

## Zoning Case 2025-013

**An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to amend Planned Development-189-Retail/General Office on 113.9 acres of land out of the Denton Darby Survey, Abstract No. 260, located at the southeast corner of Preston Road and Park Boulevard in the City of Plano, Collin County, Texas, to add independent living facility as a permitted use with modified development standards for maximum number of units, additional height, reduced setbacks, and increased landscape edges; the additional permitted use being limited to a specific 6.3 acre lot at the southwest corner of Park Boulevard and Ohio Drive; presently zoned as Planned Development-189-Retail/General Office with Specific Use Permits No. 229 for Private Club – Preston Park, Ltd. and Patrizio’s Restaurants, No. 455 for Day Care Center, No. 601 for Public Storage/Mini-warehouse, No. 649 for Private Club, and located within the Preston Road Overlay District; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date.**

**WHEREAS**, the City Secretary of Plano, Texas, directed that notices of a hearing be issued, as required by the Zoning Ordinance of the City of Plano and laws of the State of Texas, at a meeting of the City Council, to be held on the 13th day of April 2026, for the purpose of considering amending Planned Development-189-Retail/General Office on 113.9 acres of land out of the Denton Darby Survey, Abstract No. 260, located at the southeast corner of Preston Road and Park Boulevard in the City of Plano, Collin County, Texas, to add independent living facility as a permitted use with modified development standards for maximum number of units, additional height, reduced setbacks, and increased landscape edges; the additional permitted use being limited to a specific 6.3 acre lot at the southwest corner of Park Boulevard and Ohio Drive; presently zoned as Planned Development-189-Retail/General Office with Specific Use Permits No. 229 for Private Club – Preston Park, Ltd. and Patrizio’s Restaurants, No. 455 for Day Care Center, No. 601 for Public Storage/Mini-warehouse, No. 649 for Private Club, and located within the Preston Road Overlay District; and

**WHEREAS**, the City Secretary of the said City accordingly caused to be issued and published the notices required by its Zoning Ordinance and laws of the State of Texas applicable thereto, the same having been published in a paper of general circulation in the City of Plano, Texas, at least fifteen (15) days prior to the time set for such hearing; and

**WHEREAS**, the City Council of said City, pursuant to such notice, held its public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance, on the 13th day of April 2026; and

**WHEREAS**, the City Council is of the opinion and finds that such rezoning, as amended by the stipulations agreed upon during the public hearing, would not be detrimental to the public health, safety, or general welfare, and will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Plano, and as well, the owners and occupants thereof, and the City generally; and

**WHEREAS**, the City Council authorized this Ordinance to be executed without further consideration, consistent with the stipulated restrictions presented at the hearing.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:**

**Section I.** The Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended so as to amend Planned Development-189-Retail/General Office on 113.9 acres of land out of the Denton Darby Survey, Abstract No. 260, located at the southeast corner of Preston Road and Park Boulevard in the City of Plano, Collin County, Texas, to add independent living facility as a permitted use with modified development standards for maximum number of units, additional height, reduced setbacks, and increased landscape edges; the additional permitted use being limited to a specific 6.3 acre lot at the southwest corner of Park Boulevard and Ohio Drive; presently zoned as Planned Development-189-Retail/General Office with Specific Use Permits No. 229 for Private Club – Preston Park, Ltd. and Patrizio’s Restaurants, No. 455 for Day Care Center, No. 601 for Public Storage/Mini-warehouse, No. 649 for Private Club, and located within the Preston Road Overlay District, said property being described in the legal description on Exhibit B attached hereto.

**Section II.** The stipulations only for Planned Development-189-Retail/General Office (PD-189-R/O-2), previously adopted by Ordinance No. 81-12-4 and amended by Ordinance Nos. 92-11-24, 94-9-26, 95-6-25, 95-7-15, 99-4-17, 2007-4-7, and 2009-10-10 are hereby repealed and replaced, and the change granted in Section I is granted with the following stipulations:

1. Maximum Lot Coverage: 50% (exclusive of parking structures)
2. Maximum Floor Area Ratio: 0.8:1 (exclusive of parking structures, which applies to the overall site and not necessarily any one lot)
3. Maximum building height shall be 2 stories for all buildings within 600 feet of Ohio Dr. right-of-way and within 700 feet of Park Blvd. right-of-way, except as noted in Section 8 below; 4 stories between 600 feet and 850 feet from Ohio Dr.; 6 stories between 850 feet and 1,450 feet from Ohio Dr.; and a maximum of 8 stories on the balance of the property. Parking structures shall be not more than 4 levels at or above grade. The height of the health and fitness center is limited to 41 feet for architectural features.

4. Within the area bounded by Ohio Dr., West Park Blvd., Preston Park Blvd., Preston Park Ct., and Old Shepard Pl., the only uses allowed shall be office centers; professional and general administrative offices; medical offices; clinics, incidental business services; incidental retail; churches and rectories; parochial, private, and public schools; day care centers with a specific use permit; household care institutions; and a health and fitness center. A health and fitness center is allowed by right within the area 600 feet south of West Park Blvd.
  
5. Within that area bounded by Preston Rd., Old Shepard Pl., Preston Park Ct., and a line 900 feet north of and parallel to Old Shepard Pl., only those uses allowed by right and by specific use permit in the Office-2 district shall be allowed. However, Multifamily-3 development shall be permitted as an optional use on the 17.18-acre tract described herein below and generally located in the area 800± feet east of parallel to Preston Rd. and north of Preston Park Blvd. No other form of residential development is permitted. If Multifamily-3 development is constructed, the entire site must be developed as a single project subject to the following additional stipulations:
  - a. The concept plan shall become part of this ordinance as Exhibit A. The preliminary site plan and all following site plans shall conform to the concept plan and no additional buildings shall be permitted.
  - b. Maximum Density: 266 dwelling units
  - c. Three levels of apartments over one-story garages shall be allowed.
  - d. Twenty-five-foot front building line and a 15-foot setback for side and rear yards.
  - e. Maximum Building Height: 48 feet (measured from the average grade to the roof line)
  - f. Parking spaces in front of garages that have direct access to individual units shall be included in the required parking.
  - g. Garage parking may exceed 50% of the required parking.
  - h. Wrought iron fence with brick columns shall be required along Preston Park Blvd.
  - i. Pedestrian access way shall be provided to the abutting shopping center to the north.
  - j. Facade plans shall be submitted with the preliminary site plan.
  
6. A minimum 25-foot-wide landscape area, including a 3-foot berm, shall be placed adjacent to the west right-of-way line of Ohio Dr.

7. The sides of all buildings, except parking garages, shall have a consistent facade design and roof line configuration. All mechanical equipment on the exteriors of structures shall be screened from public streets. Other mechanical equipment serving the structures and trash receptacles shall be screened from all public streets.
8. Independent Living Facility is an additional permitted use but is limited to the 6.3-acre tract located at the southwest corner of West Park Blvd. and Ohio Dr., subject to the following:
  - a. Maximum Units: 250 dwelling units
  - b. Maximum Building Height: 5 stories, 65 feet
  - c. Minimum Front Yard Setback on Preston Park Blvd: 25 feet
  - d. Minimum Landscape Edge along Preston Park Blvd: 25 feet
  - e. To limit visibility towards adjacent properties to the east, the fifth story facing Ohio Dr. must comply with the following restrictions:
    - i. A maximum of seven dwelling units is permitted along the facade;
    - ii. Exterior windows must be clerestory-style with elevated sill heights for any rooms other than dwelling units; and
    - iii. Any outdoor spaces must provide solid screening as approved by the Director of Planning.
  - f. Minimum Building Setback on Ohio Dr. for Portions of Buildings Exceeding Two Stories: 120 feet
  - g. The landscape edge along Ohio Dr. must contain:
    - i. One shade tree within every 50 feet of linear frontage; and
    - ii. An evergreen living screen shall be placed so as to create at least a 6-foot-tall solid screen within 2 years of installation. All landscaping shall be irrigated with an automatic sprinkler system and maintained in a healthy and growing condition and planted in a formal double row, triangular pattern.
  - h. A dog park at least 2,000 square feet in area shall be provided prior to Certificate of Occupancy.

**Section III.** It is directed that the official zoning map of the City of Plano (which is retained in electronic record format) be changed to reflect the zoning classification established by this Ordinance.

**Section IV.** All provisions of the ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Plano not in conflict with the provisions of this Ordinance shall remain in full force and effect.

**Section V.** The repeal of any ordinance or part of ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinance at the time of passage of this Ordinance.

**Section VI.** Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

**Section VII.** It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable, and the invalidity or partial invalidity of any section, clause or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

**Section VIII.** This Ordinance shall become effective immediately upon its passage and publication as required by law.

**PASSED AND APPROVED** on the 13th day of April, 2026.

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John B. Muns, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

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Paige Mims, CITY ATTORNEY

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DESCRIPTION, of a 113.86 acre tract of land situated in the Denton Darby Survey, Abstract No. 260, Collin County, Texas; said tract being all of Lot 1R and Lot 2, Block A, Preston Park Village Addition, an addition to the City of Plano, Texas according to the plat recorded in Volume N, Page 910, also being all of Lot 1 and Lot 2, Block A, Preston Park Fitness Center, an addition to the City of Plano, Texas according to the plat recorded in Cabinet J, Page 74, also being all of Lot 1, Block A, Preston Park South, Phase 5, an addition to the City of Plano, Texas according to the plat recorded in Volume K, Page 809, also being all of Lot 1R, Block A, Preston Park South, Phase 4, an addition to the City of Plano, Texas according to the plat recorded in Volume K, Page 718, also being all of Lot 1, Block A, Bishops, an addition to the City of Plano, Texas according to the plat recorded in Cabinet J, Page 410, also being all of Lot 1R and 2R, Block A, Preston Park South Addition, an addition to the City of Plano, Texas according to the plat recorded in Volume H, Page 391, also being all of Lot 3A, Block A, Preston Park South, an addition to the City of Plano, Texas according to the plat recorded in Cabinet I, Page 427, also being all of Lot 1R and Lot 2R, Block A, Preston Park Business Center Addition, an addition to the City of Plano, Texas according to the plat recorded in Volume 2011, Page 377, also being all of Lot 3, Block A, Preston Park Business Center Addition, an addition to the City of Plano, Texas according to the plat recorded in Volume P, Page 597, also being all of Lot 4 and Lot 5, Block A, Preston Park Business Center Addition, an addition to the City of Plano, Texas according to the plat recorded in Volume 2012, Page 104, also being all of Lot 2R, Block A, Preston Park South, Phase 3, an addition to the City of Plano, Texas according to the plat recorded in Cabinet L, Page 140, also being all of Lot 1, Block A, Homewood Suites at Preston Park South, an addition to the City of Plano, Texas according to the plat recorded in Volume J, Page 743, also being all of Lot 2R, Block 10, The Courtyard at Preston Park, an addition to the City of Plano, Texas according to the plat recorded in Volume 10, Page 250, also being all of Lot 3, Block A, Hampton Inn at Preston Park South, an addition to the City of Plano, Texas according to the plat recorded in Cabinet J, Page 591 of the Deed Records of Collin County Texas; said 113.86 acre tract being more particularly described as follows:

BEGINNING, at the intersection of the centerline of Ohio Drive (an 85-foot wide right-of-way) and West Park Boulevard (a 120-foot wide right-of-way);

THENCE, South 00 degrees, 16 minutes, 31 seconds East, departing the said centerline of West Park Boulevard and along the said centerline of Ohio Drive in a southerly direction, a distance of 2,010.40 feet to a point for corner; said point being the intersection of the said centerline of Ohio Drive and the centerline Old Shepard Place (a 85-foot wide right-of-way);

THENCE, North 89 degrees, 41 minutes, 15 seconds West, departing the said centerline of Ohio Drive and along the said centerline of Old Shepard Place, a distance of 2,119.55 feet to a point for corner; said point being along the said centerline of Old Shepard Place;

THENCE, North 00 degrees, 16 minutes, 00 seconds East, departing the said centerline of Old Shepard Place, at a distance of 42.50 feet passing the north line of said Old Shepard Place and southwest corner of said Lot 3, Block A, Hampton INN at Preston Park South, and along the west line of said Old Shepard Place, at a distance of 425.49 feet passing the south line of Preston Park Boulevard (a variable width public right-of-way) and the northwest corner of said Lot 3, Block A, Hampton INN at Preston Park South, continuing in total distance of 512.82 feet to a point for corner; said point being along the centerline of said Preston Park Boulevard; said point also being the beginning of a non-tangent curve to the right;

THENCE, along said centerline of Preston Park Boulevard in an easterly direction, the following two (2) calls:

Along said curve to the right, having a central angle of 05 degrees, 07 minutes, 57 seconds, a radius of 1,270.00 feet, a chord bearing and distance of South 88 degrees, 00 minutes, 12 seconds West, 113.73 feet, an arc distance of 113.77 feet to a point at the end of said curve;

North 89 degrees, 25 minutes, 39 seconds West, a distance of 386.91 feet to a point for corner; said point being the intersection of the said centerline of Preston Park Boulevard and the centerline Preston Road (a variable width public right-of-way);

THENCE, North 00 degrees, 34 minutes, 21 seconds East, departing the said centerline of Preston Park Boulevard and along the said centerline of Preston Road in a northerly direction, a distance of 1,479.16 feet to a point for corner; said point being the intersection of the said centerline of Preston Road and the said centerline West Park Boulevard;

THENCE, North 89 degrees, 50 minutes, 42 seconds East, departing the said centerline of Preston Road and along the said centerline of West Park Boulevard in an easterly direction a distance of 2,593.25 feet to the POINT OF BEGINNING and CONTAINING: 4,959,723 square feet or 113.860 acres of land, more or less.





