. (Ordinance No. 95-7-27)	95-47
S 280	100-Foot Commercial Antenna Support Structure (Rescinded and Granted) (Ordinance Nos. 2000-3-29 and 95-2-44)	2000-10 and 95-03
S 281	Private Street Development (Ordinance No. 95-3-39)	94-154
S 282	Private Club - Popolos II Restaurant and Maury Jaffer (Ordinance No. 95-3-36)	95-05
S 283	Household Care Institution (Ordinance No. 95-8-4)	95-16
S 284	Drive-In Restaurant (Ordinance No. 95-4-28)	95-18
S 285	Rescinded (Ordinance No. 99-11-44)	99-48
S 286	Day Care Center (Ordinance No. 95-5-16)	95-21
S 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 persons.	95-31
S 291	Arcade (Ordinance No. 95-6-31)	95-36
S 292	Arcade (Ordinance No. 95-6-30)	95-35
S 293	Long-Term Care Facility (Ordinance No. 95-7-17)	95-39
S 294	Golf Course (Ordinance No. 95-7-33)	95-49
S 295	Private Club - Ridgeview Ranch Golf Investors, Inc., JAJ Inc. and ICI Golf Ridgeview, Inc. & Jeff Silverstein (Ordinance No. 95-7-33)	95-49

NUMBER	DESCRIPTION	ORIGINAL ZONING CASE
S 296	Veterinary Clinic/Kennel (Indoor Pens) (Ordinance No. 95-7-29)	95-44
S 297	Used Car Dealer (Ordinance No. 95-7-28)	95-42
S 299	Private Club - China Palace Restaurant and Jen Lee Kuo (Ordinance No. 95-8-18)	95-51
S 300	<p>Truck and Bus Leasing (Ordinance No. 95-8-17)</p> <ol style="list-style-type: none"> 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 on site in the area designated and shown on Exhibit "A" attached unto. 3. Rental vehicles may only be leased and returned during the following hours: <ul style="list-style-type: none"> 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. 	95-50
S 303	Used Car Dealership (Ordinance No. 95-8-48)	95-61
S 304	Automobile Leasing and Renting (Ordinance No. 95-8-48)	95-61
S 305	Private Club - Black-Eyed Pea Restaurant and Don Shows, Jr. (Ordinance No. 95-9-21)	95-60
S 306	Household Care Institution (Ordinance No. 95-9-24)	95-65
S 307	Private Club - Madonna's Pizza and Pasta Restaurant and Jayne Ramji (Ordinance No. 95-9-22)	95-63
S 308	Private Club (Rescinded and Granted) (Ordinance No. 97-12-25)	97-72
S 309	Private Club - Red Hot and Blue and CNW Enterprises (Ordinance No. 95-9-40)	95-70
S 310	<p>Truck and Bus Leasing (Ordinance No. 95-9-39)</p> <ul style="list-style-type: none"> • A maximum of three leasing vehicles on the property. 	95-67
S 311	<p>Auto Leasing and Renting (Ordinance No. 95-10-17)</p> <ol style="list-style-type: none"> 1. Designation of 16 parking spaces for rental vehicles only. 2. Signage shall be provided to clearly mark the reserved spaces. 	95-68

NUMBER	DESCRIPTION	ORIGINAL ZONING CASE
S 312	Private Recreation Facility (Ordinance No. 95-10-18)	95-74
S 313	Restaurant (rescinded and granted) (Ordinance No. 97-10-35)	97-39
S 314	Private Club (Rescinded and Granted) (Ordinance No. 97-10-35)	97-39
S 315	Private Recreation Facility (Ordinance No. 95-11-11)	95-79
S 316	Private Street Development (Ordinance No. 97-4-13)	95-83
S 317	Nursery (Ordinance No. 96-12-16) 1. No vehicular access from Pecan Lane. 2. Addition of landscaped 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
S 318	Day Care Center (Ordinance No. 96-12-17)	97-66
S 319	100-Foot Commercial Antenna Support Structure (Ordinance No. 97-1-8)	96-72
S 320	Private Club (Ordinance No. 97-2-17)	96-80
S 321	Day Care Center (Ordinance No. 97-4-7)	96-83
S 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
S 323	Rescinded (Ordinance No. 99-10-26)	99-47
S 324	Private Club (Ordinance No. 97-5-9)	97-15
S 325	Day Care Center (Ordinance No. 97-6-8)	97-11
S 326	Private Club (Ordinance No. 97-6-9)	97-17
S 327	Private Recreation Center (Ordinance No. 97-6-10)	97-19
S 328	Private Recreation Center (Ordinance No. 97-8-21)	97-21

NUMBER	DESCRIPTION	ORIGINAL ZONING CASE
S 329	<p>Day Care Center (Ordinance Nos. 2000-9-27 and 97-8-22)</p> <ol style="list-style-type: none"> 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
S 330	Private Recreation Center (Ordinance No. 97-9-3)	97-20
S 331	Private Club (Ordinance No. 97-9-10)	97-33
S 332	Public/Private Utility (Shops, Office, and Storage Area) (Ordinance No. 97-9-24)	97-37
S 333	Private Recreation Center (Ordinance No. 97-10-11)	97-35
S 334	Private Club (Ordinance No. 97-10-25)	97-38
S 335	<p>Day Care Center (Ordinance No. 97-10-26)</p> <ul style="list-style-type: none"> • Day care being 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
S 336	Outdoor Commercial Amusement for a Golf Training Facility and Driving Range (Ordinance No. 97-10-44)	97-44
S 337	<p>Day Care Center (Ordinance No. 97-10-46)</p> <ul style="list-style-type: none"> • Day care shall be provided for less than four hours per day for an individual person. 	97-49
S 338	<p>Truck Leasing (Ordinance Nos. 2000-8-18 and 98-1-21)</p> <ul style="list-style-type: none"> • Amended to remove the stipulation pertaining to automatic review of specific use permit 24 months from the date of approval. 	2000-13 and 97-67
S 339	Arcade (Ordinance No. 97-10-35)	97-39
S 340	<p>Arcade (Ordinance No. 97-12-10)</p> <ol style="list-style-type: none"> 1. A maximum of 25 video machines shall be allowed. 2. The zoning exhibit is adopted as part of the ordinance. 	97-59
S 341	Day Care Center (Ordinance No. 97-12-24)	97-66

NUMBER	DESCRIPTION	ORIGINAL ZONING CASE
S 342	Private Recreation Center (Ordinance No. 98-1-7)	97-71
S 344	Drive-in Restaurant (Ordinance No. 98-2-18)	97-82
S 345	Regional Theater	97-83
S 346	Arcade (Ordinance No. 98-2-18)	97-83
S 347	Private School (Ordinance No. 96-2-15)	96-05
S 349	Private Club (Ordinance No. 98-2-29)	97-76
S 350	Day Care Center (Ordinance No. 98-2-30)	97-79
S 351	Private Club (Ordinance No. 98-3-24)	98-02
S 352	Private Club (Ordinance No. 98-4-11)	98-07
S 353 and S 354	Retirement Housing Facility (Ordinance No. 98-4-12) Household Care Institution	98-08
S 355	Private Club (Ordinance No. 98-4-24)	98-05
S 356	Private Club (Ordinance No. 98-5-38)	98-09
S 357	Drive-in Restaurant (Ordinance No. 98-6-11)	98-28
S 358	Contract Construction (Ordinance No. 2000-4-23)	2000-24
S 359	Commercial Antenna (Ordinance No. 98-8-19)	98-33
S 360	Private Club (Ordinance No. 98-8-39)	98-60
S 361	Day Care Center (Ordinance No. 98-10-7)	98-78
S 362	Private Club (Ordinance No. 98-10-21)	98-76
S 363	Retirement Housing (Ordinance No. 98-10-22)	98-77
S 364	Private Club (Ordinance No. 98-10-23)	98-79
S 365	Private Club (Ordinance No. 98-10-25)	98-81
S 366	Regional Theater (Ordinance No. 98-10-20)	98-62
S 367	Private Club (Ordinance No. 98-11-23)	98-12
S 368	Day Care Center (Ordinance No. 98-11-24)	98-82
S 370	Day Care Center (Ordinance No. 98-12-22)	98-89
S 371	Automobile Leasing and Renting (Ordinance No. 98-12-33)	98-97
S 372	Private Club (Ordinance No. 99-1-7)	98-99
S 373	Private Club (Ordinance No. 99-5-19)	99-03
S 374	Private Club (Ordinance No. 99-6-16)	99-11

NUMBER	DESCRIPTION	ORIGINAL ZONING CASE
S 375	Private Club (Ordinance Nos. 2002-2-35 and 99-6-28) <ul style="list-style-type: none"> • Limit the private club use to the clubhouse. 	2001-33 and 99-13
S 376	Private Recreation Center (Ordinance No. 99-6-17)	99-14
S 377	Private Club (Ordinance No. 99-6-18)	99-15
S 378	Day Care Center (Ordinance No. 2000-4-12)	2000-21
S 379	Private Club (Ordinance No. 99-6-39)	99-22
S 380	Day Care Center (Ordinance No. 99-6-36)	99-17
S 381	Private Recreation Center (Ordinance Nos. 2000-5-14 and 99-8-18)	99-31
S 383	Private Club (Ordinance No. 99-9-7)	99-23
S 384	New and Used Car Dealership (Expanded) (Ordinance Nos. 2000-2-31 and 99-9-37)	99-80 and 99-44
S 385	Mini-Warehouse Public Storage - Expanded (Ordinance No. 2001-12-14 and 99-10-26)	2001-42 and 99-47
S 386	Mini-Warehouse Public Storage (Ordinance No. 99-10-26)	99-47
S 387	Mini-Warehouse Public Storage (Ordinance No. 99-10-26)	99-47
S 388	Used Car Dealer (Rescinded and Granted) (Ordinance No. 2000-1-19)	99-83
S 389	Used Car Dealer (Ordinance No. 99-10-26)	99-47
S 390	Private Utility (Ordinance No. 99-10-26)	99-47
S 391	Private Club (Ordinance No. 99-11-18)	99-52
S 392	Private Club (Ordinance No. 99-11-45)	99-50
S 393	Private Club (Ordinance No. 99-11-44)	99-48
S 394	Cemetery/Mausoleum (Ordinance No. 99-12-19)	99-71
S 395	Cemetery/Mausoleum (Ordinance No. 99-12-16)	99-65
S 396	Private Club (Ordinance No. 99-12-29)	99-36
S 397	Private Club (Ordinance No. 2000-2-32)	99-88
S 398	Community Center (Ordinance No. 2000-2-30)	99-79
S 400	Day Care Center (Ordinance No. 2000-3-15)	2000-03
S 401	Private Club (Ordinance No. 2000-3-17)	2000-07
S 402	Private Club (Ordinance No. 2000-3-31)	2000-12

NUMBER	DESCRIPTION	ORIGINAL ZONING CASE
S 403	Commercial Antenna Support Structure (Ordinance No. 2000-4-11)	2000-20
S 404	Community Center (Ordinance No. 2000-3-30)	2000-11
S 405	Private Club (Ordinance No. 2000-5-19) <ul style="list-style-type: none"> • The 300-foot distance requirement from a residentially zoned district was waived. 	2000-26
S 406	Contract Construction (Ordinance No. 2000-5-20)	2000-27
S 407	Bank (Ordinance No. 2000-8-21)	2000-56
S 408	Private Club (Ordinance Nos. 2000-6-24 and 2000-5-39)	2000-29
S 409	Private Club (Ordinance No. 2000-5-33)	2000-30
S 410	Private School and Day Care (Ordinance No. 2000-6-14)	2000-37
S 411	Veterinary Clinic (Ordinance No. 2000-6-15)	2000-38
S 412	120-Foot Commercial Antenna Support Structure (Ordinance No. 2000-7-15)	2000-39
S 413	Private Club (Ordinance No. 2000-7-16)	2000-42
S 414	Private Club (Ordinance No. 2000-7-17)	2000-44
S 415	Private Club (Ordinance No. 2000-8-5) <ul style="list-style-type: none"> • The 1,000-foot distance requirement from a public park was waived. 	2000-50
S 416	Truck/Bus Leasing (Ordinance No. 2000-8-16) <ol style="list-style-type: none"> 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
S 417	Day Care Center (Ordinance No. 2000-8-17)	2000-53
S 418	Private Club (Ordinance No. 2000-8-22)	2000-57
S 419	Private Club (Ordinance No. 2000-8-42) <ol style="list-style-type: none"> 1. The 300-foot distance requirement was waived. 2. The zoning exhibit shall be adopted as part of the ordinance. 	2000-60
S 420	Private Club (Ordinance No. 2000-8-44)	2000-58
S 421	Private Recreation Facility (Ordinance No. 2000-9-12)	2000-45

NUMBER	DESCRIPTION	ORIGINAL ZONING CASE
S 422	Private Recreation Center (Ordinance No. 2000-9-13)	2000-63
S 423	Private Club (Ordinance No. 2000-9-14)	2000-62
S 424	Building Material Sales (Ordinance No. 2000-10-12)	2000-15
S 425	Cemetery/Mausoleum (Ordinance No. 2000-10-12)	2000-15
S 426	Cemetery/Mausoleum (Ordinance No. 2000-10-12)	2000-15
S 427	Building Material Sales (Ordinance No. 2000-10-24)	2000-72
S 428	General Manufacturing (Ordinance No. 2000-11-19)	2000-77
S 430	Day Care Center (Ordinance No. 2001-1-16)	2000-93
S 431	General Manufacturing (Ordinance No. 2001-1-21)	2000-95
S 432	Commercial Antenna Support Structure (Ordinance No. 2001-2-16)	2000-91
S 433	Private Club (Ordinance No. 2001-2-30)	2000-99
S 434	Private Club (Ordinance No. 2001-2-31)	2000-100
S 435	Private Club (Ordinance No. 2001-2-32)	2000-101
S 436	Arcade and Private Club (Ordinance No. 2001-2-33)	2000-102
S 437	Veterinary Clinic (Ordinance No. 2001-3-10)	2001-02
S 438	Commercial Antenna Support Structure (Ordinance No. 2001-3-24)	2001-04
S 439	Mini-Warehouse/Public Storage (Ordinance No. 2001-4-26)	2000-18
S 440	Mini-Warehouse/Public Storage (Ordinance No. 2001-4-26)	2000-18
S 441	Drive-in Restaurant (Ordinance No. 2001-4-26)	2000-18
S 442	New Car and Used Car Dealer (Ordinance No. 2001-4-26)	2000-18
S 443	Private Club (Ordinance No. 2001-4-25)	2000-71
S 444	Private Club (Ordinance No. 2001-5-13)	2001-09
S 445	Private Club (Ordinance No. 2001-5-14)	2001-10
S 446	Private Club (Ordinance No. 2001-5-29)	2001-11
S 447	Private Club (Ordinance No. 2001-6-26)	2001-14
S 448	Private Club (Ordinance No. 2001-6-27)	2001-15
S 449	New Car Dealer (Ordinance No. 2001-7-23)	2001-17

NUMBER	DESCRIPTION	ORIGINAL ZONING CASE
S 450	Private Club (Ordinance No. 2001-7-24) <ul style="list-style-type: none"> The 300-foot distance requirement from the nearest residential district and the 1,000-foot distance requirement from a publicly owned park was waived. 	2001-24
S 451	Private Club (Ordinance No. 2001-8-9)	2001-25
S 452	Day Care Center (Ordinance No. 2001-9-38)	2001-34
S 453	Day Care Center (Ordinance No. 2001-9-39)	2001-35
S 455	Day Care Center (Ordinance No. 2001-11-13)	2001-39
S 456	Private Club (Ordinance No. 2001-11-26)	2001-40
S 457	Private Club (Ordinance No. 2001-12-13)	2001-41
S 458	Private Club (Ordinance No. 2002-1-12)	2001-44
S 459	Private Club (Ordinance No. 2002-1-27)	2001-48
S 460	Private Club (Ordinance No. 2002-1-28)	2001-50
S 461	Private Club (Ordinance No. 2002-2-13)	2001-52
S 462	Private Club (Ordinance No. 2002-2-36)	2001-53
S 463	Arcade ((Ordinance No. 2002-4-7)	2002-01
S 464	Private Club (Ordinance No. 2002-3-18) <ul style="list-style-type: none"> The 1,000-foot distance requirement from a publicly-owned park was waived. 	2002-02
S 465	Arcade (Ordinance No. 2002-3-17) <ul style="list-style-type: none"> The 300-foot distance requirement from a residential district was waived. 	2002-04
S 466	Private Club (Ordinance No. 2002-4-11)	2002-06
S 467	Rescinded (Ordinance No. 2002-12-3)	2002-36
S 468	Health/Fitness Center (Ordinance No. 2002-4-22)	2002-10
S 469	Private Club (Ordinance No. 2002-5-28)	2002-14
S 470	Private Recreation Facility (Ordinance No. 2002-6-14)	2002-16
S 471	Private Recreation Facility (Ordinance No. 2002-6-37)	2002-18
S 472	Private Club (Ordinance No. 2002-7-24)	2002-23
S 473	90-foot tall Commercial Antenna (Ordinance No. 2002-9-21)	2002-34

NUMBER	DESCRIPTION	ORIGINAL ZONING CASE
S 474	Day Care Center (Ordinance No. 2002-9-22)	2002-35
S 475	84-foot tall Commercial Antenna Support Structure (Ordinance No. 2002-10-27)	2002-39
S 476	Private Club (Ordinance No. 2002-10-28)	2002-41
S 477	Arcade (Ordinance No. 2002-11-15)	2002-44
S 478	Contract Construction (Ordinance No. 2002-11-16)	2002-50
S 479	Private Club (Ordinance No. 2002-11-17)	2002-51
S 480	Private Club (Ordinance No. 2002-11-36)	2002-40
S 481	Private Club (Ordinance No. 2002-11-37)	2002-45
S 482	Arcade (Ordinance No. 2002-11-38) <ul style="list-style-type: none"> • The arcade must be an accessory use and not the primary use of the property. 	2002-53
S 483	New Car Dealer (Ordinance No. 2002-11-39)	2002-54
S 484	Veterinary Clinic (Ordinance No. 2002-12-5)	2002-56