

11.400 190 Tollway/Plano Parkway Overlay District

(ZC98-59; Ordinance No. 98-9-9)

.1 Purpose

To provide appropriate design standards for the development of properties within the 190 Tollway corridor. These standards recognize the significance of 190 Tollway as a regional traffic artery and major entrance to the city of Plano. These standards also recognize the importance of Plano Parkway as a major cross-town route and business center.

.2 Boundaries

The area encompassed by these standards shall include all those properties located between the southern city limits and the nearest residential or agricultural district boundary north of Plano Parkway or a distance of 500 feet north of Plano Parkway, whichever is less. The eastern boundary shall be the centerline of Shiloh Road and the western boundary shall be Preston Road. The provisions of the 190 Tollway/Plano Parkway Overlay district shall apply to all properties fully or partially within the defined area, except as noted in Sec. [11.400.3](#). However, areas within 50 feet of the right-of-way of U.S. 75 shall be exempt from the provisions of this overlay district.

.3 Applicability

The base zoning districts of properties within the area, defined by Sec. [11.400.2](#), shall not be affected except as noted below. All applicable regulations for use, yard, area, lot dimensions, utility placement, and landscaping shall be those specified for each district, including planned development stipulations. Where any of the above conflict with those of the overlay district, the more restrictive standards shall apply. Except as noted, the requirements below shall apply to all lots or tracts located fully or partially within the limits described in Sec. [11.400.2](#).

.4 Landscaping Requirements

See Sec. [17.300.4](#).

.5 Sign Regulations

See Sec. [22.600](#).

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- F. Parking areas shall be landscaped in addition to the required landscape edge. Seventeen square feet of landscaping for each parking space shall be provided within the paved boundaries, including one shade tree (3-inch caliper minimum) or an approved ornamental tree per 10 parking spaces. Ornamental trees may be substituted for shade trees at a ratio of two to one with approval of the Director of Planning or designee. Ornamental trees shall be 8 feet to 10 feet in height, if single trunked, or a total of 3-inch caliper and 8 feet to 10 feet in height, if multi-trunked. Up to 50% of the parking lot landscaping may be placed outside of the parking lot to meet the landscaping requirement. Required parking lot trees placed outside the perimeter of the parking must be planted no closer than 5 feet and no greater than 15 feet from the back of the parking lot curb. *(ZC2018-018; Ord. No. 2018-11-7)*
 - G. Unless designated as a stormwater quality area (see this subsection below), landscape areas shall be protected by a raised 6-inch concrete curb. Pavement shall not be placed closer than 5 feet from the trunk of a tree. In cases where a tree must be within 5 feet of a curb or pavement, an approved root barrier device shall be used. The root barrier must be a rigid material system; no chemicals or flexible mesh shall be used. If designated as a stormwater quality area on a site-specific stormwater quality plan, landscape areas do not have to be protected by a continuous six (6) inch raised concrete curb, provided that such areas are alternatively protected from encroachment of vehicles by other types of devices such as slotted (i.e. perforated) curbs, permanently anchored wheel stops, decorative bollards, or some other device that is acceptable to the Directors of Planning and Engineering. *(ZC2017-026; Ord. No. 2017-11-3)*
 - H. One shade tree (3-inch caliper minimum) or an approved ornamental tree per 1,000 square feet of required open space shall be provided. All trees must be drought tolerant native or well adapted plants as determined by the Director of Planning or designee. No more than 60% of any one species is allowed. *(ZC2016-001; Ord. No. 2016-5-4)*
 - I. No site developed prior to the effective date of this section (April 27, 1992) shall be required to conform to the landscaping requirements of this section unless the site is redeveloped or there is a 30% or more increase in the existing square footage of building area and/or reconstruction of the existing parking lot.
- .2 Landscaping Requirements for Single-Family, Patio Home, Single-Family Attached, and Two-Family Developments**
- A. One shade tree (3-inch caliper minimum) or an approved ornamental tree shall be provided in residential subdivisions for each lot.
 - B. All required trees must be planted prior to request for final building inspection of the dwelling unit.

17.300 Overlay District Landscaping Requirements

(ZC2019-011; Ord. No. 2019-8-8)

.1 Regulations for Specific Districts

Development and redevelopment in the Preston Road, Dallas North Tollway, 190 Tollway/Plano Parkway, and State Highway 121 Overlay Districts must meet the regulations provided below.

- A. A landscape edge must be provided as follows:
- A minimum 30-foot wide landscape edge (as measured from the front property line exclusive of rights-of-way for thoroughfares Type C or above) must be provided. The landscape edge shall not apply to that portion of the overlay district zoned Central Business-1 at the time of development or redevelopment. This requirement is not intended to prohibit the placement of driveway openings as specified in the Street Design Standards. This landscape edge may be reduced by as much as 15 feet if the combined width of the unpaved right-of-way and the landscape edge is at least 40 feet. Such modifications may be permitted to accommodate variations in unpaved rights-of-way along the respective roadways due to grade-separated interchanges, turning lanes, transit stops, drainage improvements, underground utilities, or related facilities. The 40-foot distance shall be measured from the back of the permanent curb of the roadways including those existing or planned acceleration and deceleration lanes, loop road, and ramps at grade-separated interchanges. Sidewalks shall be calculated as part of the 40-foot distance. (ZC2023-002; Ord. No. 2023-9-13, ZC2023-012; Ord. No. 2023-8-16)
 - The landscape edge must consist of trees, shrubs, groundcover, berms, and related elements as follows, except for the Dallas North Tollway Overlay District which must comply with Sec. 17.300.3:
 - A minimum of one 3-inch caliper shade tree and one 3-inch caliper ornamental tree (7-foot planted height) must be placed per 50 feet of frontage exclusive of driveways. (ZC2023-012; Ord. No. 2023-8-16)

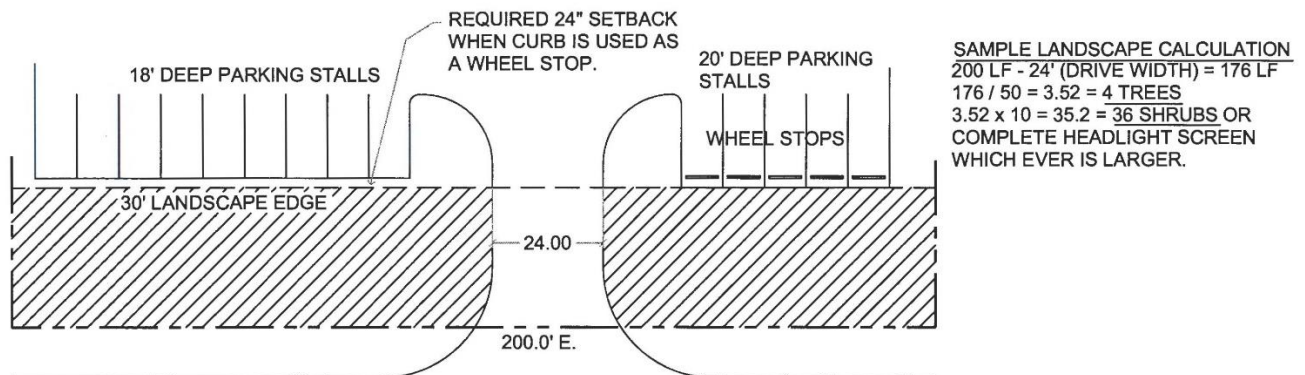


Figure 17-4: 30-Foot Landscape Edge

.2 Preston Road Overlay District

In addition to requirements in Sec. 17.300.1, development and/or redevelopment in the Preston Road Overlay district must meet the following special landscaping requirements:

- A. A landscape screen with a minimum height of 18 inches (as measured from the finished grade of the parking area) must be provided in locations where the landscape edge separates a surface parking area from the tollway frontage road or another major thoroughfare (Type D and above). Landscape screens must consist of earthen berms, shrubbery hedges, or a combination. Retaining walls may be used to facilitate berming if they are not visible from the street. Earthen berms

must have a maximum slope of 4-to-1, requiring at least 4 feet of horizontal width for every one foot of vertical height. Shrubbery hedges forming a continuous living screen and retaining walls used for berming must not exceed 40 inches in height within the required landscape edge. Living screens, retaining walls, and screening walls more than 40 inches in height but no greater than 8 feet in height may be placed beyond the required landscape edge and/or front yard setback, whichever is greater. They must not exceed 8 feet in individual or combined height. The above must also conform to the required visibility triangles noted in Sec. [13.500.2K](#) and to visibility requirements of the Street Design Standards. (ZC2023-002; Ordinance No. 2023-9-13)

- B. A digitally controlled automatic irrigation system must be installed to ensure maintenance of plant materials in a living and growing condition.
- C. A landscape plan must be submitted in conjunction with the site plan review process.
- D. The location of plant materials must comply with the visibility requirements of the Street Design Standards. (ZC2023-002; Ordinance No. 2023-9-13)
- E. During the site plan review process, the Planning & Zoning Commission (or the City Council upon appeal) may reduce the width of the landscape edge by as much as 15 feet upon a finding that the full landscape requirement would prevent a property's reasonable development in a safe, efficient manner.

.3 Dallas North Tollway Overlay District

In addition to requirements in Sec. [17.300.1](#), development and/or redevelopment in the Dallas North Tollway Overlay district must meet the following special landscaping requirements:

- A. The landscape edge must consist of trees, shrubs, groundcover, berms, and related elements as specified below, and trees must be placed within the landscape edge as follows:
 - i. For the tollway frontage roads, one 3-inch caliper or greater Live Oak and one 3-inch caliper or greater deciduous shade tree per 50 feet of linear frontage planted in a formal double row, triangular pattern.
 - ii. For east/west thoroughfares (Type D and above), 2 shade trees per 50 feet of linear frontage (exclusive of driveways) planted in formal double row, triangular pattern. 8 ornamental trees 7 feet in planted height must be placed in a dense double row pattern within 30 feet of the primary entrance driveway to a development.
 - iii. For Communications Parkway, Parkwood Boulevard, and north/south segments of Plano Parkway and Chapel Hill Drive, one 3-inch caliper or greater shade tree and one ornamental (7-foot planted height) per 50 feet of linear frontage, exclusive of drive-ways, planted in an informal fashion.
 - iv. For Commercial Employment zoned properties, the types, numbers, and locations of trees must be determined at the time of site plan approval and must be consistent with existing landscape treatments.

- B. A landscape screen with a minimum height of 18 inches (as measured from the finished grade of the parking area) must be provided in locations where the landscape edge separates a surface parking area from the tollway frontage road or another major thoroughfare (Type D and above). Landscape screens must consist of earthen berms, shrubbery hedges, or a combination. Retaining walls may be used to facilitate berming if they are not visible from the street. Earthen berms must have a maximum slope of 4-to-1, requiring at least 4 feet of horizontal width for every one foot of vertical height. Shrubby hedges forming a continuous living screen and retaining walls used for berming must not exceed 40 inches in height within the required landscape edge. Living screens, retaining walls, and screening walls more than 40 inches in height but no greater than 8 feet in height may be placed beyond the required landscape edge and/or the required front yard setback, whichever is greater. They must not exceed 8 feet in individual or combined height. The above must also conform to the required visibility triangles noted in Sec. [13.500.2K](#) and to visibility requirements of the Street Design Standards. (ZC2023-002; Ordinance No. 2023-9-13)
- C. Along Parkwood Boulevard and Communications Parkway south of Spring Creek Parkway, continuous meandering sidewalks shall be interspersed with plant materials and berms.
- D. A digitally controlled automatic irrigation system must be installed to ensure maintenance of plant materials in a living and growing condition.
- E. A landscape plan must be submitted in conjunction with the site plan review process.
- F. The location of plant materials must comply with the visibility requirements of the Street Design Standards. (ZC2023-002; Ordinance No. 2023-9-13)
- G. During the site plan review process, the Planning & Zoning Commission (or the City Council upon appeal) may reduce the width of the landscape edge by as much as 15 feet upon a finding that the full landscape requirement would prevent a property's reasonable development in a safe, efficient manner.

.4 190 Tollway/Plano Parkway Overlay District

In addition to requirements in [17.300.1](#), development and/or redevelopment in the 190 North/Plano Parkway Overlay district must meet the following special landscaping requirements:

- A. A landscape screen with a minimum height of 18 inches (as measured from the finished grade of the parking area) must be provided in locations where the landscape edge separates a surface parking area from the tollway frontage road or another major thoroughfare (Type D and above). Landscape screens must consist of earthen berms, shrubbery hedges, or a combination. Retaining walls may be used to facilitate berming if they are not visible from the street. Earthen berms must have a maximum slope of 4-to-1, requiring at least 4 feet of horizontal width for every one foot of vertical height. Shrubby hedges forming a continuous living screen and retaining walls used for berming must not exceed 40 inches in height within the required landscape edge. Living screens, retaining walls, and screening walls more than 40 inches in height but no greater than 8 feet in height may be

placed beyond the required landscape edge and/or front yard setback, whichever is greater. They must not exceed 8 feet in individual or combined height. The above must also conform to the required visibility triangles noted in Sec. [13.500.2K](#) and to visibility requirements of the Street Design Standards. (ZC2023-002; Ordinance No. 2023-9-13)

- B. A digitally controlled automatic irrigation system must be installed to ensure maintenance of plant materials in a living and growing condition.
- C. A landscape plan must be submitted in conjunction with the site plan review process ([Article 3](#)).
- D. The location of plant materials must comply with the visibility requirements of the Street Design Standards. (ZC2023-002; Ordinance No. 2023-9-13)
- E. During the site plan review process, the Planning & Zoning Commission (or the City Council upon appeal) may reduce the width of the landscape edge by as much as 15 feet upon a finding that the full landscape requirement would prevent a property's reasonable development in a safe, efficient manner.

.5 State Highway 121 Overlay District

In addition to requirements in Sec. [17.300.1](#), development and/or redevelopment in the State Highway 121 Overlay district must meet the following special landscaping requirements:

- A. A landscape screen with a minimum height of 18 inches (as measured from the finished grade of the parking area) must be provided in locations where the landscape edge separates a surface parking area from the tollway frontage road or another major thoroughfare (Type D and above). Landscape screens must consist of earthen berms, shrubbery hedges, or a combination. Retaining walls may be used to facilitate berming if they are not visible from the street. Earthen berms must have a maximum slope of 4-to-1, requiring at least 4 feet of horizontal width for every one foot of vertical height. Shrubby hedges forming a continuous living screen and retaining walls used for berming must not exceed 40 inches in height within the required landscape edge. Living screens, retaining walls, and screening walls more than 40 inches in height but no greater than 8 feet in height may be placed beyond the required landscape edge and/or front yard setback, whichever is greater. They must not exceed 8 feet in individual or combined height. The above must also conform to the required visibility triangles noted in Sec. [13.500.2K](#) and to visibility requirements of the Street Design Standards. (ZC2023-002; Ordinance No. 2023-9-13)
- B. A digitally controlled automatic irrigation system must be installed to ensure maintenance of plant materials in a living and growing condition.
- C. A landscape plan must be submitted in conjunction with the site plan review process ([Article 3](#)).
- D. The location of plant materials must comply with the visibility requirements of the Street Design Standards. (ZC2023-002; Ordinance No. 2023-9-13)
- E. During the site plan review process, the Planning & Zoning Commission (or the City Council upon appeal) may reduce the width of the landscape edge by as much as 15

feet upon a finding that the full landscape requirement would prevent a property's reasonable development in a safe, efficient manner.

.6 Parkway Overlay District

Development and/or redevelopment in a Parkway Overlay district must provide a minimum 15-foot wide landscape edge (as measured from the front property line, exclusive of rights-of-way for thoroughfares Type C or above). This requirement is not intended to prohibit the placement of driveway openings as specified in the Street Design Standards. With the exception of width, the landscape edge must comply with [Article 17](#). (ZC2023-002; Ordinance No. 2023-9-13, ZC2023-012; Ord. No. 2023-8-16)

17.400 Landscape Compliance

(ZC2016-001; Ord. No. 2016-5-4)

- .1 All plant material and landscape shall be maintained in a healthy and growing condition and shall comply with the approved landscape plan.
- .2 It is an offense to:
 - A. Fail to maintain plant material in a healthy and growing condition.
 - B. Fail to maintain plant material and landscape in compliance with the approved landscape plan.
 - C. Fail to provide a digitally controlled automatic irrigation system for all landscaping with appropriate shut-off devices, manual over-ride, freeze sensor, and rain sensor designed with zones to water plants based on similar water needs.
 - D. Fail to comply with the tree preservation requirements in Sec. [17.800](#).
- .3 The requirements listed in Sec. [17.400.1](#) through Sec. [17.400.2](#) shall not apply to single-family, patio home, single-family residence attached, and two-family platted lots with the exception of property owned and maintained by a homeowners association.
- .4 Landscaping and irrigation facilities may be installed within the city right-of-way with approval of the Director of Planning or designee.
- .5 Entryway or amenity features within city right-of-way may be developed under the responsibility of a homeowners association or commercial property owners association with approval of the Director of Planning or designee.

17.500 Landscape Design Requirements

(ZC2016-001; Ord. No. 2016-5-4)

Required trees and plants shall be native to this area, or well adapted, and suitable for local soil and climate conditions. A minimum of 50% of the required landscape trees and plants must come from the Planning Department's Approved Plant List. Landscape design shall exhibit the application of water conservation through creative design and shall be reviewed for compliance with the following principles:

- .1 Careful landscape design that applies water conservation methods,
- .2 Soil protection and improvement,
- .3 Careful selection and design of turf areas,
- .4 Use of site appropriate plant material with water conservation in mind, and

and every day or portion thereof that such violation shall continue shall constitute a separate offense.

ii. Civil Remedies

The city may file a civil action to enforce the requirements of this ordinance pursuant to any applicable law. (ZC2004-24; Ordinance No. 2004-8-21)

iii. Emergency Removal of Sign

The city may remove a sign which the Building Official finds to be an immediate and imminent threat to the public safety because of its dilapidated, deteriorated, or structural condition. The notice of violation provisions found in this article shall not apply to emergency removal of a sign. (ZC2004-24; Ordinance No. 2004-8-21)

iv. Remedies Cumulative

All remedies authorized under this article are cumulative of all others unless otherwise expressly provided. Accordingly, the filing of a criminal action shall not preclude the pursuit of a civil or administrative action for violation of this article nor shall the filing of a civil action preclude the pursuit of any other action or remedy, administrative or criminal.

22.500 Downtown Sign District

This section was deleted in its entirety. Refer to Sec. [10.800](#). (ZC2014-12; Ordinance No. 2014-7-12)

22.600 Requirements for Freestanding Signs Located within an Overlay District

.1 General Provisions

- A.** All freestanding apartment, general business, identification, institution, and multipurpose signs in an overlay district as set out by the City of Plano Zoning Ordinance shall be monument type except where permitted as a retaining wall sign in Sec. [22.300.2M](#). Except for the Parkway Overlay District, an additional allowance of up to 3 feet in height may be permitted for earthen berms, stone mounds, or other landscape features if part of an approved landscape plan. (ZC2013-12; Ordinance No. 2013-8-16 and ZC2009-04; Ordinance No. 2009-6-15)
- B.** Single tenant properties shall be limited to one freestanding sign per street front.
- C.** Multi-tenant commercial developments shall be limited to the following:
 - i. Multipurpose Signs**
One sign per street front per development.
 - ii. General Business Signs**
One sign per street front of the development or one per 225 feet of street frontage or portion thereof.
 - iii. Directory Signs**
(ZC2009-04; Ordinance No. 2009-6-15)
- D.** No single tenant shall be allowed to advertise on more than one sign per street front, excluding a listing on directory signs. (ZC2009-04; Ordinance No. 2009-6-15)

.2 Preston Road and Parkway Overlay Districts

The following standards shall apply to monument signs located within the Preston Road and Parkway Overlay districts. These signage regulations shall not apply to those lots or tracts partially within the Preston Road Overlay district but adjacent to the Santa Fe Railroad right-of-way and/or S.H. 121 right-of-way if the affected signs are located more than 300 feet from the centerline of Preston Road.

Apartment Signs

Maximum Height	8 feet
Maximum Size	35 square feet

General Business/Institution Signs

Maximum Height	8 feet
Maximum Size	90 square feet

Identification Signs

Maximum Height	8 feet
Maximum Size	125 square feet

Multipurpose Signs

Maximum Height	8 feet
Maximum Size	225 square feet
Maximum Size of Copy Area	Identification - 50 square feet Directory and/or Reader Board- 100 square feet

.3 Dallas North Tollway Overlay District

The following standards shall apply to monument signs located within the Dallas North Tollway Overlay district, except as noted in Sec. [22.600.5](#). These regulations shall not apply to those lots or tracts located fully or partially within the overlay district but adjacent to the State Highway 121 right-of-way if the affected signs are located more than 500 feet from the centerline of the Dallas North Tollway.

Apartment Signs

Maximum Height	8 feet
Maximum Size	35 square feet

General Business/Institution Signs

Maximum Height	8 feet
Maximum Size	90 square feet

Identification Signs

Maximum Height	8 feet
Maximum Size	125 square feet

Multipurpose Signs

Maximum Height	12 feet
Maximum Size	225 square feet
Maximum Size of Copy Area	Identification - 50 square feet Directory and/or Reader Board – 100 square feet

.4 190 Tollway/Plano Parkway and State Highway 121 Overlay Districts

The following standards shall apply to monument signs located within the 190 Tollway/Plano Parkway and State Highway 121 Overlay districts, except as noted in Sec. [22.600.5](#):

Apartment Signs

Maximum Height	10 feet
Maximum Size	35 square feet

General Business/Institution Signs

Maximum Height	12 feet
Maximum Size	90 square feet

Identification Signs

Maximum Height	12 feet
Maximum Size	125 square feet

Multipurpose Signs

Maximum Height	15 feet
Maximum Size	225 square feet
Maximum Size of Copy Area	Identification - 50 square feet Directory and/or Reader Board – 100 square feet

.5 Dallas North Tollway, 190 Tollway/Plano Parkway and State Highway 121 Overlay Districts within 150 Feet of Residential Zoning Districts

For those signs within the Dallas North Tollway, 190 Tollway/Plano Parkway and State Highway 121 Overlay districts within 150 feet of residential zoning districts, the following standards shall apply. These regulations shall not apply to those lots or tracts located fully or partially within the Dallas North Tollway Overlay district but adjacent to the State Highway 121 right-of-way if the affected signs are located more than 500 feet from the centerline of the Dallas North Tollway.

Apartment Signs

Maximum Height	6 feet
Maximum Size	30 square feet

General Business/Institution Signs

Maximum Height	6 feet
Maximum Size	50 square feet

Identification Signs

Maximum Height	6 feet
Maximum Size	70 square feet

Multipurpose Signs

Maximum Height	6 feet
Maximum Size	125 square feet
Maximum Size of Copy Area	Identification - 25 square feet Directory and/or Reader Board - 55 square feet