

## City of Plano Special Districts - Planned Developments

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.
2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning.
3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.
4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.
5. A plan for collector street development for the area south of Plano Pkwy. shall be prepared by the applicants and adopted by City Council prior to the approval of any preliminary site plan in this area. This study shall define further public streets required to serve the proposed development and primary points of access to Plano Pkwy., S.H. 190 frontage roads, and north/south thoroughfares. The study will demonstrate ways to direct traffic to S.H. 190 and minimize access to Plano Pkwy. from buildings fronting on S.H. 190.

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

### Planned Development-384-Retail/General Office

ZC 85-59/87-1-45

Location: SE corner of Custer Rd. and Plano Pkwy.  
Acreage: 62.1±

Restrictions:

1. Maximum Square Footage: 4,411,000 square feet
2. Maximum Retail: Five percent - 220,550 square feet of building area. Retail uses shall be those permitted in the Retail district of the Zoning Ordinance. Location of retail uses shall be determined at preliminary site plan approval.
3. Maximum Floor Area Ratio: 2.06:1
4. Maximum Floor Area Ratio on any Given Lot: 3:1
  - a. Maximum density on this tract shall not exceed a Floor Area Ratio of 0.75:1 until such time as:
    - i. 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.
    - ii. All transportation system management improvements to Plano Pkwy. (identified in the below mentioned study) abutting the tract shall have been constructed.

## City of Plano Special Districts - Planned Developments

- b. Maximum density on this tract shall not exceed a Floor Area Ratio of 1:1 until such time as the first construction contract for that portion of S.H. 190 (including a minimum of 4 main lanes, i.e., 2 lanes in each direction) abutting the tract shall be awarded by the State Department of Highways and Public Transportation.
  - c. Following the award of the first construction contract in Paragraph B above, this tract may be developed to the full density permitted by this ordinance.
  - d. At the time of preliminary site plan approval, development density may be distributed to allow higher floor area ratios on individual building sites. Any increase in floor area ratios on individual building sites shall not increase the total developable square footage permitted for this planned development district. Approval of higher floor area ratios shall be at the discretion of City Council, based on a finding that the increase does not adversely affect the capacity of the transportation system.
5. Maximum Lot Coverage: 50% (inclusive of parking structures)
  6. Maximum Building Height: 1 25 story (360 feet) building to be located adjacent to S.H. 190 and a minimum of 1,500 feet east of Custer Road; remainder 20 stories (290 feet).
  7. Within 250 feet of the south right-of-way line of Plano Pkwy. a maximum 8 story height (120 feet) is allowed. No more than 50% of the structures within this setback shall exceed 6 stories (90 feet). One building at the southeast corner of Custer Rd. and Plano Pkwy. may be 10 stories (150 feet). All heights shall include mechanical/penthouse.
  8. Maximum Parking Structure Height: 6 levels above grade (60 feet)
  9. Setback Requirement: 70 feet from Plano Pkwy.

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

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.
2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning.
3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.
4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.
5. A plan for collector street development for the area south of Plano Pkwy. shall be prepared by the applicants and adopted by City Council prior to the approval of any preliminary site plan in this area. This study shall define further public streets required to serve the proposed development and primary

## City of Plano Special Districts - Planned Developments

points of access to Plano Pkwy., S.H. 190 frontage roads, and north/south thoroughfares. The study will demonstrate ways to direct traffic to S.H. 190 and minimize access to Plano Pkwy. from buildings fronting on S.H. 190.

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

### Planned Development-385-Retail/General Office

ZC 85-59/87-1-46	Location:	South side of Plano Pkwy., 2,500± feet east of Custer Rd.
	Acreage:	32.5±

Restrictions:

1. Maximum Square Footage: 2,662,000 square feet
2. Maximum Retail: Five percent - 133,100 square feet of building area. Retail uses shall be those permitted in the Retail district. Location of retail uses shall be determined at preliminary site plan approval.
3. Maximum Floor Area Ratio: 2.57:1
4. Maximum Floor Area Ratio on any Given Lot: 3:1
  - a. Maximum density on this tract shall not exceed a Floor Area Ratio of 0.75:1 until such time as:
    - i. 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.
    - ii. All transportation system management improvements to Plano Pkwy. (identified in the below mentioned study) abutting the tract shall have been constructed.
  - b. Maximum density on this tract shall not exceed a Floor Area Ratio of 1:1 until such time as the first construction contract for that portion of S.H. 190 (including a minimum of 4 main lanes, i.e., 2 lanes in each direction) abutting the tract shall be awarded by the State Department of Highways and Public Transportation.
  - c. Following the award of the first construction contract in Paragraph B above, this tract may be developed to the full density permitted by this ordinance.
  - d. At the time of preliminary site plan approval, development density may be distributed to allow higher floor area ratios on individual building sites. Any increase in floor area ratios on individual building sites shall not increase the total developable square footage permitted for this planned development district. Approval of higher floor area ratios shall be at the discretion of City Council, based on a finding that the increase does not adversely affect the capacity of the transportation system.
5. Maximum Lot Coverage: 50% (inclusive of parking structure)

## City of Plano Special Districts - Planned Developments

points of access to Plano Pkwy., S.H. 190 frontage roads, and north/south thoroughfares. The study will demonstrate ways to direct traffic to S.H. 190 and minimize access to Plano Pkwy. from buildings fronting on S.H. 190.

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

### Planned Development-385-Retail/General Office

ZC 85-59/87-1-46	Location:	South side of Plano Pkwy., 2,500± feet east of Custer Rd.
	Acreage:	32.5±

Restrictions:

1. Maximum Square Footage: 2,662,000 square feet
2. Maximum Retail: Five percent - 133,100 square feet of building area. Retail uses shall be those permitted in the Retail district. Location of retail uses shall be determined at preliminary site plan approval.
3. Maximum Floor Area Ratio: 2.57:1
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    - i. 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.
    - ii. All transportation system management improvements to Plano Pkwy. (identified in the below mentioned study) abutting the tract shall have been constructed.
  - b. Maximum density on this tract shall not exceed a Floor Area Ratio of 1:1 until such time as the first construction contract for that portion of S.H. 190 (including a minimum of 4 main lanes, i.e., 2 lanes in each direction) abutting the tract shall be awarded by the State Department of Highways and Public Transportation.
  - c. Following the award of the first construction contract in Paragraph B above, this tract may be developed to the full density permitted by this ordinance.
  - d. At the time of preliminary site plan approval, development density may be distributed to allow higher floor area ratios on individual building sites. Any increase in floor area ratios on individual building sites shall not increase the total developable square footage permitted for this planned development district. Approval of higher floor area ratios shall be at the discretion of City Council, based on a finding that the increase does not adversely affect the capacity of the transportation system.
5. Maximum Lot Coverage: 50% (inclusive of parking structure)

## City of Plano Special Districts - Planned Developments

6. Maximum Building Height: 2 25 story (360 feet) buildings to be located adjacent to S.H. 190; remainder 20 story (290 feet).
7. Maximum building height of 8 stories (120 feet) is allowed within 425 feet of the south right-of-way line of Plano Pkwy. No more than 50% of any structures within 425 feet of the south right-of-way line of Plano Pkwy. shall exceed 6 stories (90 feet). All heights shall include mechanical/penthouse.
8. Maximum Parking Structure Height: 6 levels above grade (60 feet)
9. Setback Requirement: 70 feet from Plano Pkwy.

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

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.
2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning.
3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.
4. A plan for collector street development for the area south of Plano Pkwy. shall be prepared by the applicants and adopted by City Council prior to the approval of any preliminary site plan in this area. This study shall define further public streets required to serve the proposed development and primary points of access to Plano Pkwy., S.H. 190 frontage roads, and north/south thoroughfares. The study will demonstrate ways to direct traffic to S.H. 190 and minimize access to Plano Pkwy. from buildings fronting on S.H. 190.

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

### Planned Development-386-Retail/General Office

ZC 85-59/87-1-47

Location: South side of Plano Pkwy., 1,600± feet west of Alma Dr.

Acreage: 26.1±

Restrictions:

1. Maximum Square Footage: 2,332,000 square feet
2. Maximum Retail: Five percent - 116,600 square feet of building area. Retail uses shall be those permitted in the Retail district. Location of retail uses shall be determined at preliminary site plan approval.
3. Maximum Floor Area Ratio: 2.94:1

## City of Plano Special Districts - Planned Developments

6. Maximum Building Height: 2 25 story (360 feet) buildings to be located adjacent to S.H. 190; remainder 20 story (290 feet).
7. Maximum building height of 8 stories (120 feet) is allowed within 425 feet of the south right-of-way line of Plano Pkwy. No more than 50% of any structures within 425 feet of the south right-of-way line of Plano Pkwy. shall exceed 6 stories (90 feet). All heights shall include mechanical/penthouse.
8. Maximum Parking Structure Height: 6 levels above grade (60 feet)
9. Setback Requirement: 70 feet from Plano Pkwy.

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

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.
2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning.
3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.
4. A plan for collector street development for the area south of Plano Pkwy. shall be prepared by the applicants and adopted by City Council prior to the approval of any preliminary site plan in this area. This study shall define further public streets required to serve the proposed development and primary points of access to Plano Pkwy., S.H. 190 frontage roads, and north/south thoroughfares. The study will demonstrate ways to direct traffic to S.H. 190 and minimize access to Plano Pkwy. from buildings fronting on S.H. 190.

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

### Planned Development-386-Retail/General Office

ZC 85-59/87-1-47	Location:	South side of Plano Pkwy., 1,600± feet west of Alma Dr.
	Acreage:	26.1±

Restrictions:

1. Maximum Square Footage: 2,332,000 square feet
2. Maximum Retail: Five percent - 116,600 square feet of building area. Retail uses shall be those permitted in the Retail district. Location of retail uses shall be determined at preliminary site plan approval.
3. Maximum Floor Area Ratio: 2.94:1

**City of Plano Special Districts - Planned Developments**

4. Maximum Floor Area Ratio on any Given Lot: 3:1
  - a. Maximum density on this tract shall not exceed a Floor Area Ratio of 0.75:1 until such time as:
    - i. 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 design width.
    - ii. All transportation system management improvements to Plano Pkwy. (identified in the below mentioned study) abutting the tract shall have been constructed.
  - b. Maximum density on this tract shall not exceed a Floor Area Ratio of 1:1 until such time as the first construction contract for that portion of S.H. 190 (including a minimum of four main lanes, i.e., two lanes in each direction) abutting the tract shall be awarded by the State Department of Highways and Public Transportation.
  - c. Following the award of the first construction contract in Paragraph b above, this tract may be developed to the full density permitted by this ordinance.
  - d. At the time of preliminary site plan approval, development density may be distributed to allow higher floor area ratios on individual building sites. Any increase in floor area ratios on individual building sites shall not increase the total developable square footage permitted for this planned development district. Approval of higher floor area ratios shall be at the discretion of City Council, based on a finding that the increase does not adversely affect the capacity of the transportation system.
5. Maximum Lot Coverage: 50% (inclusive of parking structures)
6. Maximum Building Height: 20 story (290 feet)
7. A maximum eight story height (120 feet) within 250 feet of the south right-of-way line of Plano Pkwy. is allowed. No more than 50% of any structures within 250 feet of the south right-of-way line of Plano Pkwy. shall exceed six stories (90 feet). All heights shall include mechanical/penthouse.
8. Maximum Parking Structure Height: Six levels above grade (60 feet)
9. Setback Requirement: 70 feet from Plano Pkwy.

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

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

## City of Plano Special Districts - Planned Developments

4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.
5. A plan for collector street development for the area south of Plano Pkwy. shall be prepared by the applicants and adopted by City Council prior to the approval of any preliminary site plan in this area. This study shall define further public streets required to serve the proposed development and primary points of access to Plano Pkwy., S.H. 190 frontage roads and north/south thoroughfares. The study will demonstrate ways to direct traffic to S.H. 190 and minimize access to Plano Pkwy. from buildings fronting on S.H. 190.

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

### Planned Development-387-Retail/General Office

ZC 85-59/87-1-48

Location: South side of Plano Pkwy., 1,000± feet  
west of Alma Dr.

Acreage: 20.9±

Restrictions:

1. Maximum Square Footage: 1,056,000 square feet
2. Maximum Retail: Five percent - 52,900 square feet of building area. Retail uses shall be those permitted in the Retail district. Location of retail uses shall be determined at preliminary site plan approval.
3. Maximum Floor Area Ratio: 1.54:1
4. Maximum Floor Area Ratio on any Given Lot: 3:1
  - a. Maximum density on this tract shall not exceed a Floor Area Ratio of 0.75:1 until such time as:
    - i. 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.
    - ii. All transportation system management improvements to Plano Pkwy. (identified in the below mentioned study) abutting the tract shall have been constructed.
  - b. Maximum density on this tract shall not exceed a Floor Area Ratio of 1:1 until such time as the first construction contract for that portion of S.H. 190 (including a minimum of 4 main lanes, i.e., 2 lanes in each direction) abutting the tract shall be awarded by the State Department of Highways and Public Transportation.



## City of Plano Special Districts - Planned Developments

4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.
5. A plan for collector street development for the area south of Plano Pkwy. shall be prepared by the applicants and adopted by City Council prior to the approval of any preliminary site plan in this area. This study shall define further public streets required to serve the proposed development and primary points of access to Plano Pkwy., S.H. 190 frontage roads and north/south thoroughfares. The study will demonstrate ways to direct traffic to S.H. 190 and minimize access to Plano Pkwy. from buildings fronting on S.H. 190.

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

### Planned Development-387-Retail/General Office

ZC 85-59/87-1-48

Location: South side of Plano Pkwy., 1,000± feet west of Alma Dr.

Acreage: 20.9±

Restrictions:

1. Maximum Square Footage: 1,056,000 square feet
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**City of Plano Special Districts - Planned Developments**

- c. Following the award of the first construction contract in Paragraph b above, this tract may be developed to the full density permitted by this ordinance.
  - d. At the time of preliminary site plan approval, development density may be distributed to allow higher floor area ratios on individual building sites. Any increase in floor area ratios on individual building sites shall not increase the total developable square footage permitted for this planned development district. Approval of higher floor area ratios shall be at the discretion of City Council, based on a finding that the increase does not adversely affect the capacity of the transportation system.
5. Maximum Lot Coverage: 50% (inclusive of parking structures)
  6. Maximum Building Height: 20 story (290 feet)
  7. A maximum 8 story height (120 feet) within 250 feet of the south right-of-way line of Plano Pkwy. is allowed. No more than 50% of the structures within 250 feet of the south right-of-way line of Plano Pkwy. shall exceed 6 stories (90 feet). All heights shall include mechanical/penthouse.
  8. Maximum Parking Structure Height: 6 levels above grade (60 feet)
  9. Setback Requirement: 70 feet from Plano Pkwy.

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

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.
2. A study from Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning.
3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.
4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.
5. A plan for collector street development for the area south of Plano Pkwy. shall be prepared by the applicants and adopted by City Council prior to the approval of any preliminary site plan in this area. The study shall define further public streets required to serve the proposed development and primary points for access to Plano Pkwy., S.H. 190 frontage roads, and north/south thoroughfares. The study will demonstrate ways to direct traffic to S.H. 190 and minimize access to Plano Pkwy. from buildings fronting on S.H. 190.

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

**Planned Development-388-Retail/General Office**

ZC 85-59/87-1-52

Location: SW corner of Alma Dr. and Plano Pkwy.  
 Acreage: 14.6±

## Restrictions:

1. Maximum Square Footage: 946,000 square feet
2. Maximum Retail: Five percent - 47,300 square feet of building area. Retail uses shall be those permitted in the Retail district. Location of retail uses shall be determined at preliminary site plan approval.
3. Maximum Floor Area Ratio: 1.75:1
4. Maximum Floor Area Ratio on any Given Lot: 1.75:1
  - a. Maximum density on this tract shall not exceed a Floor Area Ratio of 0.75:1 until such time as:
    - i. 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 designed design width.
    - ii. All transportation system management improvements to Plano Pkwy. (identified in the below mentioned study) abutting the tract shall have been constructed.
  - b. Maximum density on this tract shall not exceed a Floor Area Ratio of 1:1 until such time as the first construction contract for that portion of S.H. 190 (including a minimum of 4 main lanes, i.e., 2 lanes in each direction) abutting the tract shall be awarded by the State Department of Highways and Public Transportation.
  - c. Following the award of the first construction contract in Paragraph b above, this tract may be developed to the full density permitted by this ordinance.
  - d. At the time of preliminary site plan approval, development density may be distributed to allow higher floor area ratios on individual building sites. Any increase in floor area ratios on individual building sites shall not increase the total developable square footage permitted for this planned development district. Approval of higher floor area ratios shall be at the discretion of City Council, based on a finding that the increase does not adversely affect the capacity of the transportation system.
5. Maximum Lot Coverage: 50% (inclusive of parking structures)
6. Maximum Building Height: 20 story (290 feet)
7. Maximum 8 story height (120 feet) within 250 feet of the south right-of-way line of Plano Pkwy. is allowed. No more than 50% of any structures within 250 feet of the south right-of-way line of Plano Pkwy. shall exceed 6 stories (90 feet). All heights shall include mechanical/penthouse.
8. Maximum Parking Structure Height: 6 levels above grade (60 feet)
9. Setback Requirement: 70 feet from Plano Pkwy.

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

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

**Planned Development-388-Retail/General Office**

ZC 85-59/87-1-52

Location: SW corner of Alma Dr. and Plano Pkwy.  
 Acreage: 14.6±

## Restrictions:

1. Maximum Square Footage: 946,000 square feet
2. Maximum Retail: Five percent - 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.
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  - a. Maximum density on this tract shall not exceed a Floor Area Ratio of 0.75:1 until such time as:
    - i. 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 designed design width.
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The zoning granted above is granted subject to the following additional stipulations.

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.
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## City of Plano Special Districts - Planned Developments

3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.
4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.
5. A plan for collector street development for the area south of Plano Pkwy. shall be prepared by the applicants and adopted by City Council prior to the approval of any preliminary site plan in this area. This study shall define further public streets required to serve the proposed development and primary points of access to Plano Pkwy., S.H. 190 frontage roads, and north/south thoroughfares. The study will demonstrate ways to direct traffic to S.H. 190 and minimize access to Plano Pkwy. from buildings fronting on S.H. 190.

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

### Planned Development-393-Retail/General Office

ZC 85-59/87-1-56	Location:	North side of future S.H. 190, 1,500± feet east of K Ave. (S.H. 5)
	Acreage:	26.8±

#### Restrictions:

1. Maximum Square Footage: 880,000 square feet
2. Maximum Retail: 100% - Location of retail uses shall be determined at preliminary site plan approval.
3. Maximum Floor Area Ratio: 1.84:1
4. Maximum Floor Area Ratio on any Given Lot: 2.5:1
  - a. Maximum density on this tract shall not exceed a Floor Area Ratio of 1:1 until such time as:
    - i. 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.
    - ii. All transportation system management improvements to Plano Pkwy. (identified in the below mentioned study) abutting the tract shall have been constructed.
  - b. Maximum density on this tract shall not exceed a Floor Area Ratio of 1:1 until such time as the first construction contract for that portion of S.H. 190 (including a minimum of 2 main lanes, i.e., 4 lanes in each direction) abutting the tract shall be awarded by the State Department of Highways and Public Transportation.
  - c. Following the award of the first construction contract in Paragraph b above, this tract may be developed to the full density permitted by this ordinance.
  - d. At the time of preliminary site plan approval, development density may be distributed to allow higher floor area ratios on individual building sites. Any increase in floor area ratios on individual building sites shall not increase the total developable square footage permitted for this planned