

## **AMENDMENTS TO PD-175 MUSTANG PARK (PHASE 10 – LATERA)**

For City Council's convenience, the following are the only proposed changes to the entire Planned Development (PD-175):

### **SECTION 2**

#### **TRACT 8: Permitted Uses**

Permitted uses shall be all principal and accessory uses which are allowed by right in the ~~(LR-2) Local Retail District~~, (SF-5/12) Single-Family Residential District in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the ~~(LR-2) Local Retail District~~ (SF-5/12) Single-Family Residential District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the ~~(LR-2) Local Retail District~~ (SF-5/12) Single-Family Residential District in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

### **SECTION 3**

#### **TRACT 8: Special Development Standards**

Development shall be in accordance with the following special conditions, restrictions, and regulations:

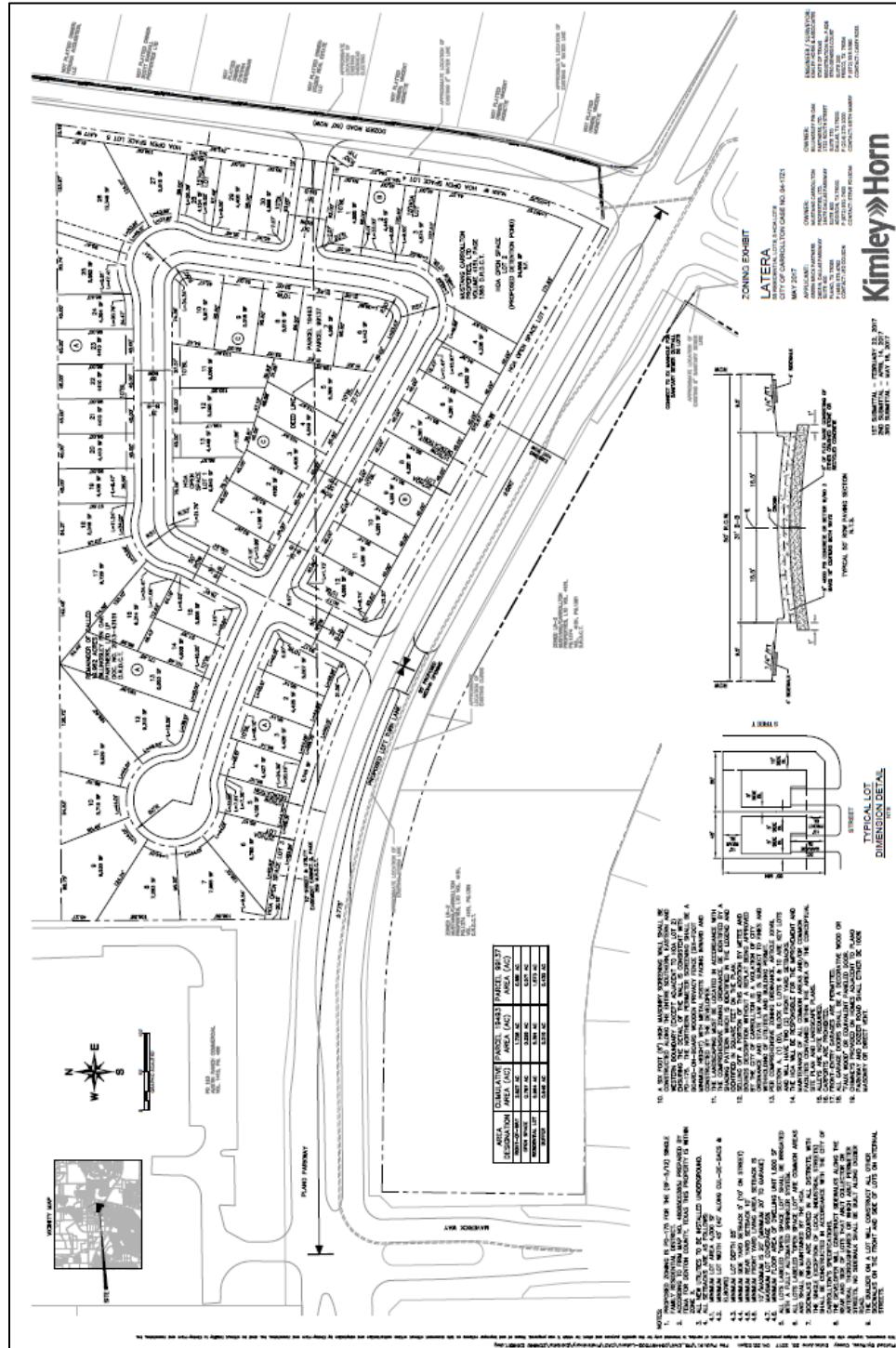
1. ~~The minimum landscape buffer along Plano Parkway shall be twenty feet (20') in depth. Said landscape buffer shall contain, at a minimum, the following elements:~~
  - a. ~~One (1) shade tree, a minimum of three caliper inches (3") in size and a minimum of ten feet (10') in height at the time of planting, for each forty feet (40') of street frontage or fraction thereof, and;~~
  - b. ~~Four (4) ornamental trees, a minimum of six feet (6') in height at the time of planting, for each forty feet (40') of street frontage or fraction thereof. Three (3) ornamental trees may be substituted for a shade tree if planted directly underneath overhead utility lines.~~
2. ~~Minimum depth of rear setback shall be one and one half (1.5) times the height of the building, as measured to the top plate of the building.~~
3. ~~An "entry ribbon" consisting of decorative pavers or stained and pattern stamped concrete shall be placed in each entry driveway. Said entry ribbon shall be no less than six feet (6') in depth and shall extend across the width of the driveway.~~

- ~~4. A landscaped island shall be provided at the end of each parking row and at a minimum interval of twelve (12) spaces. Such island shall be a minimum of nine feet (9') in width, measured "face to face" and shall extend the length of the adjacent parking space. Landscape islands shall also be required when parking spaces are located behind a building and said parking spaces shall be screened from view of the street.~~
- ~~5. Electrical meters, gas meters, air conditioning equipment and all other similar equipment and appurtenances shall not face any public street.~~
1. Development shall be in accordance with the Conceptual Site Plan, Conceptual Landscaping Plan and Conceptual Building Facades attached hereto and incorporated herein as Exhibits S, T and U, respectively.
2. The minimum landscape buffer along Plano Parkway shall be twenty feet (20') in depth. Said landscape buffer shall contain, at a minimum, the following elements:
  - a. One (1) shade tree, a minimum of three caliper inches (3") in size and a minimum of ten feet (10') in height at the time of planting, for each forty feet (40') of street frontage or fraction thereof, and;
  - b. Four (4) ornamental trees, a minimum of six feet (6') in height at the time of planting, for each forty feet (40') of street frontage or fraction thereof. Three (3) ornamental trees may be substituted for a shade tree if planted directly underneath overhead utility lines.
3. Front Yard Trees:
  - a. At least one (1) ornamental tree shall be required in front yard of each lot. The placement of trees shall not impede sight visibility.
  - b. Multi-trunk trees shall be a minimum of three inches (3") in diameter measured as follows: the diameter of the largest stem plus ½ the diameter of remaining stems.
4. A six foot (6') high, masonry screening wall shall be constructed along the entire southern, eastern and western boundary ensuring the detail of the wall is consistent with PD-175.
5. The northern perimeter screening shall be a board-on-board wooden privacy fence (six-foot minimum height) with metal posts facing inward and constructed by the developer.
6. Privacy fencing for single-family lots:
  - a. Stained wood fencing with metal poles. Metal poles shall be used for fence support, but on the inside of the fence.
  - b. The maximum height of fences shall be six feet (6').
  - c. Fences may not extend closer than ten feet (10') from the nearest front corner of the home
7. Electric meters, gas meters, air conditioning equipment and all other similar equipment and appurtenances shall not face any public street.
8. An "entry ribbon" consisting of decorative pavers or stained and pattern-stamped concrete shall be provided at all entrances of the subdivision. Said entry ribbon shall be

no less than six feet (6') in depth and shall extend across the width of the entrance. The entry ribbon shall be called-out on the Conceptual Landscape Plans and Zoning Exhibit at the entrances from Plano Parkway and Dozier Road.

9. A homeowner's association (HOA) shall be established in accordance with the Comprehensive Subdivision Ordinance prior to final platting of the first tract.
10. The HOA will be responsible for the improvement and maintenance of all common areas and/or common facilities.
11. Drainage design shall meet the storm water ordinance.
12. Alleys shall not be required.
13. Carports and garage awnings are prohibited.
14. Front-entry garages are permitted.
15. Lot Development standards:
  - a. Minimum lot size: 4,000 square feet.
  - b. Minimum lot width: forty-five feet (45'), forty feet (40') along cul-de-sacs and elbows.
  - c. Minimum lot depth: eighty-five feet (85').
  - d. Maximum lot coverage: sixty-five percent (65%).
  - e. House Setbacks:
    - i. Front yard living area: minimum ten feet (10')/maximum 20 feet (20').
    - ii. Garage face: minimum twenty feet (20').
    - iii. Side yard: five feet (5') interior lots/ten feet (10') corner lots.
    - iv. Rear Yard: ten feet (10') minimum.
16. Dwelling Unit Characteristics:
  - a. Minimum floor area of dwelling unit size shall be 1,800 square feet.
  - b. All garage doors shall be a decorative wood or "faux wood.
  - c. Chimneys provided on homes adjacent to Plano Road and Dozier Road shall either be 100% masonry or direct vent.
  - d. Exterior façade materials shall consist of a minimum of ninety percent (90%) brick and/or stone.

## Tract 8



## Tract 8





## SUBMITTAL DATE May 22, 2017

SHEET INDEX	
1.1	OVERALL LAYOUT PLAN
1.2-1.5	HARDSCAPE & LANDSCAPE PLANS
1.6	LANDSCAPE DETAILS



<b>OWNER / DEVELOPER:</b>	<b>CIVIL ENGINEER:</b>	<b>LANDSCAPE ARCHITECT:</b>
GREEN BRICK PARTNERS 2805 N. DALLAS PARKWAY SUITE 400 DALLAS, TEXAS 75093 PH. (469) 450-5585 CONTACT: JED DOLSON	KIMLEY-HORN AND ASSOCIATES 5750 GLENVIEW COURT SUITE 200 FRISCO, TEXAS 75034 PH. (972) 335-5380 CONTACT: CASEY ROSS	CODY JOHNSON STUDIO, LLC 12217 CHATTANOOGA DR. FRISCO, TEXAS 75035 PH. (980) 576-0162 CONTACT: CODY JOHNSON, RLA, ASLA, LI

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1. The first step in the process is to identify the problem. This involves gathering information about the situation and understanding the needs of the stakeholders involved.
2. Once the problem is identified, the next step is to develop a plan. This plan should outline the goals of the project, the resources needed, and the timeline for completion.
3. After the plan is developed, the next step is to implement it. This involves putting the plan into action and monitoring progress along the way.
4. Finally, the last step in the process is to evaluate the results. This involves assessing the outcomes of the project and determining whether the goals were achieved.

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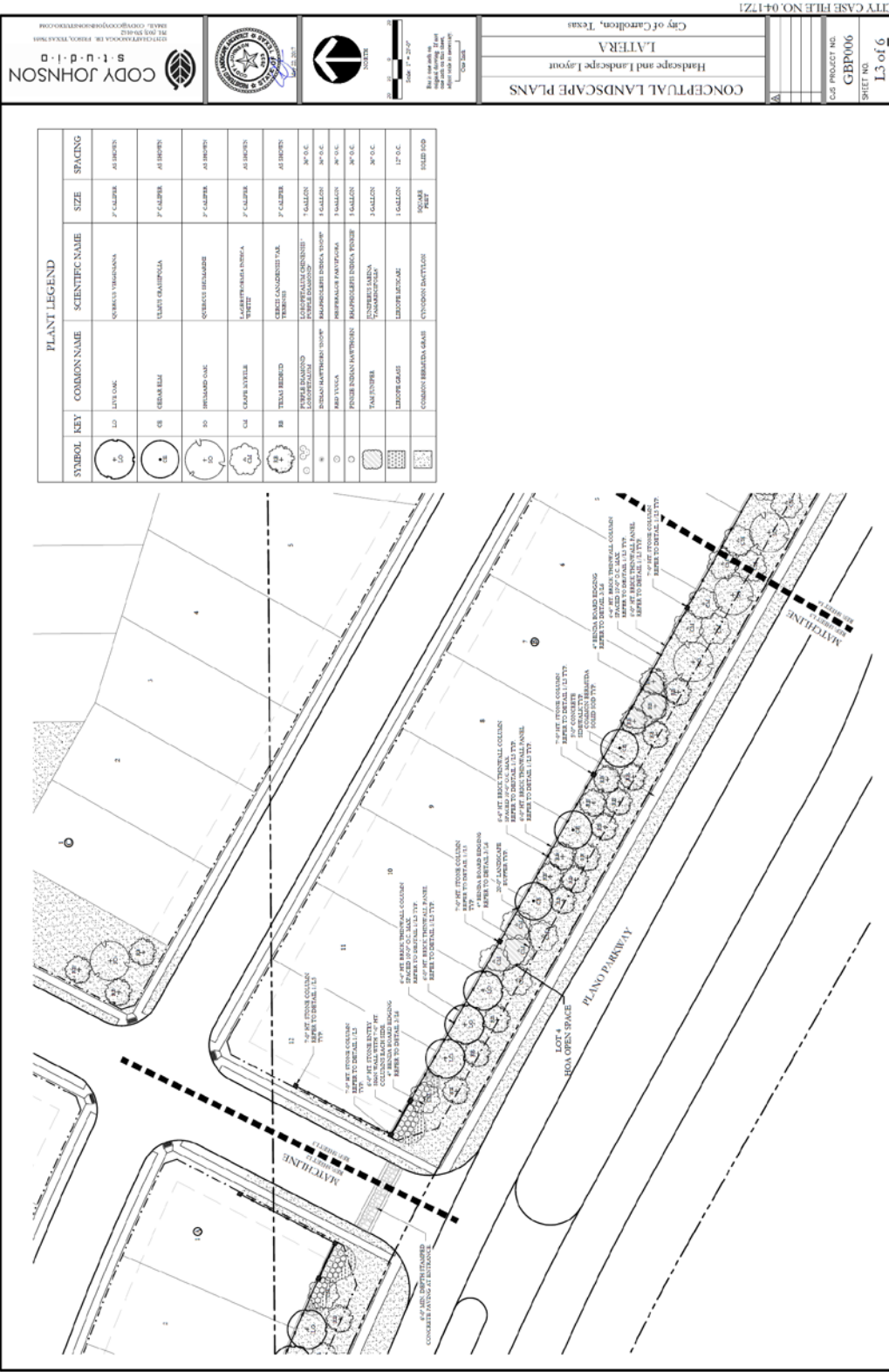
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**PLANT LEGEND**

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
1	10	LYON TONE	QUERCUS TRUNCOSTA	7' CALIBER	AS SHOWN
2	10	SEDER BLM	ELAEAGNUS	7' CALIBER	AS SHOWN
3	10	MULBERRY	MOUSSEAU	7' CALIBER	AS SHOWN
4	10	ELAEAGNUS	ELAEAGNUS	7' CALIBER	AS SHOWN
5	10	ELAEAGNUS	ELAEAGNUS	7' CALIBER	AS SHOWN
6	10	ELAEAGNUS	ELAEAGNUS	7' CALIBER	AS SHOWN
7	10	ELAEAGNUS	ELAEAGNUS	7' CALIBER	AS SHOWN
8	10	ELAEAGNUS	ELAEAGNUS	7' CALIBER	AS SHOWN
9	10	ELAEAGNUS	ELAEAGNUS	7' CALIBER	AS SHOWN
10	10	ELAEAGNUS	ELAEAGNUS	7' CALIBER	AS SHOWN
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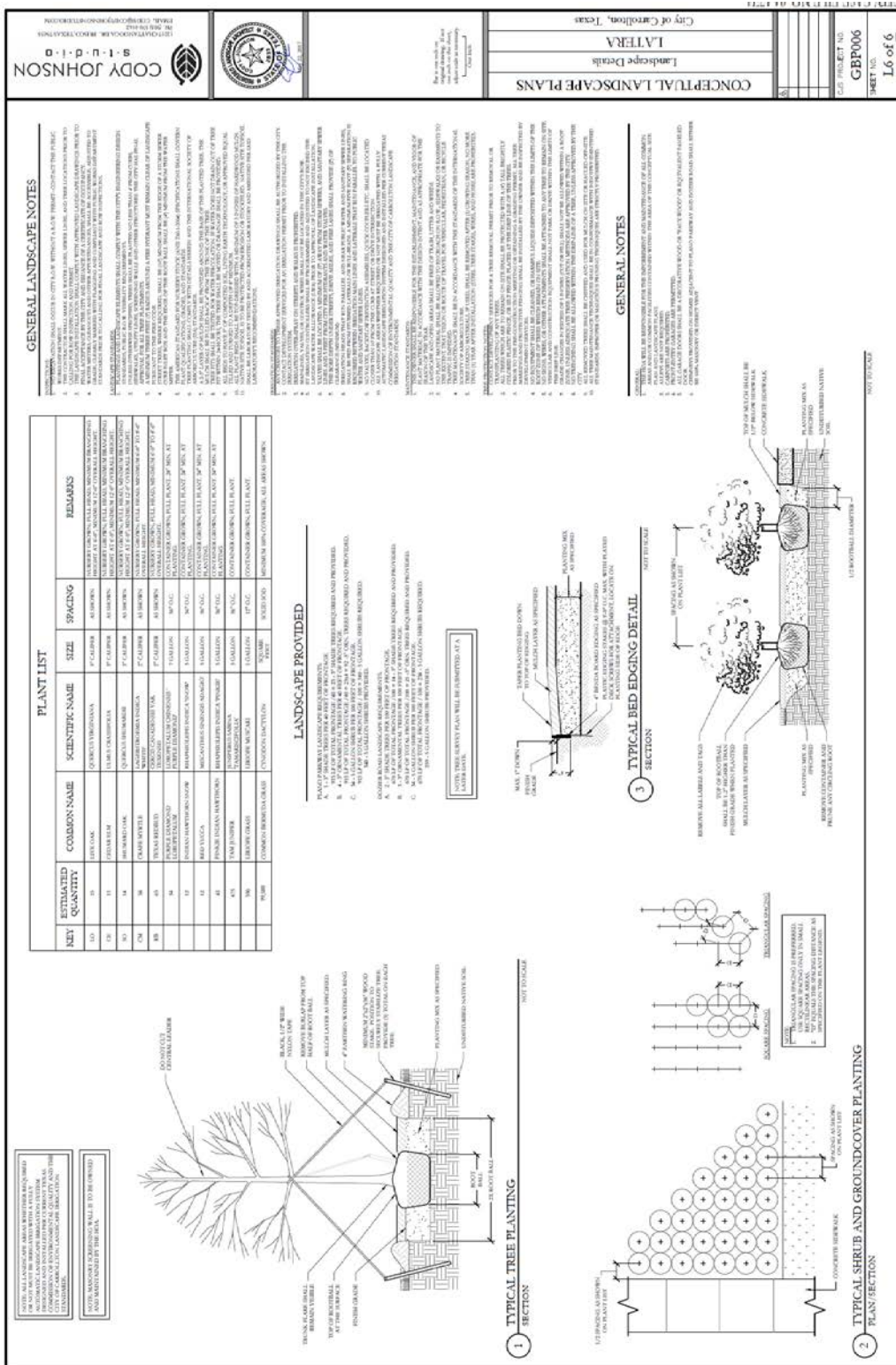
Conceptual Landscape Plan (6 of 9)





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**Exhibit U**  
**Conceptual Single Family Elevations (1 of 2)**  
**Tract 8**



Exhibit U  
Conceptual Single Family Elevations (2 of 2)

