**DATE:** August 3, 2021

**TO:** Honorable Mayor & City Council

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

**SUBJECT:** Results of Planning & Zoning Commission Meeting of August 2, 2021

**AGENDA ITEM NO (3A) - ZONING CASE 2021-018**
**(SUBMITTED UNDER THE INTERIM COMPREHENSIVE PLAN)**
**APPLICANT: METROPOLITAN INTERESTS CORPORATION**

Request to rezone 1.2 acres located at the southeast corner of 10th Street and K Avenue **from** Light Commercial and Two-Family Residence **to** Single-Family Residence Attached. Project #ZC2021-018.

**APPROVED:** 7-0 **DENIED:** _____ **TABLED:** _____

| | | | | | | |
|---|---|---|---|---|---|---|
| Speaker Card(s) Received | Support: | 3 | Oppose: | 0 | Neutral: | 0 |
| Letters Received Within 200' Notice Area: | Support: | 3 | Oppose: | 0 | Neutral: | 0 |
| Petition Signatures Received: | Support: | 0 | Oppose: | 0 | Neutral: | 0 |
| Other Responses: | Support: | 5 | Oppose: | 1 | Neutral: | 0 |

**STIPULATIONS:**

Recommended for approval as submitted.

DF/kob

cc: William L. Cravens, Metropolitan Interests Corporation
Frank F. Turner, Urban Opportunity, LLC
Jeanna Scott, Building Inspections Manager

https://goo.gl/maps/vuoqxE12nP1ZykeE9

CITY OF PLANO

PLANNING & ZONING COMMISSION

August 2, 2021

**Agenda No.** 3A

**Public Hearing:** Zoning Case 2021-018

**Applicant:** Metropolitan Interests Corporation

(Submitted under the Interim Comprehensive Plan)

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**DESCRIPTION:**

Request to rezone 1.2 acres located at the southeast corner of 10th Street and K Avenue from Light Commercial and Two-Family Residence (Duplex) to Single-Family Residence Attached. Project #ZC2021-018.

**SUMMARY:**

The applicant is requesting to rezone the subject property from Light Commercial and Two-Family Residence (Duplex) to Single-Family Residence Attached. The proposed residential units will be complementary to the existing neighborhood. The request is in conformance with the recommendations of the Comprehensive Plan and is aligned with the goals of the Downtown Plano Vision & Strategy Update. Lastly, the subject property is within walking distance to the future 12th Street Silver Line and 12th Street LRT Red Line DART stations and will continue the revitalization of the K Avenue corridor. For these reasons, staff is in support of this request.

**REMARKS:**

The applicant is requesting to rezone the subject property to Single-Family Residence Attached (SF-A). The property is currently zoned Light Commercial (LC) and Two-Family Residence (Duplex) 2F. The LC district is intended to provide for a wide array of retail, office, and service uses to meet the needs of local residents and businesses. Some vehicle-related uses and limited assembly, which address local service and employment opportunities, are also included in LC districts. The 2F district is designed to provide for areas of two-family development that are consistent in design and development patterns with typical Single-Family Detached development.

The SF-A district is intended to provide for various residential housing types and densities in the medium density range (5–10 units/acre) on individually-platted lots or multiple units on a single lot.

A concept plan, Townhomes @ 10th Street, Block 1, Lots 1-8, is attached as agenda item 3B.

Background

Per the city's historical aerials, as recent as 1989, a commercial building was located fronting K Avenue. Over the years, this property has been used for both commercial and residential uses. In 1997, the commercial building was no longer present, but the site was still being used for vehicle storage or repair purposes.

In 1989, a single-family residence was located adjacent to 10th Street. Since 2003, the property was solely used as single-family until the home was removed in 2006. Since that time, the property has remained vacant except for a fence and a carport located at the rear of the property, which remains today.

## Surrounding Land Uses and Zoning

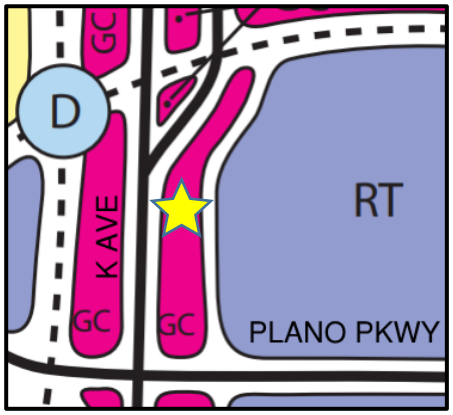
| | |
|---|---|
| North | Across 10th Street, the properties are zoned LC and 2F and include vacant land and single-family residences. |
| East | The properties are zoned 2F and are developed with single-family residences. |
| South | The property is zoned LC and is developed with major vehicle repair and furniture store uses. |
| West | Across K Avenue, the properties are zoned LC. They are developed with light-intensity manufacturing and major vehicle repair uses, and Downtown Business/Government (BG) with a multifamily development currently under construction. |

## 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 uses. Residential adjacency standards must be considered when general commercial areas are near residential areas."

As residential uses/housing are not identified in the GC designation, the future land use plan designation would not support this development. However, this request is complementary to the existing housing to the north and east, located within the GC designation. Additionally, as stated below, other housing statements and policies support residential development on the subject property.

2012 Interim Amendment Redevelopment and Undeveloped Land Policies

The following policies are applicable to this request:

**Policy 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 further in this staff report.

**Policy 2.** Isolated residential development should not be permitted; residential rezoning requests need to establish a completely 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 request is not an isolated development. There are existing single-family residences to the north and east of the subject property within the Vendome neighborhood. As proposed by the companion concept plan, the townhomes will have frontage on 10th Street and derive access from a residential alley.

**Policy 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.

This site is not within 1,200 feet of an expressway.

Housing Element

The Housing Element was last updated in 2005 and provides the following statement:

> "Infill is expected as available land decreases."

The Comprehensive Plan defines infill as "new development on vacant property surrounded by existing development." This property is vacant and is surrounded by residential development to the north and east, and commercial development to the south. Additionally, the Housing Element states that infill housing will be the primary source for residential development in Plano in future years. The following objectives and strategies within the Housing Element are applicable to this request:

**Theme 1 - Livable City**

Objective A.1 - Provide a variety of housing options.

**Theme 3 - City in Transition**

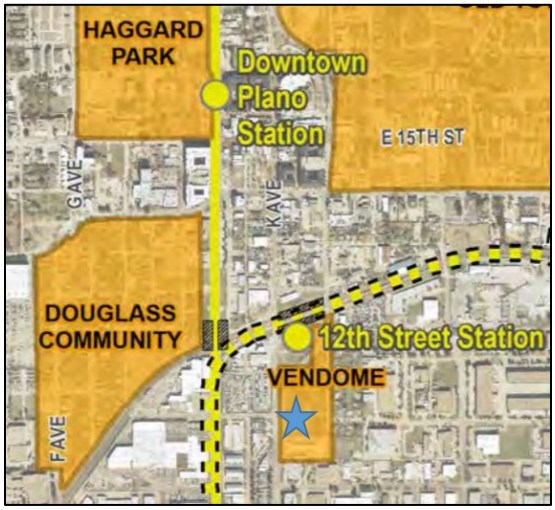
Objective C.1 - Continue to expand Plano's housing stock even as the availability of land decreases.

Objective C.2 - Create new housing opportunities that complement and support existing residential development.

The proposed development would meet these criteria.

Downtown Plano Vision & Strategy Update

The Downtown Plano Vision & Strategy Updated (2019) includes goals to continue the growth and resurgence of Downtown Plano and properties along the DART rail corridor, and recognizes that infill and redevelopment opportunities exist. The subject property is approximately 0.1 mile from the proposed 12th Street Silver Line station and a quarter of a mile from the proposed 12th Street LRT Red Line station.




The goals which apply to this request are as follows:

Goal 1: *Develop 1,000 units of housing within 1/2 mile of the Downtown Plano Station and a total of 2,000 units within the Plano DART rail corridor. Promote a variety of housing types and price points.*

Since 1999, the city has approved a total of 2,177 units within 1/2 mile of the Downtown Plano DART station. Of those units, a total of 1,784 units are either built or under construction. In total, the city has approved approximately 2,800 units within the DART rail corridor. This request can potentially add eight single-family homes, which is a minor increase in units within the DART rail corridor. New Single-Family Residence Attached units will create housing variety when compared to the adjacent single-family neighborhood.

Goal 3: *Improve streets, trails, and sidewalks to create a pedestrian-friendly environment and better connections among neighborhoods, mixed-use centers, and transit stations.*

The applicant is proposing improvements to create a pedestrian-friendly environment with required hike and bike trails and sidewalk connections to adjacent streets.

Goal 4: *Continue the economic and tax base growth required to provide public improvements, services, and reinvestment incentives.*

This development will contribute to the economic and tax base growth of the area.

This request is in conformance with the Downtown Vision & Strategy Update goals and will provide a minor addition of residential uses within the area.

**Adequacy of Public Facilities -** Water and sanitary sewer services are available to serve the subject property; however, the applicant may be responsible for improving 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. Additional 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. Staff has calculated the proposed rates using the average Institute of Traffic Engineers (ITE) trip generation rates.

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 Residential Development | | | |
| | 2 Two Family Residence (Duplex) Lots (4 Units) | 4 | 4 |
| Proposed Development | | | |
| | 8 Single-Family Residence Attached Lots | 4 | 4 |

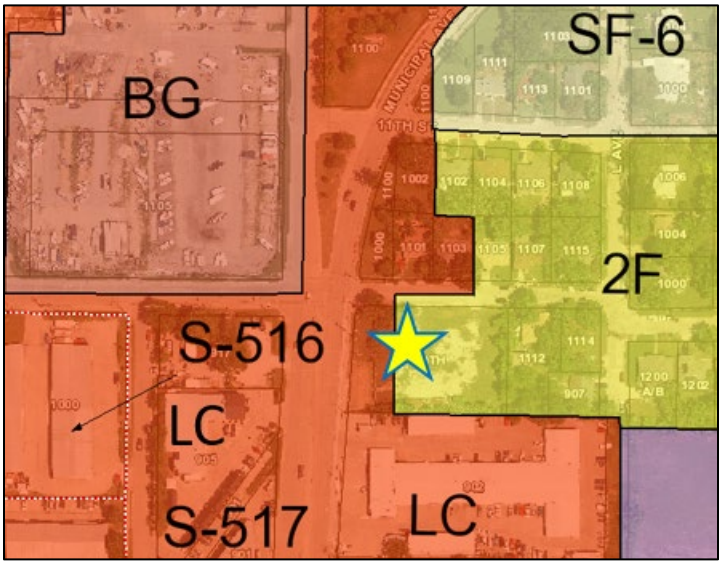
From the table above, the proposed development would generate the same peak hour traffic as two duplex lots which could be built on the 2F zoned portion of the property.

**Access to and Availability of Amenities and Services** - The subject property is located within Park Fee Service Area 2. The closest city park is Stimpson and Drake Park located approximately half a mile to the northwest of the subject property as measured along the streets.

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:**

<u>Single-Family Residence Attached Uses</u>




The subject property adjacent to the existing Vendome neighborhood would derive access from 10th Street and K Avenue. Existing residential units in the neighborhood are front entry and have garages that are served from 10th Street. As shown in the companion concept plan, the proposed townhomes would be served via an alley that wraps the site on the southern and eastern property lines.

The requested SF-A zoning would add more variety of residential products to the area. The concept plan shows the units will be developed with area, yard, and bulk requirements, complementing the adjacent single-family uses. As this request will create additional variety to support the existing residential neighborhood and create

zoning that meets the Comprehensive Plan's policies, staff is in support SF-A uses on the subject property.

Existing Zoning

The subject property is currently split between the LC district on the west and the 2F district on the east. If the zoning remained in place today, it is possible for the eastern portion of the property to develop with two duplex lots (four units). However, the LC portion of the property is narrow and difficult to develop as a standalone property. As proposed, this request will consolidate the property into a consistent zoning district that is supportive of the housing from within the existing neighborhood.

Adjacent LC Zoning and Commercial Uses

LC zoning surrounds the subject property on the south, west, and a portion of the north sides. To the south is an existing major vehicle repair and furniture store use. Although the existing vehicle repair use and LC zoning district is not conducive to residential living, the property to the south includes an existing single-story building which will serve as a buffer for future residents. Additionally, with the future development, the property owner of the commercial property will be required to place a masonry screening wall along the remainder of the property lines bordering existing and proposed residential zoning. Lastly, if the development is built in accordance with the associated concept plan, the residential alley, and detached garages will provide additional separation and buffers for future residents.

Access to DART

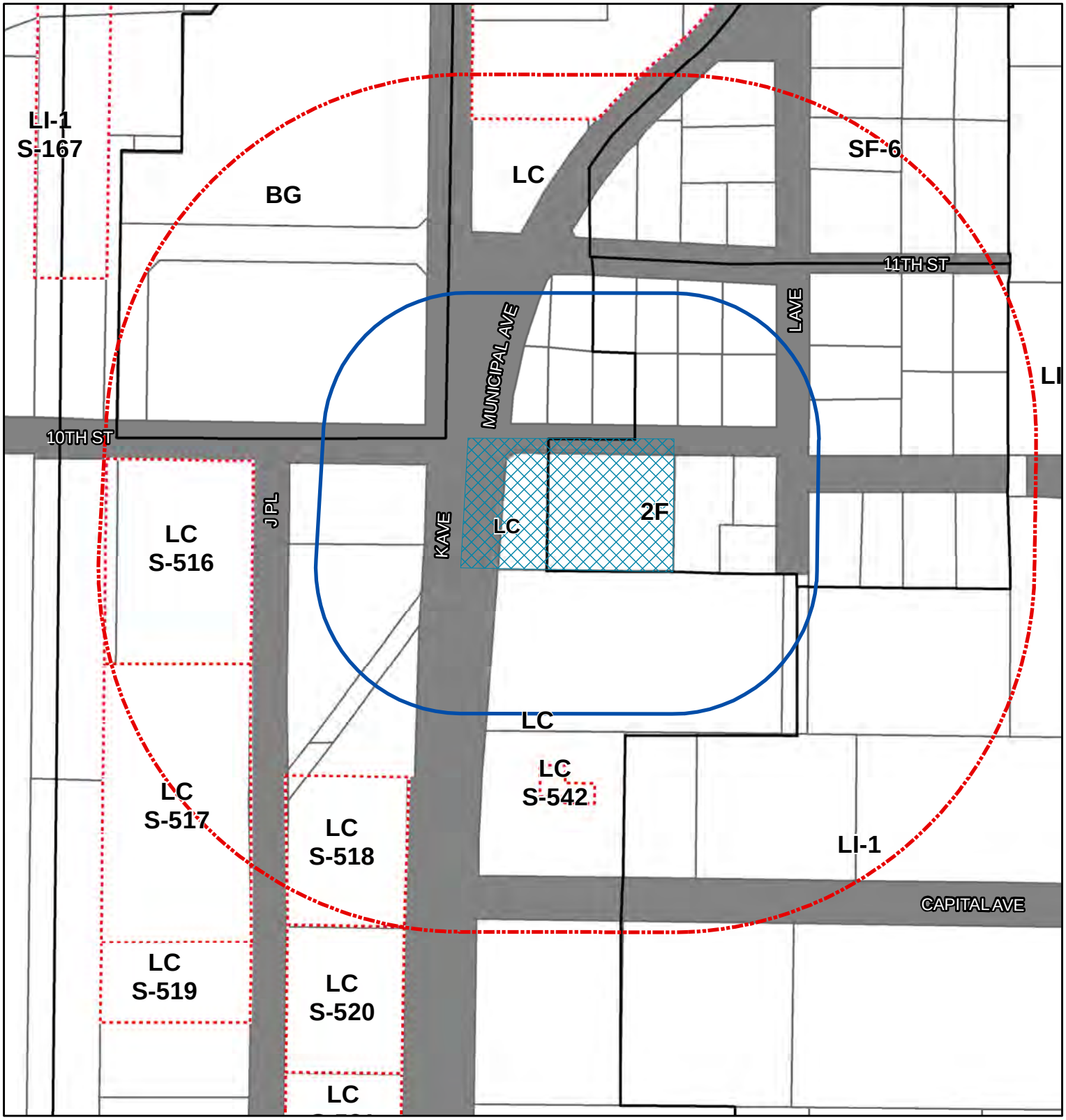
As mentioned previously, the subject property is approximately 0.1 mile from the proposed 12th Street Silver Line station, and a quarter of a mile from the proposed 12th Street LRT Red Line station. The associated concept plan shows the applicant is constructing a hike and bike trail along K Avenue and a sidewalk along 10th Street. Rezoning the subject property would provide an amenity to future residents within walking distance to these future DART stations.

**SUMMARY:**

The applicant is requesting to rezone the subject property from Light Commercial and Two-Family Residence (Duplex) to Single-Family Residence Attached. The proposed residential units will be complementary to the existing neighborhood. The request is in conformance with the recommendations of the Comprehensive Plan and is aligned with the goals of the Downtown Plano Vision & Strategy Update. Lastly, the subject property is within walking distance to the future 12th Street Silver Line and 12th Street LRT Red Line DART stations and will continue the revitalization of the K Avenue corridor. For these reasons, staff is in support of this request.

**RECOMMENDATION:**

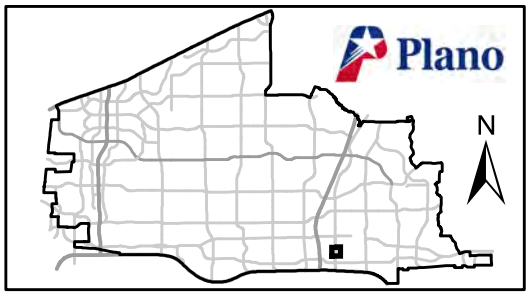
Recommended for approval as submitted.




Zoning Case: 2021-018

Existing Zoning: Light Commercial and Two-Family Residence (Duplex) (LC & 2F)

Proposed Zoning: Single-Family Residence Attached (SF-A)

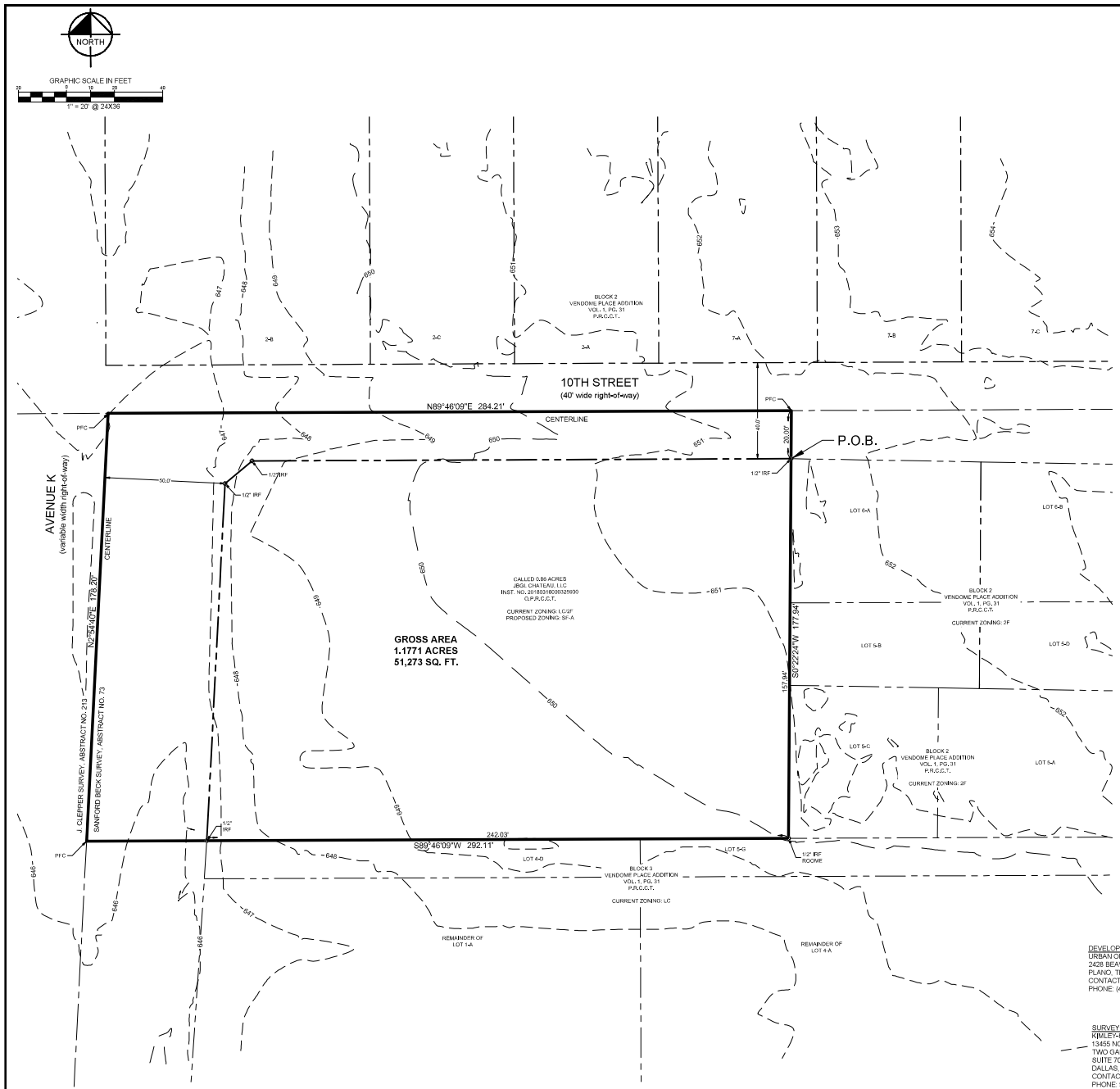



500' Courtesy Notification Buffer
200' Notification Buffer
Subject Property
Streets
Zoning Boundary Change/SUP
Municipal Boundaries
Zoning Boundary
Specific Use Permit

0 140 280 560
Feet

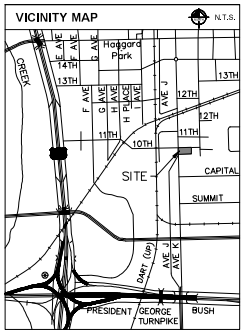
Source: City of Plano

Source: City of Plano




**LEGEND**

| | |
|---|---|
| IRFC | IRON ROD FOUND WITH CAP |
| IRF | RON ROD FOUND |
| O.P.R.C.C.T. | OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS |
| P.R.C.C.T. | PLAT RECORDS, COLLIN COUNTY, TEXAS |
| PFC | POINT FOR CORNER |
| P.O.B. | POINT OF BEGINNING |
| VOL. | VOLUME |
| PG. | PAGE |




**ZONING DESCRIPTION**

**BEING** a tract of land situated in the Sanford Beck Survey, Abstract No.73, City of Plano, Collin County, Texas and being a portion of Lots 3-A, 4-A, & 4-B, Block 2, Vendome Place Addition, an addition to the City of Plano, Collin County, Texas, according to the Plat recorded in Volume 1, Page 31, Plat Records, Collin County, Texas, and being a portion of 10th Street (a 40-foot wide right-of-way) and Avenue K (a variable width right-of-way), and being all of a called 0.86 acre tract of land described in Special Warranty Deed to JBGL Chateau, LLC, recorded in Instrument No. 20180316000325930, Official Public Records, Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod found in the south right-of-way line of said 10th Street for the northeast corner of said 0.86 acre tract;

**THENCE** with the east line of said 0.86 acre tract, South 0°22'24" West, a distance of 157.94 feet to a 1/2-inch iron rod with cap stamped "ROOME" found for the southeast corner of said called 0.86 acre tract;

**THENCE** with the south line of said 0.86 acre tract, South 89°46'09" West, passing at a distance of 242.03 feet, a 1/2-inch iron rod found for the southwest corner of said 0.86 acre tract, in the east right-of-way line of said Avenue K, continuing over and across said Avenue K for a total distance of 292.11 feet to a point for corner in the centerline of said Avenue K;

**THENCE** with said centerline of Avenue K, North 2°54'40" East, a distance of 178.20 feet to a point for corner at the centerline intersection of said Avenue K and 10th Street;

**THENCE** departing said centerline of Avenue K, with said centerline of 10th Street, North 89°46'09" East, a distance of 284.21 feet to a point for corner;

**THENCE** departing said centerline of 10th Street, South 0°22'24" West, a distance of 20.00 feet to the **POINT OF BEGINNING** and containing 1.1771 acres or 51,273 square feet of land.

**NOTES:**

1. Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plat, or plan, approval of development standards shown hereon, or the initiation of the development process. Planning & Zoning Commission and/or City Council action on studies, plats, or plans relating to development of this property shall be considered as an action separate from action taken on this zoning case.
2. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

OWNER:
JBGL CHATEAU, LLC
12605 N. DALLAS PARKWAY, SUITE 400
PLANO, TEXAS 75093

DEVELOPER REPRESENTATIVE:
URBAN OPPORTUNITY
2428 BEAVER BEND DRIVE
PLANO, TEXAS 75025
CONTACT: FRANK TURNER
PHONE: (469) 332-9181

DEVELOPER:
METROPOLITAN INTEREST CORPORATION
3838 OAK LAWN AVENUE, SUITE 1416
DALLAS, TEXAS 75219
CONTACT: PIERCE CRAVENS
PHONE: (917) 806-0990

SURVEYOR:
KIMLEY»HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER,
SUITE 700
DALLAS, TEXAS 75240
CONTACT: J. ANDY DOBBS
PHONE: 972-770-1300

ENGINEER:
KIMLEY»HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER,
SUITE 700
DALLAS, TEXAS 75240
CONTACT: JONATHAN KERBY, P.E.
PHONE: 972-770-1300

# ZONING EXHIBIT
## 1.1771 ACRES
## SANFORD BECK SURVEY, ABSTRACT NO. 73
## CITY OF PLANO, COLLIN COUNTY, TEXAS
## ZONING CASE NO. ZC2021-018

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 | FIRM # 10115500 | Tel. No. (972) 770-1300 | Fax No. (972) 239-3820

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|---|---|---|---|---|---|
| 1" = 20' | JDF | JAD | JULY | 064560802 | 1 OF 1 |

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DWG NAME: G:\CIVIL_SURVEY\064560802 - 10TH AVE & K AVE TOWNHOMES\PLANS\PRELIMINARY\064560802-10TH AVE & K AVE TOWNHOMES PLAN_ZONING EXHIBIT.DWG PLOTTED BY: PIERCE.CRAVENS 7/8/2021 1:04 PM LAST SAVED: 7/8/2021 12:58 PM

## NOTES

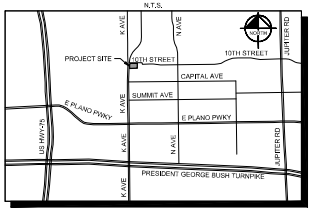
1. RIGHT-OF-WAY DEDICATION TO BE PROVIDED AS REQUIRED BY ENGINEERING PLAN REVIEW.
2. TRAIL EASEMENT TO BE PROVIDED AS REQUIRED BY ENGINEERING PLAN REVIEW.
3. METROPOLITAN INTERESTS PRESERVES ITS RIGHTS AS DEFINED IN ARTICLE 1.12 OF THE PLANO SUBDIVISION REGULATIONS TO PETITION FOR WAIVERS FROM DEVELOPMENT EXACTIONS AT THE TIME OF SUBMITTAL AND CONSIDERATION OF A PRELIMINARY PLAT.
4. BUILDINGS WILL NOT ENCROACH INTO SETBACKS.

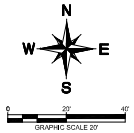
## LEGEND

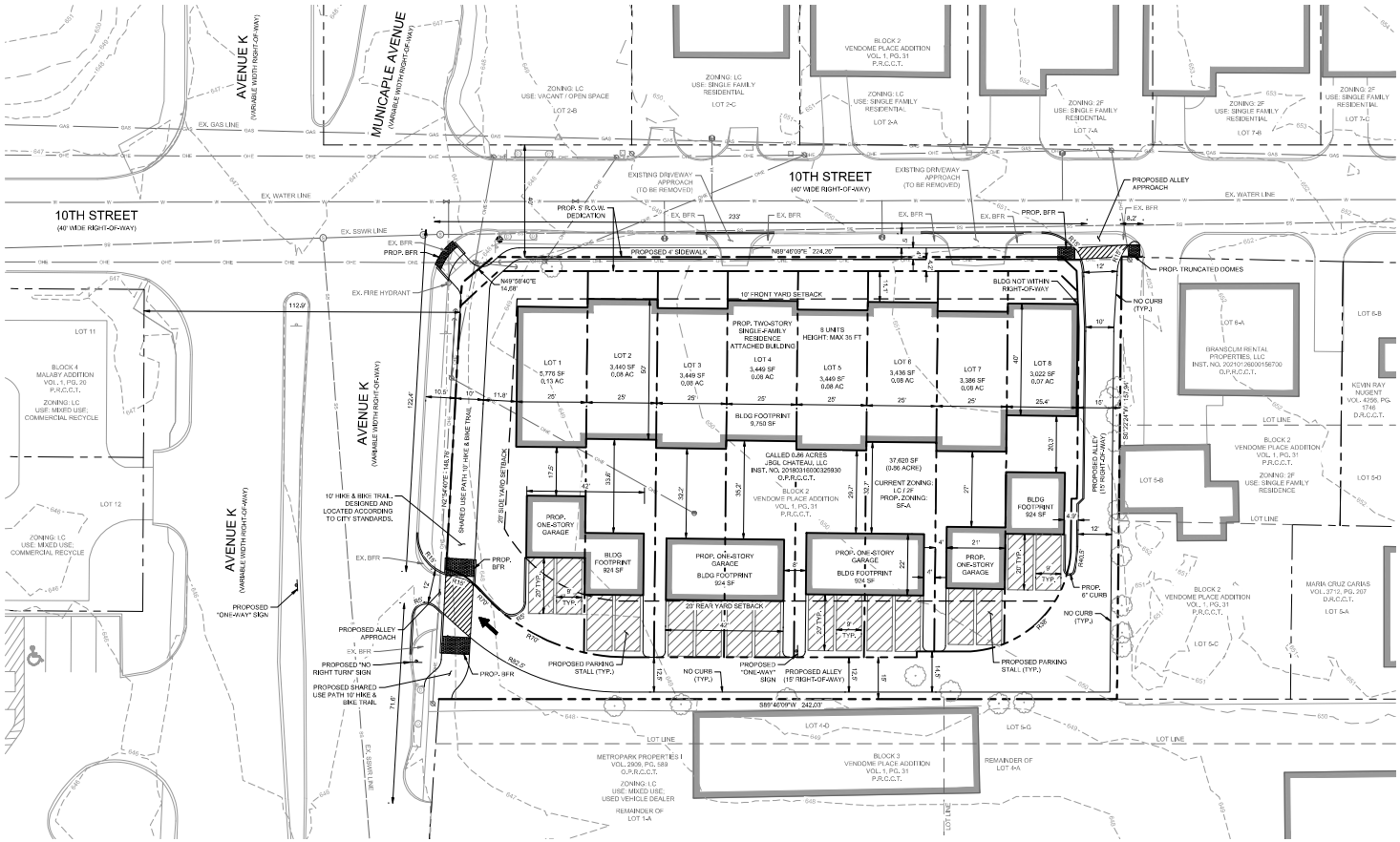
- PROPOSED BUILDING
- EXISTING TREE
- PROPERTY LINE
- 721 EXISTING 1-FOOT CONTOUR
- EXISTING CURB
- PROPOSED CURB
- YARD SETBACK LINE

## LOCATION MAP

N.T.S.




| Item | Lots 1-8 |
|---|---|
| **General Site Data** | |
| Zoning (from zoning map) | LC & 2F |
| Land Use (from Zoning Ordinance; include all applicable uses) | Single-Family Attached Residence |
| Lot Area (square feet & acres) | 37,620 SF; 0.86 AC |
| Building Footprint Area (square feet) | 9,750 SF Townhome Building<br>3,696 SF Garages |
| Total Building Area (square feet) | 13,446 SF |
| Building Height (# stories) | Two Stories |
| Building Height (feet – distance to tallest building element) | < Max 35 FT |
| Lot Coverage (percent – x.xx%) | 35.74% |
| Floor Area Ratio (ratio x.xx:1) | 0.62 : 1 |
| Existing Open Storage (square feet) | 0 SF |
| Proposed Open Storage (square feet) | 0 SF |
| Residential Density (Units/Net Acreage*) | 11.85 Units / Acre (Net) |
| *Net Acreage = Total acreage minus streets and open space | 9.26 Units / Acre (Gross) |
| **Multifamily Units** | |
| # of studios/efficiencies & Minimum unit size | N/A |
| # of 1 bedrooms & Minimum unit size | N/A |
| # of 2 bedrooms & Minimum unit size | N/A |
| # of 3 bedrooms & Minimum unit size | N/A |
| Total Unit Count | N/A |
| Residential Density (Units/Net Acreage*)<br>*Net Acreage = Total acreage minus streets and open space | N/A |
| **Parking** | |
| Parking Ratio (from Zoning Ordinance) | 2 Garage Spaces Per Dwelling Unit<br>2 Required Spaces Per Dwelling Unit |
| Required Parking (# spaces) | 16 Garage Spaces<br>16 Required Spaces |
| Provided Parking (# spaces) | 16 Garage Spaces<br>16 Required Spaces |
| Accessible Parking Required (# spaces) | 0 Spaces |
| Accessible Parking Provided (# spaces) | 0 Spaces |
| Parking in Excess of 110% of required parking (# spaces) | 0 Spaces |

**APPROVED**
SUBJECT TO STIPULATIONS
AUGUST 2, 2021
CITY OF PLANO
P&Z COMMISSION
PLANNER: DF

**EXPIRES**
AUGUST 2, 2023
CITY OF PLANO

*CITY PROJECT*
*CP2021–011*
*CONCEPT PLAN*
***TOWNHOMES @ 10TH STREET, LOTS 1–8, BLOCK 1***
***0.86 Acre***
*VENDOME PLACE ADDITION*
***AN ADDITION TO THE CITY OF PLANO***
***WHITFIELD TO LEWIS SURVEY***
***VOL. 1, PG. 31***
***City of Plano, Collin County, Texas***
***07/29/2021***


***Developer:***
Metropolitan Interests Corporation
3838 Oak Lawn Avenue,
Suite 1416
Dallas, Texas 75219
Contact: Pierce Cravens
Phone: (817)-866-0890

***Developer Representative:***
Urban Opportunity
2426 Beaver Bend Drive,
Plano, Texas 75025
Contact: Frank Turner
Phone: (469)-332-0181

***Engineer:***
Kimley-Horn and Associates, Inc.
13455 Noel Rd
Two Galleria Office Tower, Ste 700
Dallas, Texas 75240
Contact: Jonathan Kerby, P.E.
Phone: (972) 770-1370


| No. | REVISIONS | DATE | BY |
|---|---|---|---|


Kimley»Horn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13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: (972) 770-1300 FAX: (972) 239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928


K-H-L PROJECT 064560802
DATE: JULY 2021
SCALE: AS SHOWN
DESIGNED BY: JCK
DRAWN BY: CBJ
CHECKED BY: RCL

**10TH STREET TOWNHOMES**
SOUTHEAST CORNER OF 10TH STREET & K AVENUE
CITY OF PLANO, TEXAS

CONCEPT PLAN

SHEET NUMBER
CP-01


This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.


PLOTTED BY: Jonathan Kerby
LAST SAVED: 7/29/2021 5:48 PM
LAST PLOTTED: 2021-07-29 PM
CAD FILE: K:\DAL_LDEV\064560802\Design\CD\Concept Plans\CP2021-011.dwg
ORIG NAME: CONCEPT PLAN (LAYOUT - 11x17)

Teamwork for Excellence

PLANO
Independent School District

July 26, 2021

Donna Falletta
Planner
1520 K Avenue, 2nd Floor
Suite 250, Plano, Texas 75074

RE: Property at the southeast corner of K Avenue and 10th Street, Plano

Dear Donna,

You have inquired as to the capacities and enrollment projections for the schools impacted by a potential development property at the southeast corner of K Avenue and 10th Street, Plano.

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 |
|---|---|---|---|---|---|---|---|
| Mendenhall ES | 562 | 591 | 603 | 608 | 579 | 746 | 634 |
| Otto MS | 1,084 | 1,051 | 996 | 948 | 989 | 1,439 | 1,223 |
| 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

Metropolitan Interest Corporation

July 20, 2021

Mr. Nathan Barbera, Chairman
City of Plano Planning and Zoning Commission
P.O. Box 86358
Plano, Texas 75086-0358

Proposed Townhome Development SE Corner 10th Street and K Avenue

Dear Chairman Barbera and Commissioners:

My son and I respectfully request the Planning and Zoning Commission's support in recommending to the Plano City Council the rezoning of the southeast corner of 10th Street and K Avenue to permit the construction of eight two-story townhomes in the Vendome neighborhood. This is a small but critical step to preserve an important part of downtown's residential fabric. The proposed development will mark a significant investment in residential use and homeownership in Vendome. It will encourage investment in existing and new housing surrounding the DART 12th Street Station, currently under construction. The proposed development will also validate that townhomes are economically feasible south of downtown and are a viable alternative to the aging commercial businesses surrounding downtown.

We are requesting straight SF-A zoning, with no exceptions to the city's zoning standards. We will build eight two-story townhomes, averaging more than 2,000 square feet of livable area. The lots will exceed SF-A size and depth standards. Each lot will have a 25 by 10-foot front yard, an average 700-square foot private interior courtyard and an alley-served detached 2-car garage. This development will be very much a part of the Vendome neighborhood and we will work closely with the residents to ensure good quality and design.

Most of the Vendome neighborhood was built in the 1940s and 50s, when Plano was first expanding from a small farm town. The Vendome neighborhood remained small and was encircled by commercial and industrial property. The proposed townhome site is only 37,500 square feet and is located at the southwest corner of the neighborhood. An early 1960's Sanborn Fire Insurance Map shows the property fronting K Avenue was occupied by a service station, car repair shop and small house. These uses were later demolished and in 1991 the city acquired a major slice of the property for the construction of the downtown K-Municipal Avenue couplet. The property has long been vacant and is split between two zoning districts –

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2F (duplex) and Light Commercial. The construction of the couplet cut through the Vendome neighborhood removing several houses. Today, only 42 homes remain. Most of the houses are rental properties, and some need major repair. Other homes are well maintained. Most of the streets, water and sewer lines were rebuilt in the late 1990s. Vendome has a strong sense of neighborhood pride and we have experienced this personally in our successful outreach to Vendome residents.

We have been investors and developers in downtown for many years. We own the building where the Fillmore Pub is located, the Louise Sherrill Building, and the former Braum's on 15th Street. We are completing construction of a 52-unit apartment development on the old Chamber of Commerce property. We love downtown Plano and believe strongly in its future. We spotted the 10th Street site several years ago and have studied it very carefully. We believe it has potential for commercial or residential use, but only a residential use will benefit the neighborhood. We are businessman and must take risks; however, we must believe that the project is economically feasible. We propose developing eight "for sale" townhomes on a neglected vacant lot. The price of the townhomes will be nearly double the average market value of existing housing in the area. Our proposed project is small and scaled to complement the neighborhood. It expands housing diversity and increases homeownership. We know the proposed development will be successful because we believe in Downtown Plano, the new DART station, the success of downtown housing and the spirit of the Vendome neighborhood.

We ask for your support for this project and city's commitment to preservation of the Vendome neighborhood.

Sincerely yours,

William and Pierce Cravens