

Recommendation of the Planning & Zoning Commission
Zoning Case 2020-033
February 7, 2021
Second Vice Chairman's Report

Agenda Item No. 4A – Public Hearing

Zoning Case 2020-033 - Request to rezone 5.3 acres located on the north side of Park Boulevard, 150 feet west of K Avenue **from** Corridor Commercial **to** Planned Development-Corridor Commercial in order to modify development standards. Zoned Corridor Commercial. Project #ZC2020-033.

Applicant: City of Plano

Staff Recommendation: Staff is in support of these requested stipulations. Recommended for approval as follows:

The permitted uses and standards shall be in accordance with the Corridor Commercial (CC) zoning district, unless otherwise specified herein:

1. Multifamily residence is an additional allowed use. The subject property may be developed using the standards of the PD district for multifamily development; otherwise, the subject property must be developed in accordance with the Corridor Commercial (CC) zoning district regulations.
2. A minimum 30-foot building setback and landscape edge must be provided along K Avenue. Street trees with a minimum size of 3-inch caliper must be placed every 35 linear feet along Park Boulevard and K Avenue.
3. Maximum Unit Count: 226
4. Maximum Floor Area Ratio: 1.5:1
5. Building Design Standards:
 - a. The building facade will be designed utilizing tripartite division, organizing the facade of the building into three sections based on the design of a Classical column: base, shaft, and capital.
 - b. Each facade must have a minimum of three building materials consistent with Section 23.200 of the Zoning Ordinance. Each material must be used on a minimum of 25% of each façade.
 - c. 50% of all units must have a true balcony, with a minimum 7-foot depth and 8-foot width to create outdoor living space. In lieu of balconies, outdoor common areas within the building (distinct from required public open space in 6 below) may be provided at a rate of 100 square feet per unit where a balcony is required but not constructed.
 - d. No building facade may exceed a length of 100 feet without a break in the facade of a minimum depth of 5 feet for a minimum length of 10 feet.

6. Public Open Space: Within one year of the approval of the certificate of occupancy for any multifamily building, a minimum of 0.5 acre of public open space must be provided onsite, or offsite on Parker Square, Block 1, Lot 2 if approved by the property owner. Open space must meet the slope and dimensional standards of Section 13.800 (Useable Open Space) of the Zoning Ordinance.
7. Parking:
 - a. Multifamily Residence:
 - i. One bedroom or less: 1 space per unit
 - ii. Two bedrooms: 1.5 spaces per unit
 - iii. Three Bedrooms or More: 2 parking spaces per unit
 - b. A maximum of 25 spaces may be compact car spaces
8. Sidewalks:
 - a. A minimum width of 10 feet must be constructed along K Avenue and Park Boulevard.
 - b. A minimum width of 7 feet must be constructed along the western and northern property lines. A minimum of two benches, trash receptacles, and/or bicycle racks, or any combination thereof, must be provided every 200 linear feet along the 7-foot sidewalks and must not encroach into the sidewalk width.
9. Ground floor podium parking must have architecturally-integrated columns compatible with the building it serves. Ground floor podium parking must be screened from K Avenue with an architecturally-integrated facade so that no vehicles, headlights, or light fixtures are visible from within the structure. Parking garage light fixtures will not be visible outside the structure from the adjacent property.
10. Fencing is not allowed for the purpose of restricting public access to the property, except for the podium parking area underneath the building. Fencing must be a minimum of 50% open.

Commission Action: APPROVED 5-3

Motion to Approve was made by Commissioner Downs and seconded by Commissioner Stone.

Comments made by the commission include:

- a. Commissioners voting in opposition were not supportive of residential uses on the subject property although one suggestion was to have single-family homes instead of multi-family.
- b. Concern was expressed over the amount of time required for the applicant to obtain financing, the project is next to pawn shops and payday loan businesses, it may decline over time, and it will be a residential island surrounded by non-residential uses and not part of a urban center.
- c. Affordable housing is desperately needed in the city.
- d. This location eliminates the "not-in-my-backyard" problem that would certainly be an issue in other parts of the city.
- e. It's an ideal location for this development. It will be the nicest, newest project on Avenue K. Further support of additional development is needed in this area.

- f. Proximity to DART will make it easier for low-income residents with limited access to transportation.
- g. A higher and better fence is needed to ensure safety next to the DART tracks. Staff pointed out that the fence is the responsibility of DART.


Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Bob Gibbons". The signature is fluid and cursive, with the first name "Bob" clearly legible and the last name "Gibbons" written in a more stylized, connected script.

Bob Gibbons
Second Vice Chair

DATE: February 2, 2021

TO: Honorable Mayor & City Council

FROM: M. Nathan Barbera, Chair, Planning & Zoning Commission 

SUBJECT: Results of Planning & Zoning Commission Meeting of February 1, 2021

AGENDA ITEM NO (4A) – ZONING CASE 2020-033

APPLICANT: CITY OF PLANO

Request to rezone 5.3 acres located on the north side of Park Boulevard, 150 feet west of K Avenue from Corridor Commercial to Planned Development-Corridor Commercial. Zoned Corridor Commercial. Project #ZC2020-033.

APPROVED: 5-3 **DENIED:** _____ **TABLED:** _____

Speaker Card(s) Received Support: 0 Oppose: 0 Neutral: 0

Letters Received Within 200' Notice Area: Support: 1 Oppose: 0 Neutral: 0

Petition Signatures Received: Support: 0 Oppose: 0 Neutral: 0

Other Responses: Support: 1 Oppose: 0 Neutral: 0

STIPULATIONS:

Recommended for approval as follows. The Commissioners voting in opposition were not supportive of residential uses on the subject property.

The permitted uses and standards shall be in accordance with the Corridor Commercial (CC) zoning district, unless otherwise specified herein:

1. Multifamily residence is an additional allowed use. The subject property may be developed using the standards of the PD district for multifamily development; otherwise, the subject property must be developed in accordance with the Corridor Commercial (CC) zoning district regulations.
2. A minimum 30 foot building setback and landscape edge must be provided along K Avenue. Street trees with a minimum size of 3-inch caliper must be placed every 35 linear feet along Park Boulevard and K Avenue.
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10. Fencing is not allowed for the purpose of restricting public access to the property, except for the podium parking area underneath the building. Fencing must be a minimum of 50% open.

AM/kob

xc: Matthew Yager, City of Plano
Kirk Paisley, BDCL Architects
Jeanna Scott, Building Inspections Manager

<https://goo.gl/maps/aGDWnLu3DRaYTXbo9>

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 1, 2021

Agenda No. 4A

Public Hearing: Zoning Case 2020-033

Applicant: City of Plano

(Submitted under the Interim Comprehensive Plan)

DESCRIPTION:

Request to rezone 5.3 acres located on the north side of Park Boulevard, 150 feet west of K Avenue **from** Corridor Commercial **to** Planned Development-Corridor Commercial in order to modify development standards. Zoned Corridor Commercial. Project #ZC2020-033.

SUMMARY:

The applicant is requesting to rezone the subject property to allow multifamily residence with modified development standards. The proposed restrictions create standards to provide a desirable residential site with landscaping, wide sidewalks, public open space, and building design standards. This request aligns policies of the Interim Comprehensive Plan, the Urban Centers Study. For these reasons, the staff is in support of the request as noted in the recommendation below.

REMARKS:

The applicant is requesting to rezone the subject property to Planned Development-Corridor Commercial (PD-CC) to allow multifamily residence as an additional permitted use and to modify development standards. The subject property is zoned Corridor Commercial (CC). The CC district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors. The regulations and standards of this district are reflective of the high traffic volumes and high visibility of these regional highways. A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off- and onsite conditions.

A concept plan, K Avenue Lofts, Block A, Lot 1, accompanies this request as Agenda Item 4B.

Background

The subject property was previously developed with retail and other nonresidential uses. The City of Plano acquired the property in 2002. The former development was razed, and the site was left vacant in preparation for redevelopment. The Plano Housing Authority is currently under contract to purchase the property and is proposing a multifamily residence development.

Surrounding Land Uses and Zoning

North	Pawn shop and indoor commercial amusement zoned CC with Specific Use Permit No. 126 for Arcade and No. 127 for Day Care Center.
East	Adjacent to the subject property, minor vehicle repair zoned CC. Across K Avenue, professional/general administrative office zoned Planned Development-23-Light Commercial (PD-23-LC), and restaurant with drive-through, shopping center, medical office, and convenience store with gas pumps zoned Retail (R) with Specific Use Permit No. 51 for Trade School.
South	Across Park Boulevard, shopping center zoned PD-23-LC.
West	Parker Road DART Station zoned CC with Specific Use Permit No. 625 for Transit Center/Station.

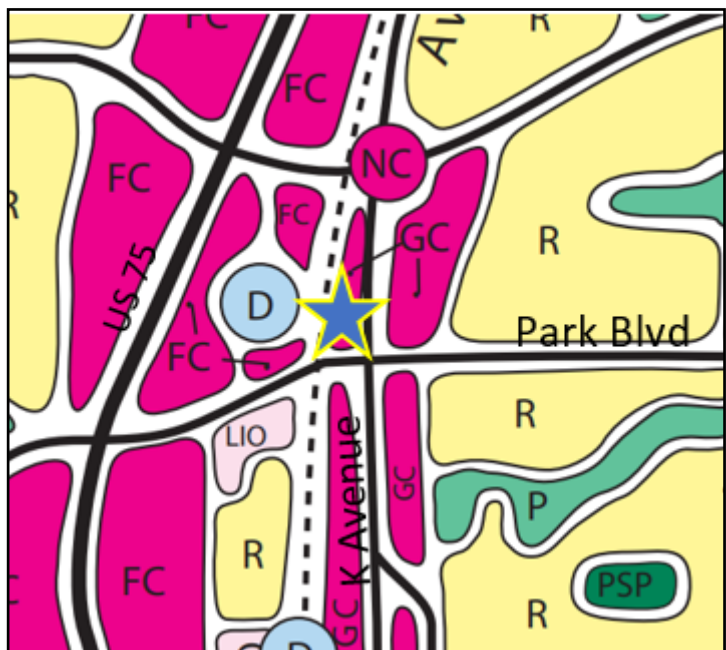
Conformance to the Comprehensive Plan

This zoning request was reviewed for conformance with the *Interim Comprehensive Plan (1986 based)* adopted in August 2020.

Land Use Element

The Land Use Plan (2011) designates the subject property as General Commercial (GC). The GC category is defined as follows:

“General Commercial areas are intended to provide a wide range of retail, service, office, light production, and research and development use. Residential adjacency standards must be considered when general commercial areas are near residential areas.”



While residential uses are not recommended within the GC designation, the Interim Amendment Redevelopment and Undeveloped Land Policies provide support for developing residential uses at this location.

2012 Interim Amendment Redevelopment and Undeveloped Land Policies

The following recommendations are applicable to this request:

1. All residential rezoning requests should be evaluated to determine the impact on infrastructure, public safety response, school capacity, and access to and availability of amenities and services.

This analysis is provided later in this staff report.

2. Isolated residential development should not be permitted; residential rezoning requests need to establish a complete new neighborhood or expand an existing neighborhood or an urban mixed-use center. Mid-rise multifamily development (5 to 12 stories) and special needs housing (i.e. senior housing) could be an exception if the surrounding land use is compatible.

This is an isolated residential development; however, it is located in a designated urban center, as discussed below.

3. The 1,200-foot setback for residential uses from the centerline of State Highway 121 should be retained and applied to the Dallas North Tollway, State Highway 190/President Bush Turnpike, and U.S. Highway 75. Factors including topography, creeks, vegetation, and existing development patterns should be considered in applying this standard.

The subject property is approximately 1,750 feet from the centerline of U.S. Highway 75.

4. New multifamily zoning should require a minimum density of 40 dwelling units per acre on the project site. Phased development should have a minimum average density of 40 dwelling units per acre. However, no phase having less than 40 units per acre may be constructed, unless preceded by or concurrently built with a phase that maintains the minimum 40 dwelling units for the overall project. Additionally, mid-rise multifamily development and neighborhood mixed-use zoning districts could be exceptions to this minimum density requirement.

The density of the request is 42.7 units per acre.

The request is in conformance with the 2012 Interim Amendment Redevelopment and Undeveloped Land Policies.

The Land Use Element also includes the following strategy:

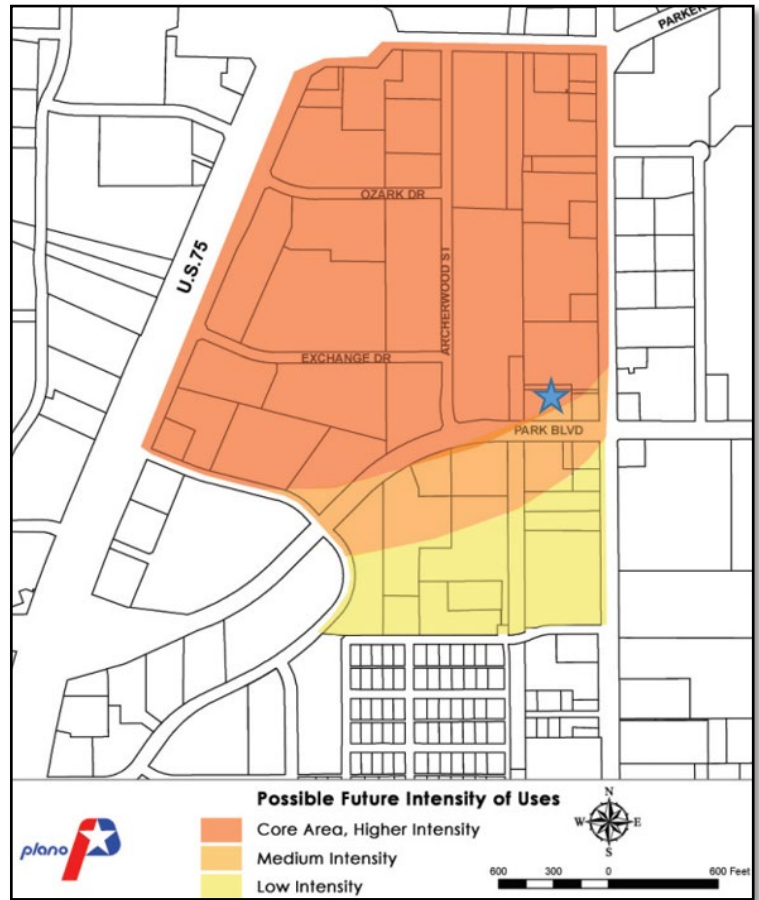
Strategy C.5 - Work with developers to ensure that infill and redevelopment occur in appropriate locations. In particular, the location and design of urban centers should be consistent with the guidelines established by the Urban Centers Study.

The applicant's request is consistent with the guidelines established by the Urban Centers Study, as discussed further below.

Urban Centers Study

The proposed development is in an area identified as a location for a potential urban center by the city's Urban Centers Study. The study states that "an urban center is a form of development that aims to integrate the components of modern life – housing, workplace, shopping, and recreation – into compact, pedestrian-friendly, mixed-use neighborhoods."

In accordance with some of the strategies in the study, the city acquired this property and razed the former development in order to attract a project that would benefit from proximity to the adjacent transit station. The subject property is located on the eastern edge of the overall Parker Road Station Area and immediately adjacent to the DART station itself. The majority of the site is also located within the core area, shown in the exhibit above, which is recommended for higher intensity possible future uses.



According to the study, several key characteristics of urban centers include:

- Buildings are of a human scale and should enhance the streetscape and define public space.
- Corridors and connections help to define the boundaries and character of the neighborhood.
- A range of transportation options should be available with connections to the rest of the city and even the regions.

Several key design elements of urban centers should include:

- Common area/public space
- Sidewalks
- Landscaping
- Location (site accessibility)
- Served by mass transit

While this zoning request is not currently part of a larger overall development, it is supported by the Urban Centers Study with regard to location and intensity. The proposed use will place residents within proximity to the DART station. The planned development stipulations include required open space, sidewalks, and enhanced landscaping consistent with the study recommendations. The city has worked with DART to consider pedestrian connections to properties east of the station. DART has completed their platform expansion to the south. To finalize the connection on the east side of the platform, a sidewalk will need to be constructed, either in the DART right-of-way or on the adjacent private property. The city will work with DART, and adjacent property owners if necessary, to provide connections to the subject property as shown on the associated concept plan.

This request is in conformance with the recommendations of the Urban Centers Study.

Housing Element

This Element provides policies that are applicable to this request, including recommendations for alternative neighborhood formats:

“An urban center is an example of development that might occur in an alternative neighborhood format without typical amenities like neighborhood parks and schools. Urban centers are likely to be pedestrian-oriented with higher density than typical neighborhoods.”

The Element also includes the following strategy:

Strategy B.3 – Use Policy Statement 2.0 – Rezoning Property to Meet Demand – as a guide for consideration of changing the zoning from nonresidential to residential uses.

Policy Statement 2.0 – Rezoning Property to Meet Demand

This policy statement contains the following criteria for evaluating rezoning requests:

1. A property must be physically appropriate (in terms of size, dimensions, and shape) for residential use;

As shown in the associated concept plan, the property can accommodate the multifamily request and associated site amenities.

2. The area to be rezoned is an extension of a residential neighborhood and is not separated from the neighborhood by a thoroughfare of Type "C" or larger;

The subject property is not an extension of a residential neighborhood.

3. The area is not affected by adverse environmental conditions such as noise, light fumes, or related nuisances;

This request is not within the 1,200 setback from U.S. Highway 75, and with the exception of the minor vehicle repair use, which is currently under contract to be removed, the subject property is not in proximity to uses, which may create adverse environmental conditions.

4. The proposed rezoning conforms to the objectives and strategies of the Land Use and Housing Elements of the Comprehensive Plan;

With the exception of the future land use map designation, this request is in conformance with the Land Use and Housing Elements of the Comprehensive Plan.

5. The rezoning would not result in a shortage of land required for neighborhood retail or service uses;

Rezoning the subject property would not create a shortage of land for these uses in the area.

6. The rezoning would not jeopardize the land areas considered prime for future economic expansion;

This area is not within an expressway corridor. Although it is located at the corner of an intersection of Type C thoroughfares and could accommodate nonresidential development, there is a significant amount of remaining nonresidential zoned property in the area suitable for future economic expansion opportunities.

7. The rezoning would not result in residual tracts that are inconsistent with the Comprehensive Plan;

The property at the northwest corner of Park Boulevard and K Avenue (Parker Square, Block 1, Lot 2) is a residual tract, and could be inconsistent with the Comprehensive Plan if not used for open space as proposed by the applicant. However, if that property is not utilized as required open space, the applicant has

stated that reducing the building height to accommodate open space onsite would make the development economically infeasible.

8. The resulting conversion to residential use would provide for an appropriate transition between residential and nonresidential uses.

The property is adjacent to thoroughfares on the east and south sides, as well as the residual tract referenced above. To the west is the DART rail line, and to the north is existing nonresidential development and zoning. The CC zoning to the north could allow for uses that may not be appropriate for residential uses. Although a more significant transition would be an improvement, this area of the property is intended to be used for a pedestrian connection to the DART station.

Adequacy of Public Facilities - Water and sanitary sewer services are available to serve the subject property; however, the applicant may be responsible for making improvements to either the water and/or sanitary sewer system to increase the system capacity if required.

School Capacity - Plano Independent School District has provided a letter regarding school capacity, which staff has included as an attachment.

Public Safety Response Time - Based upon existing personnel, equipment, and facilities, fire emergency response times will be sufficient to serve the site. Residential units in this area will increase EMS and fire calls for service and may impact future staffing levels and the type of equipment assigned to area fire stations.

Traffic Impact Analysis (TIA) - A TIA is not required for this rezoning request. However, in considering the traffic impact using the average Institute of Traffic Engineers (ITE) trip generation rates, staff compared the proposed development with the potential build-out of the subject property as retail. Using a similar development density to the surrounding retail uses (approximately 30% lot coverage), an approximate 58,000 square feet of retail uses could be constructed on the subject property. The table below shows the estimated traffic generation during peak hours (7:00-9:00 a.m. and 4:00-6:00 p.m.):

	Building Area or Unit Total	AM	PM
Potential Development			
	58,000 SF of Retail	58	216
Proposed Development			
	226 Multifamily units	80	100

From the table above, it is evident that the proposed multifamily residential development would generate slightly more peak hour traffic in the morning and significantly less peak hour traffic in the evening.

Access to and Availability of Amenities and Services - The subject property is located within Park Fee Service Area three. Public and private open space will be provided to

serve residents within the subject property, per the proposed planned development standards.

The subject property is located within the Harrington Library's service area, and service to future residents would be possible with the current library resources.

ISSUES:

Multifamily Use and Restrictions

The applicant is proposing a maximum of 226 units, with standards necessary to develop the site as shown on the companion concept plan. The proposed planned development restrictions are intended to encourage residential living on the subject property through enhanced pedestrian connections, landscaping, and open space while allowing residents access to the DART station. Alternatively, if the multifamily development does not move forward, the property can be used solely for nonresidential uses in accordance with the existing CC standards.

The closest residential use is a multifamily development approximately 475 feet to the south, with frontage on K Avenue. While urban center style redevelopment may be requested in the future, as recommended by the Urban Centers Study and in anticipation of typical market demand, changes may be slow to occur since most properties are already developed. This request is intended to establish a project which is consistent with the recommendations of the Urban Centers Study and may be a catalyst for future development in the Parker Road Station Area.

Site and Building Design Stipulations

The applicant is proposing site and building design standards intended to create a high-quality development. The applicant is requesting to reduce the building setback from 50 feet to 30 feet since no parking will be placed between the building and the street. This will allow the entire frontage to remain as green space, and the building placement will be more consistent with pedestrian-oriented development common in transit-oriented locations. It will still provide a sufficient setback to protect residents from the adjacent thoroughfares. The applicant is also proposing enhanced landscaping for this setback, as noted in the landscaping section below.

The applicant has proposed architectural design standards to recognize the visibility of the location, requiring tripartite design to help ensure a classical building form to better meet community expectations. Additionally, the standards include minimum material requirements, building articulation, and balconies or common open space. Ground floor parking underneath the building, as proposed in the companion concept plan, must be screened from K Avenue and architecturally integrated with the building for consistency. Staff is supportive of the proposed standards.

Open Space

The proposed planned development stipulations include a requirement for a minimum of 0.5 acre of public open space, excluding required landscaping. The planned development request is 5.3 acres, so the proposed 0.5 acre of public open space equates to 9.4% of the subject property. The applicant intends to incorporate the property at the northwest

corner of K Avenue and Park Boulevard (Parker Square, Block 1, Lot 2) as public open space and has a lease on the property waiting to be executed if the zoning is approved and the purchase of the property is finalized. However, since that property has not yet been acquired, it is not included in this zoning request or the associated concept plan.

A planned development stipulation has been proposed that requires the open space to be placed on the subject property or the adjacent property (with property owner approval and removal of the existing building). If placed on the subject property, the building would have to be reduced by one story in order to remove the required parking to accommodate the open space.

Access to DART, Landscaping, & Trails

The applicant is proposing a 30-foot landscape edge along K Avenue, and street trees along both the K Avenue and Park Boulevard frontages are required to improve the overall aesthetic of the corner. This standard is well in excess of the city's minimum requirement of 10 feet. The Parks Master Plan calls for trails along K Avenue and Park Boulevard. The proposal meets the plan in both those areas by providing 10-foot wide trails along K Avenue and Park Boulevard. For additional pedestrian connectivity to the property, DART station, and surrounding area, 7-foot wide sidewalks will be placed along the western and northern edges of the site; amenities will also be provided to support these access points. Staff is in support of these proposed standards.

Other Planned Development Stipulations

In addition to the above, the following stipulations are proposed for the multifamily development:

1. Increased floor area ratio: The floor area ratio is proposed to be increased from 1:1 to 1.5:1 to accommodate the applicant's proposed building design.
2. Parking: The applicant is requesting to utilize a parking standard consistent with the Downtown Business/Government (BG) zoning district, which also has modified parking standards due to DART transit access. Additionally, 25 compact spaces are requested.
3. Fencing: A stipulation is proposed to clarify that the property is not to be fenced, as is allowed in most multifamily developments, with the exception of the podium parking area underneath the building.

Staff is in support of these requested stipulations.

RECOMMENDATION:

Recommended for approval as follows:

The permitted uses and standards shall be in accordance with the Corridor Commercial (CC) zoning district, unless otherwise specified herein:

1. Multifamily residence is an additional allowed use. The subject property may be developed using the standards of the PD district for multifamily development; otherwise, the subject property must be developed in accordance with the Corridor Commercial (CC) zoning district regulations.
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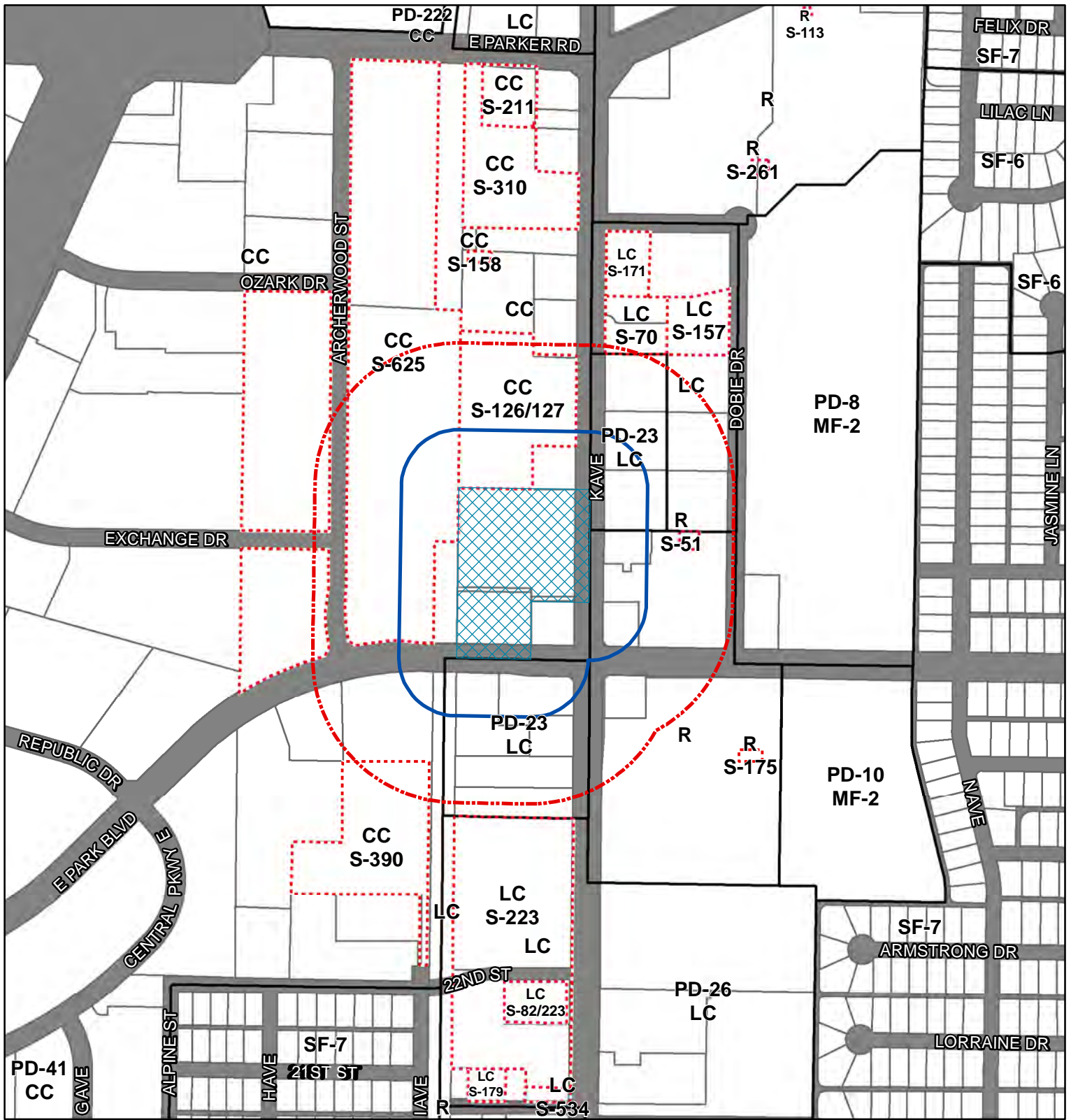
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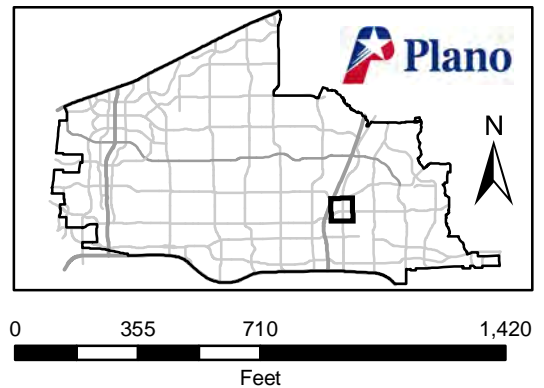


Zoning Case: 2020-033

Existing Zoning: Corridor Commercial (CC)

Proposed Zoning: Planned Development-Corridor Commercial (PD-CC)

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





OZARK DR

ARCHERWOOD ST

EXCHANGE DR

E PARK BLVD

K AVE

DOBIE DR



Zoning Case 2020-033



Area of Request

0 205 410

Feet



The City of Plano issued a Request for Proposal (RFP) for the acquisition and development of the site located at 2505 K Avenue. Plano Housing Authority (PHA) had assembled a development team including MVAH Partners and Auxano Development and the team submitted a response to the RFP for the development of K Avenue Lofts. The City selected the PHA response and has subsequently executed a purchase and sale agreement for the site.

K Avenue Lofts will be a ~\$40,000,000 mixed income Transit Oriented Development located at 2505 K Avenue adjacent to the Parker Road Dart Station behind the Rent-A-Tire establishment at the corner of K Avenue and East Park Blvd. This mixed income development will incorporate a ½ acre walkable revolving pedestrian “Art Park”. This development will also provide additional sidewalks along the perimeter of East Park Blvd, K Avenue, and along the norther portion of the structure for easier access to the Parker Road Dart Station. This development will enhance the K Avenue corridor and will encourage additional economic investment for years to come.

K Avenue Lofts will consist of 226 mixed income units. Forty-seven units will be market rate with no rental restrictions and 179 units will be restricted to workforce households @ 60% AMI or approximately \$60,000 maximum gross income for the development. This Transit Oriented Development will contain 128 – One Bedroom units, 92 – Two Bedroom units, and 6 – Three Bedroom units.

This new TOD development meets the infill housing utilization of Plano Housing Authority as a provider of housing resources within the Housing Element of the City of Plano’s Comprehensive Plan. Additionally, this TOD development has the following unique features: a walkable revolving “Art Park” and the incorporation of a ride-share lane / turnaround specifically targeted for use of Uber, Lyft, and other rider-sharing services (including food delivery services such as Doordash, UberEats, and Grubhub).

The rezoning of the site is the next step in process in the efforts to develop the project. The development must have the proper zoning for K Avenue Lofts intended use prior to submission for housing tax credits. Additionally, to meet the Texas Department of Housing and Community Affairs (TDHCA) guidelines, the project will need to obtain a Resolution of No Objection from City Council. The development team has currently completed and submitted the City of Plano’s support application. That application is to be presented to the City’s Community Relations Commission for acceptance prior to being presented to City Council.

Upon receipt of a successful change in zoning as well as the receipt of the Resolution of No Objection from City Council, the developer will submit its application for housing tax credits to the Texas Department of Housing and Community Affairs. Finally, PHA and the development team will submit plans and specifications to the City for review and approval to receive a building permit.

The project will utilize the IRS Section 42 and Section 142 programs which are administered by the State of Texas for financing. Upon execution of the purchase agreement, the developer received PHA board approval to submit the projects bond application to the Texas Bond Review Board (TBRB). The TBRB is in receipt of the application and K Avenue Lofts is in line to receive a bond allocation award.

Upon completion of the tasks identified above, the developer will complete negotiations with its financing partners, close on the financing, and begin construction on the K Avenue Lofts development.



January 22, 2021

City of Plano
Andrea Madison, Lead Planner
1520 K Avenue, Suite 250
Plano, Texas 75074

RE: Property located at 2505 K Avenue/1005 E Park Blvd, Plano

Dear Ms. Madison,

You have inquired as to the capacities and enrollment projections for the schools impacted by a potential redevelopment and rezoning of property located at 2505 K Avenue/1005 E Park Blvd, Plano, TX.

The following table provides both enrollment and capacity figures.

School	2020/21 Enrollment	2021/22 Enrollment (Projected)	2022/23 Enrollment (Projected)	2023/24 Enrollment (Projected)	2024/25 Enrollment (Projected)	Program Capacity	Functional Capacity
Barron ES	306	326	314	312	313	658	559
Bowman MS	943	892	901	835	826	1,686	1,433
Williams HS	1,213	1,231	1,195	1,190	1,158	2,204	1,873
Plano East Senior HS	3,125	3,189	3,134	3,081	3,084	3,969	3,374

The enrollment figures are derived from our most recent demographer's report. The 2020/2021 column represents actual enrollment as of October 2020. All other enrollment figures are projected and are based on City zoning as it existed in the Fall of 2020. The impact of any zoning changes since that time (including this requested rezoning) are not yet factored into the projections.

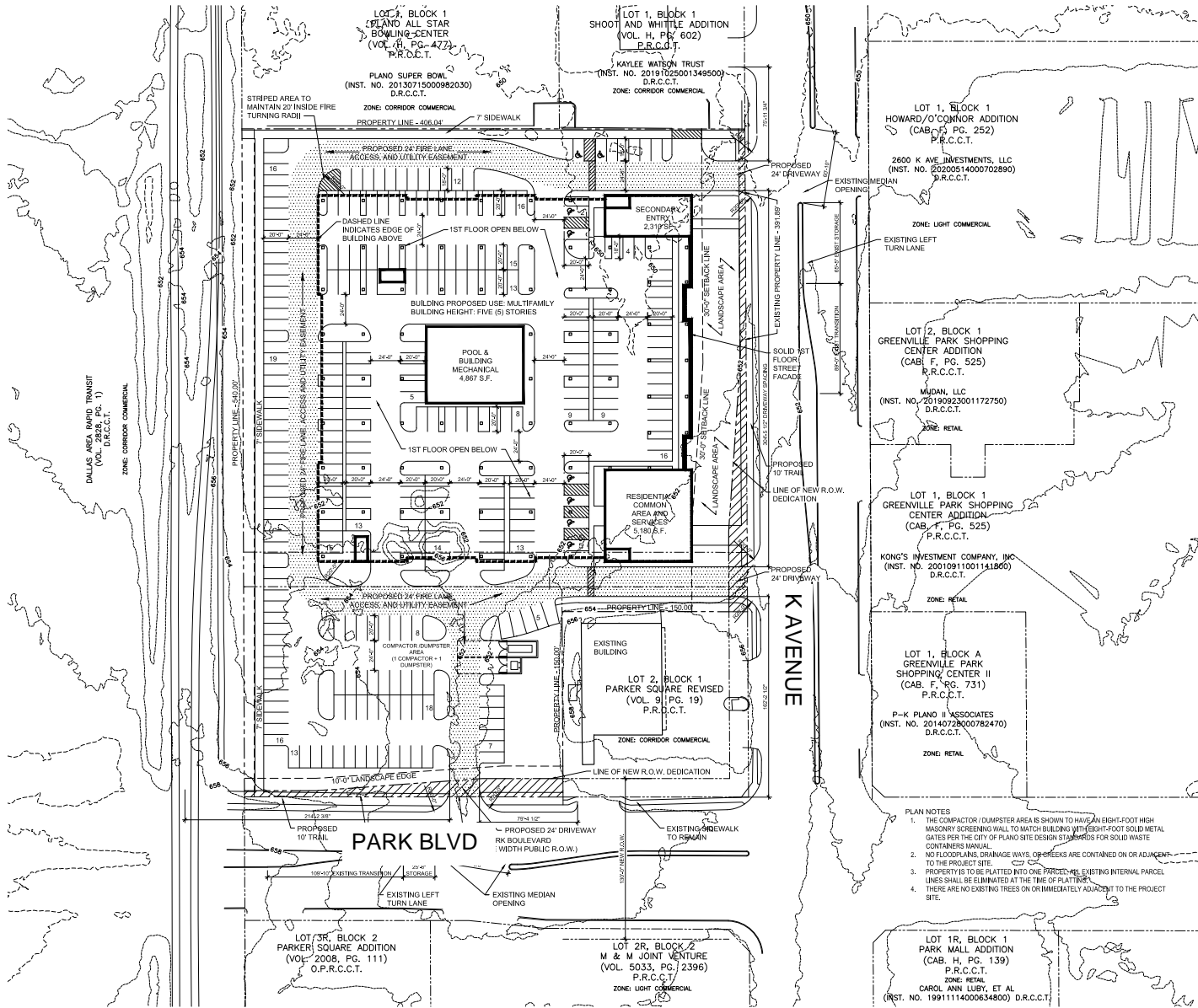
Program capacity figures are based on current building floor plans, and the application of the District's maximum class size to every standard classroom. 22 students max for Kindergarten and Grades 1 through 4, 26 max for Grade 5, and 28 max at the Secondary level.

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

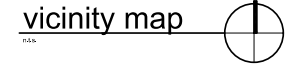
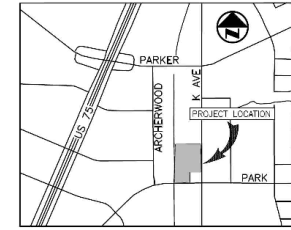
Sincerely,

Randy McDowell
Chief Financial Officer
Plano ISD

CONCEPT PLAN



SITE LOCATION MAP



SITE DATA SUMMARY TABLE

ITEM	TOTAL FOR ALL LOTS
General Site Data	
Existing Zoning (from zoning map)	Planned Development - Corridor Commercial (PD-CC)
Land Use (from Zoning Ordinance)	Multifamily Residence
Lot Area (square feet & acres)	4,536 Gross Acres (197,587 s.f.) 4,400 Net Acres after R.O.W. Dedication (191,704 s.f.)
Building Footprint Area (square feet)	88,052 s.f.
Total Building Area (square feet)	341,716 s.f.
Building Height (# stories)	5; 4 stories above ground floor parking
Building Height (feet)	60'-0"
Lot Coverage (percent)	45.90 %
Floor Area Ratio (ratio)	1.39 FAR**
Existing Open Storage (s.f.)	N/A
Proposed Open Storage (s.f.)	N/A
Multifamily Units	
# of studios / Minimum s.f.	N/A
# of 1 bedrooms / minimum s.f.	128 Units / 656 n.s.f.
# of 2 bedrooms / minimum s.f.	92 Units / 855 n.s.f.
# of 3 bedrooms / minimum s.f.	6 Units / 1103 n.s.f.
Total Unit Count	226 Units
Parking	
Parking Ratio (from Zoning Ordinance)	1 per 1 bed, 1.5 per 2 bed, 2 per 3 bed
Required Parking (# of spaces)	278 spaces
Provided Parking (# of spaces)	278 spaces
Accessible Parking Required	7 spaces
Accessible Parking Provided	8 spaces
Parking in Excess of 110% of parking	N/A

**THE FLOOR AREA RATIO (FAR) CALCULATION INCLUDES ONLY CONDITIONED HABITABLE AREA AND DOES NOT INCLUDE STRUCTURED PARKING AREA

CITY APPROVAL STAMPS

CONCEPT PLAN FOR K AVENUE LOFTS

LOT 1, BLOCK A
BEING 4,536 GROSS ACRES (197,587 S.F.) AND
4,400 NET ACRES AFTER R.O.W. DEDICATION (191,852 S.F.) AND
BEING ALL OF LOT 1, BLOCK 1, NEEDHAM ADDITION;
ALL OF LOT 6, BLOCK 1, PARKER SQUARE REVISED;
PART OF LOT 1, BLOCK 1, PARKER SQUARE REVISED;
AND BEING OUT OF THE ALEXANDER BERRY SURVEY, ABSTRACT NO. 80
CITY OF PLANO, COLLIN COUNTY, TEXAS
DECEMBER 2020

ZONING CASE 2020-033

OWNER
CITY OF PLANO, TEXAS
1001 AVENUE
PLANO, TEXAS 75074
Email Address: owner@plano.gov
Contact: Peter Brasser

APPLICANT
BDCL ARCHITECTS, PC
3900 CENTRE POINT DRIVE
SUITE 210
WEST CHESTER, OH 45390
Telephone: (877) 841-2430
Contact: Kirk Pasley

ENGINEER / SURVEYOR
BCE, INC.
2595 DALLAS PARKWAY
SUITE 101
FIRECO, TEXAS 75034
Email Address: dgray@bceinc.com
Telephone: 817-974-2405
Contact: David Greer



K AVENUE LOFTS

2505 K AVENUE, PLANO, TEXAS 75074

CONCEPT SITE PLAN

ISSUE DATE:
12-08-2020
JOB NUMBER:
BDCL200103
REVISIONS
REVISION #1 - JANUARY 4, 2021
REVISION #2 - JANUARY 20, 2021
REVISION #3 - JANUARY 25, 2021
REVISION #4 - JANUARY 27, 2021

CSP1

LOT 1, BLOCK 1
PLANO ALL STAR
BOWLING CENTER
 (VOL. H, PG. 472)
 P.R.C.C.T.

PLANO SUPER BOWL
 (INST. NO. 20130715000982030)
 D.R.C.C.T.

LOT 1, BLOCK 1
HOWARD O'CONNOR ADDITION
 (CAB. F, PG. 252)
 P.R.C.C.T.

2600 K AVE. INVESTMENTS, LLC
 (INST. NO. 20200514000702890)
 D.R.C.C.T.

LOT 2, BLOCK 1
GREENVILLE PARK SHOPPING CENTER ADDITION
 (CAB. F, PG. 525)
 P.R.C.C.T.

MUDAN, LLC
 (INST. NO. 20190923001172750)
 D.R.C.C.T.

LOT 1, BLOCK 1
GREENVILLE PARK SHOPPING CENTER ADDITION
 (CAB. F, PG. 525)
 P.R.C.C.T.

KONG'S INVESTMENT COMPANY, INC.
 (INST. NO. 20010911001141800)
 D.R.C.C.T.

LOT 1, BLOCK A
GREENVILLE PARK SHOPPING CENTER II
 (CAB. F, PG. 731)
 P.R.C.C.T.

P-K PLANO II ASSOCIATES
 (INST. NO. 20140728000782470)
 D.R.C.C.T.

LOT 3R, BLOCK 2
PARKER SQUARE ADDITION
 (VOL. 2008, PG. 111)
 O.P.R.C.C.T.

LOT 2R, BLOCK 2
M & M JOINT VENTURE
 (VOL. 5033, PG. 2396)
 P.R.C.C.T.

LOT 1R, BLOCK 1
PARK MALL ADDITION
 (CAB. H, PG. 139)
 P.R.C.C.T.

CAROL ANN LUBY, ET AL
 (INST. NO. 19911114000634800) D.R.C.C.T.

A map showing the project location. The map includes labels for 'US 75', 'PARKER', 'ARCHERWOOD', 'K AVE', and 'PARK'. A shaded rectangular area is labeled 'PROJECT LOCATION'. A north arrow is present in the top right corner.

ITEM	TOTAL FOR ALL LOTS
General Site Data	
Existing Zoning (from zoning map)	Planned Development - Corridor Commercial (PD-CO)
Land Use (from Zoning Ordinance)	Multifamily Residence
Lot Area (square feet & acres)	4,536 Gross Acres (197,587 s.f.) 4,400 Net Acres after R.O.W. Dedication (191,704 s.f.)
Building Footprint Area (square feet)	88,052 s.f.
Total Building Area (square feet)	253,664 s.f.
Building Height (# stories)	4; 3 stories above ground floor parking
Building Height (feet)	50'-0"
Lot Coverage (percent)	45.90 %
Floor Area Ratio (ratio)	1.39 FAR**
Existing Open Storage (s.f.)	N/A
Proposed Open Storage (s.f.)	N/A
Multifamily Units	
# of studios / Minimum s.f.	N/A
# of 1 bedrooms / minimum s.f.	96 Units / 656 n.s.f.
# of 2 bedrooms / minimum s.f.	69 Units / 855 n.s.f.
# of 3 bedrooms / minimum s.f.	4 Units / 1103 n.s.f.
Total Unit Count	169 Units
Parking	
Parking (from Zoning Ordinance)	1 per 1 bed, 1.5 per 2 bed, 2 per 3 bedrooms
Required Parking (# of spaces)	208 spaces
Provided Parking (# of spaces)	228 spaces
Accessible Parking Required	7 spaces
Accessible Parking Provided	8 spaces
Parking in Excess of 110% of parking	N/A

CITY APPROVAL STAMPS

LOT 1, BLOCK A
BEING 4.536 GROSS ACRES (197.587 S.F.) AND
4.40 NET ACRES AFTER R.O.W. DEDICATION (191.852 S.F.) AND
BEING ALL OF LOT 1, BLOCK 1, NEEDHAM ADDITION;
ALL OF LOT 6, BLOCK 1, PARKER SQUARE REVISED;
PART OF LOT 1, BLOCK 1, PARKER SQUARE REVISED;
AND BEING OUT OF THE ALEXANDER BERRY SURVEY, ABSTRACT NO. 80
CITY OF PLANO, COLLIN COUNTY, TEXAS
DECEMBER 2020

OWNER
CITY OF PLANO, TEXAS
1520 K AVENUE
PLANO, TEXAS 75074
Email Address: peterb@plano
Telephone: 972/941-7430
Contact: Peter Braster

APPLICANT
BDC ARCHITECTS, PC
9100 CENTRE POINT DRIVE
SUITE 210
WEST CHESTER, OHIO 45389
Email Address: kirk.paisley@bdcarchitects.com
Telephone: (513) 664-1154
Contact: Kirk Paisley

ENGINEER / SURVEYOR
BGE, INC.
2595 DALLAS PARKWAY
SUITE 101
FRISCO, TEXAS 75034
Email Address: dgreene@bgeinc.com
Telephone: (817) 872-8005
Contact: David Greer



Iano Housing Authority



K AVENUE LOFTS

2505 K AVENUE, PLANO, TEXAS 75074

CONCEPT SITE PLAN - ALTERNATE

ISSUE DATE:
12-08-2020

JOB NUMBER:
BDCL20013

REVISIONS

REVISION #1 - JANUARY 4, 2021

REVISION #2 - JANUARY 20, 2021

REVISION #3 - JANUARY 25, 2021

REVISION #4 - JANUARY 27, 2021

CSP1-A

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concept plan

LOT 1R, BLOCK 1
PARK MALL ADDITION
(CAB. H, PG. 139)
P.R.C.C.T.
ZONE: RETAIL
CAROL ANN LUBY, ET AL
(INST. NO. 19911114000634800) D.R.C.C.T.