

DATE: July 21, 2020
TO: Honorable Mayor & City Council
FROM: John Muns, Chair, Planning & Zoning Commission 
SUBJECT: Results of Planning & Zoning Commission Meeting of July 20, 2020

AGENDA ITEM NO. 5 - PUBLIC HEARING
ZONING CASE 2020-013
APPLICANTS: CITY OF PLANO

Request to amend Article 8 (Definitions), Article 9 (Residential Districts), Article 14 (Allowed Uses and Use Classifications), and related sections of the Zoning Ordinance to create the Residential Community Design zoning district. Project #ZC2020-013.

APPROVED:	<u>8-0</u>	DENIED:	<u> </u>	TABLED:	<u> </u>		
Speaker Card(s) Received		Support:	<u>1</u>	Oppose:	<u>3</u>	Neutral:	<u>0</u>
Petition Signatures Received:		Support:	<u>0</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Other Responses:		Support:	<u>8</u>	Oppose:	<u>8</u>	Neutral:	<u>9</u>

STIPULATIONS:

Recommended for approval as follows (additions are indicated in underlined text):

Amend Article 9 (Residential Districts) of the Zoning Ordinance, such additional section to read as follows:

9.1700 RCD, Residential Community Design District

.1 Purpose

The RCD district is intended to provide a planning, regulatory, and management framework for the design and integration of small lot residential development. The district is designed to reinforce surrounding neighborhood character, provide appropriate transitions in use and building scale, ensure appropriate allocation and design of open space, and achieve a well-connected street and pedestrian network. The zoning district is appropriate for undeveloped properties and redevelopment sites in areas within Transit Corridors and the Community Vision Map of Envision Oak Point where compatible transitions can be provided from established neighborhoods.

.2 Minimum District Size

No RCD district smaller than 5 acres may be established unless a specific finding is made by the City Council that the establishment of the district is required to implement the Comprehensive Plan or related study.

.3 Permitted Uses

See the residential districts use table in Sec. 14.100 for a complete listing.

.4 Housing-Types Requirement

- A.** The district is limited to a minimum of 10 dwelling units per acre and a maximum of 20 dwelling units per acre. Calculation of residential density is based on the net size of the property, exclusive of public and private streets, street easements, and public usable open space, at the time of development.
- B.** If a housing type is provided, it must account for at least 10% of the total units in the district.
- C.** The required mix of housing types is determined by the number of dwelling units provided within the district as shown below.

Dwelling Units Provided	50 Units or Less	51-100 Units	Over 100 Units
Minimum Housing Types Required	1	2	3
Tier One Units	Minimum 50% of total units	Minimum 50% of total units	Minimum 50% of total units
Tier Two Units	Permitted	Permitted	Permitted
Tier Three Units	Not permitted	Not permitted	Cannot exceed 25% of total units

.5 Area, Yard, and Bulk Requirements for Housing Types

The following area, yard, and bulk requirements apply to all residential lots in the RCD district unless otherwise expressly stated:

A. Tier One Housing Types

- i.** Tier One housing types consist of detached single-family and two-family residences characterized by a lower density and modest scale. Of the three tiers, Tier One is the most appropriate for adjacency to existing single-family neighborhoods outside of an RCD district.

ii. Tier One : Single-Family Residence-3

a. Description

Detached single-family dwelling unit.

b. Area, Yard, and Bulk Requirements

Description	Requirements
Minimum Lot Area	3,000 square feet
Maximum Units per Lot	1 unit

Description	Requirements
Minimum Lot Width	
Interior Lot	40 feet
Corner Lot	45 feet
Maximum Lot Width	65 feet
Minimum Front Yard	10 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Maximum Front Yard	20 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Front Yard Encroachments	Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend into the setbacks.
Minimum Side Yard	
Interior Lot	5 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Corner Lot	10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Maximum Side Yard	10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Minimum Rear Yard	10 feet, except as provided in Sec. 13.500.4 and Sec. 9.1700.7
Minimum Building Separation	10 feet
Garage Setback	The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length.
Minimum Floor Area per Dwelling Unit	800 square feet
Maximum Height	2 story, 35 feet, except as provided in Sec. 13.600 and Sec. 9.1700.7
Maximum Coverage	70%
Parking Requirements	2 parking spaces per dwelling unit located behind the front building line (See Article 16)

iii. Tier One : Single-Family Residence-2

a. Description

Detached dwelling unit that may be constructed individually or as a cluster of dwelling units organized around a shared court.

b. Area, Yard, and Bulk Requirements

Description	General Requirements for SF-2 Development
Front Yard Encroachments	Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend into the setbacks.
Minimum Building Separation	6 feet between units; 10 feet for other building types and accessory buildings
Garage Setback	The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length.
Minimum Floor Area per Dwelling Unit	800 square feet

Maximum Floor Area per Unit	1600 square feet
Maximum Height	1.5 story, 25 feet, except as provided in Sec. 13.600 and Sec. 9.1700.7
Maximum Coverage	80%
Parking Requirements	2 parking spaces per dwelling unit located behind the front building line (See Article 16)

Description	Additional Requirements for Individually Platted Lots
Minimum Lot Area	2,000 square feet
Maximum Units per Lot	1 unit
Minimum Lot Width	
Interior Lot	25 feet
Corner Lot	30 feet
Maximum Lot Width	50 feet
Minimum Front Yard	10 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Maximum Front Yard	20 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Minimum Side Yard	
Interior Lot	3 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Corner Lot	10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Maximum Side Yard	10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Minimum Rear Yard	5 feet, except as provided in Sec. 13.500.4 and Sec. 9.1700.7

Description	Additional Requirements for Clustered Units on a Single Lot
Minimum Lot Area	2,000 square feet per unit in addition to the required minimum shared court.
Minimum Units per Lot	4 units
Maximum Units per Lot	10 units
Minimum Lot Width	225 feet
Minimum Face-to-Face Unit Distance	40 feet
Minimum Setback from a Mews Street	5 feet, except as provided in Sec. 13.500.4 and Sec. 9.1700.7
Minimum Setback from all Other Streets	10 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Minimum Side Yard	5 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Minimum Rear Yard	5 feet, except as provided in Sec. 13.500.4 and Sec. 9.1700.7
Minimum Shared Court Area	10% of total lot area, including shared court

c. Shared Court

A shared court is required for clustered units on a single lot according to the following standards:

- i. A shared court must be no less than 10% of the total lot area.
- ii. A walkway at least five feet in width must be provided with access from each unit to the street.
- iii. Units must face the shared court.

iv. Tier One : Duplex

a. Description

A detached building having separate accommodations for and occupied by not more than two households. The dwelling units may be side-by-side or one on top of another. Each unit must have an entrance on the ground floor.

b. Area, Yard, and Bulk Requirements

Description	Requirements
Minimum Lot Area	3,000 square feet
Maximum Units per Lot	2 units
Minimum Lot Width	
Interior Lot	40 feet
Corner Lot	45 feet
Maximum Lot Width	70 feet
Minimum Front Yard	10 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Maximum Front Yard	20 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Front Yard Encroachments	Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend up to 5 feet into the front yard setback.
Minimum Side Yard	
Interior Lot	5 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Corner Lot	10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Maximum Side Yard	10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Minimum Rear Yard	10 feet, except as provided in Sec. 13.500.4 and Sec. 9.1700.7
Minimum Building Separation	10 feet
Garage Setback	The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length.
Minimum Floor Area per Dwelling Unit	800 square feet

Maximum Height	2 story, 35 feet, except as provided in Sec. 13.600 and Sec. 9.1700.7
Maximum Coverage	70%
Parking Requirements	2 parking spaces per dwelling unit located behind the front building line (See Article 16)

B. Tier Two Housing Types

- i. Tier Two housing types consist of detached and attached residences that vary in character and scale. Tier Two housing types provide an appropriate transition between Tier One and Tier Three types.

ii. Tier Two : Single-Family Residence-1.5

a. Description

Detached single-family dwelling unit with a maximum height of three stories.

b. Area, Yard, and Bulk Requirements

Description	Requirements
Minimum Lot Area	1,500 square feet
Maximum Units per Lot	1 unit
Minimum Lot Width	
Interior Lot	25 feet
Corner Lot	30 feet
Maximum Lot Width	50 feet
Minimum Front Yard	10 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Maximum Front Yard	15 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Front Yard Encroachments	Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend up to 5 feet into the front yard setback.
Minimum Side Yard	
Interior Lot	5 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Corner Lot	5 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Maximum Side Yard	10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Minimum Rear Yard	None, except as provided in Sec. 13.500.4 and Sec. 9.1700.7
Minimum Building Separation	10 feet
Garage Setback	The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length.
Minimum Floor Area per Dwelling Unit	800 square feet

Maximum Height	3 story, 50 feet, except as provided in Sec. 13.600 and Sec. 9.1700.7
Maximum Coverage	80%
Parking Requirements	2 parking spaces per dwelling unit located behind the front building line (See Article 16)

iii. Tier Two : Townhome

a. Description

A dwelling unit that is part of a structure comprised of three or more single-family dwelling units attached by a common sidewall.

b. Area, Yard, and Bulk Requirements

Description	Requirements
Minimum Lot Area	1,200 square feet
Maximum Units per Lot	1 unit
Minimum Lot Width	
Interior Lot	20 feet
Corner Lot	25 feet
Maximum Lot Width	40 feet
Minimum Front Yard	10 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Maximum Front Yard	20 feet except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Front Yard Encroachments	Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend up to 5 feet into the front yard setback.
Minimum Side Yard	
Interior Lot	None, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Corner Lot	10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Maximum Side Yard	
Interior Lot	10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Corner Lot	20 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Minimum Rear Yard	None, except as provided in Sec. 13.500.4 and Sec. 9.1700.7
Minimum Building Separation	10 feet
Garage Setback	The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length.
Minimum Floor Area per Dwelling Unit	800 square feet
Maximum Height	3 story, 50 feet, except as provided in Sec. 13.600 and Sec. 9.1700.7
Maximum Coverage	80%

Parking Requirements	2 parking spaces per dwelling unit located behind the front building line (See Article 16)
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iv. Tier Two : Manor Home

a. Description

A detached building comprised of 3 – 6 dwelling units that share a common sidewall or ceiling. The appearance of the structure is intended to match the form and character of a single-family detached residence. The building must have only one common entrance visible from the street. A direct sidewalk connection from every entrance must be provided to the sidewalk along the street and to the building's associated parking.

b. Area, Yard, and Bulk Requirements

Description	Requirements
Minimum Lot Area	5,000 square feet for 3 units; 1,000 square feet for each additional unit
Minimum Units per Lot	3 units
Maximum Units per Lot	6 units
Minimum Lot Width	
Interior Lot	50 feet
Corner Lot	55 feet
Maximum Lot Width	110 feet
Minimum Front Yard	10 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Maximum Front Yard	20 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Front Yard Encroachments	Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend up to 5 feet into the front yard setback.
Minimum Side Yard	10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Maximum Side Yard	20 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Minimum Rear Yard	10 feet, except as provided in Sec. 13.500.4 and Sec. 9.1700.7
Minimum Building Separation	10 feet
Garage Setback	The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length.
Minimum Floor Area per Dwelling Unit	800 square feet
Maximum Height	2 story, 35 feet, except as provided in Sec. 13.600 and Sec. 9.1700.7
Maximum Coverage	70%
Parking Requirements	All parking must be located behind the front building line (See Article 16)
One bedroom or less	One parking space per dwelling unit

Two bedrooms	One and one-half parking spaces per dwelling unit
Three bedrooms or more	2 parking spaces per dwelling unit
Maximum Parking Requirements	2 parking spaces per dwelling unit located behind the front building line (See Article 16)

C. Tier Three Housing Types

- i. Tier Three housing types consist of moderate-scale and density residential buildings. These housing types are best suited within and adjacent to mixed-use areas and are not appropriate adjacent to single-family residences located outside the RCD district.

ii. Tier Three : Stacked Townhome

a. Description

3-story structure comprised of two dwelling units that share a common vertical separation. Individual, ground-floor entrances are provided for each dwelling unit with a direct sidewalk connection from every entrance to the sidewalk along the street and to each parking area.

b. Use of Tier Two and Tier Three Townhomes

Tier Two Townhomes may be in line with Tier Three Stacked Townhomes when building articulation, such as wall offsets, height variation, upper-floor step-backs, or accent lines, and ornate architectural elements, such as dormers, cornices, or arches, are provided.

c. Area, Yard, and Bulk Requirements

Description	Requirements
Minimum Lot Area	1,200 square feet
Maximum Units per Lot	2 units
Minimum Lot Width	
Interior Lot	20 feet
Corner Lot	25 feet
Maximum Lot Width	50 feet
Minimum Front Yard	10 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Maximum Front Yard	20 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Front Yard Encroachments	Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend up to 5 feet into the front yard setback.
Minimum Side Yard	
Interior Lot	None, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Corner Lot	10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Maximum Side Yard	

Interior Lot	10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Corner Lot	20 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Minimum Rear Yard	None, except as provided in Sec. 13.500.4 and Sec. 9.1700.7
Minimum Building Separation	10 feet
Garage Setback	The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length.
Minimum Floor Area per Dwelling Unit	700 square feet
Maximum Height	3 story, 50 feet, except as provided in Sec. 13.600 and Sec. 9.1700.7
Maximum Coverage	80%
Parking Requirements	2 parking spaces per dwelling unit located behind the front building line (See Article 16)

iii. Tier Three : Stacked Flat

a. Description

A 2- or 3-story, detached building comprised of 6 – 9 dwelling units that share a common horizontal or vertical separation. The appearance of the structure is intended to match the form and character of a single-family detached residence. The building must have only one common entrance visible from the street. A direct sidewalk connection from every entrance must be provided to the sidewalk along the street and to the building's associated parking.

b. Area, Yard, and Bulk Requirements

Description	Requirements
Minimum Lot Area	8,000
Maximum Units per Lot	9 units
Minimum Lot Width	
Interior Lot	50 feet
Corner Lot	55 feet
Maximum Lot Width	150 feet
Minimum Front Yard	10 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Maximum Front Yard	20 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Front Yard Encroachments	Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend up to 5 feet into the front yard setback.
Minimum Side Yard	10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Maximum Side Yard	20 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7

Minimum Rear Yard	10 feet, except as provided in Sec. 13.500.4 and Sec. 9.1700.7
Minimum Building Separation	10 feet
Garage Setback	The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length.
Minimum Floor Area per Dwelling Unit	700 square feet
Maximum Height	3 story, 50 feet, except as provided in Sec. 13.600 and Sec. 9.1700.7
Maximum Coverage	75%
Parking Requirements	All parking must be located behind the front building line (See Article 16)
One bedroom or less	One parking space per dwelling unit
Two bedrooms	One and one-half parking spaces per dwelling unit
Three bedrooms or more	2 parking spaces per dwelling unit
Maximum Parking Requirements	2 parking spaces per dwelling unit located behind the front building line (See Article 16)

.6 Nonresidential Area, Yard, and Bulk Requirements

In RCD districts, the Neighborhood Business Design District (Section 10.1600) standards must be utilized for nonresidential uses.

.7 Residential Transition Areas

In addition to the front, side, and rear yard requirements noted in Sec. 9.1700.5, all buildings must be set back from the district boundary line of the nearest residential zoning district or the lot line of a residential use outside of the RCD district, as follows:

- A.** When an alley is present on the neighboring property: at least two feet for every one foot of building height.
- B.** When an alley is not present on the neighboring property: at least 15 feet plus two feet for every one foot of building height.
- C.** This minimum setback may be reduced to a setback of 20 feet when the nearest residential zoning district allows a maximum height greater than 35 feet.

.8 District Establishment and Administration

- A.** The regulations contained within this zoning district may be supplemented with additional standards and conditions to execute a specific development plan. The boundary of each RCD district must be defined on the Zoning Map and identified with the letters RCD followed by a unique number referencing the supplementary regulations. In considering the establishment of an RCD district, the Planning & Zoning Commission and City Council may amend and supplement the base RCD regulations and related development regulations in the Zoning Ordinance and Subdivision Ordinance to implement individual development plans, with the exception of:

- i. Requirement for an adopted development plan;
- ii. Requirement for a governance association;
- iii. Minimum and maximum residential densities;
- iv. Requirement for a mix of housing types.

B. An RCD district may not be used to:

- i. Require construction of public improvements or the dedication or reservation of land, which are not of primary benefit to development within the district or necessary to mitigate an adverse impact attributable to development within the district, unless compensation is provided as required by law.
- ii. Secure agreements between owners of property within the district with third parties.
- iii. Assign responsibility to the city for enforcement of private deed restrictions or covenants.
- iv. Waive or modify the requirements of ordinances other than the Zoning Ordinance, except as specifically authorized by this ordinance.

.9 Adopted Development Plan

A. An RCD district must not be established without the concurrent adoption of a development plan for the district. The plan must comply with Sec. 3.500 and must:

- i. Show the location and type of streets, blocks, parking areas, open space, and residential transition areas;
- ii. Specify the minimum and maximum number of residential units by housing type; and
- iii. Enumerate all standards, conditions, and performance and implementation requirements not otherwise contained in the base zoning district requirements.

B. The development plan must be adopted as part of the ordinance creating the RCD district. Modifications to the development plan must comply with the requirements in Sec. 3.600.

.10 Governance Association

Applications for building permits for development within an RCD district must not be accepted or approved until a suitable property owners' governance association is established. The association must be responsible for maintaining all common property, improvements, and amenities within the district. It must have power sufficient to assess and collect dues and charges as required to perform its responsibilities. It may have additional powers to administer other programs, including but not limited to, security, promotion and marketing and entertainment. A Municipal Management District or Public Improvement District created in conformance with the Texas Local Government Code may be created to satisfy this requirement. A Reciprocal Easement Agreement (REA) allowing shared parking

arrangements, public access to sidewalks, and to other amenities must be incorporated in the governance documents, but the REA may be deferred until a plan for common areas and amenities is submitted.

.11 Streets and Sidewalks

A. All streets within an RCD district must be dedicated as public streets, or if the city does not accept the dedication of some or all as public streets, the streets that have not been dedicated as public streets must be platted as private streets. All streets are to be open for public use and may not be gated or have restricted access, except as may be permitted for special events. All streets must be located in a private street lot or in public right-of-way. The width of a street lot or right-of-way is determined by the adopted development plan. A private street lot or public right-of-way may vary in width but must accommodate travel lanes, medians, sidewalks, utilities, street furniture and fixtures, and landscaping of public or common ownership. Easements may be required within the street lot for utilities and emergency access.

B. Street Design

An RCD district site must be organized into blocks created by a connected grid of streets. A variety of street types and block sizes may be incorporated to create the grid, including diagonal, off-set, and angled streets. Cul-de-sacs and curvilinear streets are prohibited, except where needed to account for major natural features.

C. Block Size

The maximum block size is three acres, except as required for public parks or school use.

D. Block Length

The maximum block length is 600 feet, with a desired typical block length of 400 feet. The block length is the distance along a street face uninterrupted by an intersecting street, transit right-of-way, and/or public usable open space designated on the development plan, excluding intersections with mews streets.

E. Street Trees

A tree planting strip at least 5 feet in width is required on both sides of major and minor streets between the curb and sidewalk. Trees must be centered in the tree planting strip at the rate of one tree per 40 linear feet of street frontage.

F. Sidewalks

Sidewalks are required on both sides of all major and minor streets. Trees, landscaping, outdoor dining areas, bicycle racks, and street furniture may be placed on or within a sidewalk, but a minimum clearance width equal to the minimum sidewalk width must be maintained. Awnings, canopies, and other detachable fixtures may extend into the private street lot or public right-of-way. All public sidewalks to be maintained by the governance association must be located in a private street lot or public right-of-way.

G. Street Types

All streets within an RCD district must be constructed in accordance with the following general street classifications:

Street Type	Travel Lanes	On-street Parking	Sidewalks
Type D or above thoroughfare	Per Thoroughfare Standards Rules & Regulations		Minimum 12 feet in width
Type E or below thoroughfare	Per Thoroughfare Standards Rules & Regulations		Minimum 7 feet in width
Major Street	Two 11-foot vehicle lanes	Parallel or diagonal parking in accordance with Section 16.1500 and valet or drop-off lanes required	Minimum 12 feet in width
Minor Street	Two 11-foot vehicle lanes	Parallel parking in accordance with Section 16.1500 and designated loading zones required.	Minimum 7 feet in width
Mews Street	Two 11-foot vehicle lanes plus 3 feet on each side of the street to accommodate utilities and services	7-foot driveway/setback lanes Additional easements may be needed to accommodate utilities.	If provided, minimum 5 feet in width, but none required
Paseo	Minimum overall width: 28 feet with minimum 40 percent landscaped area with 3 caliper inches of shade trees or 6 caliper inches of ornamental trees per 500 square feet of landscape area with a minimum tree size of 2-inch caliper. No vehicle lanes, except for emergency service access if built to fire lane standards.	Not permitted	Minimum 12-foot wide main sidewalk and minimum 4-foot wide pathways providing access to individual entrances of buildings on adjacent lots

H. Paseo Requirements

- i. All dwelling units abutting a paseo must face the paseo.
- ii. No more than 33 percent of all dwelling units in an RCD development may directly front a paseo or public usable open space.

I. Landscape Edge

Along Type D and above thoroughfares, a 20-foot landscape edge is required. Within the landscape edge, 6 caliper inches of shade trees or 12 caliper inches of ornamental trees must be planted per 500 square feet of landscape edge with a minimum tree size of 2-inch caliper. The number of required trees must be calculated solely on the area of the required landscape edge.

J. Bike Lanes

Bike lanes must have a rideable surface at least 5 feet in width. A solid white lane line, bicycle lane word and/or symbol, and arrow markings that meet the Texas Manual on Uniform Traffic Control Devices requirements must be used to define the bike lane. A minimum 2-foot separation between the bike lane and any parallel vehicle lane is required. On major streets, a physical barrier between the bike lane and any parallel vehicle lane is required and must meet the Federal Highway Administration Separated Bike Lane Planning and Design Guide standards. Where possible, bike lanes must connect to existing or planned trails or bikeways located in or adjacent to the RCD district.

K. Connectivity

Connections must be made to provide direct pedestrian and bicycle access from the RCD district to adjacent sidewalks, trails, parks, transit stops, and other connections where feasible. Pedestrian access must be provided by connection to any sidewalks or walkways on adjacent properties that extend to the boundaries shared with the RCD district. In order to provide efficient pedestrian connections to adjacent properties, the city may require additional sidewalks, walkways, or trails not associated with a street.

L. Curb Bulb Outs

Curb bulb outs are required at all intersections and defined mid-block crossing points on all street types with dedicated on-street parking, except for Type D and above thoroughfares. Curb bulb out areas may not be used to satisfy the required street tree planting strip.

.12 Parking Requirements

- A.** Parking for nonresidential uses must follow NBD standards (Sec. 10.1600.13).
- B.** Garage or off-street parking spaces for all housing types may only be accessed from a mews street.
- C.** If detached garages are provided, a maximum of four parking spaces may be provided per detached garage.
- D.** The elimination of the garage space by enclosing the garage with a stationary wall is prohibited.
- E.** Surface parking spaces must meet the following requirements:
 - i.** Parking lots must be located behind front building facades.
 - ii.** A maximum of 20 parking spaces are allowed per parking lot.

- iii. 3 caliper inches of shade trees or 6 caliper inches of ornamental trees with a minimum tree size of 2-inch caliper must be provided for every 10 parking spaces.
- iv. A sidewalk at least seven feet in width must be provided to connect the parking lot to the street and to any adjacent buildings or open space areas. The sidewalk must be meet the following requirements:
 - a. The sidewalk must be distinguishable from areas used by vehicles using one or more of the following techniques:
 - i. Changing paving material, patterns, and/or paving color, but not including the painting of the paving material;
 - ii. Changing paving height;
 - iii. Addition of decorative bollards; or
 - iv. Constructing raised median walkways with landscaped buffers.
 - b. Have adequate lighting for security and safety; and
 - c. Not include barriers that limit pedestrian access between the subject property and adjacent properties.
- F. For residential lots fronting a major or minor street, visitor parking demand is to be served by the required on-street parking spaces. For residential lots fronting directly on public usable open space or a paseo, 0.25 off-street parking spaces per dwelling unit must be provided within 300 feet of each lot.

.13 Usable Open Space

- A. Public usable open space must be provided in an amount not less than fifteen percent of the gross acreage of the development. The following requirements also apply:
 - i. A maximum of 25% of the minimum required public usable open space may be located within a floodplain or within an overhead transmission line easement if these areas are improved for use through the addition of trails and other pedestrian amenities.
 - ii. Public usable open space must be provided in the form of greens, linear parks, greenbelts, pocket parks, public art displays, and paseos that are integrated within the block pattern defined on the development plan.
 - iii. At least one public usable open space must be a minimum of 7,500 square feet with a minimum width of 30 feet and have buildings or streets directly fronting or siding the public usable open space on a minimum of three sides.

- iv. Natural features must be designed for integration into the site. Buildings or public usable open space must front on the features, and design must permit sufficient pedestrian and vehicle access.
 - v. Rooftops and accessory buildings, except those portions of any building designed specifically for public recreational purposes, do not count toward the public usable open space requirements.
 - vi. Required landscaping does not count toward the public usable open space requirement.
 - vii. Open space that is adjacent to the rear of a building or to a service area and which does not front on a street cannot be included in the public usable open space requirement.
 - viii. Reductions in required public usable open space may be considered for RCD districts where the RCD development is within a quarter mile of an existing Neighborhood Park, Community Park, Linear Park, Special Use Facility, Open Space Preserve, or Special Area Park as designated on the city's Park Master Plan Map. This criteria does not apply in circumstances where the RCD district is separated from said existing park by a Type D or above thoroughfare.
- B.** Private usable open space, including interior courtyards and patios for individual residential uses, is permitted but does not count toward the public usable open space requirement.

.14 Building Placement and Design

- A.** An RCD district or a group of buildings within the district may not be walled, fenced, or restricted from general public access.
- B.** Buildings in an RCD district must be designed and oriented to reinforce the street grid. The distance from building face to building face must not exceed 100 feet on major and minor streets, unless separated by public usable open space.
- C.** Lots must be oriented so that buildings directly front on a designated street, public usable open space, or shared court.
- D.** Each building must include a porch or stoop at the front façade.
- E.** Buildings comprised of attached housing types must not exceed 200 feet in length and must be separated by a minimum distance of 10 feet.
- F.** Exterior entrances/exits are only permitted on the ground floor.

.15 Sign Regulations

- A.** Signage for nonresidential uses fronting Type D and above thoroughfares must follow the regulations, specifications, and design standards contained in Article 22 (Signs).

- B.** All other signage for nonresidential uses must follow the regulations, specifications, and design standards for signs contained in Sec. 10.800 (BG, Downtown Business/Government).

Amend Section 14.100 (Residential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications) of the Zoning Ordinance, such portion of section to read as follows:

Use Type	Use Category	<u>RCD-Residential Community Design</u>
Accessory Building or Use (8)	Accessory & Incidental	<u>P 18</u>
Accessory Housing Shelter (Temporary)	EIPS	<u>P 45</u>
Airport/Heliport (4)	EIPS	
Amusement, Commercial (Indoor)	Service	
Amusement, Commercial (Outdoor)	Service	
Animal Exhibition	EIPS	
Antenna	Trans., Utility, & Comm.	<u>34</u>
Antenna Support Structure (Commercial and Amateur)	Trans., Utility, & Comm.	<u>34</u>
Arcade (12)	Service	
Artisan's Workshop	Service	
Asphalt/Concrete Batching Plant (Permanent)	Comm., Mfg. & Ind.	
Asphalt/Concrete Batching Plant (Temporary)	Comm., Mfg. & Ind.	<u>36</u>
Assembly Hall	EIPS	
Assisted Living Facility	EIPS	
Backyard Cottage	Accessory & Incidental	<u>P 51</u>
Bank, Savings and Loan, or Credit Union	Service	
Bed and Breakfast Inn	Service	<u>S</u>
Boarding/Rooming House	Primary Res.	
Body Piercing	Service	
Building Material Sales	Retail	
Bus/Truck Leasing	Vehicle & Related	
Bus/Truck Repair	Vehicle & Related	

Business Service	Service	
Cabinet/Upholstery Shop	Service	
Cafeteria/Restaurant	Service	
Car Wash	Vehicle & Related	
Caretaker's/Guard's Residence	Accessory & Incidental	<u>S</u>
Cemetery/Mausoleum	EIPS	<u>S</u>
College/University (5)	EIPS	<u>S</u> <u>5</u>
Commissary	Wholesale	
Community Center	EIPS	<u>S</u>
Compact Construction & Transportation Equipment Sales & Service	Retail	
Concrete/Asphalt Batching Plant (Permanent)	Comm., Mfg. & Ind.	
Concrete/Asphalt Batching Plant (Temporary)	Comm., Mfg. & Ind.	<u>36</u>
Construction Yard (Temporary) (9)	Accessory & Incidental	<u>9</u> <u>35</u>
Continuing Care Facility	EIPS	
Convenience Store	Retail	
Country Club or Golf Course	EIPS	<u>S</u>
Data Center	Service	
Day Care Center (13)	Service	<u>S</u> <u>13</u> <u>52</u>
Day Care Center (Accessory)	Service	
Day Care Center (Adult)	Service	
Day Care (In-home) (16)	Service	<u>P</u> <u>16</u> <u>42</u>
Distribution Center/Warehouse	Wholesale	
Dry Cleaning Plant	Service	
Electrical Power Generating Plant	Trans., Utility, & Comm.	
Electrical Substation	Trans., Utility, & Comm.	<u>S</u>
Engine Repair Shop (Small)	Service	
Exhibition Area	Service	
Fairgrounds	Service	
Farm, Ranch, Garden, or Orchard	EIPS	<u>P</u>
Farmers Market	Retail	
Feed Store	Retail	
Fire Station/Public Safety Building	EIPS	<u>P</u>
Fitness/Health Center	Service	
Flea Market (Inside)	Retail	
Flea Market (Outside)	Retail	
Flex Space(Live-Work)	Service	
Food/Grocery Store	Retail	
Food Truck Park	Service	
Fraternal Organization, Lodge, or Civic Club	EIPS	
Funeral Parlor/Mortuary	Service	
Furniture and Appliances, Storage/Repair of (Inside)	Service	
Furniture and Appliances, Storage/Repair of (Outside)	Service	

Furniture, Home Furnishings, and Equipment Store	Retail	
Garden Center	Retail	
Golf Course or Country Club	EIPS	<u>S</u>
Grocery/Food Store	Retail	
Guard's/Caretaker's Residence	Accessory & Incidental	
Gun Range (Indoor)	Service	
Hardware Store	Retail	
Health/Fitness Center	Service	
Heliport/Airport (4)	EIPS	
Helistop (4)	EIPS	
Home Occupation (11)	Accessory & Incidental	<u>P</u> <u>11</u>
Hospital (5)	EIPS	
Hotel/Motel	Service	
Household Care Facility	EIPS	<u>P</u>
Household Care Institution	EIPS	
Independent Living Facility	EIPS	
Industrial Use (Hazardous or Nuisance)	Comm., Mfg. & Ind.	
Kennel (Indoor Pens)/Commercial Pet Sitting	Service	
Kennel (Outdoor Pens)	Service	
Live-Work (Business Loft)	Primary Res.	
Long-term Care Facility	EIPS	
Machinery Sales & Storage, Heavy	Retail	
Manufacturing (Heavy-intensity)	Comm., Mfg. & Ind.	
Manufacturing (Light-intensity)	Comm., Mfg. & Ind.	
Manufacturing (Moderate-intensity)	Comm., Mfg. & Ind.	
Massage Therapy, Licensed	Service	
Mausoleum/Cemetery	EIPS	<u>S</u>
Mid-Rise Residential	Primary Residential	
Mini-Warehouse/Public Storage	Wholesale	
Mobile Home/Trailer Display and Sales	Service	
Mobile Home/Trailer Park	Primary Res.	
Mortuary/Funeral Parlor	Service	
Motel/Hotel	Service	
Motorcycle Sales & Service	Vehicle & Related	
Multifamily Residence (1)	Primary Res.	<u>P</u> <u>52</u> <u>53</u>
Nursery	Retail	
Office (Field) (9)	Accessory & Incidental	<u>9</u> <u>35</u>
Office (Medical)	Office & Prof.	
Office (Professional/General Administrative)	Office & Prof.	
Office (Showroom/Warehouse)	Wholesale	
Paint Shop	Retail	
Park/Playground	EIPS	<u>P</u> <u>52</u>
Pawn Shop	Retail	
Personal Service Shop	Service	
Pet Sitting, Commercial/Kennel (Indoor Pens)	Service	

Playground/Park	EIPS	<u>P</u> <u>52</u>
Portable Building Sales	Retail	
Post Office (Government and Private)	EIPS	
Print Shop (Major)	Service	
Print Shop (Minor)	Service	
Private Club (19)	Service	
Private Recreation Facility	EIPS	<u>S</u>
Public Safety Building/Fire Station	EIPS	<u>P</u>
Public Storage/Mini-Warehouse	Wholesale	
Railroad Freight Depot or Dock	Trans., Utility, & Comm.	
Recreational Vehicle Parking Lot/Garage	Vehicle & Related	
Recreational Vehicle Sales & Service	Vehicle & Related	
Rehabilitation Care Facility	EIPS	<u>S</u>
Rehabilitation Care Institution	EIPS	
Religious Facility (5)	EIPS	<u>P</u> <u>5</u>
Repair/Storage of Furniture and Appliances (Inside)	Service	
Repair/Storage of Furniture and Appliances (Outside)	Service	
Research and Development Center	Office & Prof.	
Restaurant/Cafeteria	Service	
Restaurant (Drive-in)	Service	
Retail/Service (Incidental)	Retail	
Retail Store	Retail	
Rooming/Boarding House	Primary Res.	
Salvage or Reclamation of Products	Comm., Mfg. & Ind.	
Sand, Gravel, Stone, or Petroleum Extraction	Comm., Mfg. & Ind.	
School, (Private) (5)	EIPS	<u>S</u> <u>5</u> <u>52</u>
School, (Public or Parochial) (5)	EIPS	<u>P</u> <u>5</u>
Service Contractor	Service	
Service Yard (Public or Utility)	Trans., Utility, & Comm.	<u>S</u> <u>50</u>
Service/Retail (Incidental)	Retail	
Sewage Treatment Plant	Trans., Utility, & Comm.	<u>S</u>
Shopping Center	Retail	
Single-Family Residence (Attached)	Primary Res.	<u>P</u> <u>53</u>
Single-Family Residence (Detached)	Primary Res.	<u>P</u> <u>53</u>
Stable	EIPS	
Storage, Open	EIPS	
Studio (Dance, Gymnastics and/or Martial Arts)	Service	
Studio (Photographer, Musician, Artist, Radio, and/or TV)	Service	
Studio Residence	Primary Res.	<u>P</u> <u>53</u>

Superstore	Retail	
Tattooing and Permanent Cosmetics	Service	
Temporary Accessory Housing Shelter	EIPS	
Theater (Drive-in)	Service	
Theater (Neighborhood)	Service	
Theater (Regional)	Service	
Trade Schools	EIPS	
Trailer/Mobile Home Display & Sales	Service	
Trailer/Mobile Home Park	Primary Res.	
Transit Center/Station	Trans., Utility, & Comm.	
Transmission Line/Utility Distribution	Trans., Utility, & Comm.	
Transportation and Utility Structures/Facility	Trans., Utility, & Comm.	<u>P</u>
Truck Parking Lot	Vehicle & Related	
Truck Sales (Heavy Trucks)	Vehicle & Related	
Truck Terminal	Vehicle & Related	
Truck/Bus Leasing	Vehicle & Related	
Truck/Bus Repair	Vehicle & Related	
Two-Family Residence	Primary Res.	<u>P</u> <u>53</u>
<u>Two-Family Residence (Attached)</u>	<u>Primary Res.</u>	<u>P</u> <u>53</u>
University/College (5)	EIPS	<u>S</u> <u>5</u>
Upholstery/Cabinet Shop	Service	
Utility Distribution/Transmission Line	Trans., Utility, & Comm.	<u>P</u>
Utility, Private (other than listed)	Trans., Utility, & Comm.	<u>S</u>
Veterinary Clinic	Service	
Vehicle Dealer (New) (7)	Vehicle & Related	
Vehicle Dealer (Used) (7)	Vehicle & Related	
Vehicle Leasing and Renting	Vehicle & Related	
Vehicle Parking Lot/Garage (Primary)	Vehicle & Related	
Vehicle Parts Sales (Inside)	Vehicle & Related	
Vehicle Parts Sales (Outside)	Vehicle & Related	
Vehicle Repair (Major)	Vehicle & Related	
Vehicle Repair (Minor/Fueling Station)	Vehicle & Related	
Vehicle Storage	Vehicle & Related	
Warehouse/Distribution Center	Wholesale	
Water Treatment Plant	Trans., Utility, & Comm.	<u>S</u>
Winery	Service	
Wrecking Yard	Vehicle & Related	

FOR CITY COUNCIL MEETING OF: August 10, 2020 (To view the agenda for this meeting, see www.plano.gov)

PUBLIC HEARING - ORDINANCE

CS/amc

xc: Mike Bell, Comprehensive Planning Manager
Kendra Cobbs, Senior Planner
Jeanna Scott, Building Inspections Manager

CITY OF PLANO
PLANNING & ZONING COMMISSION

July 20, 2020

Agenda Item No. 5

Public Hearing: Zoning Case 2020-013

Applicant: City of Plano

DESCRIPTION:

Request to amend Article 8 (Definitions), Article 9 (Residential Districts), Article 14 (Allowed Uses and Use Classifications), and related sections of the Zoning Ordinance to create the Residential Community Design zoning district. Project #ZC2020-013.

REMARKS:

At its [March 16](#), [May 4](#), [June 1](#), and [June 15](#), 2020, Planning & Zoning Commission meetings, the Commission discussed information in staff presentations and gave direction related to the draft Residential Community Design (RCD) zoning district. Since these meetings, staff has continued public outreach and worked to further refine the district. This request is a companion item to Agenda Item No. 4, Zoning Case ZC2020-012.

Intent of New District

The RCD district is requested to facilitate the Plano Event Center zoning case (Agenda Item No. 6) and help implement the [Envision Oak Point Plan](#) by providing regulations that foster a complementary mix of housing options, pedestrian-friendly streets, and neighborhood-supportive amenities in line with the Envision Oak Point Vision Statement:

“Oak Point enhances community and establishes place by unifying northeast Plano, serving as its social hub and shaping unique, amenity-rich neighborhoods connecting the area’s diverse population to its vast network of natural features and civic spaces.”

The RCD district and its companion district, Neighborhood Business Design (see Agenda Item No. 4), are developed with these important community elements in mind, working together to support residential and nonresidential developments that are appropriately-scaled and sensitive to the context of surrounding neighborhoods through application of consistent street design, building scale, and landscaping standards such as:

- Low-rise (three stories maximum), pedestrian-oriented, and neighborhood-supportive uses;
- Tree-lined streets with short block lengths that encourage walking;
- Amenitized open space areas;
- Parking located on-street, in garages, or well-landscaped surface lots located to the rear of properties; and
- Transitions in height from nearby neighborhoods and residential districts.

Although connected through these shared characteristics, the RCD and NBD districts serve two distinct functions. The RCD district includes residential development standards, with limited nonresidential development comparable to other single-family districts, such as schools, fire stations, and religious facilities.

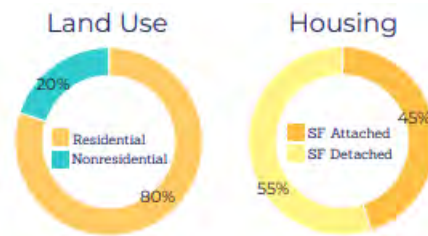
The following sections summarize the standards of the RCD district. Refer to Agenda Item No. 4 for a summary of NBD standards.

Need for RCD District

Most existing zoning districts do not allow the appropriate diversity of housing types nor walkability desired for the Oak Point area. Three development types in the Envision Oak Point [Community Vision Map](#) specifically call for small lot single-family housing which is not possible to develop under our current regulations without utilizing a planned development district. These include:

- [Small Lot Subdivision](#) is an exclusively single family area, with a mix of townhouses, cottage housing, and single family detached homes on small lots. These areas are best suited within walking distance of areas that provide dining and other social options. Diverse yet complimentary architecture gives the Small Lot Subdivision areas a unique character. Homes have smaller yards, but there are many communal open spaces where residents may gather with their families and neighbors.
- | Category | Sub-category | Percentage |
|----------|--------------|------------|
| Land Use | Residential | 100% |
| Housing | SF Attached | 25% |
| | SF Detached | 75% |
- [Single Family Mix](#) areas have a balanced mix of 1- to 2-story small- and medium-lot single family detached homes, townhomes, and cottage housing. Active frontages such as porches and stoops are used to shape distinctive character and pedestrian-friendly streets. A wide range of single family housing choices makes the area accessible and affordable to the diverse population of Oak Point. Supportive accessory housing for seniors, special needs residents, and students/young adults may be accommodated where appropriate on larger lots.
- | Category | Sub-category | Percentage |
|----------|--------------|------------|
| Land Use | Residential | 100% |
| Housing | SF Attached | 20% |
| | SF Detached | 80% |

- [Neighborhood Edge](#) areas are primarily comprised of one- to two-story small lot single-family housing with supporting nonresidential development. Small scale, neighborhood-serving commercial, such as banks, small grocery stores, and cafes, may be located in these areas to provide a buffer and allow for complimentary transitions between arterial corridors and housing. In these instances, the RCD district standards could be used for the residential component of an NBD district in a Neighborhood Edge area.



A Planned Development (PD) district could be used to implement these development types on a property-by-property basis, however staff and associated property owners must spend an inordinate amount of time and effort creating and enforcing customized development standards for each PD. Establishing the RCD district creates consistent baseline zoning standards and uses for application in appropriate locations, without the need to create new standards for each proposal. The Plano Event Center site is anticipated to be the first area to use the RCD standards, as there is an area of Small Lot Subdivision on the west side of the property.

The housing types in RCD are also marketable to those areas within walking distance of light rail stations, so the district may be appropriate to apply elsewhere in eastern Plano to allow a greater diversity of infill housing options in the vicinity of stations. The city has seen limited housing types offered by the market in recent years, typically either townhomes or 3-5 story multifamily products.

Appropriate Locations for RCD

At this time, application of the RCD district is explicitly limited to locations supported by the community vision map of the Envision Oak Point Plan and Transit Corridor (TC) designations in the [Future Land Use Map](#) of the Comprehensive Plan. The City may choose to evaluate whether or not the district, or a modification thereof, is appropriate in other areas of the city at a later date, pending outcomes from the Comprehensive Plan Review Committee (CPRC) process. Since the CPRC process is ongoing, it is premature to determine whether use of this district is appropriate in other areas of the City. Therefore, should the district be adopted, its use will be limited to these areas, as described in the Purpose Statement for the district:

Section 9.1700.1. The RCD district is intended to provide a planning, regulatory, and management framework for the design and integration of small lot residential development. The district is designed to reinforce surrounding neighborhood character, provide appropriate transitions in use and building scale, ensure appropriate allocation and design of open space, and achieve a well-connected street and pedestrian network. The zoning district is appropriate for undeveloped properties and redevelopment sites in areas within Transit Corridors and the Community Vision Map of Envision Oak Point where compatible transitions can be provided from established neighborhoods.

Additionally, RCD districts will have a minimum district size of five acres, a size appropriate to allow a mix of housing types to be developed with associated streets and open space. However, when necessary, the minimum acreage could be reduced for specific zoning cases where City Council determines a smaller RCD district is required to implement the Comprehensive Plan or related study.

SUMMARY OF RCD DISTRICT REQUIREMENTS:

Adopted Development Plan - An RCD zoning request must be accompanied by an adopted development plan that designates the street locations, development blocks, open space, and residential transition areas. The plan must specify where different land uses are located, along with the number of dwellings by housing type and any conditions or additional standards absent from base RCD zoning. Once the plan is adopted, major modifications can only be made through a subsequent zoning process.

Governance Association - A governance association is required to maintain common improvements and open space in the district. An acceptable property owners' association is expected to have sufficient authority to assess and collect dues as necessary to perform its responsibilities. Building permits will not be accepted without an established association.

Residential Transition Areas - Building height transitions are proposed near residential uses or zoning districts to help mitigate privacy and visibility concerns. The Commission previously discussed options for residential transition areas and directed staff to survey the public on their preferences. Staff has not received any feedback as of the preparation of this report, therefore chose the 2:1 ratio option (Option 3 from June 1 meeting), which provides greater separation of buildings from adjacent residential to provide additional protections from potential light and noise as well as limit visibility. Example setbacks are as follows:

Building Height	Setback with Alley	Setback with No Alley
1 story (20 feet)	40 feet	55 feet
2 story (35 feet)	70 feet	85 feet
3 story (50 feet)	100 feet	115 feet

These distances provide the separation needed to help protect established residential areas, while also allowing for gradual transitions in RCD building height, to create a more cohesive and attractive development.

Housing Types and Mix - Eight complementary housing types, separated into three tiers, make up the RCD district. The range of housing types is intended to provide housing options that meet current market demands and allow for a variety of compact housing forms. A number of standards are proposed to ensure both housing diversity and that the overall intensity of the district remains low:

- The minimum permitted density is 10 dwelling units per acre;
- The maximum permitted density is 20 dwelling units per acre;

- The minimum and maximum density result in a projected minimum of 50% of the units coming from Tier One; a related regulation has been added to demonstrate more concisely the mix required;
- At least one housing type from Tier One is required in all developments;
- Any individual housing type used in an RCD development may be no less than 10% of the total constructed dwellings in the district;
- Any combination of Tier Three housing types (Stacked Townhomes and Stacked Flats) is limited to 25% of the total constructed dwellings in the district;
- Tier Three housing types are only permitted when the total constructed dwellings in the district is over 100; and
- The minimum number of housing types included in the district increases as the total constructed dwellings in the district increases.

Together, these requirements help ensure that an RCD district will provide housing diversity consisting primarily of single-family homes. See the RCD District Housing Types menu in Attachment A for an overview of the different types and tiers.

In an effort to create architectural diversity, the RCD district provides flexibility for placement of the various housing types. Housing products can be varied along a street and within a block as long as the required mix is provided.

District Establishment - To provide needed flexibility, while still maintaining the consistent set of base standards expected of an RCD district, the Planning & Zoning Commission and City Council will maintain discretion to amend many district standards during the zoning process; however, the proposed ordinance sets forth the requirements that cannot be altered through the zoning process:

- Requirement for an adopted development plan;
- Requirement for a governance association;
- Maximum residential density;
- Requirement for a mix of housing types; and
- Reductions in minimum residential density resulting from the preservation of natural features or the provision of additional public open space beyond what is required by the RCD district.

Streets and Sidewalks - The street network in an NBD development is geared towards a safe, comfortable, and pedestrian-friendly environment. Streets must form a connected grid pattern, organized into blocks no longer than 600 feet. These regulations are similar to the pedestrian-oriented street standards of the UMU zoning district and include:

- A variety of street types are allowed and will be either privately or publicly maintained (if accepted as public by the city). Additionally, a definition and standards for a paseo, or a wide pedestrian pathway, have been added. A paseo could be utilized as lot frontage in lieu of a typical street;
- On-street parking along major and minor streets, providing an additional buffer for pedestrians;
- Sidewalks with a minimum width of 12 feet on major streets and 7 feet on minor streets; and
- Required street trees along all major and minor streets, with one tree required every 40 feet of frontage. Street trees are also required along perimeter public thoroughfares with additional width for required landscape edges.

Parking - Single-family detached, single-family attached, and duplex housing types in the RCD District require two off-street parking spaces per unit, matching existing parking requirements of other residential districts in the Zoning Ordinance. Likewise, the Stacked Flat and Manor Home housing types require one space for one bedroom units, one-and-one-half spaces for two bedroom units, and two spaces for three or more units, following the same off-street parking requirements as multifamily properties in the Downtown Business/Government (BG) zoning district. To support the desired walkability of the RCD district, off-street parking for each housing type is required to be located towards the rear of the residence.

Visitor parking demand will be served by required on-street parking and additional off-street visitor spaces, such as those which are required for homes fronting paseos. Where surface parking lots are provided, the RCD standards limit parking lots to a maximum of 20 parking spaces to preserve neighborhood integrity and aesthetics

Open Space - Open space in the RCD district is required to provide active recreation areas and public communal space. For these reasons, the proposed ordinance language would require a minimum of 15% of the gross land area to be provided as usable open space, consistent with the standards of the Envision Oak Point Plan. The open space can be provided in the form of greens, parks, greenbelts, pedestrian corridors, public art displays, or paseos. Reductions in the open space requirement may be considered when neighborhoods are within a quarter-mile walk of a public park unless separated by a major thoroughfare.

Building Placement - Along with the grid of streets, building placement is critical to maintaining a walkable environment. As with all zoning districts, the proposed RCD district will regulate lot coverage, setbacks, and building heights for each housing type. Additional design requirements include locating buildings relatively close to property lines and street curbs. Additionally, public access must not be restricted by barriers such as walls and fences and distances between the face of buildings cannot exceed 100 feet, unless usable open space is included. To ensure private open space is available, a porch, yard, or balcony is required for each dwelling unit.

Changes since May 4, 2020, Planning & Zoning Commission Meeting

A [draft ordinance](#) noting detailed changes since the May 4 meeting is provided online with additions underlined and deletions struck-through. Where entire paragraphs have been replaced, only additions are shown. Significant changes are as follows:

1. Purpose (Section 9.1700.1). The purpose of the district has been updated to remove applicability of the district from Compact Complete Centers (CCC) and add applicability to the Community Vision Map of the Envision Oak Point Plan, as areas of the Single Family Mix development type are located outside the CCC designation.
2. Housing-Types Requirement (9.1700.4). To provide clarity, the density requirement was moved to be combined with the housing types requirement. Additionally, the minimum number of units of Tier One housing required was increased to 50% of the total units, as discussed above.
3. Housing Types Area, Yard, and Bulk Requirements (9.1700.5). To be consistent with other residential districts, the garage setback was updated to be measured from the property line instead of the right-of-way or easement line. Maximum lot coverages were also reduced for the SF-3, SF-2, Duplex, SF-1.5, and Manor Home housing types to provide for additional open space.
4. Housing Types Area, Yard, and Bulk Requirements (9.1700.5.A.ii). The formatting for the Single-Family Residence-2 housing type was revised to clearly reflect the requirements for an individually-platted unit versus a cluster of units surrounding a shared court. Standards were also included to more appropriately regulate units clustered around the shared court.
5. Housing Types Area, Yard, and Bulk Requirements (9.1700.5.C.i). For user-friendliness, the regulations related to Live-Work (Business Loft) units were moved to the NBD district, as the housing type was only permitted when part of an NBD district.
6. Residential Transition Areas (9.1700.7). Residential transition area setbacks have been modified as summarized in the “Residential Transition Areas” section, above.
7. Streets and Sidewalks (9.1700.11.A). Language was revised to allow dedication of public streets when accepted by the city.
8. Streets and Sidewalks (10.1600.12.G). Regulations for driveway/setback lanes were added to the Mews Street type. Additionally, landscaping requirements were added to the Paseo street type.
9. Streets and Sidewalks (9.1700.11.H). Requirements for the maximum number of units facing paseos were removed to allow for greater flexibility in how buildings are developed around paseos.

10. Parking (9.1700.12). The allowance for tandem garage spaces was removed. Parking lot tree requirements were also adjusted to allow for increased health of the trees.
11. Usable Open Space (9.1700.13). The usable open space requirement was increased to a minimum of 15%. This better coincides with open space recommendations for residential development types in Envision Oak Point.
12. Usable Open Space (9.1700.13.iv). A requirement for buildings to front natural features and usable open space was added for compatibility with the Diverse Open Space and Amenities Policy in the Envision Oak Point Plan.
13. Building Placement and Design (9.1700.14). A requirement for buildings to have a porch or stoop on the front façade was added to engage the streetscape. The requirement for private open space for each dwelling unit was removed to correspond to the reductions in maximum lot coverage noted above.
14. Sign Regulations (9.1700.15). Requirements for signage were revised to allow for larger signs for nonresidential uses along roads fronting major thoroughfares.
15. The Permitted Uses table was updated to add Two-Family Residence (Attached) as permitted when meeting RCD standards, to accommodate the Stacked Townhome housing type.

Other minor changes to the draft from May 4, which are primarily administrative or legal in nature to add clarity or provide consistent language throughout the Zoning Ordinance, are incorporated in the recommendation section below.

CONFORMANCE WITH ENVISION OAK POINT

In addition to the Envision Oak Point development types discussed above, the standards of the RCD district are consistent with various Goals, Policies, and Actions of the Envision Oak Point Plan:

Land Use + Development Patterns

- Goal: Support a distinct and diverse character pattern, creating opportunities to live, work and socialize within a cohesively planned, pedestrian-friendly environment.
- Balanced Neighborhoods Policy: Shape balanced neighborhoods with a diverse mix of land uses and amenities.
- Balanced Neighborhoods Policy - Action 3: Align zoning designations with the vision and policies of Envision Oak Point.

- Balanced Neighborhoods Policy - Action 4: Adopt residential transition standards/guidelines to ensure compatible transitions in land use and building scale adjacent to single-family neighborhoods.
- Balanced Neighborhoods Policy - Action 6: Create complimentary regulations and reduce barriers to food production land uses such as micro-farming/ranching, community gardens, and farmer's markets.
- Diverse Housing Policy: Provide diverse housing that enables a high quality of life for all ages, household types, and income levels.
- Diverse Housing Policy - Action 1: Require new single-family development to incorporate a diverse and complimentary mix of lot sizes and housing types.
- Diverse Housing Policy - Action 3: Locate new multifamily development only in areas that support a mix of complimentary uses and have a well-connected pedestrian network.
- Walkable Community Policy: Create a vibrant, walkable community with great streets and public spaces.
- Walkable Community Policy - Action 1: Develop block length and street requirements to support a compact, highly connected street network that accommodates pedestrians, bicyclists, vehicles, and various forms of transit.

Mobility

- Accessible Street Design Policy: Ensure the construction of future streets and the reconstruction of existing streets supports desired development and incorporates innovative street design and management.
- Accessible Street Design Policy - Action 6: Review regulations for internal connectivity and block size for conformance with Envision Oak Point.

Parks, Recreation + Open Space

- Accessible Open Space Policy - Action 2: Assess minimum open space and improvement requirements with any new zoning regulations in Oak Point with emphasis on ensuring sufficient open space for new housing opportunities.
- Diverse Open Space and Amenities Policy – Action 2: Encourage smaller, neighborhood-serving open spaces to be privately owned and maintained. Require public access be provided to these private features.
- Diverse Open Space and Amenities Policy - Action 3: Develop standards and design guidelines that require open space and natural features to be fronted by buildings where possible.

Placemaking + Community Design

- Great Streets Policy - Action 3: Require street trees with new development to promote walkability and to achieve a more visually interesting streetscape.
- Vibrant Neighborhood Center Policy - Action 1: Organize land use and block patterns in the Oak Point neighborhood center to support a pedestrian-oriented core of local streets that serves as Oak Point's civic area and social hub.
- Vibrant Neighborhood Center Policy - Action 3: Create building form and public realm standards that promote strong community character, pedestrian-friendly streetscapes, and public spaces.
- Vibrant Neighborhood Center Policy - Action 4: Establish design standards requiring new developments to vary building types and facade design, and engage the street with pedestrian-friendly frontages such as porches, stoops, and shopfronts.
- Vibrant Neighborhood Center Policy— Action 5: Maintain residential character and suburban scale, but improve community design and incorporate a better balance of commercial land uses and diverse housing opportunities.

Environment + Infrastructure

- Environmental Placemaking Policy - Action 2: Permit food production in new development in Oak Point. Reserve land for key programming such as agricultural operations, a community garden, and a farmers market.

These standards are consistent with the Sub-Area Strategy recommendations for various locations within Oak Point, such as:

- Northern Quadrant Recommendation 3: Support reinvestment in the Plano Market Square Mall area by supporting a broader mix of nonresidential and residential uses. Site design should support compatible transitions to the Oak Point Estates neighborhood.
- Southern Quadrant Recommendation 3: Achieve a broad range of single-family housing options to serve Oak Point's diverse housing needs.
- Eastern Quadrant Recommendation 1: Reinvent the Plano Event Center site and surrounding area as a pedestrian-friendly civic area and social hub. The land use mix should include high-quality restaurants, a hotel, new civic spaces, mixed-use housing, and employment uses.

PUBLIC ENGAGEMENT:

To inform and involve the public about the purpose and intent of the RCD zoning district, a number of opportunities have been added for public engagement. Although COVID-19 has prohibited in-person meetings which would normally make up such efforts, online

engagement has been a great resource for filling this void. Means of engaging the public consisted of those listed below. Statistics provided are as of 5 p.m., Thursday, July 16, 2020:

- A webpage devoted to the proposed zoning districts, Plano Event Center zoning case, and public hearing dates: www.plano.gov/implementEOP, which has received 2,302 page views as of publication;
- Print and digital advertisements for the webpage and public hearing dates in *Community Impact News*;
- Newsletters sent to the Envision Oak Point Plan contact list (301 recipients), including the Plan's Stakeholder Committee, consisting of area residents, business owners, major property owners and developers, and religious and non-profit representatives;
- Newsletters shared to *Plano City News*, the *Sage* senior newsletter, and the *Team Plano* retiree newsletter, for a total of 42,438 recipients;
- Letters sent through mail and email to 20 HOA representatives within the Envision Oak Point retail trade area;
- A Neighborhood Services Department [BEST Break virtual meeting](#) with 25 participants on July 1, 2020;
- 11 posts about the districts and webpage to City of Plano social media accounts, including Facebook, Twitter, Reddit, and Nextdoor:
 - Facebook: [June 30](#) (8 reactions, 1 share), [July 6](#) (143 reactions, 50 comments, 16 shares), [July 11](#) (72 reactions, 31 comments, 9 shares), [July 15](#) (29 reactions, 54 comments, 16 shares), 2020;
 - Twitter: [June 30](#) (1 like), [July 1](#) (2 likes), [July 6](#) (1 retweet, 17 likes), [July 11](#) (1 retweet, 6 likes), [July 15](#) (2 retweets and comments, 6 likes), 2020;
 - Reddit: [July 9](#) (3 comments, 94% upvoted), 2020; and
 - Nextdoor: [July 9](#) (5 thanks, 20 replies), 2020; and
- Because RCD is specific to residential uses, additional outreach was conducted inviting local residential developers to review and comment on the district standards.

As of the publication of this report, comments and/or questions received about the RCD zoning district were received from 19 people of which eight were in support, six were opposed, and five did not express an official position. The comments are included in Attachment B.

RECOMMENDATION:

Recommended for approval as follows (additions are indicated in underlined text):

Amend Article 9 (Residential Districts) of the Zoning Ordinance, such additional section to read as follows:

See Attachment C for Ordinance language.

Amend Section 14.100 (Residential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications) of the Zoning Ordinance, such portion of section to read as follows:

See Attachment C for Ordinance language.

Amend Section 14.300 (Use Table Notes) of Article 14 (Allowed Uses and Use Classifications) of the Zoning Ordinance, such additional note to read as follows:

See Attachment C for Ordinance language.

Residential Community Design (RCD) District

The Residential Community Design (RCD) district looks to create a diverse mix of smaller-lot residential uses.

Envision Oak Point Policy encourages diverse housing and neighborhoods that support inclusive communities. The RCD district accomplishes that with various styles of homes designed to encourage a high quality of life for all ages, household types, and income levels. The proposed ordinance includes a **tiered system** so that the majority of homes provided are one- or two-family homes.



Housing Variety

The RCD district is designed to provide housing variety consisting mostly of single-family detached and attached homes. This is accomplished through a tiered system of housing types, requiring:

- Maximum density: 20 dwelling units per acre
- At least 50% of all units must be Tier One units (single-family or duplex)
- Any housing type used must be at least 10% of the total dwelling units
- Tier Three units (Stacked Townhomes and/or Stacked Flats) are limited to 25% of the total dwellings in the district

See more details on the proposed housing types on the next pages.

Walkable Areas

RCD districts will be pedestrian-oriented, with:

- Wide sidewalks
- Shorter blocks
- Connected street grid
- On-street parking
- Street trees
- Curb bulb outs
- Low-rise buildings
- Reduced building setbacks
- Active ground floor buildings
- Paseos (wide pedestrian-only pathways)



Open Space

Usable open space must be provided at a minimum of 15% of the gross acreage of the development. The open space may be:

- Greens
- Parks
- Greenbelts
- Public art displays

All open space and streets must be maintained by a governance association (such as a homeowners association).



Protecting Existing Residential Neighborhoods

To provide appropriate transitions from established neighborhoods, buildings in the RCD district will be subject to height and setback standards from existing residential zoning districts or uses. See the proposed options on the [Residential Transitions page](#).

Residential Community Design (RCD) District Housing Types Attachment A

- A mix of Housing Types is required. Higher Tiers are allowed as the overall number of dwelling units increases.
- Minimum overall district size: 5 acres.
 - Permitted dwelling units per acre: between 10 and 20 for entire RCD district.

Images are generally representative and may not meet all district requirements.

TIER ONE minimum 50% of total units in RCD district



Single-Family-3

- Single-family detached dwellings
- 1 to 2 stories in height
- 1 unit per lot
- 3,000 sq ft minimum lot
- 800 sq ft minimum dwelling unit



Single-Family-2

- Single-family detached dwellings
- 1 to 1.5 stories in height
- Can be arranged around a courtyard or individually platted (maximum of 10 units per lot)
- 2,000 sq ft minimum lot per unit
- 800 sq ft minimum dwelling unit



Duplex

- Two-family dwellings
- 1 to 2 stories in height
- 2 units per building
- 3,000 sq ft minimum lot
- 800 sq ft minimum dwelling unit

TIER TWO



Single-Family-1.5

- Single-family detached dwellings
- 1 to 3 stories in height
- 1 unit per lot
- 1,500 sq ft minimum lot
- 800 sq ft minimum dwelling unit



Townhome

- Single-family attached dwellings
- 1 to 3 stories in height
- 1 unit per lot
- 1,200 sq ft minimum lot
- 800 sq ft minimum dwelling unit



Manor Home

- Multiple unit dwellings
- 1 to 2 stories in height
- 3 to 6 units per lot
- 800 sq ft minimum dwelling unit
- Appears as single-family home with one common entrance

TIER THREE only permitted when district contains over 100 units | limited to 25% of the total units in district



Stacked Townhome

- Single-family attached dwellings separated horizontally and/or vertically
- 1 to 3 stories in height
- 1 to 2 units per lot
- 1,200 sq ft minimum lot
- 700 sq ft minimum dwelling unit



Stacked Flat

- Multiple unit dwellings
- 1 to 3 stories in height
- Maximum of 9 units per building
- 1 building per lot
- 8,000 sq ft minimum lot
- 700 sq ft minimum dwelling unit
- Appears as single-family home with one common entrance

RCD District Restrictions

KEY REQUIREMENTS

8 different housing types are possible from **3** tiers

20 dwelling units per acre maximum

At least **50%** of all units in every RCD district must be **Tier One** housing types *Single-Family-3, Single-Family-2, and/or Duplex*

Each housing type used must make up at least **10%** of overall number of units

No more than **25%** of total units can be **Tier Three** housing types *Stacked Townhome and/or Stacked Flat*

Tier Three housing types permitted only when over **100** units in the RCD district

RESTRICTIONS RESULT IN MAJORITY SINGLE-FAMILY UNITS

HOUSING MIX

	50 Units or Less	51-100 Units	Over 100 Units
Minimum Housing Types Required	1	2	3
Tier One Units	50% to 100%	50% to 100%	50% to 100%
Tier Two Units	Up to 50%	Up to 50%	Up to 50%
Tier Three Units	Not permitted	Not permitted	Up to 25%

TIER ONE



Single-Family-3



Single-Family-2



Duplex

At least 50% of all units in district must be Tier One housing types.

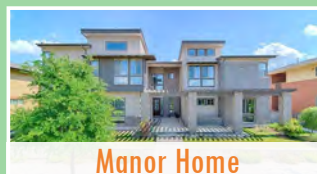
TIER TWO



Single-Family-1.5

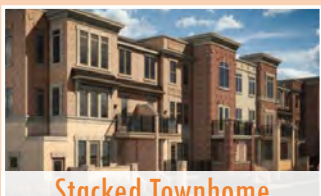


Townhome



Manor Home

TIER THREE



Stacked Townhome



Stacked Flat

Tier Three units are permitted only when district has over 100 units.

No more than 25% of all units in district may be Tier Three units.

Images are generally representative and may not meet all district requirements.

Find out more at: www.plano.gov/implementEOP

Revised: July 16, 2020

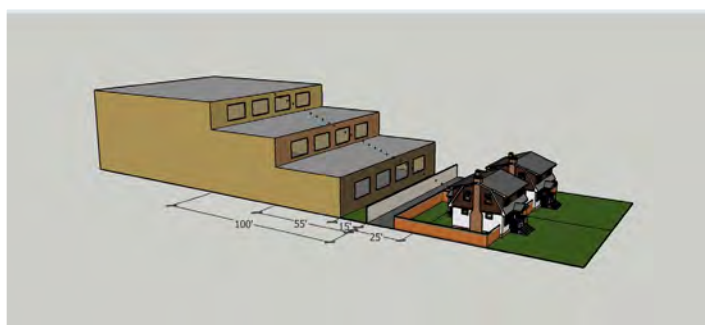
Residential Transitions

To provide appropriate transitions from established neighborhoods, buildings in both the NBD and RCD district will be subject to height and setback standards from existing residential zoning districts or uses.

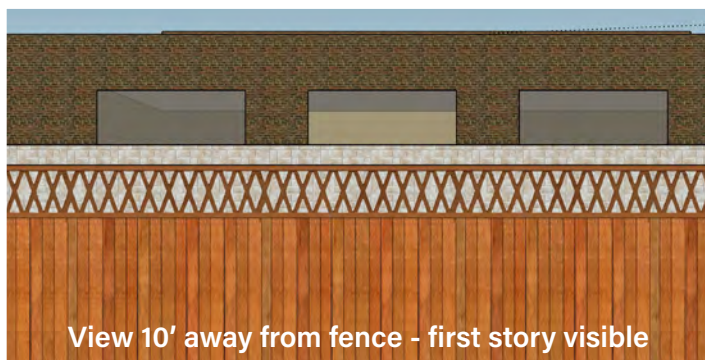
The maximum building height for both districts is three stories, or 50 feet. However, NBD and RCD districts proposed near existing residential neighborhoods will have additional height restrictions based on how close they are to residential properties or zoning districts, so that the area closest to existing neighborhoods are limited to one- or two- stories. The proposed setbacks shown below include option A, based on a line-of-sight setback, or option B, which uses a 2:1 height-to-setback ratio. [Public feedback is requested on which option is preferred.](#)

Option A

Line-of-sight



[Click for Video](#)



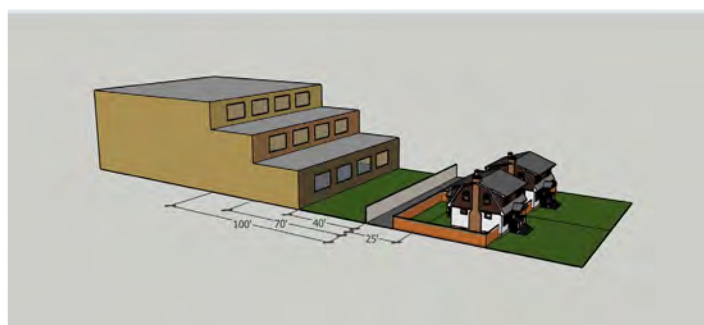
Option A

Line-of-sight

Setback with Alley	Setback with No Alley
15 feet	30 feet
55 feet	70 feet
100 feet	115 feet

Option B

2:1 height-to-setback ratio



[Click for Video](#)



Option B

2:1 height-to-setback ratio

Setback with Alley	Setback with No Alley	Building Height	Setback with Alley	Setback with No Alley
15 feet	30 feet	1 story (20 feet)	40 feet	55 feet
55 feet	70 feet	2 story (35 feet)	70 feet	85 feet
100 feet	115 feet	3 story (50 feet)	100 feet	115 feet

Name	Date Received	Comment
Denise Pollis	6/29/2020	<p>I cannot attend the 7/1 BEST Break, but I have reviewed the posted documentation and think the plan is wonderful. As a Plano senior living in a single family home of 2250 sq. ft., I would love to further downsize and be in a walkable, all-inclusive community. We are one of the smallest HOAs in Plano and a fairly close-knit neighborhood with a walking path and shopping less than a mile away. This is wonderful, but I would not call it ideal for less physically, active seniors due to the constant vehicle traffic. Rockcreek Place is the "first-middle level" of downsizing (in my opinion). The Envision Oak Plan will hopefully provide reasonably priced homes as an option for seniors to "have their own home" with all services only steps or a phone call away. I have read about these types of communities in the AARP publications and "Down East" Magazine, and they are very appealing.</p> <p>While I could not get my husband to move into a "senior residence" as they are offered today, I can actually see him a community such as described in Envision Oak Point. In fact, I can see him opening a "Community Workshop" where residents could learn to build, craft, and repair items alone, in groups, and with or without volunteer help...keeping seniors active, engaged, productive and hopefully healthy!</p> <p>Best of luck on the first phase of the project. Nothing would make me happier than to see one built at Windhaven and Spring Creek across from the park! If you put one there with guaranteed Silver Sneakers and Yoga classes within walking distance, you could count one more car off the road for sure!</p> <p>Warmest regards to all who make and keep Plano the best city in the world (in my opinion - even without a water view)!</p>
Beccy Ratliff	7/6/2020	I saw the post On Facebook for the planned development in Northeast Plano.....it looks great! I especially like the photo used of Coppell's Old Town area. My office is there and we recently from Coppell to Plano.
Beth Robinson	7/8/2020	This area would be of interest to us as we downsize from our home. I see the nine different designs but would request there be some consideration to single story 3 bedroom, 2 bath homes that are more than 800 square feet. I am not interested in paying mansion prices for an apartment size home. There are very few homes like this available in Plano. As the community ages, short of senior independent living communities, there is not a lot of selection. We would very much like to stay in this area so, this request.
Evelyn McKnight E	7/8/2020	Please don't destroy the EAST SIDE OF PLANO with cheap homes & apartments.
Kristy Cantrell	7/9/2020	More year round active water fountains along the trail Public Restroom More "stay right" and "pass on left" signage along trail Dedicated running path/Separate biking trail
Vicky Downs	7/9/2020	<p>I have lived in Plano since 1962 and have seen this city grow from a small town to what it is today. I would like to provide my input concerning all these new zoning changes. We already have far too many multi-family housing areas. What made Plano a great place to live was the fact that it drew in families and was family friendly. Now, all any of you think about is bringing in as many people as possible, stacking them on top of one another. These folks are not seeking permanent living status, just a temporary place to dwell for their jobs. They have no concern about what's best for Plano long-term.</p> <p>Please, I ask you and the zoning commission to consider those who wish to continue living in Plano in nice residential neighborhoods. Please place limits on these temporary type multi-family dwellings.</p>
Kathy Bass	7/9/2020	<p>We have been in Plano since 1979. I am so tired of all the high rise apartments that have been built in Plano. When we moved here Plano was so proud of its parks. Well, we don't have a lot of those anymore. Plano has so much traffic now....especially downtown Plano. Who wants to go downtown anymore? Back in the late 1990s they said Plano was built out! What happened to that! Please don't put anymore apartments and hotels on the east side of Plano. We don't need them. It's only money in the pockets of the mayor and others!</p>
Pat Hale	7/10/2020	<p>This plan is a horrible proposal for any property owner (taxpayer) in the affected area. NOBODY ever purchased housing in this area to be adjacent to multi-use development. ANYONE supporting this proposal is paid off at best...</p> <p>NO to this development at ALL!</p>
Doloris Lajoie	7/10/2020	<p>I tried to read your document....very confusing for someone who is just now looking at it....maybe an executive summary would be in order, or maybe its there and I couldn't see it. But from what I could gather, it appears that Ave K is also going to be the area for DART to build as well? I saw where the station might be north of Spring Creek. Are people envisioning this to be elevated? For Ave K to go from 6 lanes to 2 lanes. Can you clarify anything about this? I'm guessing that developers are going to purchase Lavon Farms for development....</p>

Name	Date Received	Comment
Diane Hughes	7/11/2020	<p>I have talked with many of my neighbors and friends and we are all against more multi family housing of any sort. We are very concerned and think this is absolutely the wrong time to be adding more students into our already overtaxed school system.</p> <p>Discussions are going on regarding leaving Plano if it continues to add more traffic and higher populated areas to our city. We will not support or vote for money to be spent on these projects.</p>
Pam Holland	7/13/2020	<p>(I took part in the recent BEST Break where you talked about RCD and NBD. You invited participants to share their thoughts, so here are mine.)</p> <p>I applaud the two new complementary zoning categories developed for the Envision Oak Point project. I am writing to request that they also be applicable to the Downtown area, to help accomplish two things:</p> <ol style="list-style-type: none"> 1. North of 15th: knit the expanding eastern half of downtown with adjoining residential neighborhoods. 2. South of 14th: Reclaim and recharacterize less desirable uses along J and K, and 12 and 13th St, to better link downtown to the 12th St. stations and the new Plano Marine project. <p>1.Designing RCD and NBD to work together mimics neighborhood relationships seen in older cities and towns which grew organically over time—as opposed to the typical modern suburban practice of zoning disparate adjoining chunks, and letting developers and neighbors duke it out at P&Z.</p> <p>Downtown’s overall pattern is uniquely appealing because it developed according to that earlier model,. But as it expands toward the east, we should anticipate more of the latter dynamic if all we have to offer is BG. Established SF neighborhoods without the built-in buffers of major streets, the park or DART rail (like my Haggard Park neighborhood enjoys) will rightfully resist as the allowed heights and density of BG zoning impose on their edges. The transitional nature of RCD and NBD—with their lower heights and forms/patterns known to drive pedestrian activity—are tailor-made to deal with these interfaces.</p> <p>NBD offers another advantage in Downtown: it will encourage smaller, more entrepreneurial and diverse uses. Local economies that encourage more granular and fine-grained development are proven over time to be more resilient and sustainable than those which focus on attracting large projects. It is especially important in our changing economic reality that while those large projects do build big...they also fail, and decline, big.</p> <p>Adding Downtown to the allowed area of implementation for these categories would eliminate cumbersome ongoing case-by-case approvals. (Possible language might be something like: Contiguous to BG and surrounding residential or existing church or government property / Linking BG to surrounding Residential or Commercial / Within X feet of BG, etc.)</p> <p>If possible, I would include these allowances for Downtown:</p> <ul style="list-style-type: none"> • Due to the infill nature of Downtown, eliminate or minimize the 10 acre minimum. • Allow auto use on Paseo created from an existing street (woonerf style), such as J between 12th and 14th. • Eliminate 40’ stepped setbacks in NBD. <p>2.We must begin ASAP to rework the zoning on the south end of Downtown. Tired body shops and messy industrial type uses are not the gateway we need to Downtown from the two new DART stations and the new Plano Marine developmeent. Beyond aesthetics, we need uses that put feet and eyes on the street, to make the area safe, inviting and thriving, and a desirable place to live and visit. Of course I understand that changing zoning doesn’t immediately change what’s on the ground. But if sales/redevelopment occur under the current zoning in place on many of these properties, we will lose the opportunity to reclaim and recharacterize this area. (I’m hoping we haven’t already forfeited a significant opportunity with the sale of a large tract at 1302 Municipal—have not been able to discover what the new owner has in mind for it.)</p> <p>Again, congratulations on your hard and creative work. RCD and NBD are forward-thinking ideas that will continue to set Plano apart, taking it into the future using proven models from the past. I’m even more in support after informally surveying the downtown area for locations these categories could transform (see attached map). Thank you for considering my comments.</p>

Name	Date Received	Comment
Michael DePaola	7/15/2020	<p>Hi, I also have cc'd my council member just to make sure my comment is recorded.</p> <p>I live at 3437 tarkio road, just on the other side of Shawnee Park. I am a 29 year old working professional with disposable income, a dog, and a masters in urban and regional planning. I work in economic development for an adjacent community and really love the envision oak point plan and concept.</p> <p>I am fully in support of adjusting the zoning, however, I would request one change to the RCD District - in tier one housing, I want to remove single family-3. I believe that Constructing more generic large scale homes that are priced above \$400k is not the way to go. We need to be accommodating to all of our residents, and smaller lot, smaller homes, would create a more affordable entry point for young professionals, and working class families and it would fit into the character of the neighborhoods which this development will disrupt.</p> <p>I love the idea of a smaller lot, smaller scale single family homes, duplexes, townhomes, and MF units, and taking this opportunity to create a mixed income development with affordable housing for our service workers, teachers, etc (60% AGI?)</p> <p>Generic comment: i would love a pedestrian connection through shawnee park to the village estates neighborhood that way it is walkable as the sidewalks terminate as you try to walk north. And please be mindful of the lower middle class residents who reside in adjacent neighborhoods when establishing RCD's as having \$400k homes in the middle of \$200k homes is a recipe to price out adjacent homeowners and change the fabric of older mature neighborhoods.</p> <p>I would be happy to discuss this further and am happy to help in anyway I can to create a more equitable Plano.</p>
Chelsey Aprill	7/15/2020	<p>I'm a resident of Plano and participated in the Envision Oak Point planning process as a property owner within the Oak Point neighborhood. I am writing to express my enthusiastic support for the new zoning districts proposed for the Envision Oak Point area. This walkable, human-scaled project will inject both tangible value and an intangible sense of community into our little neighborhood. Though I was a proponent of the original plan, this revamped version is even better. Thank you, Plano staff and consultants, for your tireless work in reimagining this area and translating residents' desires into a clear plan. I hope Planning and Zoning members will support with plan with a unanimous recommendation on July 20.</p>
Jitesh C	7/15/2020	<p>I've been a resident of Plano for 4 years now, and most of it has been spent near Oak Point Recreation.</p> <p>I'm my opinion, we should not develop Lavon Lake. The city needs open space more than ever.</p> <p>Instead, the I hope the city considers planning something with Plano Square Market Mall. That facility and attached parking lot is sizeable and 90% unoccupied for years. Recently, when there was a bush fire at Lavon Lake, we were all saddened, because every bit of green belt the city has is precious and we all love our open spaces which allows us to breathe clean air.</p> <p>I hope the city considers the plea of its residents and does what's best for all of us and the environment.</p>
Kim Keys	7/15/2020	<p>Are they selling the dairy or is the city taking with some eminent domain thing?</p> <p>If taking it, then I don't agree with the plans and you need to leave it alone. If they are selling, more power to them. I will miss the raw milk and the beautiful fields, but go for it; I am all for economic improvements just not at the expense private citizens rights.</p> <p>Just be sure to consider traffic please and improve the roads AND lights accordingly.</p> <p>Also, I think some of the single family townhome and the manor homes are too modern and ugly for the area. Sorry to the architect, but they are not pleasing to the eye at all.</p>
Natalie Kidd	7/15/2020	<p>Good morning! I was looking over the proposals today and had a couple of questions.</p> <ol style="list-style-type: none"> 1. Does this mean that Lavon Farms would be gone and would it be taken by imminent domain or something like that? 2. What does this mean for Watermark church which is would be in one of the civic zones?
Karen Ebling	7/16/2020	<p>As close neighbors of the Envision Oak Point area, we are thrilled to see this kind of visionary development being planned for our neighborhood. It is well thought out, appropriately balanced, and will have a long term positive impact on our city. Do not be swayed by the people who want things to always stay the same, who still dream of the 1980s. Have hope for the next generation that they will carry on with making this city even better than before. Look forward, not back.</p>

Name	Date Received	Comment
Stefan Hirsch	7/16/2020	<p>I have seen the new Envision Oak Point Plan from the city of Plano. I like the idea of developing this area around the event center.</p> <p>I do live in Plano and have personally changed my lifestyle to a more "carless" lifestyle. Plano has done a good job with trail developments. However there are still many "holes" in the network. Especially when it comes to crossing major thoroughfares or connecting shopping areas with residential neighborhoods.</p> <p>What I would really like to see is a more pedestrian and cycling friend environment connection Plano on both sides of Hwy75. Currently there is no really safe way to cross underneath 75 except by car.</p> <p>Except the trail further north at Waterscreek golf course which is not really convenient.</p> <p>I would love to see an extension of the Blue Bonnet trail on the west side of Hwy 75 running east under Hwy 75 to connect with the Plano Event center and the existing trail head at the Oak Point Recreation center and the Collin College campus.</p> <p>Plano needs to do a better job in connecting the city for pedestrians and cyclists. We need to move away from a mainly car oriented culture.</p> <p>If we want to reduce traffic we need to offer people safe alternatives to cars. Trails should not just be for leisure but be used to run errands, go shopping or visit college.</p>
Joan Konkel	7/16/2020	<p>This is Joan Konkel, and I live in Timber Brook Estates. I understand that P&Z will be discussing EOP on Monday evening, July 20. While I have opposed much of this plan previously, and spoke in that regard at city council, I would like to restate my comments to you.</p> <p>1) First of all, this is not a plan of the people. While there were 3-4 meetings open to interested parties, sadly many of the homeowners in the area, who oppose the plan did not attend. I have heard comments as to why should they bother to make their comments heard, when the outcome is already decided. There were in attendance, students, who only live on campus a short time and some who had interests in development.</p> <p>2) Everyone, I believe, is in agreement that the Plano Market Square area needs an overhaul. Why not focus on that area first with the business buildings and restaurants. It is really an eyesore and not complimentary to increasing the use of the Plano Centre, since anyone attending an event at the Plano Centre has to drive by it. Why not put the hotel that you feel you need to build to facilitate the use of the Plano Centre in that area?</p> <p>3) We moved to this area because we don't want to live in an area that looks like the west side. We love the green space!</p> <p>4) What are the plans for the increased traffic? Before Covid, the traffic was already so heavy at rush hour that in order to go south, we would go north on Jupiter and then cross over 75, to avoid the intersections at Jupiter & Spring Creek and 75 & Spring Creek.</p> <p>5) We oppose more apartments and high density housing. We realize that Lavon Farms will eventually be developed, but would like to see a plan with more green space and single family homes.</p> <p>6) As someone mentioned on FB, why not focus more on the strip malls and parking lots down Ave K? Much of that needs an overhaul as well.</p> <p>7) And finally, what is being done with the funds received for the Opportunity Zone? Can those funds be used to start with Plano Market Square?</p> <p>Thank you for your time. I look forward to watching your meeting on Monday evening and hope that these comments/questions will be addressed.</p>
Karen Ebling	7/16/2020	<p>As close neighbors of the Envision Oak Point area, we are thrilled to see this kind of visionary development being planned for our neighborhood. It is well thought out, appropriately balanced, and will have a long term positive impact on our city. Do not be swayed by the people who want things to always stay the same, who still dream of the 1980s. Have hope for the next generation that they will carry on with making this city even better than before. Look forward, not back.</p>

RCD, Residential Community Design District Draft

9.1700 RCD, Residential Community Design District

(ZC 2020-013, Ordinance No. 202X-XX-XX)

.1 Purpose

The RCD district is intended to provide a planning, regulatory, and management framework for the design and integration of small lot residential development. The district is designed to reinforce surrounding neighborhood character, provide appropriate transitions in use and building scale, ensure appropriate allocation and design of open space, and achieve a well-connected street and pedestrian network. The zoning district is appropriate for undeveloped properties and redevelopment sites in areas within Transit Corridors and the Community Vision Map of Envision Oak Point where compatible transitions can be provided from established neighborhoods.

.2 Minimum District Size

No RCD district smaller than 5 acres may be established unless a specific finding is made by the City Council that the establishment of the district is required to implement the Comprehensive Plan or related study.

.3 Permitted Uses

See the residential districts use table in Sec. [14.100](#) for a complete listing.

.4 Housing-Types Requirement

- A. The district is limited to a minimum of 10 dwelling units per acre and a maximum of 20 dwelling units per acre. Calculation of residential density is based on the net size of the property, exclusive of public and private streets, street easements, and public usable open space, at the time of development.
- B. If a housing type is provided, it must account for at least 10% of the total units in the district.
- C. The required mix of housing types is determined by the number of dwelling units provided within the district as shown below.

Dwelling Units Provided	50 Units or Less	51-100 Units	Over 100 Units
Minimum Housing Types Required	1	2	3
Tier One Units	Minimum 50% of total units	Minimum 50% of total units	Minimum 50% of total units
Tier Two Units	Permitted	Permitted	Permitted
Tier Three Units	Not permitted	Not permitted	Cannot exceed 25% of total units

.5 Area, Yard, and Bulk Requirements for Housing Types

The following area, yard, and bulk requirements apply to all residential lots in the RCD district unless otherwise expressly stated:

A. Tier One Housing Types

Tier One housing types consist of detached single-family and two-family residences characterized by a lower density and modest scale. Of the three tiers, Tier One is the most appropriate for adjacency to existing single-family neighborhoods outside of an RCD district.

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i. Tier One : Single-Family Residence-3

Detached single-family dwelling unit.

Area, Yard, and Bulk Requirements

Description	Requirements
Minimum Lot Area	3,000 square feet
Maximum Units per Lot	1 unit
Minimum Lot Width	
Interior Lot	40 feet
Corner Lot	45 feet
Maximum Lot Width	65 feet
Minimum Front Yard	10 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Maximum Front Yard	20 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Front Yard Encroachments	Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend into the setbacks.
Minimum Side Yard	
Interior Lot	5 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Corner Lot	10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Maximum Side Yard	10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Minimum Rear Yard	10 feet, except as provided in Sec. 13.500.4 and Sec. 9.1700.7
Minimum Building Separation	10 feet
Garage Setback	The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length.
Minimum Floor Area per Dwelling Unit	800 square feet
Maximum Height	2 story, 35 feet, except as provided in Sec. 13.600 and Sec. 9.1700.7
Maximum Coverage	70%
Parking Requirements	2 parking spaces per dwelling unit located behind the front building line (See Article 16)

RCD, Residential Community Design District Draft

ii. Tier One : Single-Family Residence-2

Detached dwelling unit that may be constructed individually or as a cluster of dwelling units organized around a shared court.

a. Area, Yard, and Bulk Requirements

Description	General Requirements for SF-2 Development
Front Yard Encroachments	Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend into the setbacks.
Minimum Building Separation	6 feet between units; 10 feet for other building types and accessory buildings
Garage Setback	The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length.
Minimum Floor Area per Dwelling Unit	800 square feet
Maximum Floor Area per Unit	1600 square feet
Maximum Height	1.5 story, 25 feet, except as provided in Sec. 13.600 and Sec. 9.1700.7
Maximum Coverage	80%
Parking Requirements	2 parking spaces per dwelling unit located behind the front building line (See Article 16)

Description	Additional Requirements for Individually Platted Lots
Minimum Lot Area	2,000 square feet
Maximum Units per Lot	1 unit
Minimum Lot Width	
Interior Lot	25 feet
Corner Lot	30 feet
Maximum Lot Width	50 feet
Minimum Front Yard	10 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Maximum Front Yard	20 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Minimum Side Yard	
Interior Lot	3 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Corner Lot	10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Maximum Side Yard	10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Minimum Rear Yard	5 feet, except as provided in Sec. 13.500.4 and Sec. 9.1700.7

Description	Additional Requirements for Clustered Units on a Single Lot
Minimum Lot Area	2,000 square feet per unit in addition to the required minimum shared court.
Minimum Units per Lot	4 units
Maximum Units per Lot	10 units
Minimum Lot Width	225 feet
Minimum Face-to-Face Unit Distance	40 feet
Minimum Setback from a Mews Street	5 feet, except as provided in Sec. 13.500.4 and Sec. 9.1700.7
Minimum Setback from all Other Streets	10 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Minimum Side Yard	5 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Minimum Rear Yard	5 feet, except as provided in Sec. 13.500.4 and Sec. 9.1700.7
Minimum Shared Court Area	10% of total lot area, including shared court

RCD, Residential Community Design District Draft

b. Shared Court

A shared court is required for clustered units on a single lot according to the following standards:

- i. A shared court must be no less than 10% of the total lot area.
- ii. A walkway at least five feet in width must be provided with access from each unit to the street.
- iii. Units must face the shared court.

iii. Tier One : Duplex

A detached building having separate accommodations for and occupied by not more than two households. The dwelling units may be side-by-side or one on top of another. Each unit must have an entrance on the ground floor.

Area, Yard, and Bulk Requirements

Description	Requirements
Minimum Lot Area	3,000 square feet
Maximum Units per Lot	2 units
Minimum Lot Width	
Interior Lot	40 feet
Corner Lot	45 feet
Maximum Lot Width	70 feet
Minimum Front Yard	10 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Maximum Front Yard	20 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Front Yard Encroachments	Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend up to 5 feet into the front yard setback.
Minimum Side Yard	
Interior Lot	5 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Corner Lot	10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Maximum Side Yard	10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Minimum Rear Yard	10 feet, except as provided in Sec. 13.500.4 and Sec. 9.1700.7
Minimum Building Separation	10 feet
Garage Setback	The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length.
Minimum Floor Area per Dwelling Unit	800 square feet
Maximum Height	2 story, 35 feet, except as provided in Sec. 13.600 and Sec. 9.1700.7
Maximum Coverage	70%
Parking Requirements	2 parking spaces per dwelling unit located behind the front building line (See Article 16)

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B. Tier Two Housing Types

Tier Two housing types consist of detached and attached residences that vary in character and scale. Tier Two housing types provide an appropriate transition between Tier One and Tier Three types.

i. Tier Two : Single-Family Residence-1.5

Detached single-family dwelling unit with a maximum height of three stories.

Area, Yard, and Bulk Requirements

Description	Requirements
Minimum Lot Area	1,500 square feet
Maximum Units per Lot	1 unit
Minimum Lot Width	
Interior Lot	25 feet
Corner Lot	30 feet
Maximum Lot Width	50 feet
Minimum Front Yard	10 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Maximum Front Yard	15 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Front Yard Encroachments	Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend up to 5 feet into the front yard setback.
Minimum Side Yard	
Interior Lot	5 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Corner Lot	5 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Maximum Side Yard	10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Minimum Rear Yard	None, except as provided in Sec. 13.500.4 and Sec. 9.1700.7
Minimum Building Separation	10 feet
Garage Setback	The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length.
Minimum Floor Area per Dwelling Unit	800 square feet
Maximum Height	3 story, 50 feet, except as provided in Sec. 13.600 and Sec. 9.1700.7
Maximum Coverage	80%
Parking Requirements	2 parking spaces per dwelling unit located behind the front building line (See Article 16)

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ii. Tier Two : Townhome

A dwelling unit that is part of a structure comprised of three or more single-family dwelling units attached by a common sidewall.

Area, Yard, and Bulk Requirements

Description	Requirements
Minimum Lot Area	1,200 square feet
Maximum Units per Lot	1 unit
Minimum Lot Width	
Interior Lot	20 feet
Corner Lot	25 feet
Maximum Lot Width	40 feet
Minimum Front Yard	10 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Maximum Front Yard	20 feet except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Front Yard Encroachments	Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend up to 5 feet into the front yard setback.
Minimum Side Yard	
Interior Lot	None, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Corner Lot	10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Maximum Side Yard	
Interior Lot	10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Corner Lot	20 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Minimum Rear Yard	None, except as provided in Sec. 13.500.4 and Sec. 9.1700.7
Minimum Building Separation	10 feet
Garage Setback	The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length.
Minimum Floor Area per Dwelling Unit	800 square feet
Maximum Height	3 story, 50 feet, except as provided in Sec. 13.600 and Sec. 9.1700.7
Maximum Coverage	80%
Parking Requirements	2 parking spaces per dwelling unit located behind the front building line (See Article 16)

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iii. Tier Two : Manor Home

A detached building comprised of 3 – 6 dwelling units that share a common sidewall or ceiling. The appearance of the structure is intended to match the form and character of a single-family detached residence. The building must have only one common entrance visible from the street. A direct sidewalk connection from every entrance must be provided to the sidewalk along the street and to the building's associated parking.

Area, Yard, and Bulk Requirements

Description	Requirements
Minimum Lot Area	5,000 square feet for 3 units; 1,000 square feet for each additional unit
Minimum Units per Lot	3 units
Maximum Units per Lot	6 units
Minimum Lot Width	
Interior Lot	50 feet
Corner Lot	55 feet
Maximum Lot Width	110 feet
Minimum Front Yard	10 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Maximum Front Yard	20 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Front Yard Encroachments	Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend up to 5 feet into the front yard setback.
Minimum Side Yard	10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Maximum Side Yard	20 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Minimum Rear Yard	10 feet, except as provided in Sec. 13.500.4 and Sec. 9.1700.7
Minimum Building Separation	10 feet
Garage Setback	The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length.
Minimum Floor Area per Dwelling Unit	800 square feet
Maximum Height	2 story, 35 feet, except as provided in Sec. 13.600 and Sec. 9.1700.7
Maximum Coverage	70%
Parking Requirements	All parking must be located behind the front building line (See Article 16)
One bedroom or less	One parking space per dwelling unit
Two bedrooms	One and one-half parking spaces per dwelling unit
Three bedrooms or more	2 parking spaces per dwelling unit
Maximum Parking Requirements	2 parking spaces per dwelling unit located behind the front building line (See Article 16)

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C. Tier Three Housing Types

Tier Three housing types consist of moderate-scale and density residential buildings. These housing types are best suited within and adjacent to mixed-use areas and are not appropriate adjacent to single-family residences located outside the RCD district.

i. Tier Three : Stacked Townhome

3-story structure comprised of two dwelling units that share a common vertical separation. Individual, ground-floor entrances are provided for each dwelling unit with a direct sidewalk connection from every entrance to the sidewalk along the street and to each parking area.

Tier Two Townhomes may be in line with Tier Three Stacked Townhomes when building articulation, such as wall offsets, height variation, upper-floor step-backs, or accent lines, and ornate architectural elements, such as dormers, cornices, or arches, are provided.

Area, Yard, and Bulk Requirements

Description	Requirements
Minimum Lot Area	1,200 square feet
Maximum Units per Lot	2 units
Minimum Lot Width	
Interior Lot	20 feet
Corner Lot	25 feet
Maximum Lot Width	50 feet
Minimum Front Yard	10 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Maximum Front Yard	20 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Front Yard Encroachments	Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend up to 5 feet into the front yard setback.
Minimum Side Yard	
Interior Lot	None, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Corner Lot	10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Maximum Side Yard	
Interior Lot	10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Corner Lot	20 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Minimum Rear Yard	None, except as provided in Sec. 13.500.4 and Sec. 9.1700.7
Minimum Building Separation	10 feet
Garage Setback	The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length.
Minimum Floor Area per Dwelling Unit	700 square feet
Maximum Height	3 story, 50 feet, except as provided in Sec. 13.600 and Sec. 9.1700.7
Maximum Coverage	80%
Parking Requirements	2 parking spaces per dwelling unit located behind the front building line (See Article 16)

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ii. Tier Three : Stacked Flat

A 2- or 3-story, detached building comprised of 6 – 9 dwelling units that share a common horizontal or vertical separation. The appearance of the structure is intended to match the form and character of a single-family detached residence. The building must have only one common entrance visible from the street. A direct sidewalk connection from every entrance must be provided to the sidewalk along the street and to the building's associated parking.

Area, Yard, and Bulk Requirements

Description	Requirements
Minimum Lot Area	8,000
Maximum Units per Lot	9 units
Minimum Lot Width	
Interior Lot	50 feet
Corner Lot	55 feet
Maximum Lot Width	150 feet
Minimum Front Yard	10 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Maximum Front Yard	20 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Front Yard Encroachments	Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend up to 5 feet into the front yard setback.
Minimum Side Yard	10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Maximum Side Yard	20 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Minimum Rear Yard	10 feet, except as provided in Sec. 13.500.4 and Sec. 9.1700.7
Minimum Building Separation	10 feet
Garage Setback	The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length.
Minimum Floor Area per Dwelling Unit	700 square feet
Maximum Height	3 story, 50 feet, except as provided in Sec. 13.600 and Sec. 9.1700.7
Maximum Coverage	75%
Parking Requirements	All parking must be located behind the front building line (See Article 16)
One bedroom or less	One parking space per dwelling unit
Two bedrooms	One and one-half parking spaces per dwelling unit
Three bedrooms or more	2 parking spaces per dwelling unit
Maximum Parking Requirements	2 parking spaces per dwelling unit located behind the front building line (See Article 16)

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.6 Nonresidential Area, Yard, and Bulk Requirements

In RCD districts, the Neighborhood Business Design District (Section [10.1600](#)) standards must be utilized for nonresidential uses.

.7 Residential Transition Areas

In addition to the front, side, and rear yard requirements noted in Sec. [9.1700.5](#), all buildings must be set back from the district boundary line of the nearest residential zoning district or the lot line of a residential use outside of the RCD district, as follows:

- A. When an alley is present on the neighboring property: at least two feet for every one foot of building height.
- B. When an alley is not present on the neighboring property: at least 15 feet plus two feet for every one foot of building height.
- C. This minimum setback may be reduced to a setback of 20 feet when the nearest residential zoning district allows a maximum height greater than 35 feet.

.8 District Establishment and Administration

- A. The regulations contained within this zoning district may be supplemented with additional standards and conditions to execute a specific development plan. The boundary of each RCD district must be defined on the Zoning Map and identified with the letters RCD followed by a unique number referencing the supplementary regulations. In considering the establishment of an RCD district, the Planning & Zoning Commission and City Council may amend and supplement the base RCD regulations and related development regulations in the Zoning Ordinance and Subdivision Ordinance to implement individual development plans, with the exception of:
 - i. Requirement for an adopted development plan;
 - ii. Requirement for a governance association;
 - iii. Minimum and maximum residential densities;
 - iv. Requirement for a mix of housing types;
- B. An RCD district may not be used to:
 - i. Require construction of public improvements or the dedication or reservation of land, which are not of primary benefit to development within the district or necessary to mitigate an adverse impact attributable to development within the district, unless compensation is provided as required by law.
 - ii. Secure agreements between owners of property within the district with third parties.
 - iii. Assign responsibility to the city for enforcement of private deed restrictions or covenants.
 - iv. Waive or modify the requirements of ordinances other than the Zoning Ordinance, except as specifically authorized by this ordinance.

RCD, Residential Community Design District Draft**.9 Adopted Development Plan**

- A.** An RCD district must not be established without the concurrent adoption of a development plan for the district. The plan must comply with Sec. 3.500 and must:
- i. Show the location and type of streets, blocks, parking areas, open space, and residential transition areas;
 - ii. Specify the minimum and maximum number of residential units by housing type; and
 - iii. Enumerate all standards, conditions, and performance and implementation requirements not otherwise contained in the base zoning district requirements.
- B.** The development plan must be adopted as part of the ordinance creating the RCD district. Modifications to the development plan must comply with the requirements in Sec. 3.600.

.10 Governance Association

Applications for building permits for development within an RCD district must not be accepted or approved until a suitable property owners' governance association is established. The association must be responsible for maintaining all common property, improvements, and amenities within the district. It must have power sufficient to assess and collect dues and charges as required to perform its responsibilities. It may have additional powers to administer other programs, including but not limited to, security, promotion and marketing and entertainment. A Municipal Management District or Public Improvement District created in conformance with the Texas Local Government Code may be created to satisfy this requirement. A Reciprocal Easement Agreement (REA) allowing shared parking arrangements, public access to sidewalks, and to other amenities must be incorporated in the governance documents, but the REA may be deferred until a plan for common areas and amenities is submitted.

.11 Streets and Sidewalks

- A.** All streets within an RCD district must be dedicated as public streets, or if the city does not accept the dedication of some or all as public streets, the streets that have not been dedicated as public streets must be platted as private streets. All streets are to be open for public use and may not be gated or have restricted access, except as may be permitted for special events. All streets must be located in a private street lot or in public right-of-way. The width of a street lot or right-of-way is determined by the adopted development plan. A private street lot or public right-of-way may vary in width but must accommodate travel lanes, medians, sidewalks, utilities, street furniture and fixtures, and landscaping of public or common ownership. Easements may be required within the street lot for utilities and emergency access.
- B. Street Design**
An RCD district site must be organized into blocks created by a connected grid of streets. A variety of street types and block sizes may be incorporated to create the grid, including diagonal, off-set, and angled streets. Cul-de-sacs and curvilinear streets are prohibited, except where needed to account for major natural features.
- C. Block Size**
The maximum block size is three acres, except as required for public parks or school use.

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D. Block Length

The maximum block length is 600 feet, with a desired typical block length of 400 feet. The block length is the distance along a street face uninterrupted by an intersecting street, transit right-of-way, and/or public usable open space designated on the development plan, excluding intersections with mews streets.

E. Street Trees

A tree planting strip at least 5 feet in width is required on both sides of major and minor streets between the curb and sidewalk. Trees must be centered in the tree planting strip at the rate of one tree per 40 linear feet of street frontage.

F. Sidewalks

Sidewalks are required on both sides of all major and minor streets. Trees, landscaping, outdoor dining areas, bicycle racks, and street furniture may be placed on or within a sidewalk, but a minimum clearance width equal to the minimum sidewalk width must be maintained. Awnings, canopies, and other detachable fixtures may extend into the private street lot or public right-of-way. All public sidewalks to be maintained by the governance association must be located in a private street lot or public right-of-way.

G. Street Types

All streets within an RCD district must be constructed in accordance with the following general street classifications:

Street Type	Travel Lanes	On-street Parking	Sidewalks
Type D or above thoroughfare	Per Thoroughfare Standards Rules & Regulations		Minimum 12 feet in width
Type E or below thoroughfare	Per Thoroughfare Standards Rules & Regulations		Minimum 7 feet in width
Major Street	Two 11-foot vehicle lanes	Parallel or diagonal parking in accordance with Section 16.1500 and valet or drop-off lanes required	Minimum 12 feet in width
Minor Street	Two 11-foot vehicle lanes	Parallel parking in accordance with Section 16.1500 and designated loading zones required.	Minimum 7 feet in width
Mews Street	Two 11-foot vehicle lanes plus 3 feet on each side of the street to accommodate utilities and services	7-foot driveway/setback lanes Additional easements may be needed to accommodate utilities.	If provided, minimum 5 feet in width, but none required
Paseo	Minimum overall width: 28 feet with minimum 40 percent landscaped area with 3 caliper inches of shade trees or 6 caliper inches of ornamental trees per 500 square feet of landscape area with a	Not permitted	Minimum 12-foot wide main sidewalk and minimum 4-foot wide pathways providing access to individual entrances of buildings on adjacent lots

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	minimum tree size of 2-inch caliper. No vehicle lanes, except for emergency service access if built to fire lane standards.		
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H. Paseo Requirements

- i. All dwelling units abutting a paseo must face the paseo.
- ii. No more than 33 percent of all dwelling units in an RCD development may directly front a paseo or public usable open space.

I. Landscape Edge

Along Type D and above thoroughfares, a 20-foot landscape edge is required. Within the landscape edge, 6 caliper inches of shade trees or 12 caliper inches of ornamental trees must be planted per 500 square feet of landscape edge with a minimum tree size of 2-inch caliper. The number of required trees must be calculated solely on the area of the required landscape edge.

J. Bike Lanes

Bike lanes must have a rideable surface at least 5 feet in width. A solid white lane line, bicycle lane word and/or symbol, and arrow markings that meet the Texas Manual on Uniform Traffic Control Devices requirements must be used to define the bike lane. A minimum 2-foot separation between the bike lane and any parallel vehicle lane is required. On major streets, a physical barrier between the bike lane and any parallel vehicle lane is required and must meet the Federal Highway Administration Separated Bike Lane Planning and Design Guide standards. Where possible, bike lanes must connect to existing or planned trails or bikeways located in or adjacent to the RCD district.

K. Connectivity

Connections must be made to provide direct pedestrian and bicycle access from the RCD district to adjacent sidewalks, trails, parks, transit stops, and other connections where feasible. Pedestrian access must be provided by connection to any sidewalks or walkways on adjacent properties that extend to the boundaries shared with the RCD district. In order to provide efficient pedestrian connections to adjacent properties, the city may require additional sidewalks, walkways, or trails not associated with a street.

L. Curb Bulb Outs

Curb bulb outs are required at all intersections and defined mid-block crossing points on all street types with dedicated on-street parking, except for Type D and above thoroughfares. Curb bulb out areas may not be used to satisfy the required street tree planting strip.

.12 Parking Requirements

- A. Parking for nonresidential uses must follow NBD standards (Sec. 10.1600.13).
- B. Garage or off-street parking spaces for all housing types may only be accessed from a mews street.
- C. If detached garages are provided, a maximum of four parking spaces may be provided per detached garage.

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- D.** The elimination of the garage space by enclosing the garage with a stationary wall is prohibited.
- E.** Surface parking spaces must meet the following requirements:
 - i.** Parking lots must be located behind front building facades.
 - ii.** A maximum of 20 parking spaces are allowed per parking lot.
 - iii.** 3 caliper inches of shade trees or 6 caliper inches of ornamental trees with a minimum tree size of 2-inch caliper must be provided for every 10 parking spaces.
 - iv.** A sidewalk at least seven feet in width must be provided to connect the parking lot to the street and to any adjacent buildings or open space areas. The sidewalk must be meet the following requirements:
 - a.** The sidewalk must be distinguishable from areas used by vehicles using one or more of the following techniques:
 - i.** Changing paving material, patterns, and/or paving color, but not including the painting of the paving material;
 - ii.** Changing paving height;
 - iii.** Addition of decorative bollards; or
 - iv.** Constructing raised median walkways with landscaped buffers.
 - b.** Have adequate lighting for security and safety; and
 - c.** Not include barriers that limit pedestrian access between the subject property and adjacent properties.
- F.** For residential lots fronting a major or minor street, visitor parking demand is to be served by the required on-street parking spaces. For residential lots fronting directly on public usable open space or a paseo, 0.25 off-street parking spaces per dwelling unit must be provided within 300 feet of each lot.

.13 Usable Open Space

- A.** Public usable open space must be provided in an amount not less than fifteen percent of the gross acreage of the development. The following requirements also apply:
 - i.** A maximum of 25% of the minimum required public usable open space may be located within a floodplain or within an overhead transmission line easement if these areas are improved for use through the addition of trails and other pedestrian amenities.
 - ii.** Public usable open space must be provided in the form of greens, linear parks, greenbelts, pocket parks, public art displays, and paseos that are integrated within the block pattern defined on the development plan.
 - iii.** At least one public usable open space must be a minimum of 7,500 square feet with a minimum width of 30 feet and have buildings or streets directly fronting or siding the public usable open space on a minimum of three sides.

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- iv. Natural features must be designed for integration into the site. Buildings or public usable open space must front on the features, and design must permit sufficient pedestrian and vehicle access.
 - v. Rooftops and accessory buildings, except those portions of any building designed specifically for public recreational purposes, do not count toward the public usable open space requirements.
 - vi. Required landscaping does not count toward the public usable open space requirement.
 - vii. Open space that is adjacent to the rear of a building or to a service area and which does not front on a street cannot be included in the public usable open space requirement.
 - viii. Reductions in required public usable open space may be considered for RCD districts where the RCD development is within a quarter mile of an existing Neighborhood Park, Community Park, Linear Park, Special Use Facility, Open Space Preserve, or Special Area Park as designated on the city's Park Master Plan Map. This criteria does not apply in circumstances where the RCD district is separated from said existing park by a Type D or above thoroughfare.
- B. Private usable open space, including interior courtyards and patios for individual residential uses, is permitted but does not count toward the public usable open space requirement.

.14 Building Placement and Design

- A. An RCD district or a group of buildings within the district may not be walled, fenced, or restricted from general public access.
- B. Buildings in an RCD district must be designed and oriented to reinforce the street grid. The distance from building face to building face must not exceed 100 feet on major and minor streets, unless separated by public usable open space.
- C. Lots must be oriented so that buildings directly front on a designated street, public usable open space, or shared court.
- D. Each building must include a porch or stoop at the front façade.
- E. Buildings comprised of attached housing types must not exceed 200 feet in length and must be separated by a minimum distance of 10 feet.
- F. Exterior entrances/exits are only permitted on the ground floor.

.15 Sign Regulations

- A. Signage for nonresidential uses fronting Type D and above thoroughfares must follow the regulations, specifications, and design standards contained in Article 22 (Signs).
- B. All other signage for nonresidential uses must follow the regulations, specifications, and design standards for signs contained in Sec. [10.800](#) (BG, Downtown Business/Government).

(continued on next page)

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RCD – Residential Community Design Permitted Uses

Accessory and Incidental Uses	
Accessory Building or Use	P, 8
Caretaker's/Guard's Residence	S
Construction Yard (Temporary)	9, 35
Field Office	9, 35
Home Occupation	P, 11
Backyard Cottage	P, 51

Commercial, Manufacturing, and Industrial Uses	
Concrete/Asphalt Batching Plant (Temporary)	36

Educational, Institutional, Public, and Special Uses	
Accessory Housing Shelter (Temporary)	P, 45
Cemetery/Mausoleum	S
College/University	S, 5
Community Center	S
Farm, Ranch, Garden, or Orchard	P
Fire Station/Public Safety Building	P
Golf Course/Country Club	S
Household Care Facility	P
Park/Playground	P, 52
Private Recreation Facility	S
Rehabilitation Care Facility	S
Religious Facility	P, 5
School (Private)	S, 5, 52
School (Public or Parochial)	P, 5

P = Permitted Use; **S** = Specific use permit required; **5** = See Sec. 13.300.2; **8** = See Sec. 13.900; **9** = For construction yard, field offices, and other temporary buildings, see Sec. 15.300; **11** = See Sec. 15.700; **35** = Subject to temporary permit and removal at completion of project; **36** = Concrete Plant: Issuance of temporary permit by City Engineer and removal as directed; Asphalt Plant: Issuance of temporary permit by resolution of City Council; **45** = Permitted only as an accessory use to a religious facility. See definition of Temporary Accessory Housing Shelter in Section 8.200; **51** = See Sec. 15.1800; **52** = See Sec. 15.900.

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Primary Residential Uses	
Multifamily Residence	P, 52, 53
Single-Family Residence (Attached)	P, 53
Single-Family Residence (Detached)	P, 53
Studio Residence	P, 53
Two-Family Residence	P, 53
Two-Family Residence (Attached)	P, 53

Service Uses	
Bed and Breakfast Inn	S
Day Care Center	S, 13, 52
Day Care Center (In-home)	P, 16, 42

Transportation, Utility, and Communications Uses	
Antenna	34
Antenna Support Structure (Commercial and Amateur)	34
Electrical Substation	S
Private Utility (other than listed)	S
Service Yard (Public or Utility)	S, 50
Sewage Treatment Plant	S
Transportation and Utility Structures/Facility	P
Utility Distribution/Transmission Line	P
Water Treatment Plant	S

P = Permitted Use; **S** = Specific use permit required; **R** = Refer to Residential Adjacency Standards; **13** = See Article 8 and Secs. 15.400, 16.700 and 16.1400; **16** = See Article 8 for specific use permit requirements for certain in-home day care operations; **34** = See 15.200; **42** = See Section 15.400; **50** = Allowed by right as an accessory use to a park/playground if located a minimum of 150 feet from a residential property line and screened from view of adjacent streets and properties; **52** = See Sec. 15.900; **53** = See Section 9.1700 for housing type requirements.