

**DATE:** October 19, 2021

**TO:** Honorable Mayor & City Council

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

**SUBJECT:** Results of Planning & Zoning Commission Meeting of October 18, 2021

**AGENDA ITEM NO (3A) - ZONING CASE 2021-019**

**APPLICANT: RMP PARKER/CENTRAL, LLC**

Request to rezone 22.4 acres located on the west side of Premier Drive, 1,627 feet north of Ruisseau Drive **from** Planned Development-446-Retail/General Office and Corridor Commercial **to** Planned Development-Single-Family Residence Attached. Zoned Planned Development-446-Retail/General Office and Corridor Commercial. Project #ZC2021-019.

**APPROVED:** 7-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

Speaker Card(s) Received Support: 1 Oppose: 4 Neutral: 1

Letters Received Within 200' Notice Area: Support: 3 Oppose: 4 Neutral: 0

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

Other Responses: Support: 5 Oppose: 56 Neutral: 2

**RESULTS:**

Recommended for approval as follows:

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

**Restrictions:**

1. No residential structures can be located within 40 feet of the western property line of Premier Park Addition, Block A, Lot 2. This prohibition does not restrict walls, fences, landscaping, or infrastructure related to development of the subdivision. This prohibition must be noted on the plat and site plan for this area.
2. No residential structures can be located within 15 feet of the northern property lines of Premier Park Addition, Block A, Lots 1 & 2. This prohibition does not restrict walls, fences, landscaping, or infrastructure related to development of the subdivision. This prohibition must be noted on the plat and site plan for this area.

3. A block of residential lots running along the southern property line may have a maximum block length of 1,940 feet if open space lots at a minimum of 6,000 square feet per lot are provided at least every 600 feet.
4. An irrigated landscape edge must be provided adjacent to Premier Drive, on both sides of the drainage and floodway easement extending to the west a minimum of 100 feet in the location best suited to provide protection to residences from U.S. Highway 75. The landscape edge must include the following:
  - a. A landscaped berm with a minimum height of 4 feet and a maximum slope of 4:1 where feasible based on the results of the flood study.
  - b. At least two rows of evergreen trees and shrubs must be planted at an offset to create a solid screen and will include shrubs at a 5-gallon minimum and trees at a 3-inch caliper minimum. A minimum of one 3-inch caliper shade tree and one 3-inch caliper ornamental tree (7-foot planted height) must be placed per 50 feet of frontage.

DF/kob

cc: David R. Pinkus, RMP Parker/Central, LLC  
Kimberly Cornett, O'Brien Engineering, Inc.  
Jeanna Scott, Building Inspections Manager

<https://goo.gl/maps/o46W86RaRt9NMSDH7>

CITY OF PLANO  
PLANNING & ZONING COMMISSION

October 18, 2021

**Agenda No. 3A**

**Public Hearing:** Zoning Case 2021-019

**Applicant:** RMP Parker/Central, LLC

(Submitted under the Interim Comprehensive Plan)

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**DESCRIPTION:**

Request to rezone 22.4 acres located on the west side of Premier Drive, 1,627 feet north of Ruisseau Drive **from** Planned Development-446-Retail/General Office and Corridor Commercial **to** Planned Development-Single-Family Residence Attached. Zoned Planned Development-446-Retail/General Office and Corridor Commercial. Project #ZC2021-019.

**SUMMARY:**

The applicant is requesting to rezone the subject property from Planned Development-446-Retail/General Office and Corridor Commercial to Planned Development-Single-Family Residence Attached. This request is in conformance with the recommendations of the Comprehensive Plan. The Future Land Use Map shows this area as Residential, which does not align with the current zoning. Although the site is partially within the 1,200 feet setback from U.S. Highway 75, there are numerous mitigating factors that will provide a buffer for future residents. The proposed development provides a reasonable transition between the housing developments to the north and south and will add variety to the housing stock in the surrounding area. For these reasons, staff recommends approval of the request.

**REMARKS:**

The applicant is requesting to rezone the subject property to Planned Development-Single-Family Residence Attached (PD-SF-A) to develop single-family attached residences. The subject property is zoned Planned Development-446-Retail/General Office (PD-446-R/O-2) and Corridor Commercial (CC). A PD district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls to both off and onsite

conditions. The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services, including convenience stores, shopping centers, and regional malls but not including wholesaling or warehousing. The O-2 district is intended to allow for various low-, mid-, and high-rise office developments that provide professional, financial, medical, and similar services to local residents; corporate offices for regional and national operations; and major centers of employment for Plano and surrounding communities. 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.

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, Thunderbird Park Addition, accompanies this request as agenda item 3B.

### **Surrounding Land Uses and Zoning**

North	The properties are zoned Agricultural (A) and Single-Family Residence-7 (SF-7) and are developed with single-family homes.
East	Across Premier Drive, the properties are zoned CC and include vacant land, a mini-warehouse/public storage facility, and retail and restaurant uses.
South	The properties are zoned CC and developed with hotels; Planned Development-469-Corridor Commercial (PD-469-CC) and developed with multifamily residences; CC with Specific Use Permit No. 363 and developed with a continuing care facility; and Planned Development-74-Single-Family Residence-7/Two-Family Residence (Duplex)/Planned Residential Development-7 (PD-74-SF-7/2F/PRD-7) and developed with single-family residences.
West	Across Thunderbird Lane, the properties are developed with single-family residences and a day care center and are zoned SF-7 with Specific Use Permit No. 30 for Day Care Center; and Planned Development-70-Neighborhood Office (PD-70-O-1) and includes a professional/general administrative office and vacant land.

### **Conformance to the Comprehensive Plan**

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

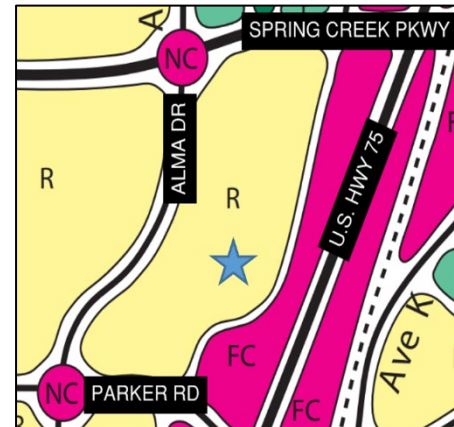


## Land Use Element

The Land Use Plan (2011) designates the subject property as Residential (R).

The R category is defined as follows:

"The City seeks attractive, inclusive, and cohesive residential neighborhoods with a mix of housing opportunities. Low, medium, and high-density residential uses are not individually designated. Specific proposals regarding housing are included in the Housing Element of the Comprehensive Plan."



The current commercial zoning does not align with the comprehensive plan in this area. This request would help better align the zoning with the future land use map. As noted in the surrounding land use comments, this property has various residential uses surrounding it. There are single-family houses to the north and various patio homes, retirement housing, and multifamily residences to the south. There are additional hotels and agricultural land immediately adjacent. The proposed townhomes appear to be a reasonable transition in scale, given the area's variety of uses and residential densities. Single-family attached residences are supported by the R designation and add to the mix of housing opportunities within the area. The request is in conformance with the R designation.

## 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.

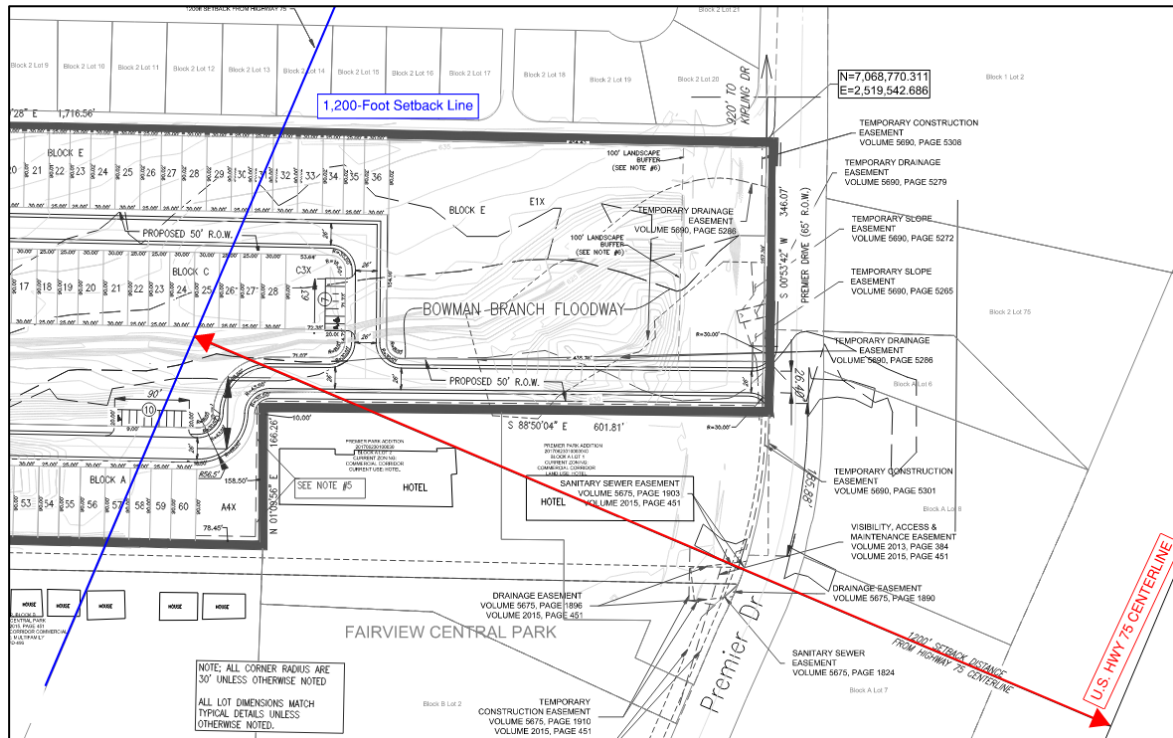
This analysis is provided further in this staff report.

**Policy 2.** Isolated residential development should not be permitted; residential rezoning requests need to establish a 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.

The proposed development is not an isolated development. There are existing single-family neighborhoods to the north, south, and west of the subject property and multifamily residences to the south. An existing residential street, Brittany Drive, extends south from the adjacent subdivision to anticipate future residential development.

**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 partially within the 1,200-foot setback, as shown on the graphic below:



As shown in the above image, the majority of the property adjacent to Premier Drive includes a creek and associated drainage areas. There are 15 residential lots proposed within the 1,200-foot setback area, and each of those are more than 1,000 feet from the centerline. There are existing residences to the north of the subject property which were previously developed within the 1,200-foot setback prior to that policy being applied to U.S. Highway 75.

Since the policy states that factors, such as creeks, vegetation, and existing development patterns, should be considered in applying this standard, the following are offered for consideration. Residents within this development will be partly buffered from the expressway by the adjacent four-story hotels, vegetation within the Bowman Branch floodway, and existing development on the east side of Premier Drive. To provide further protection from U.S. Highway 75, the applicant proposes a minimum 100-foot wide landscape edge along Premier Drive outside of the drainage and floodway easement. The edge will include new evergreen trees and shrubs, and where possible, based upon floodplain conditions, a four-foot berm. The existing development and vegetation and proposed landscape screening are designed to provide a buffer for residences from U.S. Highway 75.

## Housing Element

The Housing Element was last updated in 2005. Applicable texts for this proposed subdivision are as follows:

“Infill is expected as available land decreases.”

In another section, Infill is defined as “new development on vacant property surrounded by existing development.” This request fits these comments in the plan.

### **Policy Statement 4.0 - Infill Housing (2006)**

The Housing Element of the Comprehensive Plan states that infill housing will be the primary source for residential development in Plano in future years. This policy statement provides guidance for decision-makers, developers, the public, and staff.

This policy statement provides the following objectives:

Objective A.1 - Provide a variety of housing options for prospective Plano residents.

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.

Including existing and projected units based on current zoning, the city estimates to have 70,714 single-family detached housing units and 5,319 single-family attached housing units in 2040. The proposed development would meet the infill housing criteria.

Also, on page PS 4-5 of the Infill Policy Statement 4.0 is the following statement:

“A property should not be rezoned to provide for residential development simply because a developer may be interested in it for that purpose. There should be strong evidence that nonresidential development is unlikely to occur or would be unsuccessful due to market saturation and related conditions.”

This property is unique and situated mainly between existing housing uses and some commercial development. It also contains a large portion of drainage way. Commercial development could occur consistent with the existing zoning. Still, it would be limited due to the site's narrowness combined with the challenges of both a significant drainage way and residential adjacency. However, allowing residential development may be appropriate for the subject property as discussed by the city’s Housing Trends and Strategic Plan Report as noted below.

## Housing Trends and Strategic Plan Report

This report, accessible through [this link](#), shows that adding housing inventory will be more challenging than in the past based on supply-side trends and uneven growth of the past decade. Higher land costs and construction costs are dictating either higher-density development patterns or higher-cost housing. The Housing Trends and Strategic Plan Report demonstrates a substantial need and demand for smaller lot housing in Plano. This housing type benefits the community in a variety of ways:

- Residents who want to age in place have difficulty finding the diversity of inventory that would suit their needs (e.g., size of home, amenities, etc.) and remain in the city. As populations get older, some residents want to, and can, remain in their homes; however, others either desire or require different housing.
- The city has limited areas to facilitate additional growth, except for infill sites, redevelopment opportunities, and a few areas for new development.
- The city added little housing between 2000 and 2017 by comparison to the number of jobs it added.
- Cost of residential construction has contributed to supply-side constraints.

Development of SF-A lots may fit the housing priorities of the city based on our existing housing stock and available land for the reasons stated above. The city should balance issues of site-specific neighborhood compatibility with city-wide housing concerns in considering individual zoning requests.

**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** - Fire emergency response times will be sufficient to serve the site based upon existing personnel, equipment, and facilities. 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 general office. Using a potential projected professional/general

administrative office development of the subject property based upon other developments in the U.S. 75 corridor, it is possible that 200,000 square feet of office 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.):

<b>Building Area or Unit Total</b>	<b>AM</b>	<b>PM</b>
146 Single-Family Attached Residence	64	76
200,000 SF of Professional/General Administrative Office	310	298

From the table above, the single-family attached residence would generate less significantly less peak hour morning traffic and peak evening hour traffic than a professional/general administrative office development.

**Access to and Availability of Amenities and Services** - The subject property is located within Park Fee Service Area 5. This property will be served by required open space onsite and is less than a quarter of a mile away from Clearview Park.

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

## **ISSUES:**

### Single-Family Residence Attached Use

The applicant is requesting Single-Family Residence Attached uses on the subject property. The concept plan shows that the property could accommodate a significant single-family development with necessary streets, open space areas, and visitor parking. The applicant is not proposing any variations from the standard SF-A zoning district. The request is in conformance with the recommendations of the Comprehensive Plan. It will create a transitional residential product that would complement the existing variety of single-family neighborhoods and multifamily and retirement housing developments.

### Floodplain

A large portion of the subject property is located within a floodplain. A flood study is not required with this zoning request. However, the applicant has discussed the floodplain conditions with the Engineering Department. It is possible the layout of the development will need to be adjusted depending on the results of the flood study. The Engineering Department has reviewed the associated concept plan and has noted that the applicant will be required to submit a flood study prior to the development of the property to verify the impact on the floodplain and confirm that the development can meet the city's requirements.

### Commercial Setbacks

There are two existing four-story hotels located southeast of the subject property. The Zoning Ordinance requires height setbacks for buildings in nonresidential zoning districts, such as these hotels when constructed in proximity to residential zoning districts. The location of the proposed Single-Family Residence Attached zoning district boundary would make the hotels out of compliance with the city's height setback requirements by 40 feet on the west property line and 15 feet on the northern property line of Premier Park Addition, Block A, Lot 2. The applicant is proposing PD stipulations to ensure the hotel lots remain in compliance with the Zoning Ordinance. Staff has reviewed the proposed language and supports the stipulations to resolve this situation.

### Block Length

The proposed Block A, running along the subject property's southern property line, is approximately 1,900 feet long. However, Section 5.2 (Lot Design and Improvements) of Article V (Requirements for Public Improvements, Reservation and Design) states that block lengths in residential areas must not exceed 1,200 feet. The development meets this requirement in all areas except that there is no opportunity to connect to a street to the south due to existing developments. Therefore, the applicant is proposing the following PD stipulation to resolve this issue:

*A block of residential lots running along the southern property line may have a maximum block length of 1,940 feet if open space lots at a minimum of 6,000 square feet per lot are provided at least every 600 feet.*

Although there are no street outlets provided to the south, two connections are provided to the north. The applicant is willing to add open space lots every 600 feet to prevent a long block of Single-Family Attached Residences. These open space lots are shown on the associated concept plan. Staff is in support of the proposed PD stipulation.

### **SUMMARY:**

The applicant is requesting to rezone the subject property from Planned Development-446-Retail/General Office and Corridor Commercial to Planned Development-Single-Family Residence Attached. This request is in conformance with the recommendations of the Comprehensive Plan. The Future Land Use Map shows this area as Residential, which does not align with the current zoning. Although the site is partially within the 1,200 feet setback from U.S. Highway 75, there are numerous mitigating factors that will provide a buffer for future residents. The proposed development provides a reasonable transition between the housing developments to the north and south and will add variety of housing products for the surrounding area. For these reasons, staff recommends approval of the request.

## **RECOMMENDATION:**

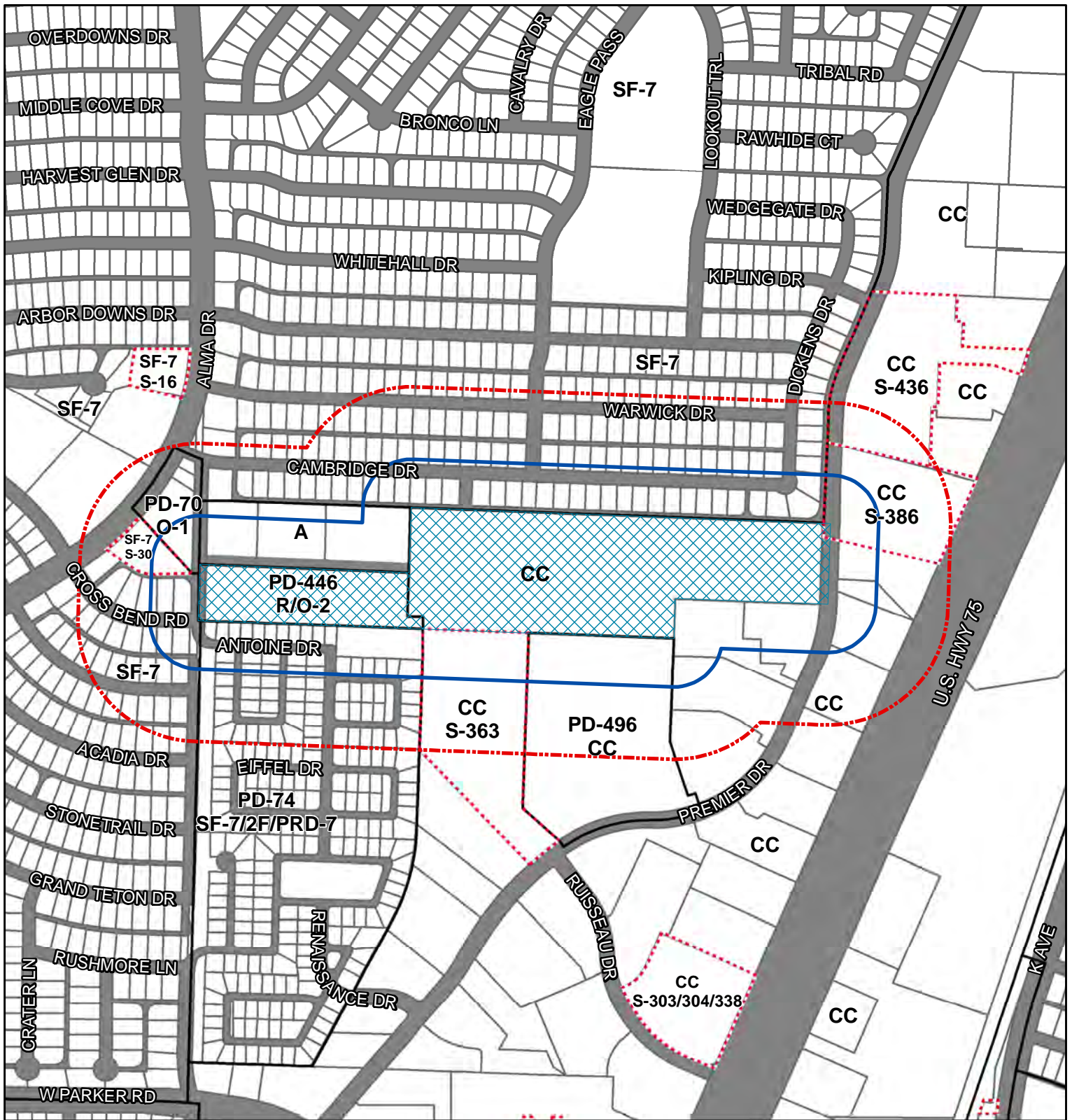
Recommended for approval as follows:

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

Restrictions:

1. No residential structures can be located within 40 feet of the western property line of Premier Park Addition, Block A, Lot 2. This prohibition does not restrict walls, fences, landscaping, or infrastructure related to development of the subdivision. This prohibition must be noted on the plat and site plan for this area.
2. No residential structures can be located within 15 feet of the northern property lines of Premier Park Addition, Block A, Lots 1 & 2. This prohibition does not restrict walls, fences, landscaping, or infrastructure related to development of the subdivision. This prohibition must be noted on the plat and site plan for this area.
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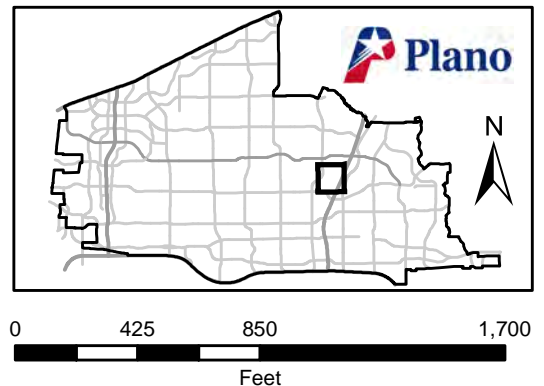


Zoning Case: 2021-019

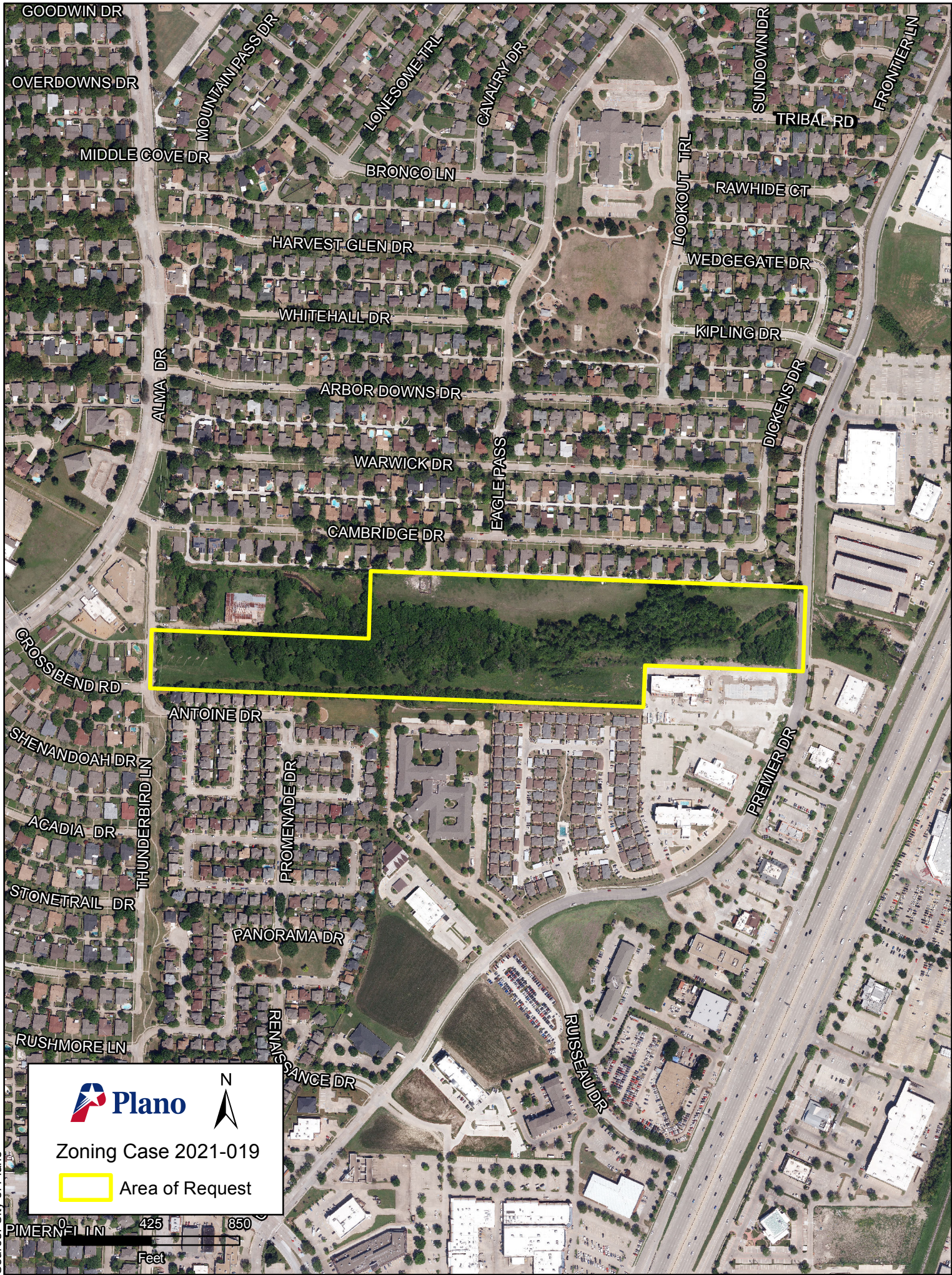
Existing Zoning: Planned Development-446-Retail/General Office and Corridor Commercial

Proposed Zoning: Planned Development-Single-Family Residence Attached


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







Zoning Case 2021-019

 Area of Request



**1** **Vicinity Map**







**P L A N O**  
Independent School District

October 5, 2021

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

RE: Property located on the west side of Premier Drive between Antoine Drive and Cambridge Drive, Plano

Dear Donna,

You have inquired as to the capacities and enrollment projections for the schools impacted by a potential townhome development property at the west side of Premier Drive between Antoine Drive and Cambridge Drive, 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
Christie ES	536	574	568	576	592	1,066	906
Carpenter MS	652	629	592	582	549	1,631	1,386
Clark HS	1,256	1,252	1,290	1,279	1,225	2,439	2,073
Plano Senior HS	2,523	2,504	2,376	2,368	2,504	3,494	2,970

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





October 12, 2021

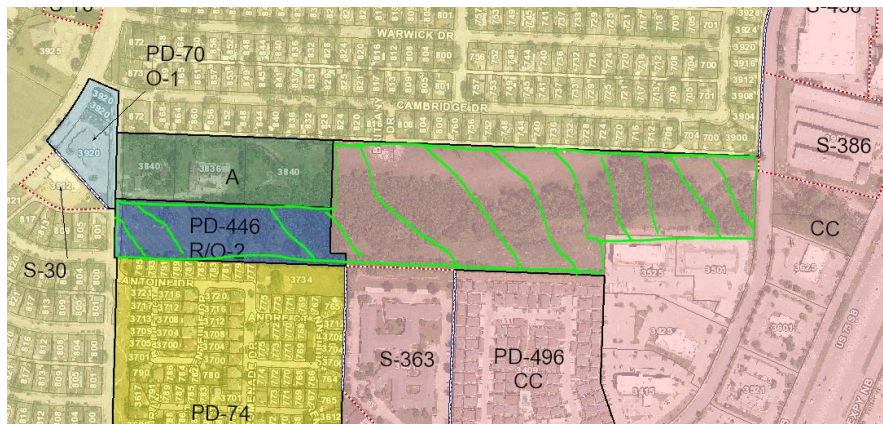
City of Plano Planning and Zoning Commission  
Plano Municipal Center  
1520 K Avenue  
Plano, Texas 75074

Honorable Chairman and Planning and Zoning Commission Board Members,

Thank you for taking the time to consider the petition for zoning case ZC 2021-19. This case is one the development team and city staff have been working on diligently over the last several months to present to you. The proposed re-zoning would be to develop a quality residential community with added value for the existing neighborhood and the City, unlike the existing zoning.

Currently, the property is divided into two separate zoning designations and is located between the Clearview and Russiuea Place residential neighborhoods. Most of the property, located on the eastern portion, is currently zoned Corridor Commercial, while the western third of the property is zoned PD-446.

For your reference below is the current zoning exhibit with property boundaries outlined:



As you are aware, the current Corridor Commercial zoning and/or PD-446 allows for any of the following uses: Manufacturing Light-intensity, Medical Office, Building Materials Sales, Shopping Center, Mortuary/Funeral Parlor, Motel/Hotel, Electrical Substation, Transportation and Utility Structures/Facility, Vehicle Parking Lot/Garage (Primary), or Vehicle Parts Sales (Inside). If the property is zoned residential, it would eliminate the potential construction any of the above listed uses, which pose not only an economic detriment, but an environmental loss.

By proposing single family housing in lieu of the existing zoning for commercial uses, the zoning case ZC 2021-19 further enhances and provides residential congruency between both the Clearview and Russiuea Place neighborhoods and the City of Plano.



In the zoning and preliminary site plan, all single family dwelling units are designed to be built outside of, and fronting, the existing creek. The creek is an enhancement to the site, which the developer is committed to preserve. Currently, the Army Corps of Engineers has issued an active 404 permit, which allows the owners of the property to mitigate, culvert, fill in and relocate the entirety of the creek. Such a relocation would provide ample developable area for the currently approved zoned commercial application, at the expense of the natural beauty of greenspace. The site plan and zoning application currently presented is both an endeavor to preserve the creek and add value to the neighborhood.

We appreciate your careful consideration for approval of zoning case ZC 2021-19.

Best Regards,

-Colin Huffines