

1520 K Avenue, Plano, Texas 75074
Training Room A

DATE

Tuesday, January 2, 2024

TIME

6:30 p.m.

OUR VISION

Plano is a global economic leader bonded by a shared sense of community where residents experience unparalleled quality of life.

EXPLANATION

The Planning & Zoning Commission will convene into a Preliminary Open Meeting at 6:30 p.m. on Tuesday, January 2, 2024, in Training Room A of the Plano Municipal Center in compliance with Vernon's Texas Codes Annotated, Government Code Chapter 551 (Open Meetings Act), as follows:

CALL TO ORDER

PRELIMINARY OPEN MEETING

- | | | | |
|------|---|---------|---------|
| I. | Agenda Review for Tuesday, January 2, 2024 | Pouladi | 2 min. |
| II. | Agenda Review for Tuesday, January 16, 2024 | Pouladi | 2 min. |
| III. | Discussion of City Council Items | Bell | 1 min. |
| IV. | Presentation: Department Report | Day | 20 min. |

ADJOURN

In accordance with the provisions of the Open Meetings Act, during Preliminary Open Meetings, agenda items will be discussed, and votes may be taken where appropriate. The Planning & Zoning Commission may convene into Executive Session to discuss posted items in the Preliminary Open Meeting as allowed by law.

ACCESSIBILITY STATEMENT

The City of Plano encourages participation from all citizens. The Plano Municipal Center has accessible restroom facilities, drinking fountains, and power assist entrance doors. The facility is easily accessed from public sidewalks and parking areas. Designated accessible parking is available on the north and south sides of the building. If you require additional assistance or reasonable accommodations under the Americans with Disabilities Act for this meeting or facility, including ASL interpreters, you should submit an ADA Reasonable Accommodation Request Form to the ADA Coordinator at least 48 hours in advance. If you need assistance completing the form, please call 972-941-7776. Complete or download the ADA Reasonable Accommodation Request Form at <https://www.plano.gov/395/Accessibility-Accommodations>.

Date: December 29, 2023

To: Planning & Zoning Commission

From: Christina D. Day, AICP, Director of Planning

Subject: Department Activity Report

This report is an effort to provide additional information to the Commission on the status and activity of the department. The purpose is to increase general awareness of the department's ongoing projects, accomplishments, and capacity by providing monthly updates beyond the scope of regular agenda items.

The inaugural report is divided into three sections: ongoing projects and tasks, major initiatives, and staffing. The report is intended to be simple but informative, utilizing information that is on hand. Suggestions are welcome. Additional information can be added to future reports where it is readily available.

On-Going Projects and Tasks

General Customer Service	November 2023
Walk-In Customers Assisted:	174
Phone Calls to Department Main Number:	694
Payments Processed:	\$50,940

Land Records Customer Service & Maintenance	October 2023
Maps Produced:	17
Customers Assisted:	103
Record Drawings Added:	192
GIS Updates:	14,684
As-built Images Provided:	782

Heritage Preservation	YTD 2023
Certificates of Appropriateness	
Staff Approval:	38
Commission Approval:	6
Properties with Heritage Tax Exemptions:	87
City Tax Exempted:	\$67,608
All Tax Exempted:	\$284,706

Development Services	YTD 11/30/2023
Board of Adjustment cases*:	18
Certificates of Occupancy:	892
Formal Open Records Requests:	152
Zoning Verification Letters:	122
Research for Zoning Enforcement Cases:	95

* Each case takes approximately 13 hours of staff time to prepare.

Zoning Cases & Development Review	Active Projects	This Month
Zoning Cases:	10	
Development Projects:	99	
Sub-projects:	158	
Development Approvals - Staff:		21
- Commission:		15
New Projects:		56

Other Notable Projects:

- Comprehensive Plan Implementation – annual update underway
- Heritage Preservation Plan – Pre-1975 survey and five-year update
- Commercial and Residential market data dashboard creation is underway.
- Community Design Plan – Downtown Corridors plan is being drafted.
- North Central Texas COG attendance
 - Parking Task Force (on hold waiting for draft of report from NCTCOG)
 - Bicycle & Pedestrian Advisory Committee
- Tri-City Boundary Adjustment along Charles Street – coordinating with Carrollton and Hebron
- ArcGIS Pro transition/training – software changes are needed for the Land Records/GIS technicians.
- Coordination of interdepartmental mobility technical committee
- Legacy Traffic Management Association participation
- DART Network Redesign participation
- Four Subdivision Ordinance amendments this year and two additional discussion items have been prepared (Development Handbook; Expressway Corridors)
- P&Z request: Review trash and recycling requirements for older properties in Plano – Public Works management is working on information for the Planning & Zoning Commission to be placed on a future agenda when available.
- City Council policy on future agenda items – presentations to Commissions in January
- Street Design Standards – implementation of downtown pilot project with Engineering
- Planned Residential Developments – zoning for these areas needs review; capacity is being sought to carry out this important project.

Major Initiatives

1. **Short-Term Rentals:** City Council directed initiative to seek information and solutions on how to address nuisance issues and concerns of citizens.

Anticipated Timeline – November 2022 through July 2024 (includes implementation of operational changes)

Status – The Task Force will meet on January 17, followed by a public open house on February 7 and a final meeting on February 28. Staff hopes to begin drafting potential ordinance amendments based on feedback from the January meeting. P&Z may see information in March, depending on the outcomes of the process.

Staffing requirements – Neighborhood Services, Police, Planning, Legal, Technology Services, City Management, Public Works, Environmental Health and Sustainability. Planning is currently spending 25 to 40 hours per week on this project.

2. **Development Services Software Replacement:** Implement a new software systems environment to address the City's needs for permitting, planning, electronic plan review, code compliance, inspections and licensing, and registration functionality. Upgrading to this combined solution will improve or provide a user-friendly customer portal for 24/7 self-service; customer service turnaround time; customer experience and service delivery; mobile access for both the public and city staff; fully functional geospatial capabilities; streamline processes and communications between City staff and the public.

Anticipated Timeline – July 2023 through August 2025

Status – The project includes coordination between three primary vendors – Clariti (Salesforce-based system), Avolve (plan review), and Unisys (coordination). This selection was made after an extensive review involving Berry-Dunn as a consultant acting on behalf of the city to replace TRAKiT. Kick-off and Discovery phases are complete. The ePlan Review software phase is underway. Building Inspections phase was initial; Planning begins January 3 with Engineering to follow immediately.

Staffing requirements – Neighborhood Services, Planning, Building Inspections, Engineering, Technology Services, City Management, Public Works, Fire. Planning spends between 40 and 200 hours per week on this project.

3. **Silverline Station Area Plans:** Land use planning for the areas around the 12th Street and Shiloh Road Stations are being developed utilizing information from the associated Market Study, additional research, and public input.

Anticipated Timeline – April 2023 through April 2024

Status – Public outreach for draft plan underway. Stakeholder meeting held in December. Public meeting tentative for February 8 at Harrington Library. The adoption phase is scheduled for spring.

Staffing requirements – Comprehensive Planning Team with support from Olsson. Planning currently spends between 20 and 30 hours per week on this project.

4. **Zoning and Subdivision Ordinance Rewrite:** A full review of the primary development codes is scheduled to verify alignment with the city's land planning policies, best practices, gain efficiencies, and legal standards.

Anticipated Timeline – March 2024 – March 2026

Status – Potential for contract at City Council February 12, 2024.

5. **Major Development Initiatives:** These projects are generally long-term and require more substantial resources due to their size and complexity.

Zoning Cases Under-Review:

- Lavon Farms – Jupiter and Parker
- The Shops at Willow Bend Mall – Park and Dallas North Tollway

Zoning Cases Approved and Awaiting Development Application Submittal:

- EDS Campus – Legacy and Parkwood
- Fry's Electronics – Plano Parkway and U.S. Highway 75

Development Applications Under Review (may also be Under Construction):

- Collin Creek – Alma and Plano Parkway - Residential (under construction, model home permits released); Commercial & Multifamily (under review)
- Haggard Farms – Spring Creek and Windhaven
- Beacon Square – Coit and Mapleshade

Staffing

The department has one open position, Management Analyst, which is a new position approved in the FY 2023-24 budget to support, in part, the Development Services Software Replacement process and other internal issues. An Associate Planner to support field inspections and landscape plan review in support of Development Review can be filled in April 2024 per budget approvals. The Lead Planner/Supervisor for Heritage & Information (Steve Sim's position) will also be filled in April 2024.

Melissa Kleineck is on leave through mid-March; Jordan Rockerbie is acting as supervisor in her absence. The Development Services group in Land Records is operating at 72% capacity during this time. This group supports projects such as short-term rentals, zoning research, ordinance text amendments (such as the Zoning and Subdivision Ordinance rewrite), Board of Adjustment, and Certificates of Occupancy (C.O.s). This is the third staff member in the Land Records division on parental leave since summer 2023.

1520 K Avenue, Plano, Texas 75074
Senator Florence Shapiro Council Chambers

DATE

Tuesday, January 2, 2024

TIME

7:00 p.m.

OUR VISION

Plano is a global economic leader bonded by a shared sense of community where residents experience unparalleled quality of life.

MEETING PARTICIPATION

For those wanting to watch the meeting but not address the Commission, the meeting will be live-streamed on Plano's website at www.planotv.org and [Facebook.com/cityofplanotx](https://www.facebook.com/cityofplanotx).

To pre-register to speak at the Planning & Zoning Commission meeting, please visit [https://forms.plano.gov/Forms/Sign Up Citizen](https://forms.plano.gov/Forms/Sign_Up_Citizen). Online registration opens at 5 p.m. on the Friday prior to the meeting and closes 15 minutes before the start of the meeting. Onsite registration is also available on the day of the meeting. Speakers will be called in the order requests are received until the total time is exhausted.

Comments regarding zoning cases should be submitted via: share.plano.gov/ZoningResponse

CALL TO ORDER

The Planning & Zoning Commission will open their Regular Meeting at 7:00 p.m. in the Senator Florence Shapiro Council Chambers and may convene into Executive Session to discuss posted items in the regular meeting as followed by law.

PLEDGE OF ALLEGIANCE

COMMENTS OF PUBLIC INTEREST

This portion of the meeting is to allow up to three (3) minutes per speaker with thirty (30) total minutes on items of interest or concern and not on items that are on the current agenda. The Planning & Zoning Commission may not discuss these items, but may respond with factual or policy information. The Planning & Zoning Commission may choose to place the item on a future agenda. The Presiding Officer may modify these times as deemed necessary.

CONSENT AGENDA

The Consent Agenda will be acted upon in one motion and contains items which are routine and typically noncontroversial. Items may be removed from this agenda for individual consideration by commissioners or staff.

- a. **Approval of Minutes:** Monday, December 18, 2023
- b. **Revised Site Plan:** High Point North Athletic Complex, Block A, Lot 1R - (PM) Park/playground and public service yard on one lot on 23.8 acres located on the east side of Alma Drive, 1,430 feet north of Spring Creek Parkway. Zoned Planned Development-329-Community Center. Tabled on December 18, 2023. Project #RSP2023-075. Applicant: City of Plano (Request to withdraw from consideration)
- c. **Preliminary Site Plan:** Collin Creek Addition, Block M, Lots 1 & 2, Block N, Lot 1, Block (DS) O, Lot 1, & Block P, Lot 1 - 821 multifamily residence units, common area, and park/playground on five lots on 10.0 acres located at the northeast corner of Heights Way and Ash Road. Zoned Urban Mixed-Use-3. Project #PSP2023-029. Applicant: VM Fund I, LLC (Administrative Consideration)

ITEMS FOR INDIVIDUAL CONSIDERATION

Public Hearing Items: Applicants are limited to a total of fifteen (15) minutes of presentation time with a five (5) minute rebuttal, if needed. Remaining speakers are limited to thirty (30) total minutes of testimony time, with three (3) minutes assigned per speaker. The Presiding Officer may modify these times as deemed necessary. *Administrative consideration items must be approved if they meet city development regulations. Legislative consideration items are more discretionary, except as constrained by legal considerations.*

- 1. **Public Hearing - Preliminary Replat:** Bob Woodruff Park Addition, Block A, Lots 1R & (PM) 2 - Park/playground on two lots on 187.1 acres located at the northeast corner of Park Boulevard and Spring Creek Parkway. Zoned Agricultural, Estate Development, Single-Family Residence-9, and Single-Family Residence Attached and located within the Parkway Overlay District. Tabled on December 18, 2023. Project #PR2022-033. Applicant: City of Plano (Request to withdraw from consideration)
- 2. **Public Hearing - Extension of Approval Request - Preliminary Replat:** City of Plano (KC) Los Rios Park, Block E, Lots 2R & 3R - Extension of approval for a preliminary replat for a park/playground on two lots on 11.5 acres located at the southeast corner of Country Club Drive and San Miguel Drive. Zoned Single-Family Residence Attached and Single-Family Residence-7. Project #PR2023-031. Applicant: City of Plano (Request to withdraw from consideration)
- 3A. **Public Hearing:** Zoning Case 2023-021 - Request to rezone 5.0 acres located on the (KC) west side of Enterprise Drive, 175 feet north of Park Boulevard **from** Corridor Commercial **to** Planned Development-Single-Family Residence Attached. Tabled on December 18, 2023. Project #ZC2023-021. Petitioner: Fairview Farm Land Company, Ltd. (Legislative consideration)

- 3B. **Public Hearing - Concept Plan:** Villas at Park Addition, Blocks A-C - 26 single-family residence attached lots and 4 common area lots on 4.7 acres located on the west side of Enterprise Drive, 175 feet north of Park Boulevard. Zoned Corridor Commercial. Project #CP2023-010. Applicant: Fairview Farm Land Company, Ltd. (Administrative consideration)
(KC)
4. **Public Hearing:** Zoning Case 2023-029 - Request for a Specific Use Permit for Electrical Substation on one lot on 3.4 acres located 1,440 feet west of North Star Road and 940 feet south of Plano Parkway. Zoned Research/Technology Center. Project #ZC2023-029. Petitioner: Plano Property Owner, LP (Request to table to February 5, 2024)
(PM)
5. **Public Hearing:** Subdivision Ordinance Amendment 2023-003 - Request to amend various sections of the Subdivision Ordinance related to HB 3699, including extension of certain plat approval authority to staff as permitted under the bill. Project #SOA2023-003. Petitioner: City of Plano (Request to table to February 5, 2024)
(RK)
6. **Public Hearing:** Zoning Case 2023-019 - Request to amend various sections of the Zoning Ordinance pertaining to recent state legislative actions and to ensure compliance with state law, including amendments related to SB 929. Project #ZC2023-019. Petitioner: City of Plano (Request to table to February 5, 2024)
(RK)

Non-Public Hearing Items: The Presiding Officer will permit limited public comment for items on the agenda not posted for a Public Hearing. The Presiding Officer will establish time limits based upon the number of speaker requests, length of the agenda, and to ensure meeting efficiency, and may include a total time limit.

7. **Items for Future Agendas.**
(MB)

ADJOURN

COUNCIL LIAISONS

Mayor Pro Tem Kayci Prince and Councilmember Rick Horne

ACCESSIBILITY STATEMENT

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Official Plans - Permanent official plans approved or adopted at this meeting are retained by the Planning Department, and the public is welcome to contact the department or to make a public records request to view or obtain a copy.

PLANNING & ZONING COMMISSION
December 18, 2023

COMMISSIONERS PRESENT

David Downs, Chair
Gary Cary, 1st Vice Chair
Bennett Ratliff, 2nd Vice Chair
Michael Bronsky
J. Michael Brounoff
Bill Lisle
Tosan Olley
Tianle Tong

STAFF PRESENT

Michelle D'Andrea, Deputy City Attorney
Mike Bell, Development Review Manager
Raha Pouladi, Lead Planner
Katya Copeland, Senior Planner
John Kim, Planner
Parker McDowell, Planner
Christina Sebastian, Land Records Planning Manager
Jordan Rockerbie, Senior Planner
Conor Campbell, Planner
Linette Magaña, Administrative Support Supervisor
Kim O'Bryon Bridges, Senior Administrative Assistant

Chair Downs convened the Commission into the Preliminary Open Meeting on Monday, December 18, 2023, at 6:30 p.m. in Training Room A of the Plano Municipal Center, 1520 K Avenue. A quorum was present.

Discussion was held on the agenda for the Commission meeting on December 18, 2023.

Discussion was held on the agenda for the Commission meeting on January 2, 2024.

Mr. Bell presented an update of relevant items from the City Council.

Chair Downs stated at 6:38 p.m. that the Planning & Zoning Commission would convene into Executive Session in compliance with *Chapter 551, Government Code, Vernon's Texas Codes, Annotated* in order to consult with Deputy City Attorney Michelle D'Andrea, to receive Legal Advice (Section 551.071) for which a certified agenda is not required.

With no further discussion, Chair Downs adjourned the Executive Session and Preliminary Open Meeting at 6:56 p.m.

Chair Downs convened the Regular Session to order at 7:02 p.m. in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center. Chair Downs led the Commission in the Pledge of Allegiance with a quorum present.

COMMENTS OF PUBLIC INTEREST

There were no comments of public interest.

CONSENT AGENDA

MOTION: Upon a motion made by Commissioner Bronsky and seconded by 2nd Vice Chair Ratliff, the Commission voted 8-0 to approve items on the Consent Agenda as follows:

Approval of Minutes for December 4, 2023 (Consent Agenda Item “a”).

Project #FP2023-018 for a final plat for **Plano Business Park Phase II, Block 1, Lot 8** for office showroom/warehouse and restaurant on one lot on 6.4 acres located at the northwest corner of Plano Parkway and Los Rios Boulevard. Zoned Research/Technology Center. **Applicant:** IMAD, Inc. (Consent Agenda Item “b”). The item was approved as submitted.

Project #PP2023-003 for a preliminary plat for **Promenade at Premier, Blocks A-E** for 155 single-family residence attached lots and 16 common area lots on 27.1 acres on the west side of Premier Drive, 1,625 feet north of Ruisseau Drive. Zoned Planned Development-49-Single-Family Residence Attached. **Applicant:** HC Harmony Hill, LLC (Consent Agenda Item “c”). The item was approved subject to the following:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department; and
2. If the limits of the Drainage, Floodplain, and Access Easement area are altered, a revised preliminary plat will be required.

Project #PSP2023-027 for a preliminary site plan for **Grace Community Church, Block A, Lot 1R** for a public school on one lot on 10.8 acres located at the northwest corner of Hedcoxe Road and Preston Meadow Drive. Zoned Planned Development-439-Single-Family Residence-7 with Specific Use Permit No. 193 for Day Care Center. **Applicant:** Grace Community Church of Plano, Inc. (Consent Agenda Item “e”). The item was approved as submitted.

Project #RPSP2023-011 for a revised preliminary site plan for **Northglen 2 Addition, Block B, Lot 3R** for a medical office on one lot on 2.3 acres located on the north side of National Drive, 515 feet west of Gillespie Drive. Zoned Regional Employment and located within the State Highway 121 Overlay District. **Applicant:** TSC Interests, LLC (Consent Agenda Item “f”). The item was approved as submitted.

END OF CONSENT

Project #RSP2023-075 for a revised site plan for **High Point North Athletic Complex, Block A, Lot 1R** for a park/playground and public service yard on one lot on 23.8 acres located on the east side of Alma Drive, 1,430 feet north of Spring Creek Parkway. Zoned Planned Development-329-Community Center. **Applicant:** City of Plano (Consent Agenda Item “d”). Staff requested to table the item to the January 2, 2024, Planning & Zoning Commission meeting.

MOTION: Upon a motion made by Commissioner Bronsky and seconded by Commissioner Olley, the Commission voted 8-0 to table the item as requested by staff.

ITEMS FOR INDIVIDUAL CONSIDERATION

PUBLIC HEARING ITEMS

Zoning Case: 2023-020

This was a request to amend Planned Development-124-Neighborhood Office to modify development standards on 7.1 acres located on the east side of Independence Parkway, 810 feet north of 15th Street. Zoned Planned Development-124-Neighborhood Office. Petitioner: City of Plano (Public Hearing Agenda Item “1”). Staff recommended approval with the following stipulations (shown in underlined text) to the PD:

1. Maximum Height: 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 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.
6. Maximum Lot Coverage: 30%, or as the building size was constructed prior to [adoption date of this provision], whichever is greater.

Chair Downs opened the public hearing and, seeing no registered speakers, closed the public hearing.

MOTION: Upon a motion made by Commissioner Bronsky and seconded by Commissioner Olley, the Commission voted 8-0 to recommend approval of the item to City Council with the stipulations from staff.

Zoning Case: 2023-021

This was a request to rezone 5.0 acres located on the west side of Enterprise Drive, 175 feet north of Park Boulevard from Corridor Commercial to Planned Development-Single-Family Residence Attached. Petitioner: Fairview Farm Land Company, Ltd. (Public Hearing Agenda Item “2”). Staff recommended the Commission accept the applicant’s request to table Zoning Case 2023-021 to the January 2, 2024, Planning & Zoning Commission meeting.

Chair Downs opened the public hearing. Applicant representative Phyllis Jarrell, City Centric Planning, was available to answer questions from the Commission. Chair Downs, seeing there were no additional registered speakers, closed the public hearing.

MOTION: Upon a motion made by Commissioner Bronsky and seconded by 2nd Vice Chair Ratliff, the Commission voted 8-0 to accept the applicant’s request to table the item to the January 2, 2024, Planning & Zoning Commission meeting.

Zoning Case: 2023-026

This was a request for a Specific Use Permit for a New Vehicle Dealer on 5.4 acres located at the southwest corner of Tennyson Parkway and Dallas Parkway. Zoned Commercial Employment and located within the Dallas North Tollway Overlay District. Tabled on December 4, 2023. Petitioner: SRHC Platinum Park Phase II, LP (Public Hearing Agenda Item “3A”). Staff recommended approval of the request subject to the following stipulations:

1. Minimum height for office and showroom portions of the dealership: 2 stories, 24 feet
2. Minimum height for service area and parking structure portion of the dealership: 5 stories, 60 feet
3. Vehicle service bays shall not be oriented towards Dallas Parkway or Tennyson Parkway, except that:
 - a. Transparent roll-up doors may be used for vehicle display areas;
 - b. Roll-up doors for drive-in entrances to the customer registration area shall have a minimum of 50% glazing; and
 - c. One roll-up door may be used on the north side of the building for drive-in access to the photo showroom area.
4. No canopies or other shade structures may be constructed above any parking stalls located within 60 feet of Dallas Parkway or Tennyson Parkway.
5. At least 65% of parking spaces shall be located interior to a parking structure.

Chair Downs opened the public hearing. Applicant representatives Bill Dahlstrom, Jackson Walker, LLP, and David Serra, Autonaton, presented information and were available to answer questions from the Commission. Additional applicant representatives David Norris, Foresite Group, LLC; Joe Penny, Penny Design Group, LLC; and Kirk Williams, Cypress Equities, were available to answer questions from the Commission. Chair Downs, seeing there were no additional registered speakers, closed the public hearing.

MOTION: Upon a motion made by 2nd Vice Chair Ratliff and seconded by 1st Vice Chair Cary, the Commission voted 7-1 to recommend approval of the item to City Council with the stipulations from staff. Commissioner Olley voted in opposition to the item.

Project #PSP2023-025: Tennyson Parkway Office Center, Block A, Lot 4

This was a preliminary site plan for a new vehicle dealer on one lot on 5.4 acres located on the southwest corner of Tennyson Parkway and Dallas Parkway. Zoned Commercial Employment and located within the Dallas North Tollway Overlay District. Applicant: SRHC Platinum Park Phase II, LP (Public Hearing Agenda Item “3B”). Staff recommended subject to approval of Zoning Case 2023-026 and relocation of vehicle service bays on the east side of the building to the south side of the building.

MOTION: Upon a motion made by 2nd Vice Chair Ratliff and seconded by Commissioner Bronsky, the Commission voted 7-1 to approve the item with staff recommendations and contingent on the approval of Zoning Case 2023-026. Commissioner Olley voted in opposition to the item.

Zoning Case: 2023-027

This was a request to amend Article 16 (Parking and Loading) and related sections of the Zoning Ordinance to modify off-street parking requirements. Tabled on December 4, 2023. Petitioner: City of Plano (Public Hearing Agenda Item “4”). Staff recommended approval as follows (additions are indicated in underlined text; deletions are indicated in ~~striketrough~~ text; moved to is indicated in double underlined text; moved from is indicated in ~~double striketrough~~ text).

Amend Section 16.100 (General) of Article 16 (Parking and Loading) such section to read in its entirety as follows:

16.100 General

.1 Except as otherwise provided for in this article, off-street parking shall be provided as follows:

A. In all districts except BG, in connection with every business, institution, recreational, residential, manufacturing, research laboratory, government facility, or any other use, there shall be provided, at the time any building or structure is erected or is enlarged or increased in capacity, off-street parking spaces, in accordance with the requirements set forth in Sec. 16.700.

B. Changes of Use In All Districts Except BG ~~In all districts except BG, there shall be provided, at the time any use is changed, off-street parking spaces in accordance with the requirements set forth in Sec. 16.700.~~

i. When there is a change of use on an existing site, where there is no expansion of the building or operational space, no new parking is required when the owner provides a signed letter to the city agreeing:

a. To manage parking in accordance with all requirements of the city with the exception of Section 16.700,

b. To ensure that no adverse effects will occur to the site or any public or private property in the vicinity, and

c. To record the letter with the county land record and covenant that the agreement runs with the land.

ii. It is an offense for the owner to fail to adhere to the letter agreement.

iii. A parking utilization study may be obtained or required to determine the needs of the property at any time, at the discretion of the Director of Planning or designee.

C. Provisions for Infill, Redevelopment, and Expansions of Building Space

i. Applicability

This provision is available under the following conditions:

- a. The reduction is not anticipated to create parking issues for any public or private property in the vicinity.
 - b. The reduction is not anticipated to result in parking spillover into any neighborhoods in the vicinity.
 - c. Available parking has not been impacted by vehicle storage or other site modifications, and
 - d. The site is not under condominium ownership, unless all owner participation is verified.
- ii. The amount of required parking for infill, redevelopment, or expansions of building space of a nonresidential property may be decreased as follows:
 - a. by up to 10% with approval of the Director of Planning or designee, or
 - b. by up to 20% with approval of the Planning & Zoning Commission.
- iii. The same reductions in Sections 16.100.C.ii may be granted to multifamily properties when the area that would be used by the reduced parking spaces is exchanged for an equivalent area of additional usable open space in excess of the minimum requirements applicable to the development.
- iv. Any reduction must be granted through the site plan approval process.
- v. The parking reduction is not extended to any future development or redevelopment of the property.

.2 Off-Street loading shall be provided in accordance with Sec. 16.1400.

Remove Subsection 16.1200.7 (Redevelopment or Expansion of Building Space) of Section 16.1200 (Parking Reduction Program) of Article 16 (Parking and Loading) in its entirety:

~~.7 Redevelopment or Expansion of Building Space~~

~~The Planning & Zoning Commission may decrease the amount of required parking for the redevelopment or expansion of building space of a nonresidential property by 10% where the parking shortage is caused by the dedication of right of way or easements required by public improvements. Any reduction must be granted through the site plan approval process. The parking reduction is not extended to any future development or redevelopment of the property.~~

Chair Downs opened the public hearing. Resident and local business owner Joseph Gozlan spoke in support of the item. Chair Downs, seeing there were no additional registered speakers, closed the public hearing.

MOTION: Upon a motion made by Commissioner Brounoff and seconded by Commissioner Olley, the Commission voted 7-1 to approve the item to go to City Council with the recommendations from staff, but eliminating proposed 16.100.1.B.iii and amending proposed 16.100.1.B.i. as follows:

- i. When there is a change of use on a site developed prior to [DATE OF ORDINANCE], where there is no expansion of the building or operational space, no new parking is required when the owner provides a signed letter to the city agreeing;

Commissioner Lisle voted in opposition to the item.

Project #R2023-042: K Avenue Lofts Addition, Block A, Lot 1

This was a replat for 226 multifamily residence units on one lot on 4.5 acres located on the west side of K Avenue, 150 feet north of Park Boulevard. Zoned Planned Development-47-Corridor Commercial. Applicant: Plano Housing Authority (Public Hearing Agenda Item “5”). Staff recommended for approval as submitted.

MOTION: Upon a motion made by Motion made by Commissioner Bronsky and seconded by Second 2nd Vice Chair Ratliff, the Commission voted 8-0 to approve the item as submitted. Commissioner Bronsky voted in opposition to the item.

Projects #R2023-047 and #COP2023-004: Frito-Lay National Headquarters, Block 1, Lots 1R, 2, & 3

This was a replat and conveyance plat for a professional/general administrative office on Lot 1R and two conveyance lots on Lots 2 and 3 on 273.5 acres located at the southwest corner of Legacy Drive and Headquarters Drive. Zoned Commercial Employment. Applicant: Frito-Lay, Inc. (Public Hearing Agenda Item “6”). Staff recommended for approval as submitted.

Chair Downs opened the public hearing and, seeing no registered speakers, closed the public hearing.

MOTION: Upon a motion made by Commissioner Bronsky and seconded by 2nd Vice Chair Ratliff, the Commission voted 8-0 to approve the item as submitted.

Projects #R2023-048 and #RSP2023-081: Flextronics Campus Addition, Block A, Lots 4R & 6

This was a replat and revised site plan for an office showroom/warehouse on two lots on 22.2 acres located on the south side of Plano Parkway, 550 feet east of Shiloh Road. Zoned Research/Technology Center. Applicant: Plano Property Owners, LP (Public Hearing Agenda Item “7”). Staff recommended for approval as submitted.

Chair Downs opened the public hearing and, seeing no registered speakers, closed the public hearing.

MOTION: Upon a motion made by Commissioner Bronsky and seconded by 2nd Vice Chair Ratliff, the Commission voted 8-0 to approve the item as submitted.

Project #PR2022-033: Bob Woodruff Park Addition, Block A, Lots 1R & 2

This was a preliminary replat for a park/playground on two lots on 187.1 acres located at the northeast corner of Park Boulevard and Spring Creek Parkway. Zoned Agricultural, Estate Development, Single-Family Residence-9, and Single-Family Residence Attached and located within the Parkway Overlay District. Applicant: City of Plano (Public Hearing Agenda Item “8”). Staff recommended the Commission accept the applicant’s request to table the preliminary replat to the January 2, 2024, Planning & Zoning Commission meeting.

Chair Downs opened the public hearing and, seeing no registered speakers, closed the public hearing.

MOTION: Upon a motion made by Commissioner Bronsky and seconded by 2nd Vice Chair Ratliff, the Commission voted 8-0 to accept the applicant's request to table the item to the January 2, 2024, Planning & Zoning Commission meeting

Project #PR2023-025 Paradise Heights, Blocks A-C

This was a preliminary replat for 42 Single-Family Residence-9 lots and two common area lots on 14.0 acres located at the southwest corner of Spring Creek Parkway and Fieldlark Drive. Zoned Single-Family Residence-9 and located within the Parkway Overlay District. Tabled on December 4, 2023. Applicant: First United Methodist Church (Public Hearing Agenda Item "9"). Staff recommended approval as submitted.

Chair Downs opened the public hearing. Applicant representative Joel Williams was available to answer questions from the Commission. Chair Downs, seeing no additional registered speakers, closed the public hearing.

MOTION: Upon a motion made by Commissioner Bronsky and seconded by 2nd Vice Chair Ratliff, the Commission voted 8-0 to approve the item as submitted.

END OF PUBLIC HEARING

NON-PUBLIC HEARING ITEMS

Project #CPH2023-016: Discussion and Action: Call for Public Hearing

This was a request to call a public hearing to amend Planned Development-60-General Office on 46.8 acres located at the northwest corner of Alma Drive and 15th Street Applicant: **Fred Gans** (Non-Public Hearing Agenda Item "10"). Staff recommended the Planning & Zoning Commission call a public hearing for this purpose.

Chair Downs opened the discussion. Applicant representatives John and Fred Gans, Cornerstone Development, were available to answer questions from the Commission supporting the project. Chair Downs, seeing there were no additional registered speakers, confined the discussion to the Commission.

MOTION: Upon a motion made by Commissioner Bronsky and seconded by 2nd Vice Chair Ratliff, the Commission voted 7-1 to call a public hearing. Commissioner Lisle voted in opposition.

Project #PSP2023-028: Discussion and Action – Extension of Approval Request – Preliminary Site Plan: Plano Gateway East, Block B, Lots 1-91 & 1X-10X

This was an extension of approval of a preliminary site plan for 91 Single-Family Residence Attached lots and 10 common area lots on 6.7 acres located at the northwest corner of Shiloh Road and Wynview Drive. Zoned Planned Development-207-Retail and located within the 190 Tollway/Plano Parkway Overlay District Applicant: **Skorburg Company** (Non-Public Hearing Agenda Item "11"). Staff recommended approval of the extension request.

Chair Downs opened the discussion. Applicant representatives Neil Stenburg and Bryan Holland, Skorburg Company, were available to answer questions from the Commission supporting the item. Chair Downs, seeing there were no additional registered speakers, confined the discussion to the Commission.

MOTION: Upon a motion made by Commissioner Bronsky and seconded by 2nd Vice Chair Ratliff, the Commission voted 8-0 to approve the extension request.

Items for Future Agendas

Chair Downs opened the discussion to the Commission, and no items were identified. (Non-Public Hearing Agenda Item “11”).

END OF NON-PUBLIC HEARING

With no further business, Chair Downs adjourned the meeting at 10:03 p.m.

David Downs, Chair

AGENDA ITEM NO. b

REVISED SITE PLAN: High Point North Athletic Complex, Block A, Lot 1R

APPLICANT: City of Plano

CASE PLANNER: Parker McDowell

DESCRIPTION: Park/playground and public service yard on one lot on 23.8 acres located on the east side of Alma Drive, 1,430 feet north of Spring Creek Parkway. Zoned Planned Development-329-Community Center. Tabled on December 18, 2023. Project #RSP2023-075.

SUMMARY: The purpose for the revised site plan is to propose improvements to the existing park and service yard.

RECOMMENDATION: Recommended for withdrawal from consideration.

AGENDA ITEM NO. c

PRELIMINARY SITE PLAN: Collin Creek Addition, Block M, Lots 1 & 2, Block N, Lot 1, Block O, Lot 1, & Block P, Lot 1

APPLICANT: VM Fund I, LLC

CASE PLANNER: Donna Sepulvado

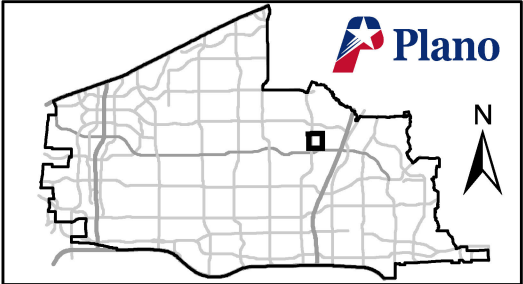
DESCRIPTION: 821 multifamily residence units, common area, and park/playground on five lots on 10.0 acres located at the northeast corner of Heights Way and Ash Road. Zoned Urban Mixed-Use-3. Project #PSP2023-029.

SUMMARY: The purpose for the preliminary site plan is to show the proposed development and related site improvements.

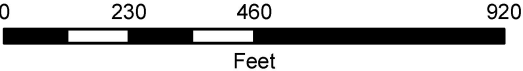
RECOMMENDATION: Recommended for approval as submitted.



Item: Revised Site Plan (RSP2023-075)
Submitted:
Title: High Point North Athletic Complex, Block A, Lot 1R
Zoning: Planned Development-329-Community Center



Legend:
Subject Property (Blue cross-hatch)
Streets (Grey)
Municipal Boundaries (Thick black line)
Zoning Boundary Change/SUP (Red dashed line)
Zoning Boundary (Thin black line)
Specific Use Permit (Red dotted line)





City of Plano
1520 K Avenue
Plano, TX 75074

P.O. Box 860358
Plano, TX 75086-0358
Tel: 972-941-7000
Plano.gov

December 28, 2023

Parker McDowell
Planner
Planning Department
City of Plano
1520 K Avenue, 2nd Floor - Suite 250
Plano, Texas 75074

Re: Request to withdraw RSP2023-075, High Point North Athletic Complex, Block A, Lot 1R

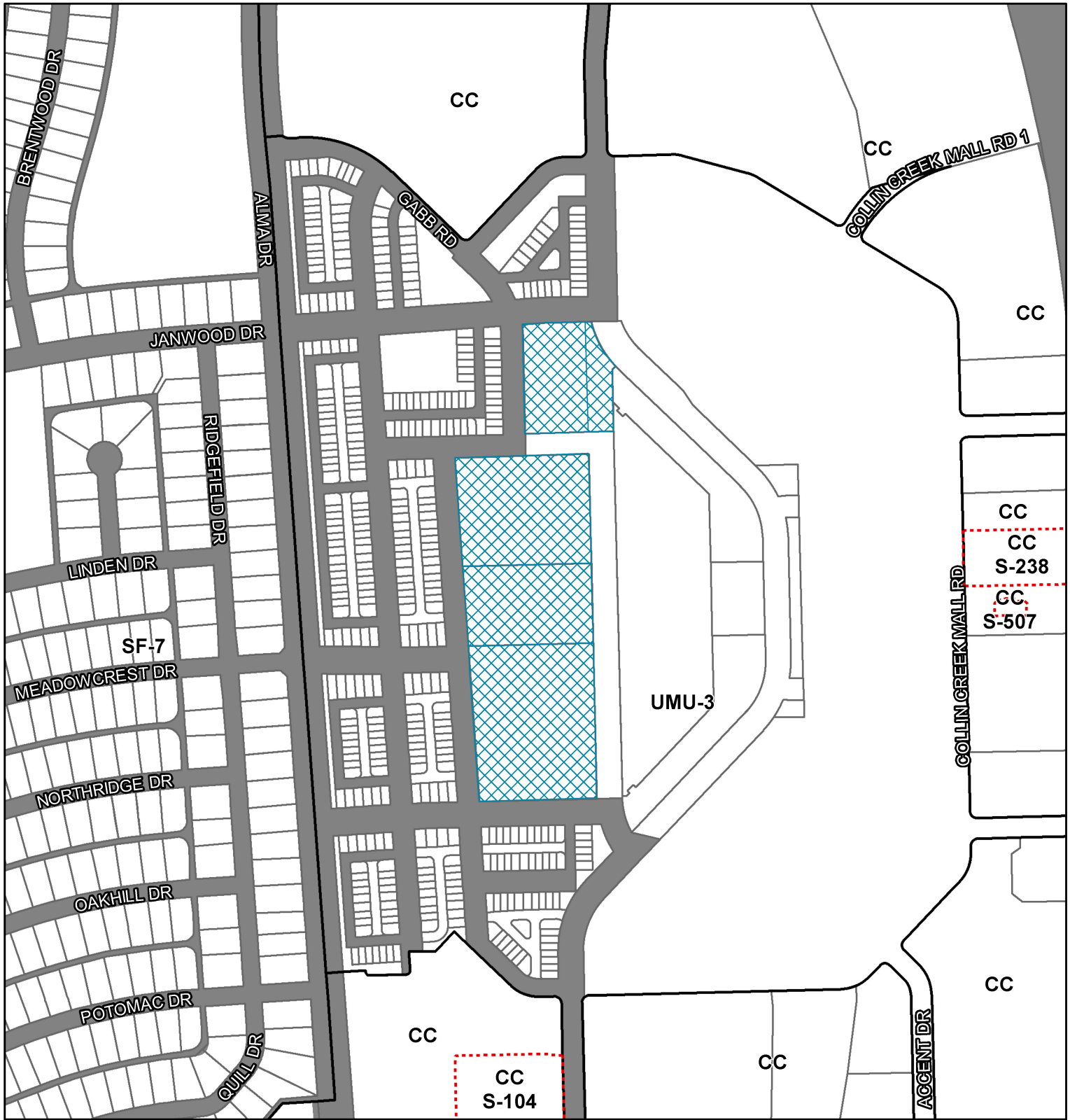
Dear Parker,

Please consider this letter a petition to withdraw the revised site plan for High Point North Athletic Complex Block A, Lot 1R. Parks will provide a new submittal for the revised site plan when ready.

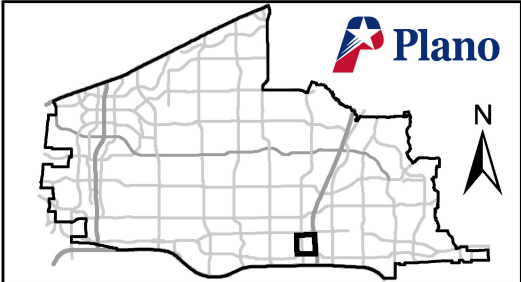
Thank you so much for all your assistance.

Regards,

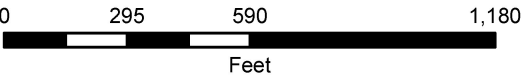
Hannah Rushing
Athletic Superintendent
Parks and Recreation Department

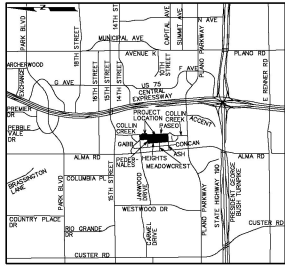


Item: Preliminary Site Plan (PSP2023-029)
 Submitted:
 Title: Collin Creek Addition, Block M, Lots 1 & 2, Block N, Lot 1, Block O, Lot 1, & Block P, Lot 1
 Zoning: Urban Mixed-Use-3



[Blue cross-hatch] Subject Property
 [Thick black line] Municipal Boundaries
 [Thin black line] Zoning Boundary
 [Grey fill] Streets
 [Red dashed line] Zoning Boundary Change/SUP
 [Red dotted line] Specific Use Permit





VICINITY MAP
N.T.S.

NOTES:

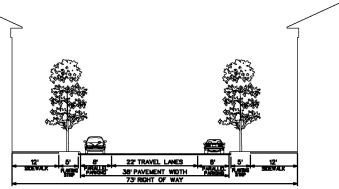
1. All parallel parking spaces are 8' wide x 22' long.
2. All proposed pavement is concrete.
3. Solid waste containers and trash compactors are located inside the parking structures. Two per lot are provided.
4. Enhanced hardscape treatments for aesthetic/pedestrian safety purposes will be provided at street and fire lane transitions between blocks O, Y and S.
5. Each standard parking space located in a parking garage shall measure not less than 8.5 feet by 17.5 feet with a 22-foot aisle width and shall be of usable shape and condition.

SITE PLAN GENERAL NOTES

1. Buildings 6,000 square feet or greater shall be 100% fire sprinkled.
2. Fire lanes shall be designed and constructed per city standards.
3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code.
4. Four-foot wide sidewalks shall be provided 2.5 feet off of the property line within the rights-of-way, unless a sidewalk easement is provided for a meandering sidewalk or an alternative design is approved by the city. Barrier-free ramps, per city standards, shall be provided on sidewalks at all curb crossings.
5. Mechanical units, dumpsters, and trash compactors shall be screened in accordance with the Zoning Ordinance.
6. All signage contingent upon approval by Building Inspections Department.
7. Approval of the site plan is not final until all engineering plans are approved.
8. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
9. Building facades within this development shall be compatible, as provided in the Retail Corner Design Guidelines.
10. Outdoor lighting shall comply with Illumination standards within Section 4-656 of the Code of Ordinances.
11. Please contact the Building Inspections Department to determine the type of construction and occupancy group.
12. All electrical transmission, distribution, and service lines must be underground.
13. Uses shall conform in operation, location, and construction to the following performance standards in Article 24 of the Zoning Ordinance: noise, smoke and particulate matter, odorous matter, fire or explosive hazard materials, toxic and noxious matter, vibration, and/or other performance standards.

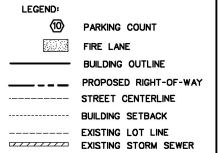
Commercial and Multifamily Front Yard Setback Calculations

Street	Block	Lot	Linear Feet of Frontage	Linear Feet of Building within 35' of Property Line	Percentage	Linear Feet of Building not within 35' of Property Line	Percentage
Jarwood Drive	M	1	180	177	98.3%	3	1.7%
Gabb Road	M	1	284	284	100.0%	0	0.0%
Pedernales Drive	M	1	180	178	98.9%	2	1.1%
Pedernales Drive	N	1	355	355	100.0%	0	0.0%
Paseo Lane	N	1	210	210	100.0%	0	0.0%
Amberley Way	N	1	346	322	93.1%	24	6.9%
Heights Way	N	1	208	208	100.0%	0	0.0%
Meadowcrest Drive	M	1	326	326	100.0%	0	0.0%
Paseo Lane	M	1	344	344	100.0%	0	0.0%
Ash Road	M	1	310	310	100.0%	0	0.0%
Heights Way	M	1	344	344	100.0%	0	0.0%



MAJOR STREET-7'3' RIGHT OF WAY
CROSS SECTION
AMBERLEY WAY AND MEADOWCREST DRIVE

Block	M	M	N	O	P
Lot	1	2	1	1	1
General Site Data					
Zoning	UMU-3	UMU-3	UMU-3	UMU-3	UMU-3
Proposed Land Use	Multifamily, Vehicle Parking Lot/Garage	Pedestrian Paseo	Multifamily, Vehicle Parking Lot/Garage	Public Park	Multifamily, Vehicle Parking Lot/Garage
Lot Area (sf)	62,407	15,058	90,990	83,718	130,205
Lot Area (acres)	1.430	0.346	2.087	1.922	2.989
Building Footprint Area	59,270	N/A	76,053	N/A	116,582
Multifamily Building Area	60,717	N/A	76,053	N/A	116,582
Total Building Area	207,712	N/A	287,955	N/A	410,148
Building Height (stories)	5	N/A	5	N/A	5
Building Height (feet)	75	N/A	75	N/A	75
Lot Coverage	95%	N/A	84%	N/A	90%
Floor Area Ratio	3.45	N/A	3.21	N/A	3.23
Multi-Family Units					
1 Bedroom Units	114	N/A	150	N/A	234
2 Bedroom Units	35	N/A	52	N/A	99
3 Bedroom Units	38	N/A	57	N/A	82
Total Units	187	N/A	259	N/A	375
Residential Density (units/acre)	132.85	N/A	124	N/A	125.5
Parking					
Parking Ratio	1 bdr 1 space/unit; 2 bdr 1.5 space/unit; 3 bdr 2 spaces/unit	1 bdr 1 space/unit; 2 bdr 1.5 space/unit; 3 bdr 2 spaces/unit	1 bdr 1 space/unit; 2 bdr 1.5 space/unit; 3 bdr 2 spaces/unit	1 bdr 1 space/unit; 2 bdr 1.5 space/unit; 3 bdr 2 spaces/unit	1 bdr 1 space/unit; 2 bdr 1.5 space/unit; 3 bdr 2 spaces/unit
Total Required Parking Spaces	243	N/A	342	N/A	487
Total Provided Parking Spaces (Internal Garage)	243	N/A	422	N/A	607
Accessible Parking Required	7	N/A	9	N/A	13
Accessible Parking Provided	7	N/A	9	N/A	13
Parking in Excess of 100% of Required Parking	0	N/A	0	N/A	0
Landscape Area					
Landscaped Area Provided	0	0	0	0	0
Additional Interior Landscape Area Provided	0	0	12,548	71,275	9,900
Total Landscape Area	0	0	12,548	71,275	9,900
Impervious Area					
Building Footprint Area	59,270	N/A	76,053	N/A	116,582
Area of Sidewalks, Pavement & other Impervious Flatwork	2,137	15,058	3,129	12,493	3,123
Total Impervious Area	61,407	15,058	79,182	12,493	119,705
Sum of Landscape Area + Total Permeable Area + Total Impervious Area	61,407	15,058	90,990	83,718	130,205



VM FUND I, LLC
KIRK WILSON
1800 VALLEY VIEW LANE, SUITE 316
FARMERS BRANCH, TEXAS 75234
972-740-3256
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-398-1200
BRANDON DAVIDSON

CITY PROJECT #SP2023-029
PRELIMINARY
SITE PLAN
COLLIN CREEK
ADDITION
BLOCK M, LOTS 1&2
BLOCK N, LOT 1
BLOCK O, LOT 1
BLOCK P, LOT 1
9.980 ACRES OUT OF THE
JOSEPH KLEPPER SURVEY,
ABSTRACT NO. 213
IN THE
CITY OF PLANO
COLLIN COUNTY, TEXAS

AGENDA ITEM NO. 1

PUBLIC HEARING - PRELIMINARY REPLAT: Bob Woodruff Park Addition, Block A, Lots 1R & 2

APPLICANT: City of Plano

CASE PLANNER: Parker McDowell

DESCRIPTION: Park/playground on two lots on 187.1 acres located at the northeast corner of Park Boulevard and Spring Creek Parkway. Zoned Agricultural, Estate Development, Single-Family Residence-9, and Single-Family Residence Attached and located within the Parkway Overlay District. Project #PR2022-033.

STAFF REPORT - REMARKS & RECOMMENDATION

REMARKS:

The applicant is requesting to withdraw the preliminary replat in order to continue to address engineering comments. The replat will be resubmitted and re-noticed when ready for the Planning & Zoning Commission consideration.

RECOMMENDATION:

Staff recommends that the Commission accept the applicant's request to withdraw the preliminary replat.



City of Plano
1520 K Avenue
Plano, TX 75074

P.O. Box 860358
Plano, TX 75086-0358
Tel: 972-941-7000
Plano.gov

December 28, 2023

Parker McDowell
Planner
Planning Department
City of Plano
1520 K Avenue, 2nd Floor - Suite 250
Plano, Texas 75074

Re: Request to withdraw Bob Woodruff, Block A, Lots 1R and 2, #PR2022-033

Dear Parker,

Please consider this letter a petition to withdraw the Preliminary Replat for Bob Woodruff, Block A, Lots 1R and 2 (aka Bob Woodruff Park North). It is understood that the associated documents, RSP2022-063 and RLP2022-041 will remain in place as-is. Parks will provide new submittal for the Preliminary Replat when ready.

Thank you so much for all your assistance.

Regards,

Elizabeth Del Turco
Park Planning

enclosure
cc: file

AGENDA ITEM NO. 2

PUBLIC HEARING - APPROVAL EXTENSION REQUEST - PRELIMINARY REPLAT: City of Plano
Los Rios Park, Block E, Lots 2R & 3R

APPLICANT: City of Plano

CASE PLANNER: Katya Copeland, AICP

DESCRIPTION: Extension of approval for a preliminary replat for a park/playground on two lots on 11.5 acres located at the southeast corner of Country Club Drive and San Miguel Drive. Zoned Single-Family Residence Attached and Single-Family Residence-7. Project #PR2023-031.

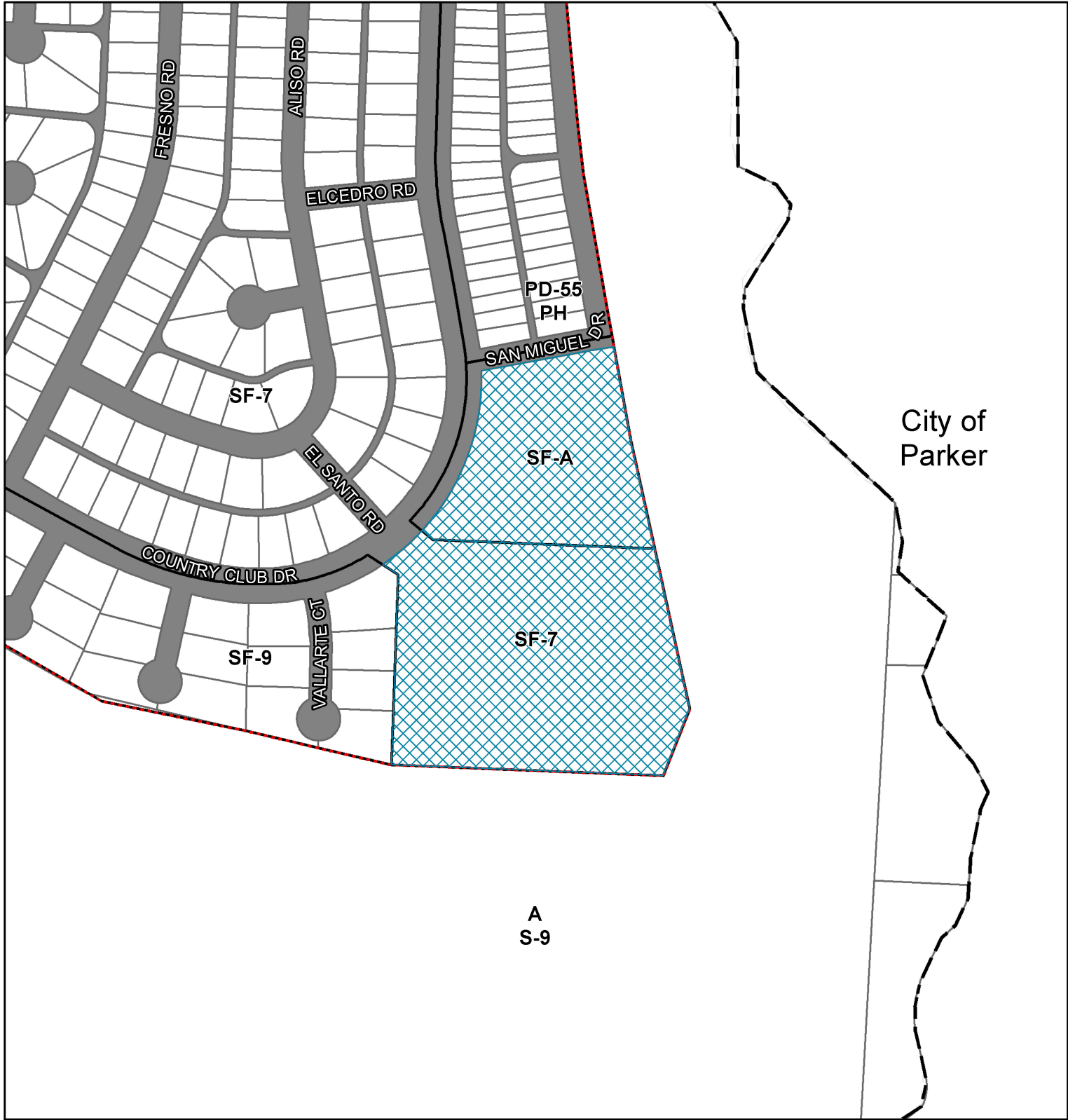
STAFF REPORT - REMARKS & RECOMMENDATION

REMARKS:

The applicant is requesting to withdraw the preliminary replat in order to continue to address staff comments. The replat will be re-noticed when it is ready for Planning & Zoning Commission consideration.

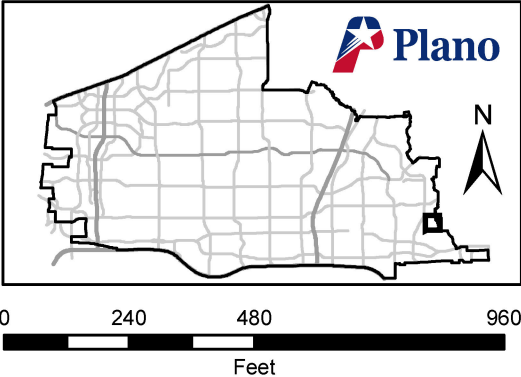
RECOMMENDATION:

Staff recommends that the Commission accept the applicant's request to withdraw the preliminary replat.



Item Submitted: Preliminary Replat (PR2023-031)
Title: City of Plano Los Rios Park, Block E, Lots 2R & 3R
Zoning: Single-Family Residence Attached and Single-Family Residence-7

Legend:
Subject Property (Blue cross-hatch)
Streets (Grey line)
Municipal Boundaries (Thick black line)
Zoning Boundary Change/SUP (Red dashed line)
Zoning Boundary (Thin black line)
Specific Use Permit (Red dotted line)



12/29/2023

We are requesting to withdraw Preliminary Replat (PR2023-031) for the Los Rios Park Trail Project, as the Plano Subdivision Ordinance does not allow Replats to be tabled. This Preliminary Replat will be resubmitted for approval once the requisite changes and edits are completed by our design contractor.

**Parks & Recreation
Department***Serving Since 2023***Doug Braches, MPA, CPRP***Trail System Planner*

5901 Los Rios Boulevard
Plano, Texas 75074
T 972.208.8001
F 972.461.7182
dbraches@plano.gov
planoparks.org
plano.gov

Connect with Plano



AGENDA ITEM NO. 3A

PUBLIC HEARING: Zoning Case 2023-021

PETITIONERS: Fairview Farm Land Company, Ltd.

CASE PLANNER: Katya Copeland, AICP

DESCRIPTION: Request to rezone 5.0 acres located on the west side of Enterprise Drive, 175 feet north of Park Boulevard **from** Corridor Commercial **to** Planned Development-Single-Family Residence Attached. Tabled December 18, 2023. Project #ZC2023-021.

EXECUTIVE SUMMARY:

The applicant is requesting to rezone the subject property from Corridor Commercial to Planned Development-Single-Family Residence Attached to allow 26 residential units and modify development standards. The request is intended to create standards to allow infill development within this unique property. However, this request is disfavored because the proposal lacks conformity with building heights. Additionally, there are opportunities to align the project's design and associated Planned Development standards more fully with the standard SF-A requirements regarding building height, building length, and side setbacks. Although this request is disfavored, should the Commission choose to support this request, staff recommends considering what design standards will produce the best residential project over the long term.

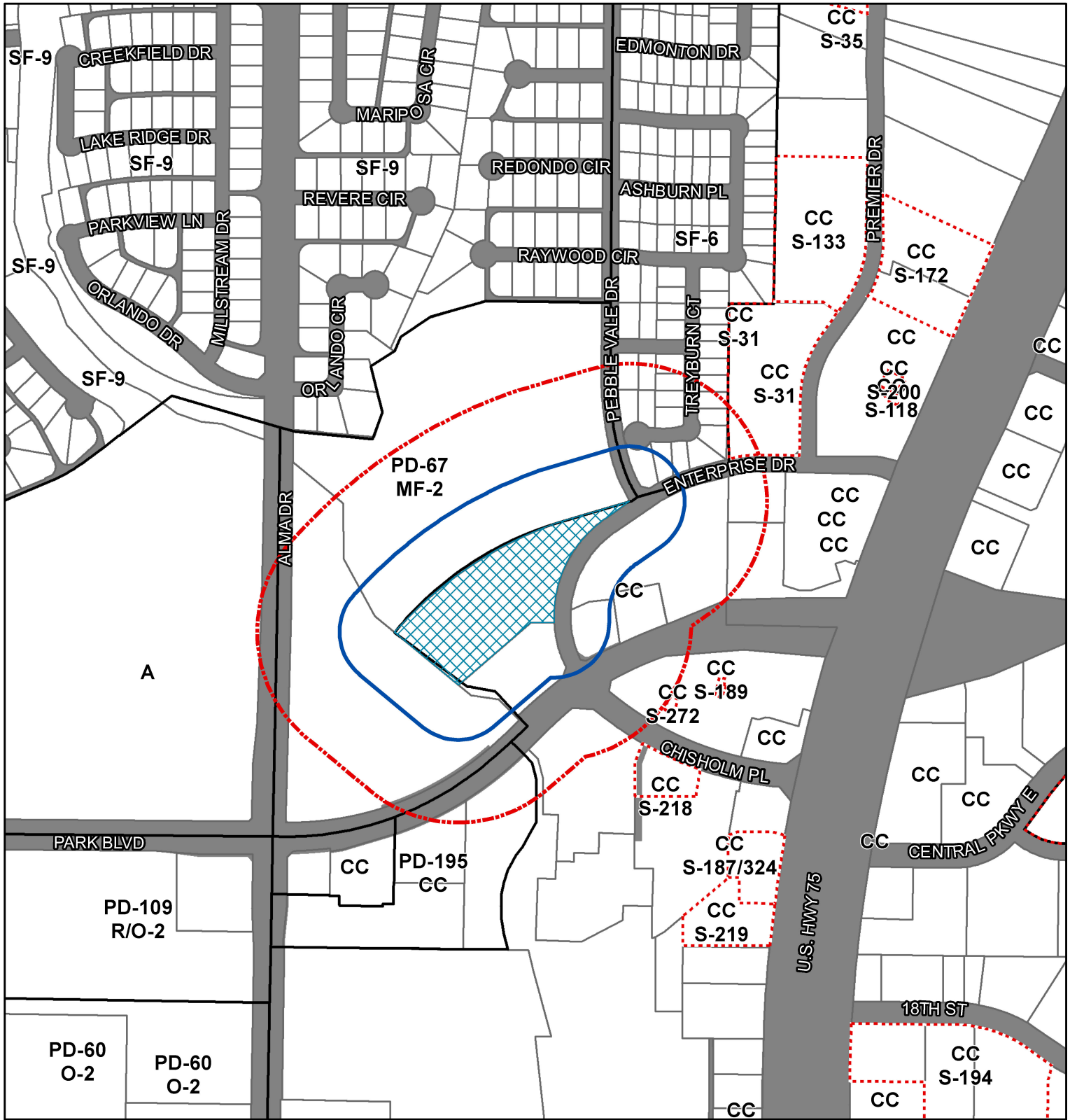
Major topics of consideration in this request include:

- **Conformance to the Comprehensive Plan** – The subject property is located within the Neighborhoods (N) and Open Space Network (OS) categories of the Future Land Use Map. The request conforms to the plan in all but one area.
 - **Height:** While a new single-family attached neighborhood is consistent with N category, the proposed design of the development does not meet one of the character-defining elements of the N Dashboard. The SF-A zoning district standard height is 2 stories, 35 feet; the proposed height allowance is 3 stories with fourth-floor rooftop decks. This is inconsistent with the N Dashboard's recommended height of 1 to 2 stories. The context of the area includes multifamily residential development immediately adjacent to the north, which is limited to 2 stories, 35 feet in height. The heights allowed under the Corridor Commercial (CC) zoning to the east will be substantially limited by proximity to residential. Due to the requested height, findings are required by the Planning & Zoning Commission and City Council to approve this request.
- **Residential Use** – The subject property has long been zoned for commercial purposes; however, commercial development has not occurred due to several challenges. First, the site has limited visibility from major roadways. Second, it is uniquely shaped with a significantly sized drainage and floodway easement, placing various constraints on the allowable buildable area. A rezoning

to allow residential uses is benefited by adjacency with other residential zoning to the north and west and direct access to the Chisholm hike and bike trail.

- **Modified Development Standards** – The requested Planned Development will vary from the standard requirements of the SF-A district for building height, minimum side yard setbacks, and maximum building length. The applicant suggests these modifications are necessary due to the limited size of the property; however, staff finds that side yard setbacks and building length standards could be met with a reduction from 26 to 25 lots. Due to the limited size of the site, the loss of one lot may be significant; however, the building break would provide two more end units, which are desirable for their access to natural light and privacy and may partially offset the loss. Additional modifications, including buffers and setbacks from adjacent uses, required open space, and connections to the city's trail system, are also recommended to provide protections and amenities for future residents.
- **Street Design** – The applicant is requesting to use mews streets rather than the standard Type G residential local streets. Mews streets are often appropriate for small, infill developments; however, the proposed concept plan includes one mews with sidewalks on only one side of the street. Staff finds this acceptable in this instance due to its proximity to the property line but recommended additional sidewalk width to compensate. Additionally, like the side yard setback and building length previously mentioned, staff finds this modified street design could potentially be avoided altogether with the reduction from 26 to 25 lots.
- **Adjacency and Access** – The site currently provides shared access to an adjacent convenience store to the south. As shown in the associated concept plan, the applicant proposed maintaining this access point, with a portion of the current drive aisle converted to a collector street design. A second access to the SF-A development will be located on the northern portion of the property. Shared access between a residential street and a commercial drive is not ideal. Still, it may be unavoidable due to the unique shape of the property, existing development, and change in land use.

A concept plan accompanies this request as Agenda Item No. 3B.

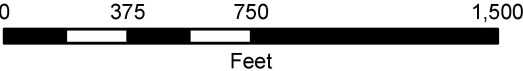
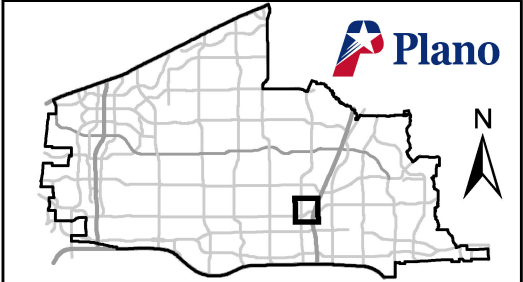


Zoning Case: 2023-021

Existing Zoning: Corridor Commercial


Proposed Zoning: Planned Development-Single-Family Residence Attached

- 500' Courtesy Notification Buffer
- 200' Notification Buffer
- Subject Property
- Streets
- Municipal Boundaries
- Zoning Boundary
- Specific Use Permit
- Zoning Boundary Change/SUP





Zoning Case 2023-021

 Area of Request

0 220 440
Feet

STAFF PRELIMINARY REPORT - INTRODUCTORY REMARKS

The applicant is requesting to rezone the subject property from Corridor Commercial (CC) to Planned Development-Single-Family Residence Attached (PD-SF-A) to allow for modified development standards.

Zoning – Sections 10.600.1 and 9.1000.1 of the Zoning Ordinance state the purpose of the CC and SF-A districts, respectively, as follows:

- *Corridor Commercial (CC)*: The CC district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors. The regulations and standards of this district are reflective of the high traffic volumes and high visibility of these regional highways.
- *Single-Family Residence-Attached (SF-A)*: The SF-A district is intended to provide for a variety of residential housing types and densities in the medium density ranges (5-10 units/acre) on individually platted lots or multiple units on a single lot.

Proposed Uses – The Zoning Ordinance defines single-family residence (attached) as follows:

Single-Family Residence (Attached) – A dwelling that is part of a structure containing 3 or more dwellings, each designed and constructed for occupancy by one family, with each dwelling attached by a common wall to another with a minimum length of attachment of 20 feet, in which each dwelling is located on a separate platted lot (unless the dwelling is part of a planned residential development approved without separate platted lots); except that 20% of the total dwellings in a single-family attached project may be included in structures containing only 2 dwellings.

Planned Developments – A Planned Development (PD) district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off- and onsite conditions. Section 12.100 (Purpose) of Article 12 (Planned Development District) of the Zoning Ordinance guides the establishment of planned development districts. This section states that planned developments are intended for the following purposes:

1. To protect and provide for the public health, safety, and general welfare of the city.
2. To guide the future development of the city in accordance with the Comprehensive Plan.
3. To accommodate innovation by modifying regulations to better accomplish the city's development goals.
4. To mitigate developmental impacts, especially those related to the environment, traffic, public services and facilities, and adjacent and area land uses.
5. To protect and enhance the aesthetic and visual quality of development.

Proposed Planned Development Stipulations

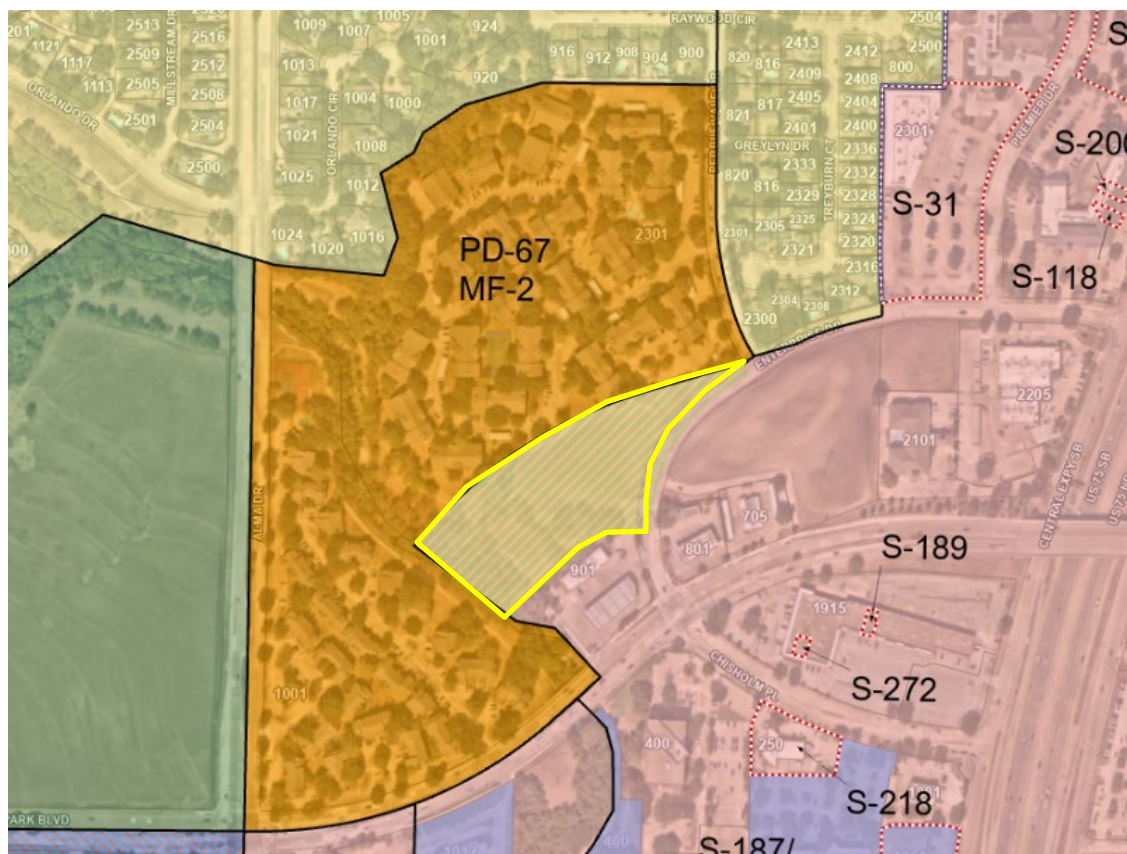
The proposed planned development language is as follows:

The permitted uses and standards shall be in accordance with the Single-Family Residence Attached (SF-A) zoning district unless otherwise specified herein:

1. Maximum Height: 3 story, 45 feet inclusive of roof decks
2. Minimum Side Yard of Corner Lot: 7.5 feet adjacent to the street
3. No complex of townhouse building shall exceed 250 feet in length.
4. Minimum townhouse lot setback from southern property line: 33 feet
5. Minimum townhouse building setback from northern property line: 30 feet
6. A minimum 10-foot wide landscape buffer at least 90 feet in length shall be provided along the southern property line, exclusive of the floodplain and shared driveways with the adjacent property. The buffer shall include a minimum 6-foot tall wrought iron fence with irrigated evergreen shrubs with a minimum of 36 to 40 inches in height, supplemented by existing trees preserved in accordance with Section 17.800 of the Zoning Ordinance.
7. A minimum 4-foot landscape buffer shall be provided along the northern property line, exclusive of the floodplain. The buffer shall contain a minimum 6-foot tall ornamental metal fence and irrigated evergreen shrubs with a minimum of 36 to 40 inches in height at planting or other living screen as approved by the Director of Planning.
8. A 10-foot wide sidewalk and associated easement shall connect the internal street network to the City of Plano Chisholm Trail.
9. At least 1 acre of open space shall be provided along the western property line and shall be dedicated as a drainage and floodway easement. At least 0.5-acre of open space shall be provided, exclusive of floodplain, and shall be exempt from the dimensional standards of Section 13.800 of the Zoning Ordinance.

Surrounding Land Use and Zoning

North	The property to the north is zoned Planned-Development-67-Multifamily Residence-2 (PD-67-MF-2) and is developed with a multifamily residence development.
East	There are two properties to the east across Enterprise Drive zoned Corridor Commercial (CC). The property to the northeast is undeveloped. The property to the southeast is developed with a vehicle fueling station that is not in operation today.
South	The property to the south is zoned CC and is developed with a convenience store and a vehicle fuel dispensing station.
West	The property to the west is zoned PD-67-MF-2 and is developed with a multifamily residence development and the City of Plano Chisholm Trail.





P L A N O
Independent School District

December 11, 2023

Katya Copeland
Senior Planner
1520 K Avenue, 2nd Floor
Suite 250, Plano, Texas 75074

RE: Property located along Enterprise Drive, Plano

Dear Katya,

You have inquired as to the capacities and enrollment projections for the schools impacted by a potential development property located along Enterprise Drive, Plano.

The following table provides both enrollment and capacity figures.


School	2023/24 Enrollment	2024/25 Enrollment (Projected)	2025/26 Enrollment (Projected)	2026/27 Enrollment (Projected)	2027/28 Enrollment (Projected)	Functional Capacity	Program Capacity
Harrington ES	326	310	294	275	262	638	750
Carpenter MS	505	479	511	528	556	1,386	1,631
Clark HS	1,241	1,174	1,052	1,045	1,069	2,073	2,439
Plano Senior HS	2,260	2,350	2,287	2,197	2,039	2,970	3,494

The enrollment figures are derived from our most recent demographer's report. The 2023-2024 column represents actual enrollment as of October 2023. All other enrollment figures are projected and are based on City zoning as it existed in the Fall of 2023. The impact of any zoning changes since that time (including this requested rezoning) are not yet factored into the projections.

Program capacity figures are based on current building floor plans, and the application of the District's maximum class size to every standard classroom. 22 students max for Kindergarten and Grades 1 through 4, 26 max for Grade 5, and 28 max at the Secondary level.

Functional capacity figures recognize there will always be inherent/uncontrollable inefficiencies in classroom utilization. For instance, as mentioned above, the District limits class sizes in kindergarten through grade 4 to a maximum of 22 students. If a building has three first grade classrooms, it can accommodate up to 66 students (Program Capacity). However, if only 54 students are enrolled in first grade, each class will actually only serve 18 students. The additional capacity of 12 students (66-54) is not utilized as it is not available to other grades or other campuses. In recognition of this variable, the functional capacity is calculated at 85% of the program capacity.

Sincerely,


Johnny W. Hill, CPA
Deputy Superintendent of Business & Employee Services
Plano ISD

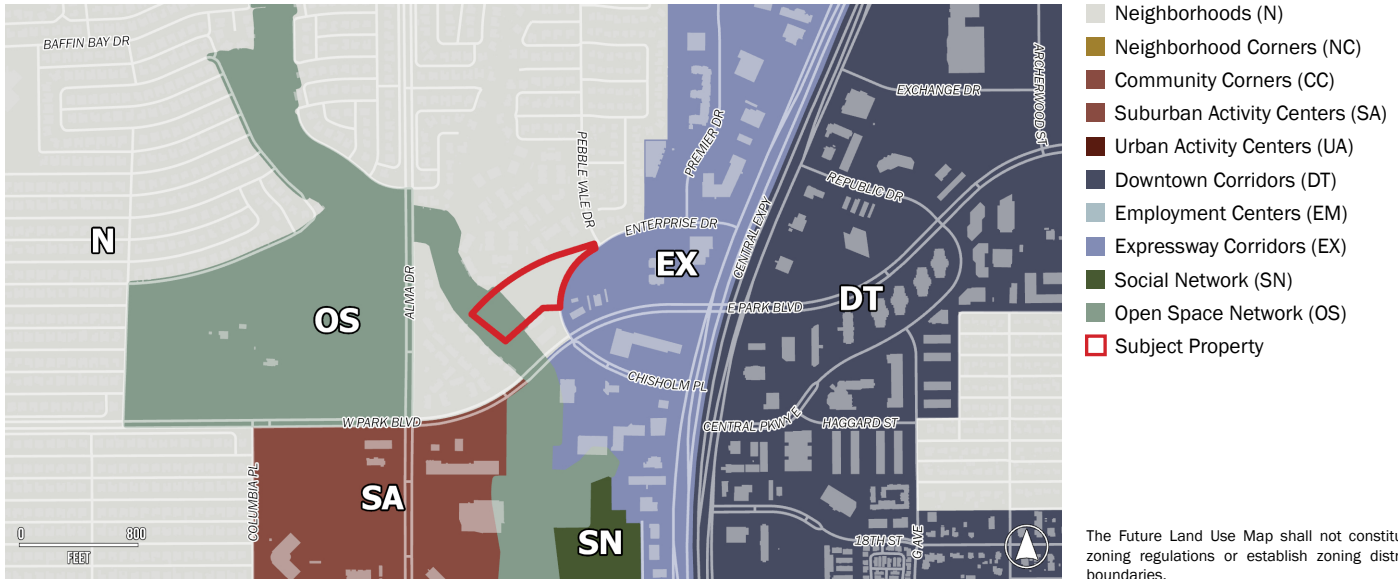
2700 W. 15th Street
Plano, Texas 75075
469-752-811

VISION: "Plano is a global leader, excelling in exceptional education, abounding with world class businesses and vibrant neighborhoods"

GUIDING PRINCIPLES: Plano Today. Plano 2050. Plano Together.

1 | Future Land Use Map

The subject property is located within the **Neighborhoods and Open Space Network** Future Land Use designations



Neighborhoods (N)

PRIORITIES

The Neighborhoods future land use category consists primarily of residential areas focused on sustaining a high quality of life through well-maintained infrastructure, housing, open space, schools, and limited service/institutional uses.

Residential Areas - Single-family residential should remain the primary use within neighborhoods. It is the intention to preserve and enhance these uses and to regulate the design of new residential infill products to be within the context of the surrounding environment. Existing multifamily developments, which function as transitions from moderate and high intensity commercial areas, should be well maintained to preserve neighborhood character. With few large tracts left for residential development, some infill and redevelopment opportunities may not fit the typical neighborhood design.

Non-Residential Areas - Institutional, light office, and service uses are considered secondary uses and may be located along the frontage of arterial streets and intersections.

Residential Adjacency Standards - Adequate transitions in building setbacks and height must be provided when development is proposed near established neighborhoods.

1. Preserving neighborhood character and quality of life
2. Upkeep of existing housing stock
3. Require adjacent commercial land uses to provide adequate transitions
4. Variety of housing heights, sizes, and types.

Open Space Network (OS)

PRIORITIES

The Open Space Network future land use category includes major public open space preserves, community parks, neighborhood parks, linear parks, and trails. These areas are intended to retain their character to provide regional recreation and leisure opportunities

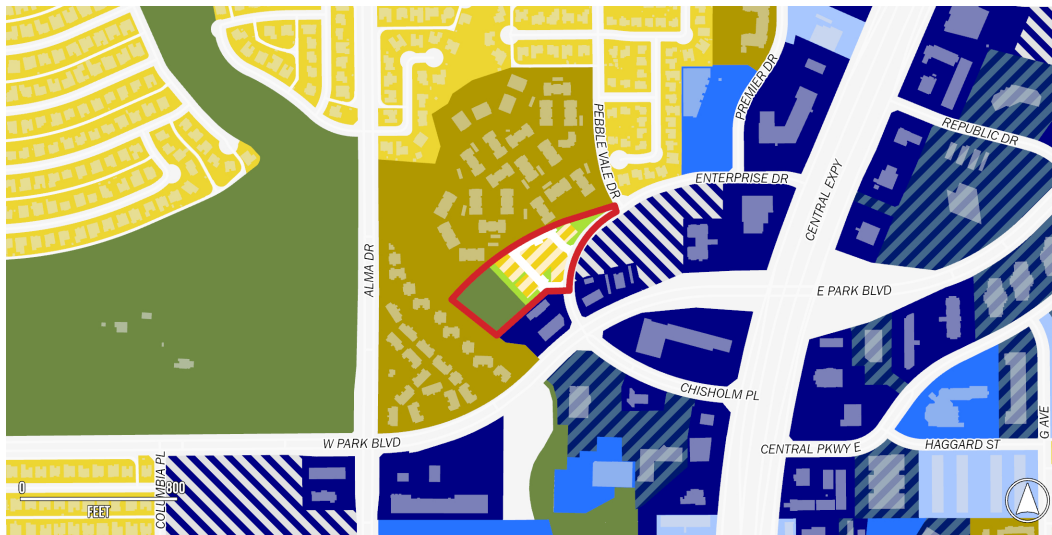
1. Maintain and upgrade parks and open spaces as needed to serve the health and recreational needs of the diverse community.
2. Improve access to these areas through transit and micromobility options.

2 | Mix of Uses



Click here for
"How to Read
The Dashboards"

If approved, the request would result in the following Mix of Uses:

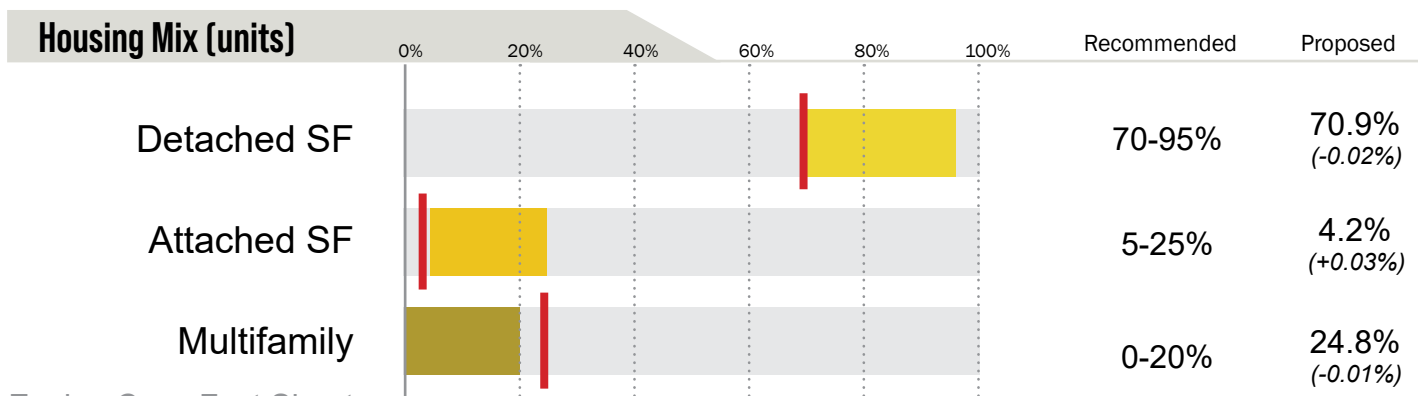
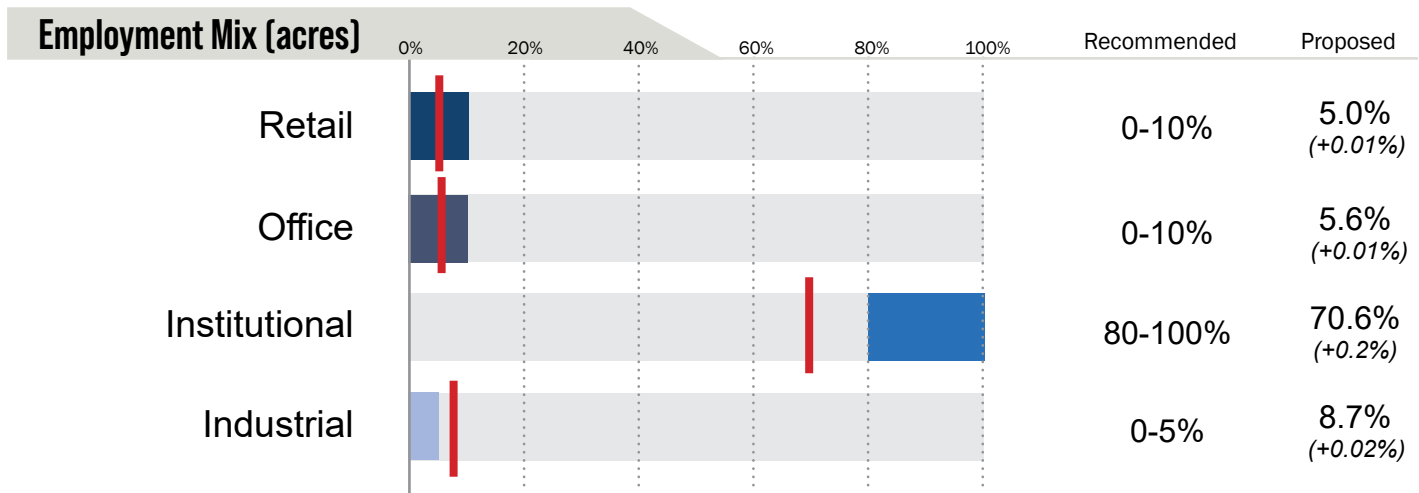
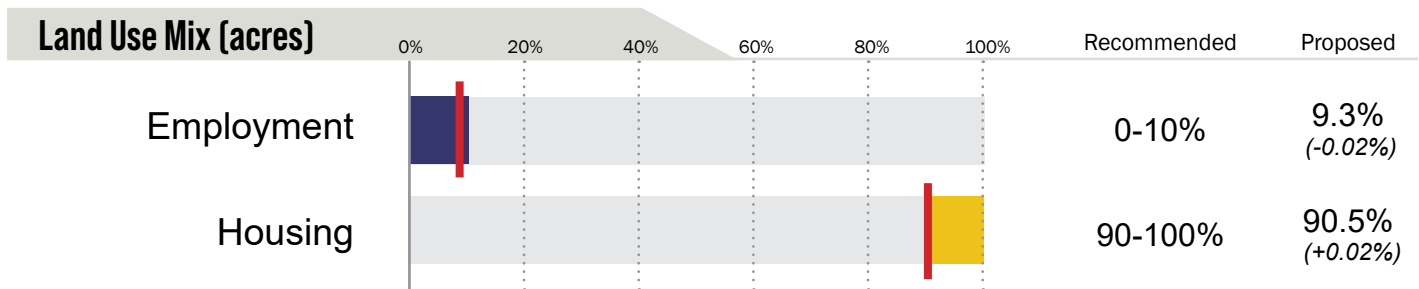


Land Use & Housing Inventory (LUHI)

- Employment, Retail Types
- Employment, Office Types
- Employment, Institutional Types
- Employment, Industrial Types
- Housing, Detached SF Types
- Housing, Attached SF Types
- Housing, Multifamily Types
- Housing, Open Space
- Employment, Undeveloped
- Housing, Undeveloped
- General Open Space
- Subject Property

LUHI Snapshot Date: 10/1/2023

Measurement Area: All properties within the N Category



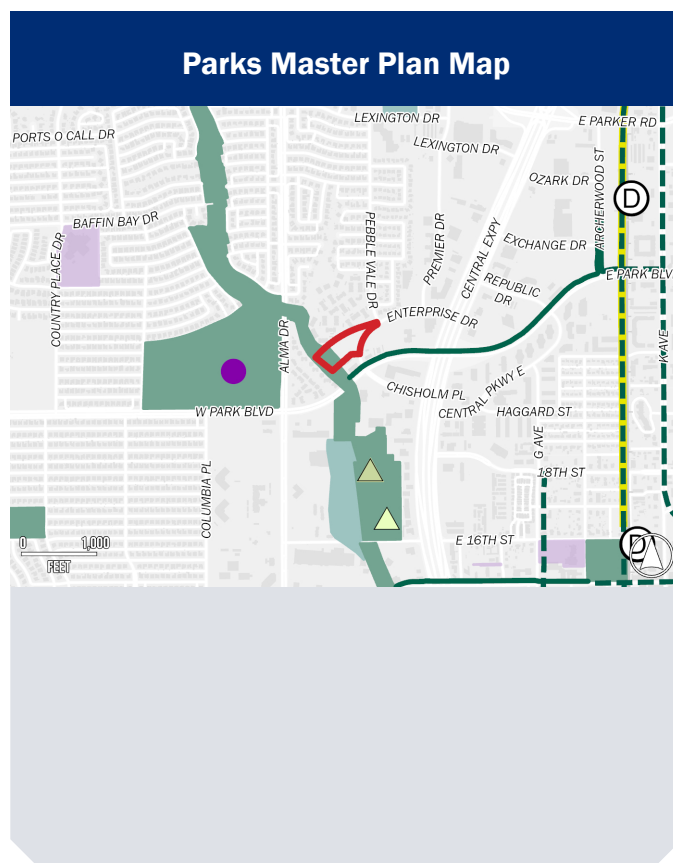
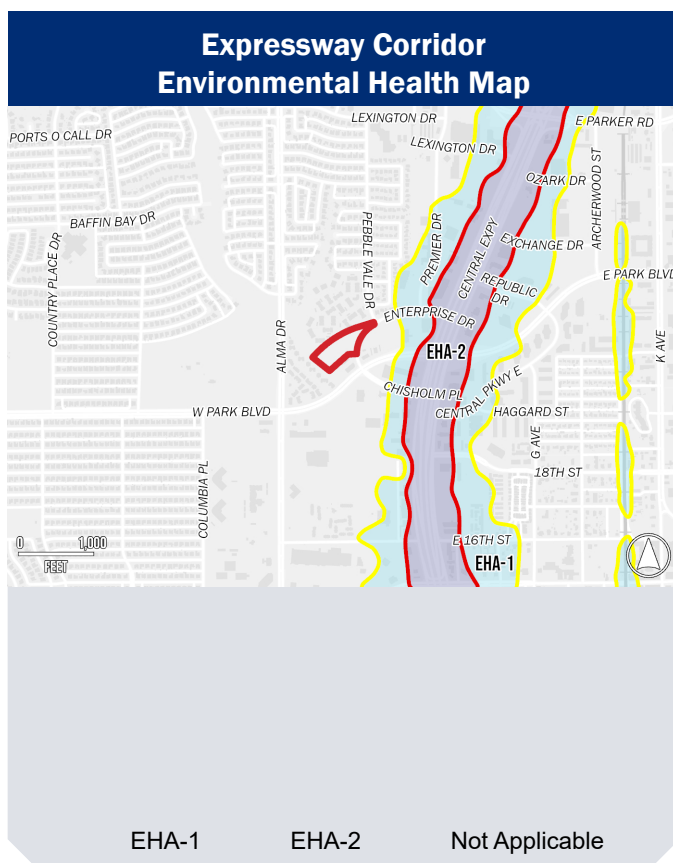
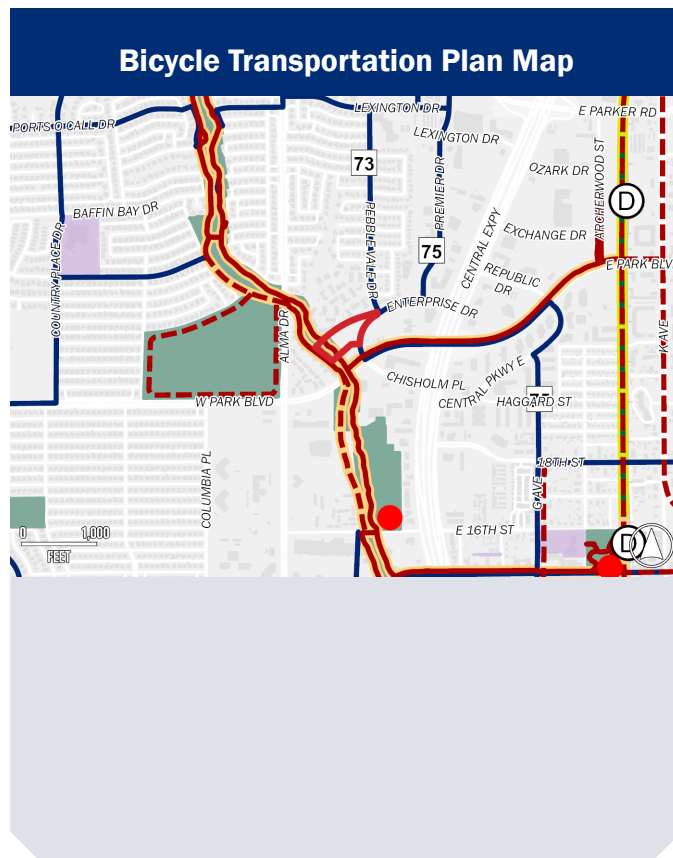
3 | Desirable Character Defining Elements



Click here for
"How to Read
The Dashboards"

DESIRABLE CHARACTER DEFINING ELEMENT	RECOMMENDED BY COMPREHENSIVE PLAN	APPLICANT PROPOSAL
Building Heights	<p>Neighborhoods: 1 to 2 stories</p> <p>Open Space: 1 to 2 stories</p>	
Density	<p>Neighborhoods: SF: 0.5 to 10 DUA MF: 10 to 22 DUA</p> <p>Open Space: N/A</p>	
Intensity	<p>Neighborhoods: Low (0 to 50% Lot Coverage)</p> <p>Open Space: Low (0 to 50% Lot Coverage)</p>	
Open Space	<p>Neighborhoods: 10% to 50% Passive OS</p> <p>Open Space: 100% Active and Recreational OS</p>	
Parking Orientation	<p>Neighborhoods: <i>Res</i>: garages with driveways <i>Non-res</i>: surface lots</p> <p>Open Space: surface lots</p>	
Block Pattern & Streetscape	<p>Neighborhoods: Gridded or curvilinear blocks Traditional Residential Streets</p> <p>Open Space: Wide blocks, OS Corridor Streets</p>	
Multimodal Access		
1. Automobiles	<p>Neighborhoods: HIGH Direct access from local streets</p> <p>Open Space: MEDIUM Limited access to major and local streets</p>	
2. Transit	<p>Neighborhoods: MEDIUM Served by bus on perimeter arterial streets</p> <p>Open Space: MEDIUM Served by bus</p>	
3. Micromobility	<p>Neighborhoods: HIGH Connected to trails and bike routes</p> <p>Open Space: HIGH Integrated trails and bike routes</p>	
4. Pedestrians	<p>Neighborhoods: HIGH Walkable to parks and schools</p> <p>Open Space: HIGH Short walk from neighborhoods</p>	

4 | Other Comprehensive Plan Maps



5 | Comprehensive Plan Policies & Actions

CORE POLICIES: The following policies are applicable to all zoning cases. No specific analysis of these policies are provided in the staff report as these serve as the fundamental basis for all staff recommendations.



Land Use: Plano will support a system of organized land use to provide housing and employment choices aligned with the market, where new and redevelopment areas respect the viability and quality of life for existing neighborhoods, businesses, and institutions.



Redevelopment & Growth Management: Plano will protect and preserve the well-established built environment of Plano and prevent overcrowding by requiring new growth and redevelopment to respect the unique development patterns, suburban character, housing needs, infrastructure capacity considerations, and fiscal constraints of our community.

LAND USE-RELATED POLICIES: The following policies are applicable on a case-by-case basis depending upon the type, location, and general nature of the request. Refer to the staff report for analysis of these policies with the respect to the proposed zoning change, where applicable.



Redevelopment of Regional Transportation Corridors: Plano will encourage reinvestment and redevelopment of identified regional transportation corridors to create cohesive developments that incorporate well-designed commercial, retail, and housing opportunities, where those uses are appropriate according to the Future Land Use Map and other related Comprehensive Plan standards.

Applicable
Not Applicable



Revitalization of Retail Shopping Centers: Plano will encourage reinvestment, revitalization, and redevelopment of underperforming neighborhood retail corners to accommodate a viable combination of local commercial, retail, and entertainment uses. Where appropriate transitions can be maintained, redevelopment may present opportunities to introduce residential uses and improve access.

Applicable
Not Applicable



Special Housing Needs: Plano will support the special housing needs of residents including seniors, people with disabilities, and low- to moderate-income households through inclusive regulations and programs and actions furthering the goals stated in the Consolidated Plan. Proposed locations for special housing needs should be afforded the same health and safety considerations as other housing.

Applicable
Not Applicable



Transit-Oriented Development: Plano will proactively encourage development within walking distance of existing and planned transit stations to create an integrated mix of uses including residential, employment, retail, and civic spaces.

Applicable
Not Applicable



Undeveloped Land: Plano will reserve its remaining undeveloped land for high quality development with distinctive character, prioritizing businesses offering skilled employment. New housing in these areas will only be considered appropriate where it is consistent with the Future Land Use Map and other related Comprehensive Plan standards.

Applicable
Not Applicable

OTHER POLICIES/DOCUMENTS: Additional policies may apply where applicable:

Envision Oak Point (2018)
Downtown Vision & Strategy Update (2019)
Spring Creekwalk Master Plan (1990)
Preservation Plano 150 (2018)
Other

FOR RESIDENTIAL AND MIXED-USE DEVELOPMENTS ONLY: The following actions from the Redevelopment & Growth Management (RGM) Policy are applicable to requests for mixed-use developments:

RGM5: Ensure that any rezoning requests for multiuse development include:	Applicable
A) No more than 50% square footage for residential uses. Requests should also conform with other identifying elements (density, building heights, etc.) in the applicable Dashboard descriptions.	Not Applicable
B) Phasing requirements that prevent the disproportionate completion of residential uses prior to nonresidential uses within the development. Nonresidential square footage must constitute a minimum of 33% of all square footage approved for occupancy during development (e.g., every 2 square feet of residential development requires at least 1 square foot of nonresidential development; and	
C) Key design features provided prior to, or concurrent with, the construction of any residential uses. These include elements of the development supporting the long-term value to the overall community, and specifically any new residents, such as open/green space, amenities, street enhancements, and trails.	
RGM8: Limit new residential development to areas that are appropriate based on individual site considerations and consistency with the Future Land Use Map and Dashboards. Multifamily developments should also meet a housing diversification or economic development need of the city, including transit-oriented development, special housing needs (as defined by the city's Consolidated Plan), or be constructed as part of a high-rise 10 stories or greater.	Applicable
	Not Applicable

6 | Findings Policy

RGM1: Mix of Uses, Density, & Building Height

In accordance with the Redevelopment and Growth Management (RGM) Policy Action 1, zoning change requests that do not conform to the mix of uses, density, and building heights as described in the Dashboards are **disfavored**. Requests that do not conform to these criteria may be occasionally allowed when found:

- ▶ Consistent with the Guiding Principles of the Comprehensive Plan; and
- ▶ Substantially beneficial to the immediate neighbors, surrounding community, and general public interest.

RGM5: Mixed-Use Developments

In addition, the Redevelopment and Growth Management (RGM) Policy Action 2 requires findings when approving a mixed-use development that exceeds 50% square footage for residential uses and/or does not conform to other identifying elements (density, height, etc.) in the applicable Dashboard.

Are Findings Required?
Yes, because the request does not comply with the Mix of Uses of the associated Dashboard.
Yes, because the request does not comply with the Building Heights of the associated Dashboard.
Yes, because the request does not comply with the Maximum Density of the associated Dashboard.
Yes, because the request is inconsistent with Action RGM5 (for mixed-use developments).
No, findings are not required.

STAFF PRELIMINARY REPORT - CONFORMANCE TO THE COMPREHENSIVE PLAN

The proposed request has been reviewed for conformance with the Comprehensive Plan. Major factors included in the analysis are provided below, but the Comprehensive Plan Fact Sheet has more specific details about the request.

Guiding Principles – This set of Guiding Principles to the Comprehensive Plan establishes overarching themes that apply to all policies and actions and express values for Plano Today, Plano 2050, and Plano Together. Since the principles do not stand alone but are used in concert with one another and carry across the Plan as a whole, each principle must be judged through a lens that incorporates all other principles to be fully and accurately understood. As such, the Commission is encouraged to review the full list of Guiding Principles and judge zoning requests through the lens of all principles.

Future Land Use Map Category & Dashboard

Future Land Use Category – The subject property is located in the [Neighborhoods \(N\)](#) and [Open Space Network \(OS\)](#) categories of the Future Land Use Map (FLUM). The request partially meets the description and priorities of the N category, which recommends primarily single-family uses. However, this request would allow for heights that are outside the recommended threshold. These heights are distinct from the one and two-story residential developments which are adjacent to the subject property.

Although the height associated with this request is not completely in keeping with the surrounding context, it is important to note that Priority #4 in the N designation recommends a “variety of housing heights, sizes, and types.” Additionally, the request aligns with the N description relative to infill projects, as the site cannot fit the typical neighborhood design block pattern due to the size of the subject property and the floodplain limitations.

The western portion of the subject property is within the OS designation and will be utilized as open space and include a connection to the existing Chisholm Trail. This request is in conformance with the OS designation.

Based on these considerations, the proposed request is generally consistent with the description and priorities of the N and OS categories.

FLUM – N Description and Priorities		
Description		Partially Meets
Priorities	Preserving neighborhood character and quality of life	N/A
	Upkeep of existing housing stock	N/A
	Requiring adjacent commercial land uses to provide adequate transitions	N/A
	Variety of housing heights, sizes, and types	Meets
FLUM – OS Description and Priorities		
Description		Meets
Priorities	Maintain and upgrade parks and open spaces as needed to serve the health and recreational needs of the diverse community.	Meets
	Improve access to these areas through transit and micromobility options.	Meets

[Mix of Uses](#) – The Mix of Uses in the N designation recommends 90-100% Housing Land Uses within this category, consistent with this request. Additionally, the request would increase the number of units within the *Attached Single-Family Types* within the Housing Mix in the Neighborhoods measurement area from 4,135 units to 4,161 units, or 4.2%. This percentage is below the recommended 5-25% threshold within the N Dashboard, but the request does provide marginal improvements.

The Mix of Uses in the OS designation recommends no housing be allowed. As the western portion of the property will be utilized as open space, the mix of uses is consistent with this request.

FLUM – N Mix of Uses	
Land Use Mix	Meets
Employment Mix	N/A
Housing Mix	Meets
FLUM – OS Mix of Uses	
Land Use Mix	Meets
Employment Mix	N/A
Housing Mix	Meets

[Desirable Character Defining Elements in N Designation](#) – The proposed use is located within an undeveloped property. The request meets the character-defining elements of the N designation, with the exception of building height. The applicant proposes building heights up to three stories, with an allowance for roof decks above the third story, which is inconsistent with the one- to two-story height recommendation.

[Desirable Character Defining Elements in OS Designation](#) – The zoning request meets the applicable character-defining elements of the OS designation.

FLUM – N Desirable Character Defining Elements			
Building Height	Does Not Meet	Multimodal Access <ul style="list-style-type: none">• Automobiles• Transit• Micromobility• Pedestrians	Meets Meets Meets Meets
Maximum Density	Meets		
Intensity	N/A		
Open Space	Meets		
Parking Orientation	Meets		
Block Pattern & Streetscape	Meets		
FLUM – OS Desirable Character Defining Elements			
Building Height	N/A	Multimodal Access <ul style="list-style-type: none">• Automobiles• Transit• Micromobility• Pedestrians	N/A N/A Meets Meets
Maximum Density	N/A		
Intensity	N/A		
Open Space	Meets		
Parking Orientation	N/A		
Block Pattern & Streetscape	N/A		

Other Comprehensive Plan Maps

The request is in conformance with and would not require improvements applicable to the Thoroughfare Plan Map, Bicycle Transportation Plan Map, Parks Master Plan Map, or Expressway Corridor Environmental Health Map.

Other Comprehensive Plan Maps	
Thoroughfare Plan Map	Meets
Bicycle Transportation Plan Map	Meets
Parks Master Plan Map	Meets
Expressway Corridor Environmental Health Map	Meets

Policies & Actions of the Comprehensive Plan and Other Studies

[Undeveloped Land Policy – Action 3 \(UL3\)](#) – *Ensure that new housing growth on undeveloped land provides functional and appropriate environments for residential uses and activities such as proximity to existing compatible residential development, configuration to support housing, and access to neighborhood parks, and ensure any development standards include adequate green space. When adjacent to existing residential neighborhoods, a compatible transition in building height and bulk should be provided.*

This policy recommends that the city ensure that new housing on undeveloped land meets appropriate criteria. The request is in an appropriate environment, with setbacks and buffers from the adjacent convenience store. Additionally, the site is configured appropriately to support housing with internal public streets. The proposed land use is consistent with the recommended threshold for *Single-Family Attached Types* within the Mix of Uses for the N category, and the request is adjacent to existing residential uses and has access to amenities such as open space, trails, on-street bike routes, and parks. Although the request exceeds the threshold for building height and density recommended by the N category, the description does offer direction that infill projects such as this proposal may not fit the typical neighborhood design. For these reasons, this request is generally in conformance with this policy.

[Redevelopment and Growth Management Policy – Action 1 \(RGM1\)](#) – *Review zoning change requests for consistency with the [Future Land Use Map and Dashboards](#). Requests that do not conform to the mix of uses, density, and building heights as described in the Dashboards are disfavored. Occasionally allow proposals that do not strictly conform to these criteria, yet are found consistent with the [Guiding Principles](#) of the Comprehensive Plan and substantially beneficial to the immediate neighbors, surrounding community, and general public interest, to be approved with a vote by City Council. Such approval would be carefully deliberated and [justified by findings](#), after gathering and considering substantial community input.*

This action recommends that zoning requests conform to the recommended mix of uses, density, and building heights described in the N and OS dashboards. The request is in conformance with the mix of uses and density described in the dashboards. However, due to the proposed height, the request is inconsistent with RGM1, and findings will be required by the Commission to approve the request.

[Redevelopment and Growth Management Policy – Action 8 \(RGM8\)](#) – *Limit new residential development to areas that are appropriate based on individual site considerations and consistency with the [Future Land Use Map and Dashboards](#).*

This action recommends residential uses be limited to areas appropriate based on individual site considerations and the FLUM Dashboards. As mentioned previously, there are significant elements of this request that are appropriate based upon individual site considerations and the Future Land Use Map and Dashboards. However, due to the proposed height, staff finds the request is neutral with RGM8.

Comprehensive Plan Summary

The N and OS categories generally support the request for SF-A. However, the request includes inconsistencies with the description of the N Future Land Use Category and the recommended maximum height. For this reason, approval of this request will require findings by the Commission and City Council.

Comprehensive Plan Policy Summary

Policy or Study	Analysis
Future Land Use Map and Dashboards – (combining both the N and OS analyses) <ul style="list-style-type: none"> Description & Priorities Mix of Uses Character Defining Elements 	<ul style="list-style-type: none"> Partially Meets Meets Partially Meets (Triggers Findings Policy)
Thoroughfare Plan Map	Meets
Bicycle Transportation Plan Map	Meets
Parks Master Plan Map	Meets
Expressway Corridor Environmental Health Map	Meets
Undeveloped Land Policy – Action 3 (UL3)	Meets
Redevelopment & Growth Management Policy – Action 1 (RGM1)	Does Not Meet
Redevelopment & Growth Management Policy – Action 8 (RGM8)	Neutral

Future Land Use Map Category & Dashboard

Adequacy of Public Facilities - Water and sanitary sewer services are available to serve the subject property.

Traffic Impact Analysis (TIA) - A TIA is not required for this rezoning request.

Public Safety Response Time - Fire emergency response times will be sufficient to serve the site based on existing personnel, equipment, and facilities.

STAFF PRELIMINARY REPORT - ANALYSIS & RECOMMENDATION

Single-family Attached Uses

This request is an infill development project consisting of 26 single-family attached residences. As indicated on the companion concept plan, the applicant is proposing the buildings which are three stories, 45 feet in height, and include roof decks above the third story. Internal public streets will serve the site, and the applicant is also proposing open space within the development as well as along the creek with a connection to the Chisholm Trail (South) Shared Use Path.

*[Infill development](#) refers to the development of vacant or underutilized land (usually individual lots or leftover properties) within areas that are already largely developed.
- from Glossary of Terms in the Comprehensive Plan*

Modified Development Standards

The applicant is proposing to modify several development standards of the SF-A district as part of the Planned Development:

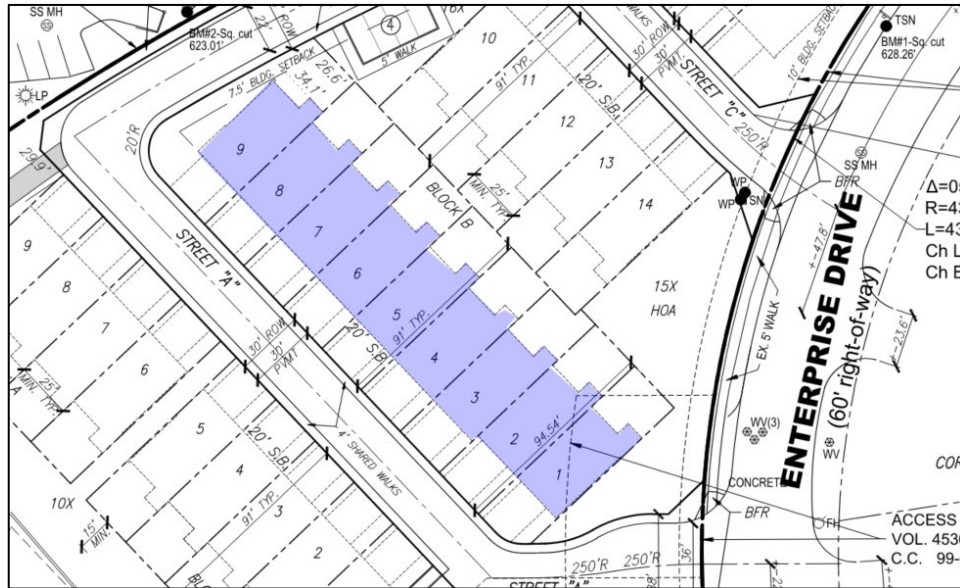
Development Standards	SF-A Standard Requirements	Proposed PD Modifications
Building Height	2 stories	3 stories, plus allowance for fourth-floor rooftop decks
Minimum Side Yard for Corner Lots	10 feet	7.5 feet
Maximum Building Length	200 feet	250 feet

- **Building Height** – The SF-A district allows a maximum height of two stories. The applicant proposes allowing a maximum of three stories in height, with an allowance for rooftop decks. This rooftop deck design was used by the applicant in a similar development located in The Colony ([see photo to the right](#)), which has views of Lake Lewisville.

Adjacent properties include 1-story convenience stores and 2-story multifamily residences. The existing Corridor Commercial zoning allows a maximum height of 20 stories, which is limited by residential adjacency, and the adjacent MF-2 zoning to the north and west allows a maximum height of two stories. Additional height may be needed to provide the necessary square footage to justify the development; however, the height would also be inconsistent with the heights of other nearby buildings.



- **Side Yard Setbacks for Corner Lots/Maximum Building Length** – The applicant is requesting to reduce the minimum side yard setback for corner lots from 10 feet to 7.5 feet, as well as increase the maximum building length from 200 to 250 feet. This is requested to allow the approximately 225-foot-long building (shown in blue in the following graphic) on the associated concept plan. Staff finds these modifications unnecessary as the standard setback and building length could be met by eliminating one lot (Lot 5, for example) and splitting the 9-unit building into two smaller 4-unit buildings.



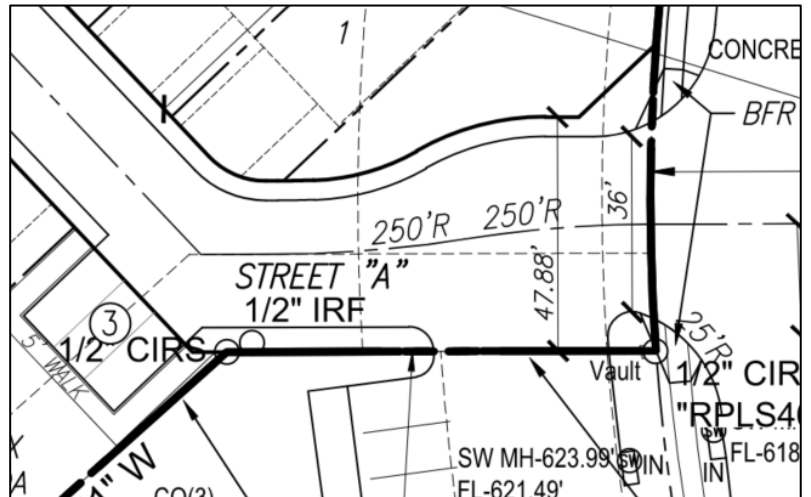
Other PD Stipulations

Other Planned Development stipulations, in addition to the modified development standards, include those related to setback from adjacent properties, landscape buffers, and trails and open space. Staff is generally supportive of these changes.

- **Setbacks from Property Lines** – The applicant proposes minimum building setbacks of 30 feet from the northern property line and 33 feet from the southern property line. These are intended to restrict buildings from being located closer to the adjacent uses, the convenience store to the south, and the multifamily development to the north.
- **Screening/Landscape Buffers** – The Zoning Ordinance typically requires screening walls to be constructed by multifamily or nonresidential uses when located adjacent to single-family zoning districts. The existing convenience store and multifamily residences cannot be forced to retroactively construct these walls; therefore, some form of screening or buffering is needed. The PD stipulations include requirements for a 10-foot landscape buffer with a double tree row to buffer from the convenience store to the south and a wrought iron fence and a 6-foot tall hedgerow to buffer from the multifamily residences to the north.
- **Trails and Open Space** – As shown in the associated concept plan, the applicant proposes 0.5 acre of open space within the development, 1.0 acre of open space along the western property line adjacent to the Chisholm Trail, and a direct connection to the trail. PD stipulations are included to ensure these amenities are provided.

Adjacency & Access

The companion concept plan shows two driveways off Enterprise Drive for the development. To maintain existing conditions, the southern access point is to be shared with the convenience store to the south. Shared access was negotiated in 2000 to create a second access point to the convenience store from Enterprise Drive in an effort to mitigate traffic issues caused by vehicles blocked by southbound traffic waiting to turn on Park Boulevard. To maintain this access, the existing driveway on the subject property will be converted to a collector street section into the townhome development and connect to the existing drive on the convenience store property. As shown, the driveway connection created does not meet the minimum separation requirements of the Street Design Standards. This situation is not ideal; however, the Engineering Department has accepted the design due to the low volume of vehicles anticipated to use this access.



FINAL SUMMARY:

The applicant is requesting to rezone the subject property from Corridor Commercial to Planned Development-Single-Family Residence Attached to allow 26 residential units and modify development standards. The request is intended to create standards to allow infill development within this unique property. However, this request is disfavored because the proposal lacks conformity with building heights. Additionally, there are opportunities to align the project's design and associated Planned Development standards more fully with the standard SF-A requirements regarding building height, building length, and side setbacks. Although this request is disfavored, should the Commission choose to support this request, staff recommends consideration of what design standards will produce the best residential project over the long term.

RECOMMENDATION:

This request is disfavored because the proposal lacks conformity with Comprehensive Plan policies. Approval of the request will require Findings by the Planning & Zoning Commission and City Council.

December 18, 2023

Mr. David Downs, Chairman
Planning & Zoning Commission
City of Plano
PO Box 860357
Plano, TX 75086-0357

RE: Zoning Case 2023-021 and Concept Plan 2023-010

Dear Chairman Downs and Commissioners:

P Custom Homes and Fairview Farm Land Company respectfully ask your favorable consideration of a request to rezone 5+- acres on the west side of Enterprise Drive, just north of Park Boulevard, to accommodate the development of three-story for-sale townhouses. The property is currently zoned Corridor Commercial (CC), and we are requesting a Planned Development-Single-Family Attached (PD-SF-A).

The Comprehensive Plan

The Comprehensive Plan's future land use plan shows this property in the "Neighborhoods" classification. The dashboard recommendations for housing include single-family attached neighborhoods. While the dashboard recommends 1-2 stories for neighborhood uses, it also indicates that a neighborhood should accommodate a variety of housing heights, types and sizes. However, under the current Corridor Commercial zoning a small office building of comparable height could be constructed on the property and meet residential setbacks. The property does lie outside of the area designated for special attention on the Expressway Corridor Environmental Health Map.

We believe that townhouses are a very appropriate use for this small infill property, with its proximity to US 75, DART rail, schools parks and trails and other services. Three story units allow the builder to provide the square footage and amenities that today's homebuyers are seeking. The property is on the edge of a residential neighborhood that includes both single-family and multi-family housing. Given the overabundance of commercial zoning and vacant buildings in the US 75 corridor, it makes sense to consider residential uses for properties such as this.

The Development

P Custom Homes intends to build 26 three-story units with private rear yards and roof decks for outdoor living. Open space and recreation amenities include the Spring Creek floodplain, a new connection to the Chisholm Trail, and a small dog park. Each townhouse will have a double garage as well as a two car driveway. Visitor parking spaces will also be provided. At the request of the Parks and Recreation Department, an easement will be provided for access for trucks and equipment to maintain the trail and floodplain area.



P Custom Homes has built a similar townhouse neighborhood in The Colony, which has been very successful with sales in the \$600,000 range. The modern architecture and roof decks have proven to be very popular with homebuyers.



Planned Development Stipulations

A planned development is necessary to facilitate development of the property for townhouses, given its challenging shape, size and floodplain restrictions. The requested planned development stipulations address the increase in building height from two to three stories (35 feet to 45 feet) and setbacks from the adjacent apartments as well as the convenience store and gas station at the corner.

Residential Adjacency -- The city's Residential Adjacency Standards prescribe minimum setbacks for uses such as gas pumps and auto repair when built adjacent to residential uses. We have tried to respect the intent of the ordinance with a minimum lot setback of 33 feet from the southern property

line, placing the lots approximately 175 feet from the nearest gas pump. To address the additional setback required for three story buildings adjacent to the two story apartments on the north side, we have proposed a minimum 30 foot setback for the townhouses.

Screening – A metal fence with landscaping will be installed along the southern and northern property lines to screen the adjacent uses. The developer will preserve as many trees as possible next to the convenience store to supplement the living screen.

Building Length – The SF-A zoning district regulations limit townhouse buildings to 200 feet in length. We are proposing a maximum length of 250 feet to facilitate a better lot layout given the shape of the property.

Shared Access with the Convenience Store

There is an existing cross access easement with the convenience store property, and the two tracts share a driveway. While not ideal, the shared access was originally built and is still needed to prevent turning vehicles from backing traffic up on Enterprise Drive and out into the intersection with Park Boulevard. We have proposed modifications to the easement and paving to lessen its impact on the townhouse development yet still allow turns into the convenience store lot and will work with the city's engineers and the convenience store owner on these changes.

Outreach to Homeowner Associations

We provided Information on the proposed development accompanied by the illustrative plan and photos to five area homeowner associations.

In summary, the requested zoning will result in townhouses that offer additional homeownership opportunities for the city and with distinctive style and amenities. A vacant infill property with a shape and size that limits development opportunities will be put into productive use with a corresponding increase in the tax base. The development also supports the city's stated goals for additional housing in a neighborhood context as well as revitalization in the US 75 corridor.

We appreciate your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Warren Packer', written in a cursive style.

Warren Packer
P Custom Homes

Response Letter for Zoning Case 2023-021

RECEIVED

DEC 13 2023

You are not required to participate in this hearing, but if you do and wish to speak, you must register for the meeting as a speaker per the following [https://forms.plano.gov/Forms/Sign Up Citizen](https://forms.plano.gov/Forms/Sign_Up_Citizen). **APPLICANTS AND/OR AGENTS ARE EXPECTED TO ATTEND.** Formal protests can influence City Council vote requirements, and property ownership is considered as follows in such matters:

- Corporations - The protest must be signed by the president, vice president, or by an authorized attorney-in-fact.
- General or Limited Partnerships - The protest must be signed by a general partner or by an authorized attorney-in-fact authorized.
- Community Property - The city shall presume the written protest of one spouse to be the protest of both.
- Condominiums - The governing body of the condominium is considered to control property assets. The written protest must state that the governing body of the condominium has authorized a written protest in accordance with its bylaws, and that the person signing the protest is authorized to act on behalf of the governing body of the condominium.

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments: There is too much traffic in the area.
The Enterprise / Pebble Vale intersection is already
too dangerous (frequent accidents).
Don't want more construction noise /disturbances.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

SANDERS SCOTT

Name

Signature

2308 TREYBURN CT, 75075

Address

10-Dec-2023

Date

For questions and the latest information and details, contact us at 972-941-7151 and ask to speak to the case planner Katya Copeland. Additional information regarding this request may be found at the Planning Department website: www.planopanning.org.

Zoning Case Responses - ZC 2023-021							
Response	Comments	First & Last Name	Street Number	Street Name	City	Zip Code	ORIGIN
In favor of request		River Bluhm	4000	Halifax	Plano	75023	Online Response
Opposed to request	Rezone to Residential believe it is R1 single family homes. Or convert to a green space for public park.	Stephen A Fioritto	1320	Colmar Drive	Plano	75023	Online Response
Opposed to request	We dont need any additional retail development.	Michael Moore	1916	Knob Hill Dr	Plano	75023	Online Response
Opposed to Request		Rhonda Burgess	2608	Briarcove Dr	Plano	75074	Online Response
Opposed to request		K. Crawford	2328	Claridge Cir	Plano	75075	Online Response
Opposed to request		M M	1544	Harrington dr	Plano	75075	Online Response
Opposed to request	We don't need more congested living in Plano, plus the rezone of the Haggard Farm also includes additional TownHomes.	Jeff Baert	1509	Thames Dr	Plano	75075	Online Response
Opposed to request		Fay Michaelis	1524	Bamburgh Dr	Plano	75075	Online Response
Opposed to request	I believe it would be unsightly, and reduce the value of our single-family homes	D Kaminsky	1413	Harrington Dr	Plano	75075	Online Response
Opposed to request	The parcel extends over the public trail. Does this plan impact the trail? If no impact to the trail, then I am neutral on this development	Anita Jones	2317	Brassington Ln	Plano	75075	Online Response
Opposed to request	Too much density and traffic concerns. Too close to spring creek walkway	Gene R	1541	Sussex	Plano	505	Online Response
Opposed to request		Lauren Gannon	1405	Harrington Dr	Plano	75075	Online Response
Opposed to Request		Leslie A. Pickle	1413	Sussex Dr	Plano	75075	Online Response
Opposed to request	Why would anyone want to live in a high-priced townhome stuck behind a gas station and near older apartments? Our area is also becoming too over-populated.	Mary L.	2301	Brassington Lane	Plano	75075	Online Response
Opposed to request		Carin Hemmila	1013	Janwood Drive	Plano	75075	Online Response
Opposed to request	There is too much traffic in the area. The enterprise/Pebble Vale intersection is already too dangerous (frequent accidents). Don't want more construction noise/disturbances	Sanders Scott	2308	Treyburn Ct	Plano	75075	Official Signed Letter within 200 Feet

MEETING DATE

Tuesday, January 2, 2024

RESULTS

I, Chair/Commissioner _____, after review of the written information and listening to the hearing participants, voted in **SUPPORT** of this case, finding the following:

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: _____;
and
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: _____;
and
3. The request is consistent with other policies, actions, maps:
 - ☐ Future Land Use Map and Dashboards – Description & Priorities
 - ☐ Future Land Use Map and Dashboards – Mix of Uses
 - ☐ Future Land Use Map and Dashboards – Character Defining Elements
 - ☐ Thoroughfare Plan Map & Cross-Sections
 - ☐ Bicycle Transportation Plan Map
 - ☐ Parks Master Plan Map
 - ☐ Expressway Corridor Environmental Health Map
 - ☐ Undeveloped Land Policy – Action 3
 - ☐ Redevelopment & Growth Management Policy – Action 8 (RGM8)
 - ☐ Other: _____
4. Comments on any of the above which further explain my position: _____.

Overall, I believe the applicant's request should be supported; and the reasons I have indicated above outweigh the project's incompatibility with the mix of uses, density, or building heights favored by the Future Land Use Map Dashboard of the Comprehensive Plan.

Signature

Date

Planning & Zoning Commission Findings Form

The Guiding Principles establish overarching themes that apply to all policies and actions and express values for Today, 2050, and Together. These Principles are not intended to stand alone but to be used in concert with one another and carry across the Plan as a whole. Each principle must be judged through a lens that incorporates all of the other principles to be fully and accurately understood.

Guiding Principle 1 | Plano Today

- 1.1. The Plan enhances the quality of life in the near term, continually striving to meet the needs and priorities of current residents, businesses, and institutions of Plano.
- 1.2. The Plan promotes the safety, viability, and vibrancy of Plano's existing neighborhoods, managing growth and shaping change that complements the city's suburban character and rich history.
- 1.3. The Plan promotes the educational, recreational, and cultural centers of the community, providing an environment for world-class facilities, businesses, and institutions that support a vital economy.
- 1.4. The Plan respects the suburban character of Plano and seeks to preserve and enhance the built environment.
- 1.5. The Plan acknowledges that Plano is mostly developed and does not anticipate significant changes in population or residential development in the future.
- 1.6. Implementation of the Plan will be open and transparent, with a high standard for exceptions to land use principles, proactively seeking community input, and updated when needed with opportunities for the public to continually share their needs and priorities with community leaders and inform the decision-making process.

Guiding Principle 2 | Plano 2050

- 2.1. The Plan enhances the quality of life in the long term, preparing for future generations of residents, businesses, and institutions of Plano who may not yet have a voice but are impacted by the decisions of today.
- 2.2. The Plan successfully manages Plano's transition to a mature city, seeking innovative approaches and best practices to accommodate emerging trends, technologies, and opportunities that improve the quality of life and allow the city to remain attractive and vibrant into the future.
- 2.3. The Plan builds on Plano's strong history of thoughtful planning, guiding future development and redevelopment where it is safe, attractive, appropriate, and convenient; contributes to a variety of housing, employment, and social opportunities; and respects the natural environment.
- 2.4. Implementation of the Plan will be fiscally responsible, ensuring that alternatives are considered and completion of actions provides the greatest long-term value.

Guiding Principle 3 | Plano Together

- 3.1. The Plan serves people of all backgrounds, striving to meet the needs of an inclusive and vibrant community that calls Plano "home."
- 3.2. The Plan promotes a community that is safe, engaged, and rich in educational, cultural, and recreational opportunities that are highly desirable to residents and visitors alike.
- 3.3. The Plan embraces Plano's position as a leader in the region, demonstrating the city's standard of excellence and supporting our neighbors through linkages including health, economy, culture, transportation, and sense of community.
- 3.4. The Plan manages growth and redevelopment in a gradual manner, ensuring changes are beneficial to neighbors and the surrounding community based on real, city-level demand.
- 3.5. Implementation of the Plan will be done in partnership with the community and educational, nonprofit, civic, cultural, faith-based, and governmental organizations, promoting cooperation towards common goals that enhance the quality of life for the residents, businesses, and institutions of Plano.

MEETING DATE

Tuesday, January 2, 2024

RESULTS

I, Chair/Commissioner _____, after review of the written information and listening to the hearing participants, voted in **OPPOSITION** to this case, finding the following:

☐ I agree with the conclusions in the preliminary report provided by staff because:

_____.

or

☐ The project is incompatible with the Future Land Use Map Dashboard of the Comprehensive Plan because: _____.

☐ The request is inconsistent with the overall Guiding Principles of the Comprehensive Plan because: _____.

☐ The request is not substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: _____.

The request is inconsistent with other policies, actions, maps:

- ☐ Future Land Use Map and Dashboards – Description & Priorities
- ☐ Future Land Use Map and Dashboards – Character Defining Elements
- ☐ Redevelopment & Growth Management Policy – Action 1 (RGM1)
- ☐ Redevelopment & Growth Management Policy – Action 8 (RGM8)
- ☐ Other: _____

☐ Comments on any of the above which further explain my position: _____.

Overall, I believe the applicant's request should be opposed due to the reasons I have indicated above.

Signature

Date

Planning & Zoning Commission Findings Form

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AGENDA ITEM NO. 3B

PUBLIC HEARING –CONCEPT PLAN: Villas at Park, Blocks A, B & C

APPLICANT: Fairview Farm Land Company, Ltd.

CASE PLANNER: Katya Copeland, AICP

DESCRIPTION: 26 single-family residence attached lots and 5 common area lots on 4.7 acres located on the west side of Enterprise Drive, 175 feet north of Park Boulevard. Zoned Corridor Commercial. Project #CP2023-010.

STAFF REPORT - REMARKS & RECOMMENDATION

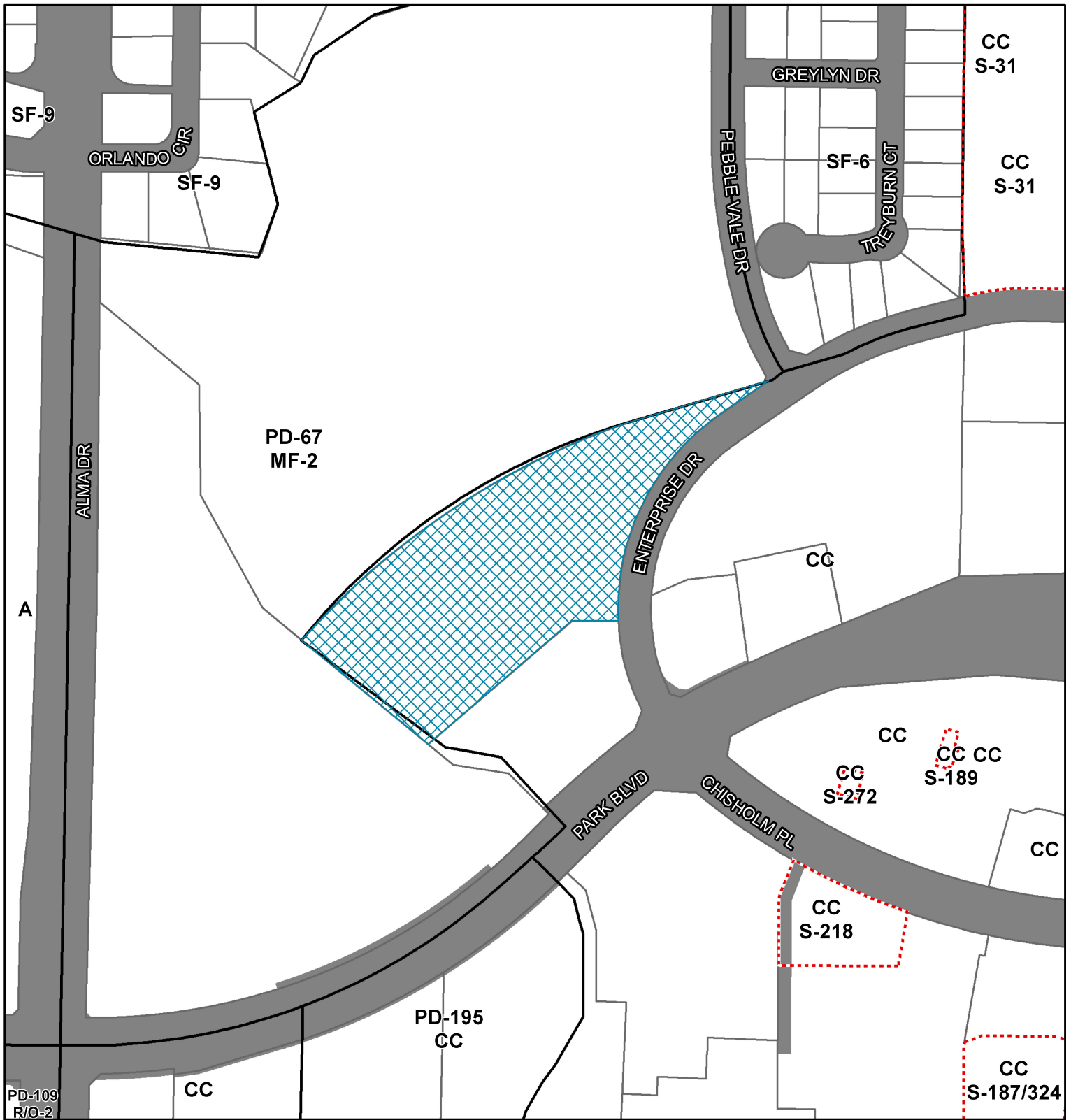
REMARKS:

This concept plan is associated with Zoning Case 2023-021 and is contingent upon approval of the zoning case. The purpose for the concept plan is to show the proposed development.

RECOMMENDATION:

Recommended for denial due to the recommendation on the associated zoning case. If the Planning & Zoning Commission recommends approval of Zoning Case 2023-021, this item should be approved subject to the following stipulations:




1. City Council approval of Zoning Case 2023-021; and
2. Abandonment of Access Easement No. 2, Vol. 4536, Pg. 2381 prior to or with approval of a preliminary plat for development of the site.






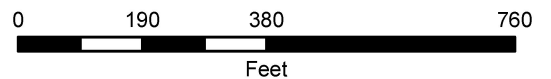
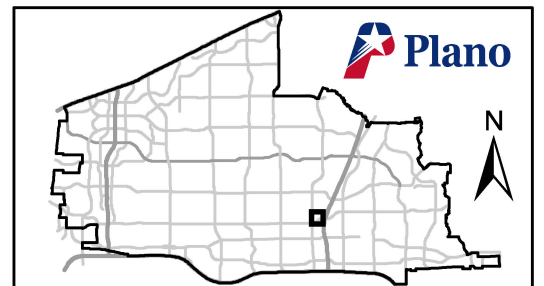
Item Submitted: Concept Plan (CP2023-010)

Title: Villas at Park Addition, Blocks A, B & C

Zoning: Corridor Commercial

 Subject Property
  Municipal Boundaries
  Zoning Boundary

 Streets
  Zoning Boundary Change/SUP
  Specific Use Permit



Townhome min. lots:
25 ft. standard lot width
30 ft. corner lot min. width
25.5 ft. end lot min. width
91 ft. depth
Maximum 250 ft. building length allowed per P.D.

R.O.W. for residential streets to be 30 ft. with 30 ft. of pavement and a 4 ft. shared walk area on each side of Street A and Street C, and southeast side of Street B.

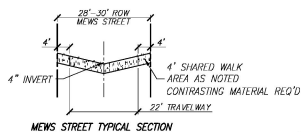
TOTAL: 26 UNITS

Legend:

***** FEMA 100YR FLOODPLAIN

----- PRE-PROJECT 100YR FLOODPLAIN

— — PROP. 100YR FULLY
DEVELOPED FLOODPLAIN



PLANO PUBLIC FACILITY CORP.
C.C. 2023000046556

LOT 1, BLOCK 1
CHISHOLM PLACE II
APARTMENTS
VOL. G, PG. 524

ZONED
PD-67 MF-2

6 FT. METAL FENCE
AROUND DOG PARK

HQA

ENTERPRISE DRIVE
ENTERPRISE DRIVE

ACCESS EASEMENT NO. 2
VOL. 4536 PG. 2381
C.C. 99-0135575

KARWAN INC.
C.C. 20210817001665240
ACCESS EASEMENT NO. 1
VOL. 4536 PG. 2381
C.C. 99-0135575

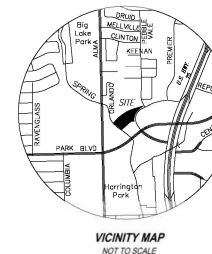
OWNER:

FAIRVIEW FARM LAND CO., LTD.
3369 PREMIER DR.
SUITE 100
PLANO, TEXAS 75023
CONTACT: RODNEY HAGGARD

DEVELOPER:
P CUSTOM HOMES, LLC
1680 PRINCE WILLIAM LANE
FRISCO, TEXAS 75034
CONTACT: WARREN PACKER
PH. 214.837.2792

ENGINEER/SURVEYOR:
WINKELMANN & ASSOCIATES, INC.
6750 HILLCREST PLAZA DR.
SUITE 215
DALLAS, TEXAS 75230
CONTACT: MARIA BONILLA, P.E.
PH. 972.490.7090

BEFORE YOU DECIDE
TEXAS 811



Lot Area Data				
Block	Int	Sq. Ft.	Acres	
A	1	2,303.4	0.052	
A	2	2,275.0	0.052	
A	3	2,275.0	0.052	
A	4	2,275.0	0.052	
A	5	2,303.4	0.052	
A	6	2,303.4	0.052	
A	7	2,275.0	0.052	
A	8	2,275.0	0.052	
A	9	2,303.4	0.052	
A	10X	94,334.4	2.166	
B	1	1,359.3	0.056	
B	2	2,363.5	0.054	
B	3	3,097.6	0.071	
B	4	2,275.0	0.052	
B	5	2,275.0	0.052	
B	6	2,275.0	0.052	
B	7	2,275.0	0.052	
B	8	2,275.0	0.052	
B	9	1,411.9	0.032	
B	10	3,303.4	0.053	
B	11	2,275.0	0.052	
B	12	2,275.0	0.052	
B	13	2,275.0	0.052	
B	14	2,310.5	0.053	
B	15X	61,011.1	1.416	
B	16X	2,442.8	0.056	
C	1	3,231.1	0.074	
C	2	2,275.0	0.052	
C	3	289.3	0.007	
C	4X	150,027.0	3.446	

General Data		Proposed PD-SFA
Zoning (from zoning map)		Single-Family Attached
Land Use (from Zoning Ordinance)		201,410 4,670
Lot Area (square feet and acres)		
Building Footprint Area (Sq. Ft.)		Varies
Total Building Area		Varies
Building Height (# stories)	3	plus roof decks
Building Height (feet)		45.9
Lot Coverage (percent)		51.9
Floor Area Ratio		1.93
Existing Open Storage (sq. ft.)		None
Proposed Open Storage (sq. ft.)		Does Not Apply
Residential Density (Units/Net Acreage)		11,536
Parking		
Parking Ratio (from Zoning Ordinance)		2.25 spaces per unit
Required Parking (# spaces)		59
Provided Parking (# spaces)		62
Accessible Parking Required (# spaces)		1
Accessible Parking Provided (# spaces)		1
Parking in Event of 110% Occupancy (in # spaces)		1

Concept Plan #CP2023-010
VILLAS AT PARK ADDITION

4.670 ACRES
26 SINGLE FAMILY RESIDENCES - ATTACHED
LOTS 1-9, 10X BLOCK A, LOTS 1-14, 15X, 16X BLOCK B
LOTS 1-3, 4X BLOCK C
4 H.O.A. LOTS

AN ADDITION TO THE CITY OF
PLANO, TEXAS
SITUATED IN THE
J.M. SALMON SURVEY, ABSTRACT NO. 814
COLLIN COUNTY, TEXAS
OCTOBER, 2023



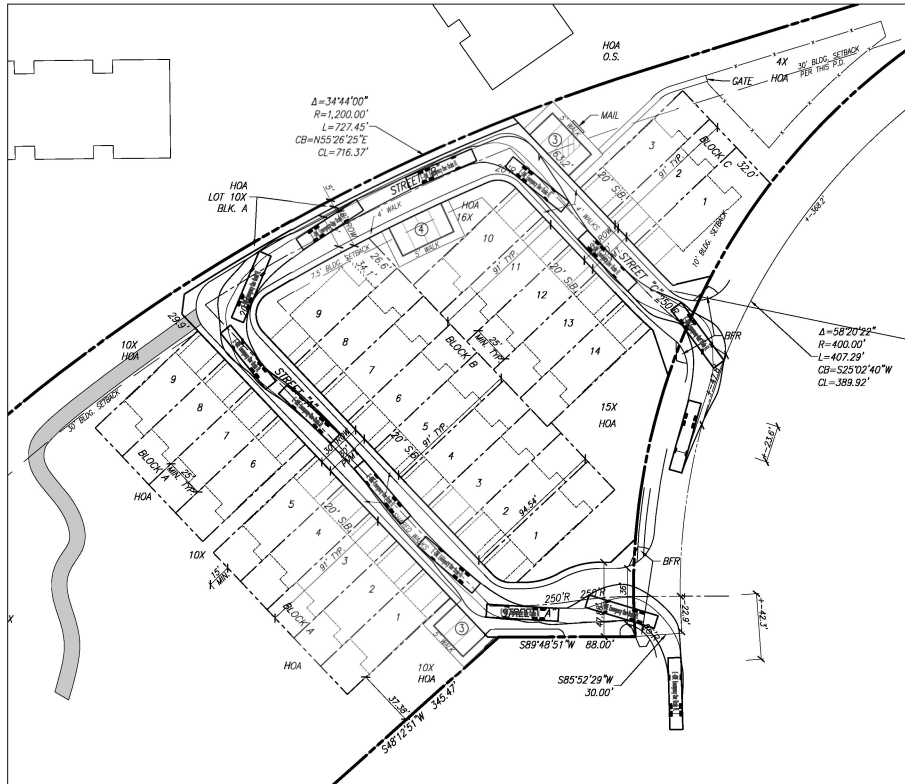
**Winkelmann
& Associates, Inc.**

12-22-2023

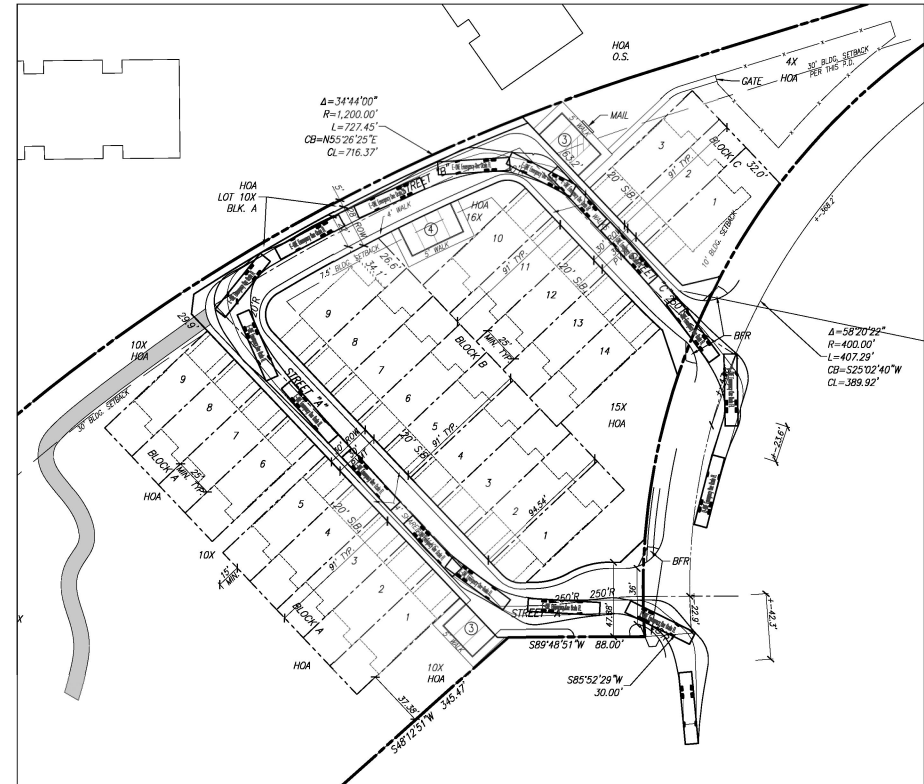
CONCEPT PLAN

ENTERPRISE DRIVE
PLANO, TEXAS

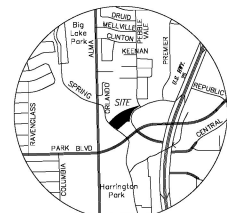
ZCP01



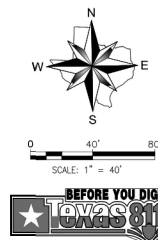
**FIRE APPARATUS
CLOCKWISE PATH**



**FIRE APPARATUS
COUNTER CLOCKWISE PATH**



**VICINITY MAP
NOT TO SCALE**



**CONCEPT PLAN
VILLAS AT PARK ADDITION**

4.670 ACRES
26 SINGLE FAMILY RESIDENCES - ATTACHED
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4 H.O.A. LOTS

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OCTOBER, 2023

FIRE APPARATUS TURNING PLAN

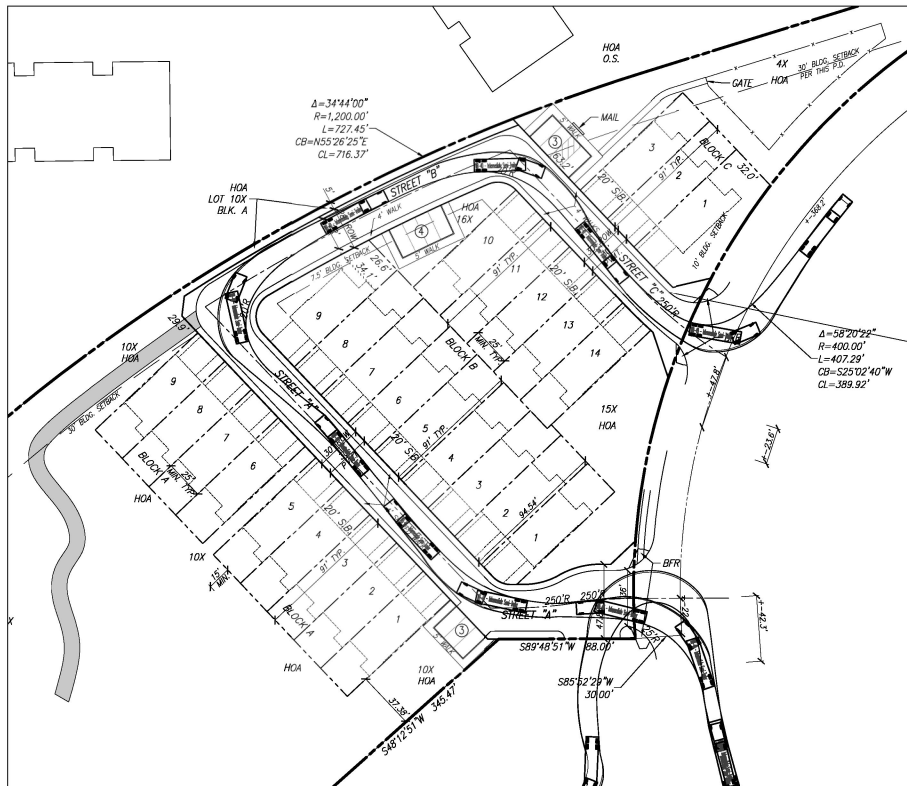
**ENTERPRISE DRIVE
PLANO, TEXAS**

ZCP01

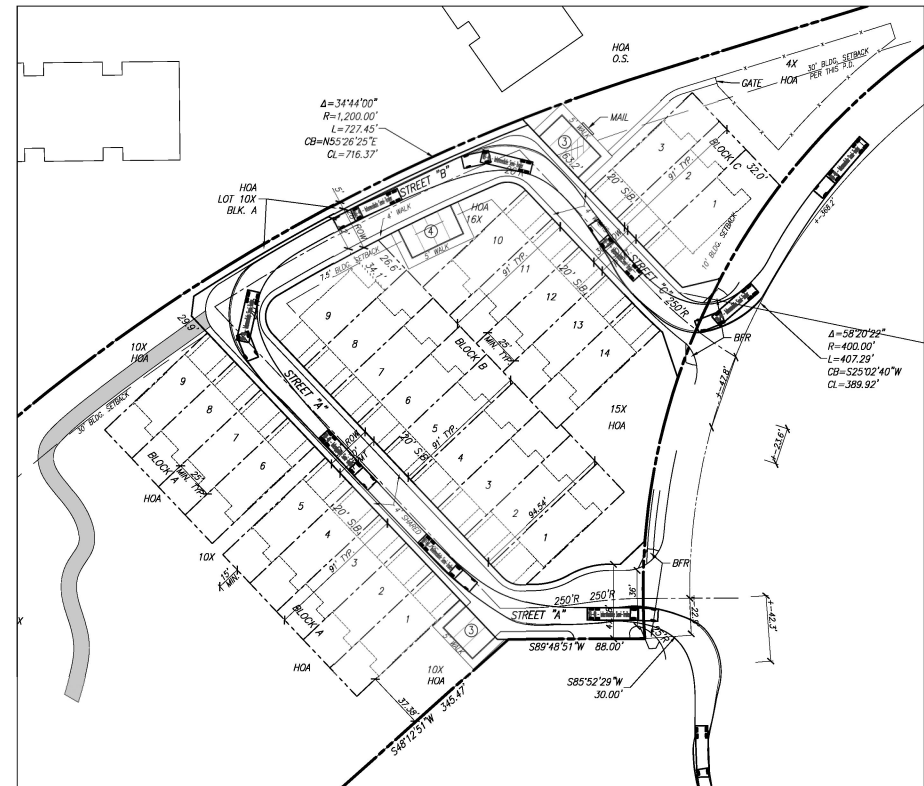
Winkelmann & Associates, Inc.
10000 E. 15th Street, Suite 100
Dallas, Texas 75244
(214) 343-1111
WWW.WINKELMANN-ASSOCIATES.COM

12-13-2023

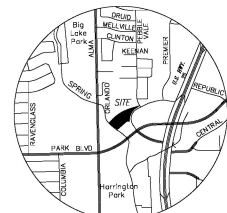
NO.	DATE	REVISION	APPROV.



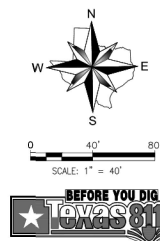
WB-40 CLOCKWISE PATH



WB-40 COUNTER CLOCKWISE PATH



VICINITY MAP
NOT TO SCALE



CONCEPT PLAN VILLAS AT PARK ADDITION

4.670 ACRES
26 SINGLE FAMILY RESIDENCES - ATTACHED
LOTS 1-9, 10X BLOCK A, LOTS 1-14, 15X, 16X BLOCK B
LOTS 1-3, 4X BLOCK C
4 H.O.A. LOTS

AN ADDITION TO THE CITY OF
PLANO, TEXAS
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OCTOBER, 2023

Winkelmann
& Associates, Inc.

12-13-2023

WB-40 TRUCK TURNING PLAN
ENTERPRISE DRIVE
PLANO, TEXAS

ZCP01

PLANNING & ZONING COMMISSION

STAFF PRELIMINARY REPORT: JANUARY 2, 2024



AGENDA ITEM NO. 4

PUBLIC HEARING: Zoning Case 2023-029

PETITIONER: Plano Property Owner, LP

CASE PLANNER: Parker McDowell

DESCRIPTION: Request for a Specific Use Permit for Electrical Substation on one lot on 3.4 acres located 1,440 feet west of North Star Road and 940 feet south of Plano Parkway. Zoned Research/Technology Center. Project #ZC2023-029.

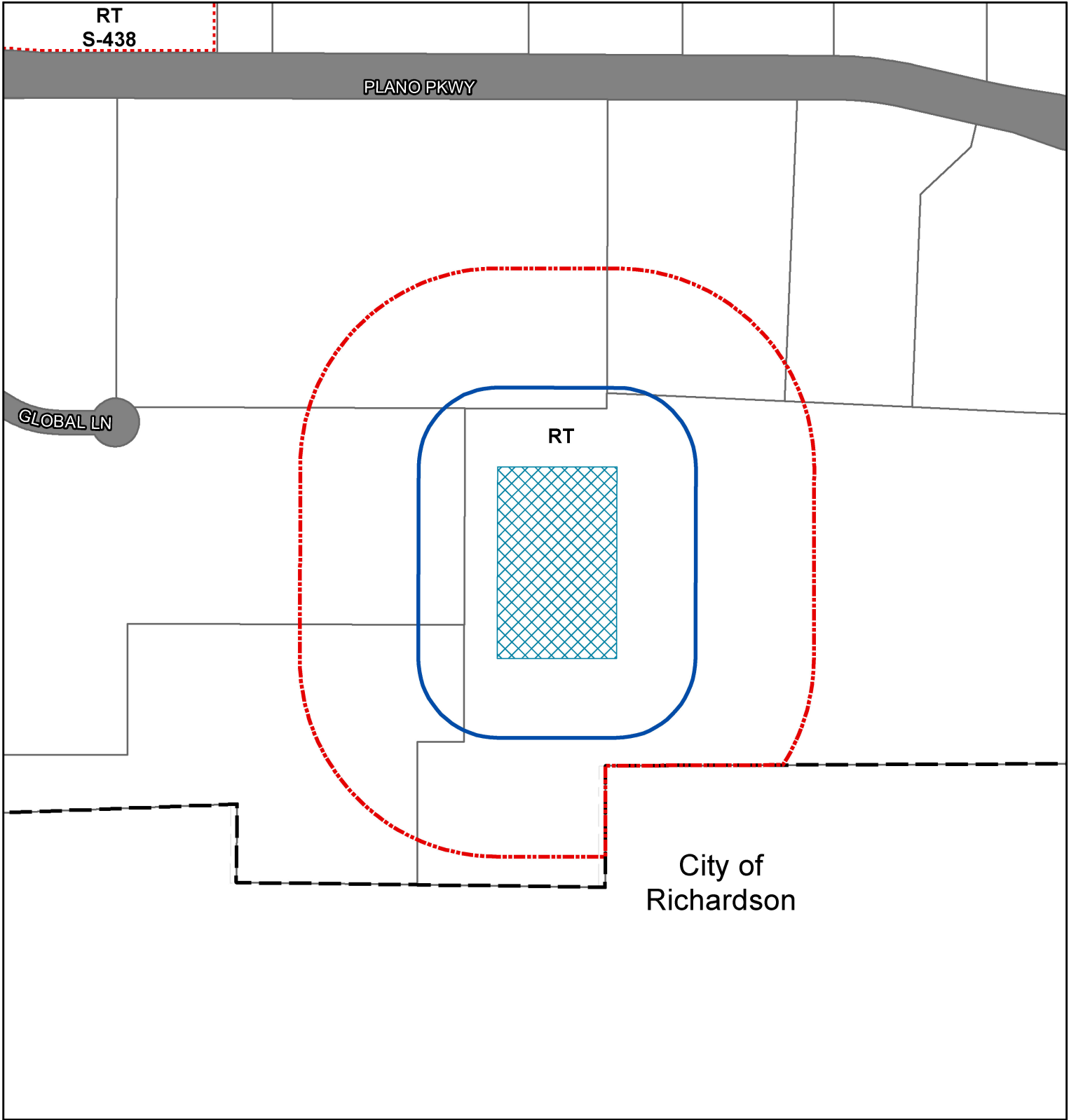
STAFF PRELIMINARY REPORT – REMARKS & RECOMMENDATION

REMARKS:

The applicant is requesting to table the zoning case to the February 5, 2024, Planning & Zoning Commission meeting in order to continue to refine the zoning request.

RECOMMENDATION:









Recommended that the Commission accept the applicant's request to table Zoning Case 2023-021 to the February 5, 2024, Planning & Zoning Commission meeting.

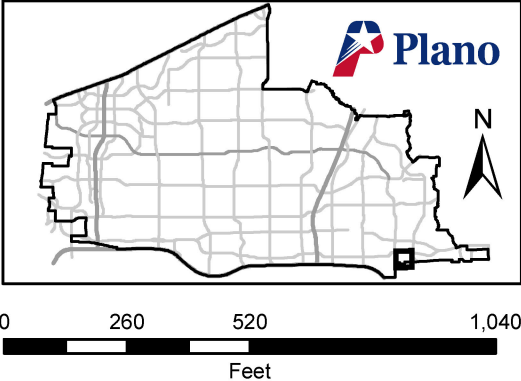


Zoning Case: 2023-029

Existing Zoning: Research/Technology Center

Proposed Zoning: Specific Use Permit for Electrical Substation

- | | | | | | |
|--|-----------------------------------|---|----------------------------|---|---------------------|
|  | 500' Courtesy Notification Buffer |  | Streets |  | Zoning Boundary |
|  | 200' Notification Buffer |  | Municipal Boundaries |  | Specific Use Permit |
|  | Subject Property |  | Zoning Boundary Change/SUP | | |



William S. Dahlstrom
(214) 953-5932
wdahlstrom@jw.com

December 28, 2023

Via Electronic Mail
Chrisd@plano.gov

Christina Day
Director of Planning
City of Plano
1520 K Avenue
Ste. 250
Plano, TX 75074

Re: Request of postponement for #ZC2023-029 and #PSP2023-026

Dear Christina:

Thank you and your Staff for your assistance with this proposal. As discussed with your Staff, we are respectfully requesting a few week postponement for this request from the Planning and Zoning Commission. This two week period will allow the applicant time to work through the one outstanding technical issue which was brought to our attention on the Preliminary Site Plan. Therefore, as the applicant representative in this case, we are requesting a postponement of the Planning and Zoning Commission hearing on this request from the January 2, 2024 hearing to the February 5, 2024 hearing.

Thank you again and please do not hesitate to contact me if you have any questions.

Sincerely,

William S. Dahlstrom

William S. Dahlstrom

CC: Parker McDowell
Eric Benson
Cardell Andrews
Luke Franz

AGENDA ITEM NO. 5

PUBLIC HEARING: Subdivision Ordinance Amendment 2023-003

PETITIONER: City of Plano

CASE PLANNER: Robyn Kirk, AICP

DESCRIPTION: Request to amend various sections of the Subdivision Ordinance related to HB 3699, including extension of certain plat approval authority to staff as permitted under the bill. Project #SOA2023-003.

STAFF PRELIMINARY REPORT - REMARKS & RECOMMENDATION

REMARKS:

Staff is requesting to table the Subdivision Ordinance amendment case to the February 5, 2024, Planning & Zoning Commission meeting in order to continue to refine the request and ensure staff availability for the Planning & Zoning Commission meeting.

The ordinance updates necessary for this Subdivision Ordinance amendment are drawn from [House Bill 3699](#), passed by the 88th Texas Legislature. The amendments necessary are extensive, requiring changes to many articles within the Subdivision Ordinance. Additional time is needed to thoroughly review ordinance changes prior to the Commission considering these updates.

Deputy City Attorney Michelle D'Andrea has been closely advising the Planning Department throughout the ordinance writing process to help with the numerous legal interpretations required by the bill. Ms. D'Andrea will not be available to advise the Commission at the January 2 meeting, so hearing the case on a different date would be preferable.

RECOMMENDATION:

Recommended that the Commission accept staff's request to table Subdivision Ordinance Amendment 2023-003 to the February 5, 2024, Planning & Zoning Commission meeting.

AGENDA ITEM NO. 6

PUBLIC HEARING: Zoning Case 2023-019

PETITIONER: City of Plano

CASE PLANNER: Robyn Kirk, AICP

DESCRIPTION: Request to amend various sections of the Zoning Ordinance pertaining to recent state legislative actions to ensure compliance with state law, including amendments related to SB 929. Project #ZC2023-019.

STAFF PRELIMINARY REPORT - REMARKS & RECOMMENDATION

REMARKS:

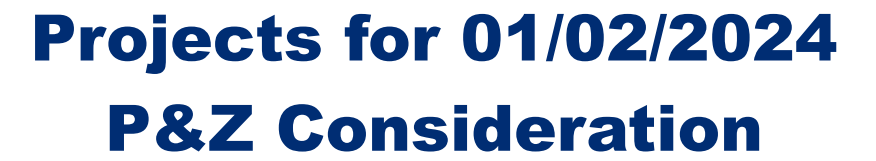
Staff is requesting to table the zoning case to the February 5, 2024, Planning & Zoning Commission meeting in order to continue to refine the request and ensure staff availability for the Planning & Zoning Commission meeting.

The ordinance updates necessary for this zoning case are drawn from four Legislative bills and a Texas Administrative Code change. The amendments necessary are extensive, requiring changes to many articles within the Zoning Ordinance. Additional time is needed to thoroughly review ordinance changes prior to the Commission considering these updates.

Deputy City Attorney Michelle D'Andrea has been closely advising the Planning Department throughout the ordinance writing process to help with the numerous legal interpretations required by the bills. Ms. D'Andrea will not be available to advise the Commission at the January 2 meeting, so hearing the case on a different date would be preferable.

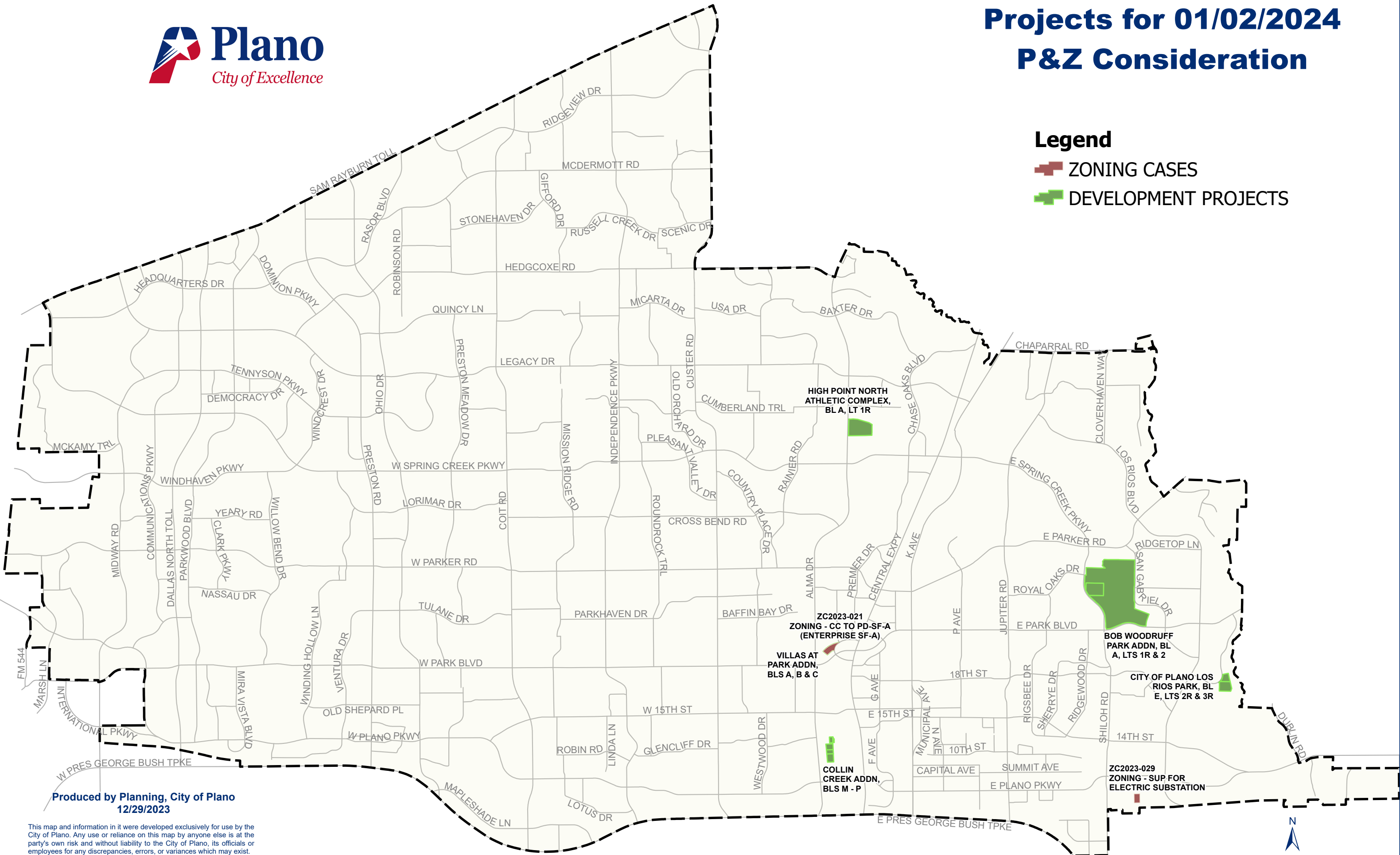
RECOMMENDATION:

Recommended that the Commission accept staff's request to table Zoning Case 2023-019 to the February 5, 2024, Planning & Zoning Commission meeting.



ZONING CASES

DEVELOPMENT PROJECTS



This map and information in it were developed exclusively for use by the City of Plano. Any use or reliance on this map by anyone else is at the party's own risk and without liability to the City of Plano, its officials or employees for any discrepancies, errors, or variances which may exist.

NOT TO SCALE