

**Recommendation of the Planning & Zoning Commission**  
**Zoning Case 2020-032**  
**November 11, 2021**  
**Second Vice Chairman's Report**

**Agenda Item No. 1A – Public Hearing**

**Zoning Case 2020-032** - Request to rezone 142.5 acres located at the southeast corner of Spring Creek Parkway and Parkwood Boulevard from Planned Development-242-Multifamily Residence-2, Planned Development-243-Retail/General Office, and Commercial Employment to Planned Development-Retail/General Office. Project #ZC2020-032. Tabled September 20, 2021, and October 18, 2021.

**Applicant:** Haggard Enterprises Limited, Ltd. and Acres of Sunshine, Ltd.

**Staff Recommendation:** Recommended for approval as follows:

The permitted uses and standards shall be in accordance with the R, Retail and O-2, General Office zoning districts unless otherwise specified herein. Tract references refer to the Zoning Exhibit:

1. Uses:

a. Permitted Uses:

i. Tracts 1 and 2 must be developed with uses allowed in the R or O-2 zoning districts with the following additions:

1. Multifamily Residence
2. Winery
3. Village Retail: This development form will consist of 1- to 2-story building(s) organized around pedestrian-friendly hardscape and green space and which will be anchored by at least one restaurant and include retail, assembly hall, and/or related uses

ii. Tract 3 must be developed with uses allowed in the R or O-2 zoning districts.

iii. Tract 4 must be developed with Single-Family Residence Attached and/or Single-Family Residence Detached uses in accordance with the Single-Family Residence Attached (SF-A) and/or Patio Home (PH) zoning district standards.

b. Additional Prohibited Uses:

- i. Vehicle Repair (Minor/Fueling Station)
- ii. Cemetery/Mausoleum
- iii. Car Wash
- iv. Compact Construction & Transportation Equipment Sales & Service
- v. Funeral Parlor Mortuary
- vi. Mini-Warehouse/Public Storage
- vii. Boarding/Rooming House
- viii. Data Center
- ix. Vehicle Parts Sales
- x. Assisted Living Facility in Tracts 1 and 2
- xi. Continuing Care Facility in Tracts 1 and 2
- xii. Independent Living Facility in Tracts 1 and 2
- xiii. Long-Term Care Facility in Tracts 1 and 2

2. Nonresidential, multifamily, and retirement housing development must be in accordance with the O-2 area, yard, and bulk requirements with the following exceptions:

Description	Requirement
Maximum Height Office:	Four-story, 60 feet; except that one building located at the northeast corner of Parkwood Boulevard and the Future Type D Thoroughfare may be five stories, 70 feet
	Multifamily: Four-story, 55 feet Retail/Restaurant: Two-story, 35 feet
	Hotel All Other Uses: Five-story, 70 feet
	Development is exempt from Sections 13.500.2.I Development in Tract 3 is exempt from setbacks in Section 13.500.2.N of the Zoning Ordinance related to residential development in Tract 4.
Maximum Floor Area Ratio	0.5:1 except as otherwise provided herein <ul style="list-style-type: none"><li>• 1:1 for lots fronting on Type D Thoroughfares in Tracts 1 and 2</li><li>• 1.35:1 for lots fronting on Type D Thoroughfares and adjacent to the linear park along the creek or the threeacre park located in Tract 2.</li><li>• 1:1 for property in Tract 3 that is more than 500 feet north of Windhaven Parkway and more than 300 feet, west of Spring Creek Parkway ROW</li></ul>
Maximum Square Footage per Tract	Tract 1: 1,190,000 square feet Tract 2: 520,000 square feet Tract 3: 500,000 square feet

a. Maximum Total Number of Multifamily Units: 700; A maximum of 350 units may be located in Tract 1, and a maximum of 350 units may be located in Tract 2 and must be constructed per the phasing requirements below.

b. Additional Multifamily Standards:

- The minimum setback from Planned Development-154-Single-Family Residence-6 (PD-154-SF-6) for any multifamily building or associated parking garage must be 350 feet.
- A minimum of 80% of required parking must be located within a parking structure.
- Required parking:
  - Efficiency or one-bedroom units: one parking space per unit
  - Two-bedroom units: two parking spaces per unit
  - Three-bedroom and larger units: three parking spaces per unit

3. Retirement Housing Standards: Retirement housing is exempt from the setback provisions of section 15.1300.3 of the Zoning Ordinance.

4. Phasing:

a. Phase 1: A certificate of occupancy will not be issued for the first phase of multifamily, not to exceed 350 units and located in Tract 1, until the following are completed

i. A certificate of occupancy has been issued for a minimum of 100,000 square feet of nonresidential use(s) in Tract 1, including 10,000 square feet of Village Retail; for the purposes of this standard, retirement housing will not be considered a nonresidential use; and

ii. The trail along the full extent of the creek in Tract 2 is connected to development in Tract 1 via a pedestrian bridge within the creek.

b. Phase 2: A certificate of occupancy will not be issued for the second phase of multifamily, not to exceed 350 units and located in Tract 2, until the following are completed:

i. A certificate of occupancy has been issued for a minimum of a cumulative 300,000 square feet of nonresidential uses in Tract 1 and Tract 2, which includes the 100,000 square feet required within Phase 1 for the purposes of this standard, retirement housing will not be considered a nonresidential use; and

ii. The completion of all open spaces located in Tract 1 and Tract 2.

5. Parking Garages:

a. Parking garage facades visible from public streets or other properties must have architecturally integrated facades compatible with the buildings they serve. The design of the structure must reflect the massing, fenestration, and detailing of adjacent and abutting buildings and shall not exceed either the height of such adjacent and abutting buildings or 45 feet, whichever is less.

b. Garages must be screened so that no headlights from within the structure are visible from surrounding properties or streets. All parking garage lighting must be designed and operated so as not to reflect or shine on adjacent properties.

c. Garage facades facing the proposed Type D Thoroughfare shall limit openings on upper levels to less than 50% of the face of façade and shall be designed in a manner to screen vehicles substantially. Any opening shall be no larger than the dimension of a typical window along the façade of the building it serves.

d. External elevator towers and stairwells must be open to public view or enclosed with transparent glazing.

e. Garage screening is required to be installed along the proposed Type D Thoroughfare as shown on the Zoning Exhibit in locations between right-of-way and parking structures or stalls as designed to comply with Section 4.c.iv, and shall consist of the following:

i. A fifty-foot landscape buffer with a sodded berm not less than thirty feet wide and four feet in height with a maximum slope of three to one shall be

constructed in a “teardrop” layout to allow surface drainage. The design shall accommodate a trail or sidewalk meeting city requirements; and

ii. For every thirty-five linear feet of landscape buffer: One shade tree with a trunk diameter at the time of planting of not less than five caliper inches measured at twelve inches above the ground must be planted within the berm in a naturalized and random planting scheme; and

iii. The distance between shade trees in the landscape buffer shall not exceed thirty-five feet; and

iv. One ornamental tree with a minimum size of eight to ten feet height must be planted for each shade tree with a minimum distance of not less than twelve feet; and

v. The distance between ornamental trees in the landscape buffer shall not exceed thirty-five feet; and

vi. A living screen shall be planted on the front slope near the top of the berm, consisting of staggered evergreen shrubs and aforementioned trees placed so as to create at least a 6-foot tall solid screen at the time of their installation; and

vii. All landscaping must be irrigated with an automatic sprinkler system and maintained in a healthy and growing condition; and

viii. The landscape design along the proposed Type D Thoroughfare shall include transitions to ensure the landscape buffer for these garages fits within the overall landscape design of the area, as determined on the approved landscape plan.

6. Open space will consist of the following:

a. A minimum three-acre park located outside of the floodplain in Tract 2;

b. A minimum nine-acre linear park must be located between Tracts 1 and 2, and may be located in the floodplain;

c. A 12-foot pedestrian trail located along the creek extending from the northern border of Tract 2 to the southern border of Tract 3; and

d. A minimum 12.7-acre linear park, with a minimum width of 240 feet, which will include a 12-foot pedestrian trail located in the power line easement along the future Type D thoroughfare in Tract 1.

7. An enhanced crosswalk must be provided across the proposed Type D Thoroughfare near the southern end of the proposed three-acre park in Tract 2 in accordance with the following standards or alternate standards approved by the City Engineer:



- a. A “Z-Crossing” that provides a refuge area in the median;
- b. Differentiated paving material consisting of pavers or stamped concrete;
- c. Standard MUTCD Traffic Signage and Striping; and
- d. A Rectangular Rapid-Flashing Beacon at each end of the crossing.

8. Trees and associated irrigation to meet City of Plano standards and inspections must be installed within the median of the future Type D thoroughfare, except where prohibited by easements.

**Commission Action:** APPROVED 5-3

A motion to table for 6 weeks was made by Commissioner Bronsky and seconded by Commissioner Cary, intended to give Stillwater more time to resolve issues communicated by citizens and Commissioners, but was denied with a 3-5 vote.

A motion to approve was made by Commissioner Horne and seconded by Commissioner Ratliff. The Motion was approved 5-3

Comments made by the commission include:

- ❖ Commissioners voting in support cited these reasons for approval:
  - a) Several were impressed with the work Stillwater did to gain support of the Avignon community, as previously the community was less favorable on the project. Responses to the city from this community were 31 in favor and 14 opposed.
  - b) The addition of housing, including apartments and townhomes, was seen as favorable, as some Plano homeowners want to downsize and this project can offer housing for them.
  - c) A few commissioners commented that current zoning could allow 12 story buildings to be built on this site, which was seen as less desirable. Also, assisted living units could be built with significantly more density than the proposed project. It seemed important as this project was seen as preferable, as it would preclude 12 story buildings and high density assisted living units. If this project was not approved, ultimately the next project for this property could be much more dense.
  - d) The walkable nature of the community was a positive, along with the restaurants and retail with the project. It is creating a new neighborhood.
  - e) The farm to table aspect of the project with the Almanac restaurant was a positive.
  - f) The quality of the work the staff did with Stillwater was mentioned as a positive.
  - g) In approving some Commissioners mentioned they felt the project aligned with the 1986 Zoning and the 2011 Land Use Plan.
- ❖ Commissioners voting in opposition cited several concerns including:
  - a) Residential housing was prohibited by the 1986 comp plan. This plan includes 700 apartments in addition to the apartments already approved on adjacent properties.
  - b) The Land Use specified LIO (Low Intensity Office Buildings) requiring buildings be less than 4 stories, this plan exceeded the height restrictions of the plan with several buildings.

- c) Homeowners in this area made decisions on investing based on the zoning and Land Use restrictions and it was felt we should not violate that.
- d) There were 376 citizen responses to this project. The majority were against the project. 276 were opposed, compared to 81 in favor and one neutral.
- e) 4 story garages are being built behind the homes on the Northern side of the Avignon neighborhood and would create poor optics for those homeowners. While Stillwater worked to minimize this element, these were seen by several Commissioners as a “wall of garages.” It was suggested by Commissioner Horne that Stillwater bury these underground as Collin Creek did. Stillwater said this was not economical without additional density. Another option would be for the parking garages to be moved farther away from the homes to the south.
- f) By code there was to be 1500 feet of space between any multi-family buildings with more than 500 units. The space between the two Multi-family buildings is 530 feet.
- g) FAR will be increased from .4:1 to .5:1.
- h) It is widely held that Plano is over represented with retail and this plan adds more. It was mentioned by Commissioner Stone that he has concerns as to the current need for more office space. He believes there is significant space unleashed now.
- i) The approval of this project will require adjusting the allowed density for another adjacent project, thereby increasing the density of the area.
- j) Once this project is approved and zoning changed, it allows for the possibility of significant changes to the plan. For instance, the Almanac restaurant, a central component in the project, could be eliminated and other uses inserted. Also, many of the elements were presented as “inspirational”, and not yet fully developed. The winery is one example as it has been mentioned by Stillwater that they are not sure this is viable.

Respectfully submitted,

Gary Cary  
Second Vice Chair

**DATE:** November 16, 2021

**TO:** Honorable Mayor & City Council

**FROM:** David Downs, Chair, Planning & Zoning Commission

**SUBJECT:** Results of Planning & Zoning Commission Meeting of November 15, 2021

**AGENDA ITEM NO (1A) - ZONING CASE 2020-032**

**(SUBMITTED UNDER THE INTERIM COMPREHENSIVE PLAN)**

**APPLICANT: HAGGARD ENTERPRISES LIMITED, LTD. AND ACRES OF SUNSHINE, LTD.**

Request to rezone 142.5 acres located at the southeast corner of Spring Creek Parkway and Parkwood Boulevard from Planned Development-242-Multifamily Residence-2, Planned Development-243-Retail/General Office, and Commercial Employment to Planned Development-Retail/General Office. Zoned Planned Development-242-Multifamily Residence-2, Planned Development-243-Retail/General Office, and Commercial Employment. Project #ZC2020-032.

**APPROVED:** 5-3 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

Speaker Card(s) Received Support: 7 Oppose: 19 Neutral: 0

Letters Received Within 200' Notice Area\*: Support: 5 Oppose: 5 Neutral: 0

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

Other Responses\*\*: Support: 76 Oppose: 271 Neutral: 1

\*10 unique responses were received. 2 duplicate responses were received for a total of 12 responses

\*\*348 unique responses were received. 136 duplicate responses were received for a total of 484 responses.

**RESULTS:**

The Commission recommended approval with the stipulations listed below. The Commissioners voting in opposition cited concerns with the design, intensity, density, and conformance to the policies of the Interim Comprehensive Plan.

The permitted uses and standards shall be in accordance with the R, Retail and O-2, General Office zoning districts unless otherwise specified herein. Tract references refer to the Zoning Exhibit:

1. Uses:

a. Permitted Uses:

- i. Tracts 1 and 2 must be developed with uses allowed in the R or O-2 zoning districts with the following additions:

- 1. Multifamily Residence
- 2. Winery
- 3. Village Retail: This development form will consist of 1- to 2-story building(s) organized around pedestrian-friendly hardscape and green space and which will be anchored by at least one restaurant and include retail, assembly hall, and/or related uses.

- ii. Tract 3 must be developed with uses allowed in the R or O-2 zoning districts.

- iii. Tract 4 must be developed with Single-Family Residence Attached and/or Single-Family Residence Detached uses in accordance with the Single-Family Residence Attached (SF-A) and/or Patio Home (PH) zoning district standards.

b. Additional Prohibited Uses:

- i. Vehicle Repair (Minor/Fueling Station)
- ii. Cemetery/Mausoleum
- iii. Car Wash
- iv. Compact Construction & Transportation Equipment Sales & Service
- v. Funeral Parlor Mortuary
- vi. Mini-Warehouse/Public Storage
- vii. Boarding/Rooming House
- viii. Data Center
- ix. Vehicle Parts Sales
- x. Assisted Living Facility in Tracts 1 and 2
- xi. Continuing Care Facility in Tracts 1 and 2
- xii. Independent Living Facility in Tracts 1 and 2
- xiii. Long-Term Care Facility in Tracts 1 and 2

2. Nonresidential, multifamily, and retirement housing development must be in accordance with the O-2 area, yard, and bulk requirements with the following exceptions:

Description	Requirement
Maximum Height	<p>Office: Four-story, 60 feet; except that one building located at the northeast corner of Parkwood Boulevard and the Future Type D Thoroughfare may be five stories, 70 feet</p> <p>Multifamily: Four-story, 55 feet</p> <p>Retail/Restaurant: Two-story, 35 feet</p> <p>All Other Uses: Five-story, 70 feet</p> <p>Development is exempt from Sections 13.500.2.I</p> <p>Development in Tract 3 is exempt from setbacks in Section 13.500.2.N of the Zoning Ordinance related to residential development in Tract 4.</p>
Maximum Floor Area Ratio	<p>0.5:1 except as otherwise provided herein:</p> <ul style="list-style-type: none"><li>• 1:1 for lots fronting on Type D Thoroughfares in Tracts 1 and 2</li><li>• 1.35:1 for lots fronting on Type D Thoroughfares and adjacent to the linear park along the creek or the three-acre park located in Tract 2.</li><li>• 1:1 for property in Tract 3 that is more than 500 feet north of Windhaven Parkway and more than 300 feet west of Spring Creek Parkway ROW</li></ul>
Maximum Square Footage per Tract	<p>Tract 1: 1,190,000 square feet</p> <p>Tract 2: 520,000 square feet</p> <p>Tract 3: 500,000 square feet</p>

- a. Maximum Total Number of Multifamily Units: 700; A maximum of 350 units may be located in Tract 1, and a maximum of 350 units may be located in Tract 2 and must be constructed per the phasing requirements below.

b. Additional Multifamily Standards:

- i. The minimum setback from Planned Development-154-Single-Family Residence-6 (PD-154-SF-6) for any multifamily building or associated parking garage must be 350 feet.
- ii. A minimum of 80% of required parking must be located within a parking structure.
- iii. Required parking:
  - a. Efficiency or one-bedroom units: one parking space per unit
  - b. Two-bedroom units: two parking spaces per unit
  - c. Three-bedroom and larger units: three parking spaces per unit

3. Retirement Housing Standards: Retirement housing is exempt from the setback provisions of section 15.1300.3 of the Zoning Ordinance.

4. Phasing:

- a. Phase 1: A certificate of occupancy will not be issued for the first phase of multifamily, not to exceed 350 units and located in Tract 1, until the following are completed:
  - i. A certificate of occupancy has been issued for a minimum of 100,000 square feet of nonresidential use(s) in Tract 1, including 10,000 square feet of Village Retail; for the purposes of this standard, retirement housing will not be considered a nonresidential use; and
  - ii. The trail along the full extent of the creek in Tract 2 is connected to development in Tract 1 via a pedestrian bridge within the creek.
- b. Phase 2: A certificate of occupancy will not be issued for the second phase of multifamily, not to exceed 350 units and located in Tract 2, until the following are completed:
  - i. A certificate of occupancy has been issued for a minimum of a cumulative 300,000 square feet of nonresidential uses in Tract 1 and Tract 2, which includes the 100,000 square feet required within Phase 1 for the purposes of this standard, retirement housing will not be considered a nonresidential use; and
  - ii. The completion of all open spaces located in Tract 1 and Tract 2.

5. Parking Garages:

- a. Parking garage facades visible from public streets or other properties must have architecturally integrated facades compatible with the buildings they serve. The design of the structure must reflect the massing, fenestration, and detailing of adjacent and abutting buildings and shall not exceed either the height of such adjacent and abutting buildings or 45 feet, whichever is less.
- b. Garages must be screened so that no headlights from within the structure are visible from surrounding properties or streets. All parking garage lighting must be designed and operated so as not to reflect or shine on adjacent properties.
- c. Garage facades facing the proposed Type D Thoroughfare shall limit openings on upper levels to less than 50% of the face of façade and shall be designed in a manner to screen vehicles substantially. Any opening shall be no larger than the dimension of a typical window along the façade of the building it serves.
- d. External elevator towers and stairwells must be open to public view or enclosed with transparent glazing.
- e. Garage screening is required to be installed along the proposed Type D Thoroughfare as shown on the Zoning Exhibit in locations between right-of-way and parking structures or stalls as designed to comply with Section 4.c.iv, and shall consist of the following:
  - i. A fifty-foot landscape buffer with a sodded berm not less than thirty feet wide and four feet in height with a maximum slope of three to one shall be constructed in a “teardrop” layout to allow surface drainage. The design shall accommodate a trail or sidewalk meeting city requirements; and
  - ii. For every thirty-five linear feet of landscape buffer: One shade tree with a trunk diameter at the time of planting of not less than five caliper inches measured at twelve inches above the ground must be planted within the berm in a naturalized and random planting scheme; and
  - iii. The distance between shade trees in the landscape buffer shall not exceed thirty-five feet; and
  - iv. One ornamental tree with a minimum size of eight to ten feet height must be planted for each shade tree with a minimum distance of not less than twelve feet; and
  - v. The distance between ornamental trees in the landscape buffer shall not exceed thirty-five feet; and
  - vi. A living screen shall be planted on the front slope near the top of the berm, consisting of staggered evergreen shrubs and aforementioned trees placed so as to create at least a 6-foot tall solid screen at the time of their installation; and

- vii. All landscaping must be irrigated with an automatic sprinkler system and maintained in a healthy and growing condition; and
  - viii. The landscape design along the proposed Type D Thoroughfare shall include transitions to ensure the landscape buffer for these garages fits within the overall landscape design of the area, as determined on the approved landscape plan.
6. Open space will consist of the following:
- a. A minimum three-acre park located outside of the floodplain in Tract 2;
  - b. A minimum nine-acre linear park must be located between Tracts 1 and 2, and may be located in the floodplain;
  - c. A 12-foot pedestrian trail located along the creek extending from the northern border of Tract 2 to the southern border of Tract 3; and
  - d. A minimum 12.7-acre linear park, with a minimum width of 240 feet, which will include a 12-foot pedestrian trail located in the power line easement along the future Type D thoroughfare in Tract 1.
7. An enhanced crosswalk must be provided across the proposed Type D Thoroughfare near the southern end of the proposed three-acre park in Tract 2 in accordance with the following standards or alternate standards approved by the City Engineer:
- a. A “Z-Crossing” that provides a refuge area in the median;
  - b. Differentiated paving material consisting of pavers or stamped concrete;
  - c. Standard MUTCD Traffic Signage and Striping; and
  - d. A Rectangular Rapid-Flashing Beacon at each end of the crossing.
8. Trees and associated irrigation to meet City of Plano standards and inspections must be installed within the median of the future Type D thoroughfare, except where prohibited by easements.

EH/kob

cc: Rutledge Haggard, Haggard Enterprises Limited, Ltd. & Acres of Sunshine, Ltd.  
Clay Roby, Stillwater Capital Investments  
Jeanna Scott, Building Inspections Manager

<https://goo.gl/maps/hcjS1ok5DdmSmmry5>



CITY OF PLANO  
PLANNING & ZONING COMMISSION

November 15, 2021

**Agenda No. 1A**

**Public Hearing:** Zoning Case 2020-032

**Applicant:** Haggard Enterprises Limited, Ltd. and Acres of Sunshine, Ltd.

(Submitted under the Interim Comprehensive Plan)

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**DESCRIPTION:**

Request to rezone 142.5 acres located at the southeast corner of Spring Creek Parkway and Parkwood Boulevard **from** Planned Development-242-Multifamily Residence-2, Planned Development-243-Retail/General Office, and Commercial Employment **to** Planned Development-Retail/General Office. Project #ZC2020-032. Tabled September 20, 2021, and **October 18, 2021.**

**SUMMARY:**

The applicant is requesting a new Planned Development district to implement a development concept that would align the zoning on the site more closely with the current market for commercial and residential uses. Within the Interim Comprehensive Plan, there is not full alignment with the 2011 Future Land Use map or Housing Density Policy Statements, but there is support from the Land Use policy, Housing Element, Thoroughfare Plan and Parks Plan. There is also alignment with findings of the Housing Trends and Strategic Plan Report. While there is a requested increase in development density, the required phasing, open space, and other limitations result in improved development standards compared to the current zoning. Staff recommends approval based on these improvements and alignment with numerous Comprehensive Plan policies.

**Updates since October 18, 2021, Meeting**

The applicant is proposing updates to the request following the hearing on October 18, 2021, as noted.

### Building Height

In order to further restrict the maximum height of uses within the planned development district, the applicant is proposing the highlighted change:

Maximum Height	Office: Four-story, 60 feet; except the maximum height for office buildings on a lot with adjacency to both Type D Thoroughfares and Parkwood Boulevard is five stories, 70 feet  Multifamily: Four-story, 55 feet  Retail/Restaurant: Two-story, 35 feet  <del>Hotel</del> All Other Uses: Five-story, 70 feet  Development is exempt from Section 13.500.2.I  Development in Tract 3 is exempt from setbacks in Section 13.500.2.N of the Zoning Ordinance related to residential development in Tract 4.
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Restricting the height of all other uses within the district is a significant constraint upon the generous height allowance of the existing General Office (O-2) zoning district, which does not contain a height limit. This change creates more certainty for residents within the area regarding the maximum height for all uses within the district.

### Maximum Square Footage Per Tract

The applicant is reducing the proposed maximum square footage as shown below:

Maximum Square Footage per Tract	Tract 1: <del>4,215,000</del> 1,190,000 square feet  Tract 2: <del>550,000</del> 520,000 square feet  Tract 3: <del>545,000</del> 500,000 square feet
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In total, the change is a reduction of 100,000 square feet or a reduction of 4.33% in allowed building area. The concept plan shows totals within these limits.

### Parking Garages

Treatment of parking garage facades has been a concern for some members of the public, as discussed in previous hearings. As a result, the applicant is proposing the following changes to parking garages:

## Parking Garages:

- a. Parking garage facades visible from public streets or other properties must have architecturally integrated facades compatible with the buildings they serve. The design of the structure must reflect the massing, fenestration, and detailing of adjacent and abutting buildings and shall not exceed either the height of such adjacent and abutting buildings or 45 feet, whichever is less.
- c. Garage facades facing the proposed Type D Thoroughfare shall limit openings on upper levels to less than 50% of the face of façade and shall be designed in a manner to screen vehicles substantially. Any opening shall be no larger than the dimension of a typical window along the façade of the building it serves.

To better meet community expectations, the applicant is proposing parking garages have height limits to match adjacent buildings, or a maximum of 45 feet, whichever is more restrictive. The previous language allowed parking garage heights up to 70 feet in height, consistent with the buildings they serve. Additionally, language is proposed to reduce the size of the openings on upper levels of parking garages to further screen vehicles. The proposed improvements will improve the aesthetics of the garages from surrounding properties by further restricting heights and improving the screening of vehicles.

## Food Truck Park Use

Food truck park has been removed as an additional use as shown below:

1. Multifamily residence
- ~~2. Food truck park uses are allowed and must be set back a minimum of 150 feet from residential and retirement housing uses.~~
2. Winery

The applicant has decided not to pursue this use as a part of their development.

## Neighborhood Park Location

A question has been raised by residents at previous meetings regarding the appropriateness of the location of the proposed neighborhood park. The location provided in the companion concept plan is consistent with the recommendations of the Park Master Plan. Additionally, Ron Smith, Director of Parks and Recreation, has indicated that the proposed location is supported by the Department. Mr. Smith also confirmed the proposed location has been presented to the Parks Planning Board.

## Summary

Overall, the proposed changes are intended to address issues raised by residents and further refine future development. The latest updates to the planned development stipulations have been highlighted in the recommendation section of this report.

### **Updates since September 20, 2021, Meeting**

The applicant is proposing updates to the request following the hearing on September 20, 2021, as noted in the following:

#### **Prohibiting Uses**

The applicant is proposing to prohibit the following additional uses:

- Retirement Housing (assisted living, continuing care, independent living, and long-term care) in Tracts 1 and 2
- Boarding/Rooming House
- Data Center
- Vehicle Parts Sales

Removing retirement housing units from Tracts 1 and 2 clarifies the intent of those tracts to develop with commercial, a limited number of multifamily units, and open space. With this change, retirement housing would only be allowed in Tract 3.

Additionally, the applicant is removing other uses which do not align with future development of the subject property, as noted.

#### **Screening**

At the last meeting, it was requested that additional screening would be beneficial along the proposed Type D thoroughfare adjacent to parking garages. As a result, the proposed changes include a required 30-foot wide, 4-foot tall landscaped berm which would be installed adjacent to garages along the proposed Type D thoroughfare. The berm must include evergreen shrubs to create a minimum 6-foot tall solid evergreen screen with two years of installation and include required shade and ornamental trees.

Median trees are also proposed within the Type D thoroughfare for additional screening, except where prohibited by easements. These improvements will create a living screen to help buffer views of the parking garages from the Avignon Windhaven subdivision.

#### **Pedestrian Crosswalk**

The applicant has worked with the City of Plano Transportation Engineering staff to propose an enhanced crosswalk. The crosswalk is intended to provide a defined access point to the park across the future Type D thoroughfare. The improvements will include a pedestrian refuge area in the median, differentiated paving materials, and signage.

## Phasing

Two changes are proposed to phasing:

1. In Phase 1, a certificate of occupancy must be issued for 100,000 square feet of nonresidential uses in Tract 1. Previously, the language did not specify which tract must include these uses.
2. In Phase 2, the cumulative 300,000 square feet of nonresidential uses must be in Tracts 1 and 2.

The phasing changes will ensure that the associated nonresidential development activity is coupled to the locations of the proposed multifamily units.

## Retirement Housing Setbacks

Language is included so that proposed retirement housing does not need to be set back from single-family residential uses located with Tract 4. This request will allow flexibility for placement of retirement housing uses as it relates to the development of the proposed single-family uses within Tract 4 while maintaining the setback from the Avignon Windhaven Subdivision. This standard will allow for the development of retirement housing uses to be integrated into the development on the subject property.

## Questions Regarding the Number of Housing Units

The proposal includes 700 multifamily units split between Tracts 1 and 2. There are also allowances for approximately 90 Single-Family Residence Attached units in Tract 4, which will replace/eliminate existing multifamily zoning for 180 units (if approved). There are existing zoning rights in the Retail and General Office districts for retirement housing, such as independent living, assisted living, and long-term care. The proposal limits those rights from the whole site to only Tract 3, which is 19.3 acres, including floodplain. The associated concept plan shows 427 units, but this could change.

There has been discussion of undeveloped units in the area. There are plans to construct 30 independent living cottages, 160 independent living units, and 74 beds of assisted living in a continuing care facility at Windhaven Parkway and Willow Bend Drive. Construction plans are under review for this site. Additionally, there is Specific Use Permit for Midrise Residential (five stories or greater) on 8.3 acres at the southwest corner of Parkwood Boulevard and Spring Creek Parkway. The approved plan showed 105 units in a 20-story tower and future 7- and 12-story towers with an unspecified number of units.

Retirement housing is permitted by right in adjacent zoning districts, such as O-1 and CE, so additional units could be developed with future development applications on various adjacent tracts without zoning consideration.

## **End of Updates**

**REMARKS:**

The applicant is requesting to rezone the subject property to Planned Development-Retail/General Office (PD-R/O-2) to allow for residential and commercial uses with modified development standards. The subject property is zoned Planned Development-243-Multifamily Residence-2 (PD-242-MF-2), Planned Development-243-Retail/General Office (PD-243-R/O-2), and Commercial Employment (CE). 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.

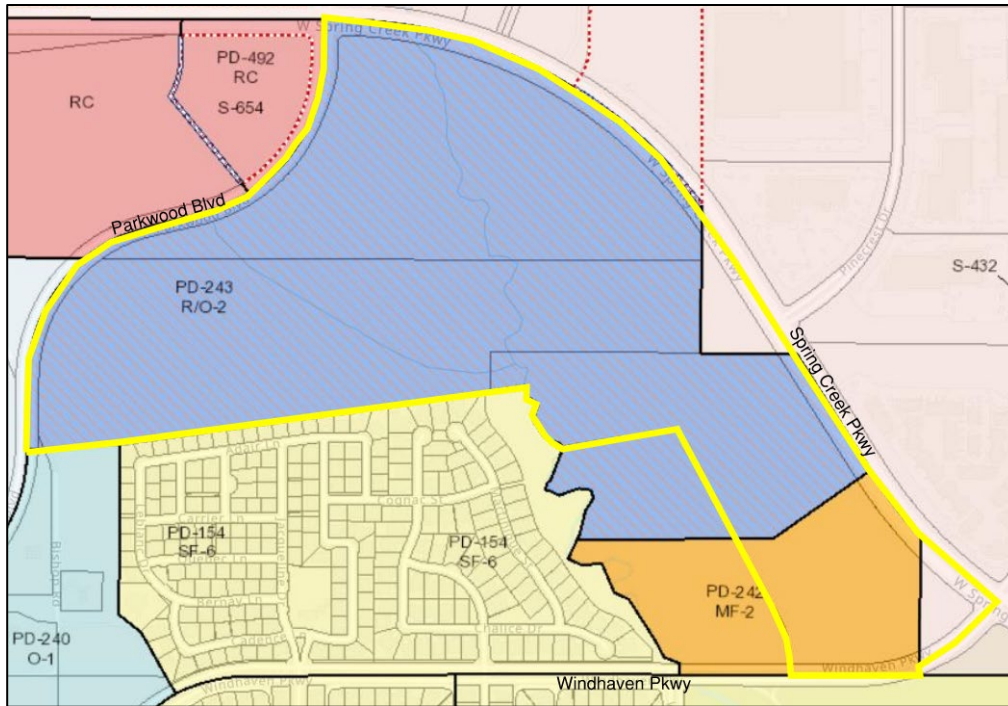
The MF-2 district is intended to accommodate condominiums and apartments at a density of 18 residential units per acre, providing sufficient areas for usable open space and landscaping. The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for 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 a variety of low-, mid-, and high-rise office developments providing for 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 CE district is intended to provide the flexibility for an integrated development that may include retail, office, commercial, light manufacturing, and multifamily residences.

A concept plan, Haggard Farm Addition, accompanies this request as agenda item 1B.

**Background**

The subject property is undeveloped and has been zoned PD-242-MF-2 and PD-243-R/O-2 since 1982. In 2014, the applicant submitted a zoning case to create a mixed-use development, and the applicant withdrew that case.

The existing zoning includes PD-242-MF-2, PD-243-R/O-2, and CE, as can be seen on the following map (property outlined in yellow):



The subject property is one of the largest remaining tracts of undeveloped land in Plano. The zoning on the property, dating to 1982, is unlikely to attract the best office or retail development to the site without modification, as the standards are inconsistent with market trends for a site of this scale in this location. The site could develop with garden-style multifamily residential, retirement housing, and/or a wide variety of nonresidential uses today in accordance with the existing zoning. Currently, the uses and standards are restricted to those allowed in the MF-2, R, O-2, and CE zoning districts, with some exceptions per the planned development standards listed below:

### **PD-242-MF-2**

Restriction:

Maximum Density: 15 dwelling units per acre

The existing development approved (retirement housing) in PD-242-MF-2 covers 10 acres of the approximately 22 acres within the zoning district. This leaves 12 acres of available property for development, with the potential for 180 multifamily units.

### **PD-243-R/O-2**

Restrictions:

1. A total Floor Area Ratio of 0.4:1, with a maximum Floor Area Ratio of 1:1 for any individual lot.
2. A maximum of 1,406,000 square feet may be utilized for retail uses.

The existing development approved (retirement housing) in PD-243-R/O-2 covers eight acres of the approximately 116 net acres (excludes right of way) within the zoning district. This leaves 108 acres of available property for development, with the potential for 1,676,376 square feet of building area.

**CE zoning:** Approximately seven acres (excluding right-of-way)

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

Northwest	Across Parkwood Boulevard, the property is zoned Regional Commercial (RC), Planned Development-492-Regional Commercial (PD-492-RC) with Specific Use Permit No. 654 for Mid-Rise Residential and Regional Employment (RE) and is undeveloped. The property is also within the Dallas North Tollway Overlay District.
Northeast	Across Spring Creek Parkway, the properties are zoned Commercial Employment (CE) with Specific Use Permit No. 336 for Outdoor Commercial Amusement and are partially developed with a data center, medical office, multifamily residences, mini-warehouses, and professional/general administrative office uses.
South	<p>Across Windhaven Parkway, the property is zoned Single-Family Residence-6 (SF-6) and is developed with park land. Abutting the proposed subject property, there are the following:</p> <ul style="list-style-type: none"><li>• undeveloped land with approved plans showing a retirement housing development zoned Planned Development-243-Retail/General Office (PD-243-R-O-2),</li><li>• existing single-family residences zoned Planned Development-154-Single-Family Residence-6 (PD-154-SF-6), and</li><li>• undeveloped property zoned Planned Development-240-Neighborhood Office (PD-240-O-1).</li></ul>

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

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

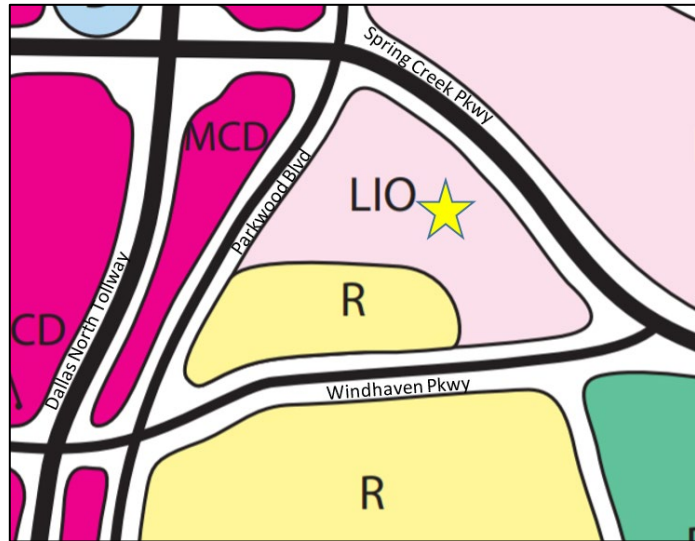
### **Land Use Element**

The Land Use Plan (2011) designates the subject property as **Low Intensity Office (LIO)**.

In the category definitions, “Office” is defined as follows:



*“The office categories include a variety of employment uses, including office towers, medical centers, corporate campuses, and small neighborhood offices. There are three categories of office development designated on the Land Use Plan: High Intensity Office, Medium Intensity Office, and **Low Intensity Office**. High Intensity Office should include offices with FAR’s up to 1:1 and building heights up to 12 stories. Medium Intensity*



*Office areas should include development up to 0.75:1 FAR and eight-story building heights. **Low Intensity Office** development serves local needs and heights are typically less than four stories with FAR’s less than 0.4:1.”*

The **LIO** use category includes low to medium-intensity offices, but it does not include residential uses. The site is limited to 0.5:1 FAR overall, as proposed by development restrictions in the PD on square footage. While the LIO’s recommendation for FAR is typically less than 0.4:1 and four stories in height, this site is requesting allowances for 0.5:1 FAR and heights up to five stories. However, the five-story allowance is limited to hotel use and for a single office building location. Other offices, multifamily, and retail uses are restricted to four stories or less.

The City’s Land Use Element (2012) includes Strategies for Theme III: City in Transition. Two of these strategies are applicable to this request.

**Strategy C.2** Consider the use of creative and alternative suburban land use concepts, including mixed-use development in appropriate infill and redevelopment areas of the city. Review requests to rezone properties for mixed-use development in accordance with the following:

- Finding that the conversion of nonresidential property for residential or another nonresidential use would not adversely impact the planned land use pattern for the surrounding area.
- A plan that provides for the integration of vehicular and pedestrian circulation systems, parking, building location, and architectural design into a cohesive development.

The proposal is consistent with Strategy C.2 in that it provides a creative and alternative suburban land use concept. The concept includes a moderate-density form, supplying significant park and open space, consistent with planned improvements.

**Strategy C.4** Where appropriate, support opportunities and efforts to develop and redevelop properties in ways that are consistent with established policy goals, such as enhancing the local economy, providing jobs to Plano residents, and improving the city's tax base.

The proposed zoning update is consistent with stated policy goals of enhancing the local economy, providing jobs to Plano residents, and improving the city's tax base.

## **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 later in this report. Additionally, the proposal includes amenities and services, such as retail, parks, and trails to support the residential component.

*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 request intends to allow for a mix of commercial and residential uses connected through public streets, open spaces, and pedestrian connections to create a new neighborhood. The applicant is proposing two multifamily developments, one within Tract 1 and one within Tract 2. Additionally, single-family residential development is proposed within Tract 4 at the northwest corner of Spring Creek Parkway and Windhaven Parkway. These developments would be located in proximity to the existing Avignon Windhaven residential development and the future retirement housing development located along Windhaven Parkway. This request is in conformance with this policy.

*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."*

The closest point from the Dallas North Tollway is 1,229 feet to the western perimeter on Parkwood Boulevard. This request is in conformance with this policy.

*Policy 4. No new low-rise multifamily development less than five stories in height should be allowed south of Windhaven Parkway, along the Dallas North Tollway, Communications Parkway and Parkwood Boulevard. However, mid-rise multifamily development (5 to 12 stories) may be considered by specific use permit (SUP) in this corridor.*

This policy does not apply as the site is north of Windhaven Parkway, east of Parkwood Boulevard, and not directly along the Dallas North Tollway. It is noted here to avoid confusion because the proposed development has the same perimeter streets.

*Policy 5. 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 which 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.*

As proposed within the planned development stipulations and shown on the companion concept plan, the applicant proposes two four-story multifamily developments, each including 350 units. Although these developments are part of larger lots with commercial uses, if developed as standalone lots, the proposed densities would equate to approximately 49 units per acre within Tract 1 and 41 units per acre in Tract 2. Although the proposed planned development stipulations do not require a minimum density, the development form as proposed on the concept plan and allowed by the FAR would be consistent with this density policy.

## **Housing Element**

The following objectives are applicable to this request:

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

The proposed development includes Multifamily and Single-Family Detached and/or Detached Residential products. The request allows for a variety of housing options on the subject property.

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

The request includes a maximum of 700 multifamily units. It allows for approximately 90 single-family units to be developed within Tract 4 at the northwest corner of Spring Creek Parkway and Windhaven Parkway.

## Housing Density Policy Statement 3.0

The following are policies within the Housing Density Policy Statement:

*Policy 3. Distribute high-density housing on the periphery of a neighborhood so that no more than 500 units are located with any one complex or group of complexes with a recommended separation of 1,500-foot separation between developments.*

The applicant is proposing 700 units in two 350 unit structures that are separated by the floodplain and proposed open space. If developed as shown on the concept plan, the developments would be approximately 530 feet apart. As proposed, this request is not in conformance with this policy.

*Policy 5. Separate multifamily developments of three or more stories from single-family areas by a Type D thoroughfare (four lanes divided) or greater or other significant physical feature.*

The proposed multifamily will be separated from the single-family to the south by a proposed Type D thoroughfare and greenbelt located within the existing electrical easement. Additionally, the applicant proposes a minimum setback of 350 feet, consistent with the area encompassed by the future street and electrical easement.

## Thoroughfare Plan

Thoroughfare Plan Map (2014) shows a proposed Type D Thoroughfare, a four-lane divided roadway, that transects the site from Spring Creek Parkway to Parkwood Boulevard and will connect to the Dallas North Tollway. This would be an extension of Pinecrest Drive.

The alignment shown on the proposed concept plan conforms to the Thoroughfare Plan Map.

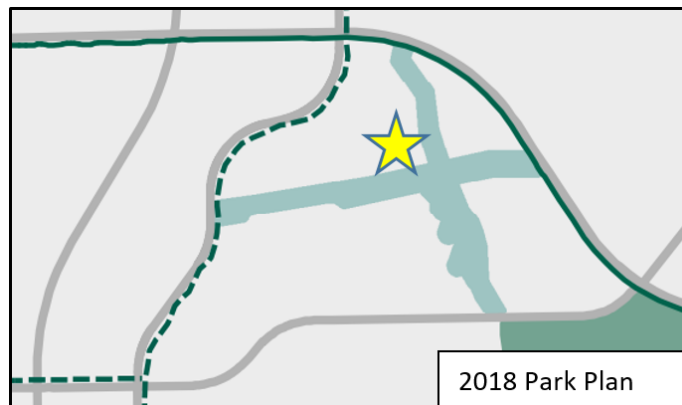


## Park Master Plan (in Comprehensive Plan 2012 & Adopted Individually 2018)

On the Parks Master Plan (2012), several elements are shown as proposed park land. The area that crosses the site from north to south is floodplain (Spring Creek) and is identified as a linear park on the concept plan. The area extends from east to west from Spring Creek Parkway to Sunset Park on the west side of the Dallas North Tollway. This appears to be in the existing powerline easement, and the linear park would conform to the Park Master Plan.



The trail adjacent to Spring Creek Parkway is identified as "Existing Trail Not on Park Land." It appears to extend from the Shady Brook Trail west of the Dallas North Tollway east and southeast to the White Rock Creek Community Park site. A new 10-foot hike and bike trail dedication are shown along Parkwood Boulevard. These improvements and dedications indicate conformance to the Interim Comprehensive Plan and 2018 Parks, Recreation, Trails, & Open Space Master Plan.



## Housing Trends and Strategic Plan Report

This [report](#) 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 and PH 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 improving the water and/or sanitary sewer system to increase the system capacity if required.

**Traffic Impact Analysis (TIA)** - The applicant submitted a TIA, which the Engineering Department has reviewed.

The following table shows the difference in the number of trips the property generates based on existing and proposed development potentials. The following table shows the estimated traffic generation during a single hour during weekday peak hour (7:00-9:00 a.m. and 4:00-6:00 p.m.) of these two development scenarios:

	<b>Building Area or Unit Total</b>	<b>AM</b>	<b>PM</b>
<b>Existing Potential Development*</b>			
	10,000 SF of Office in CE zoning	16	15
	1,067,000 SF Office in PD-243-R/O-2 zoning	1,654	1,560
	10,000 SF Restaurant w/ drive-through	635	524
	15,000 SF Service Retail	118	138
	427 Retirement Housing Units in PD-243-R/O-2 zoning	77	149
	180 Multifamily Units in PD-242-MF-2 zoning	63	79
<b>Existing Potential Total</b>		<b>2,563</b>	<b>2,465</b>
<b>Proposed Development**</b>			
	749,500 SF of Office in Tracts 1, 2, and 3	1,162	1,117
	31,600 SF of Restaurant in Tracts 1 and 2	173	280

	98 Hotel Rooms in Tract 1	51	60
	700 Multifamily Units in Tracts 1 and 2	245	308
	427 Retirement Housing Units in Tract 3	77	149
	90 Townhome Units in Tract 4	40	47
<b>Proposed Development Total</b>		1,748	1,961

\*The existing numbers were calculated based upon Concept Plan 2020-011 and utilizing the existing 0.4:1 FAR on the remainder of PD-243-R/O-2 subtracting floodplain, right-of-way, and easements consistent with the applicant's proposed concept plan.

\*\*The proposed numbers are based upon the applicant's proposed concept plan.

From the table above, the proposed development would generate significantly fewer trips than potential development.

**School Capacity** - Staff has received an email from Plano Independent School District 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.

**Access to and Availability of Amenities & Services** - The subject property includes a minimum of 24.7 acres of future park land as shown on the Park Master Plan. This request is also within Park Fee Service Area 12.

The subject property is located within the Christopher A. Parr Library service area and service to future residents would be possible with the current library resources.

## **ISSUES:**

### Purpose of Request and Mix of Uses

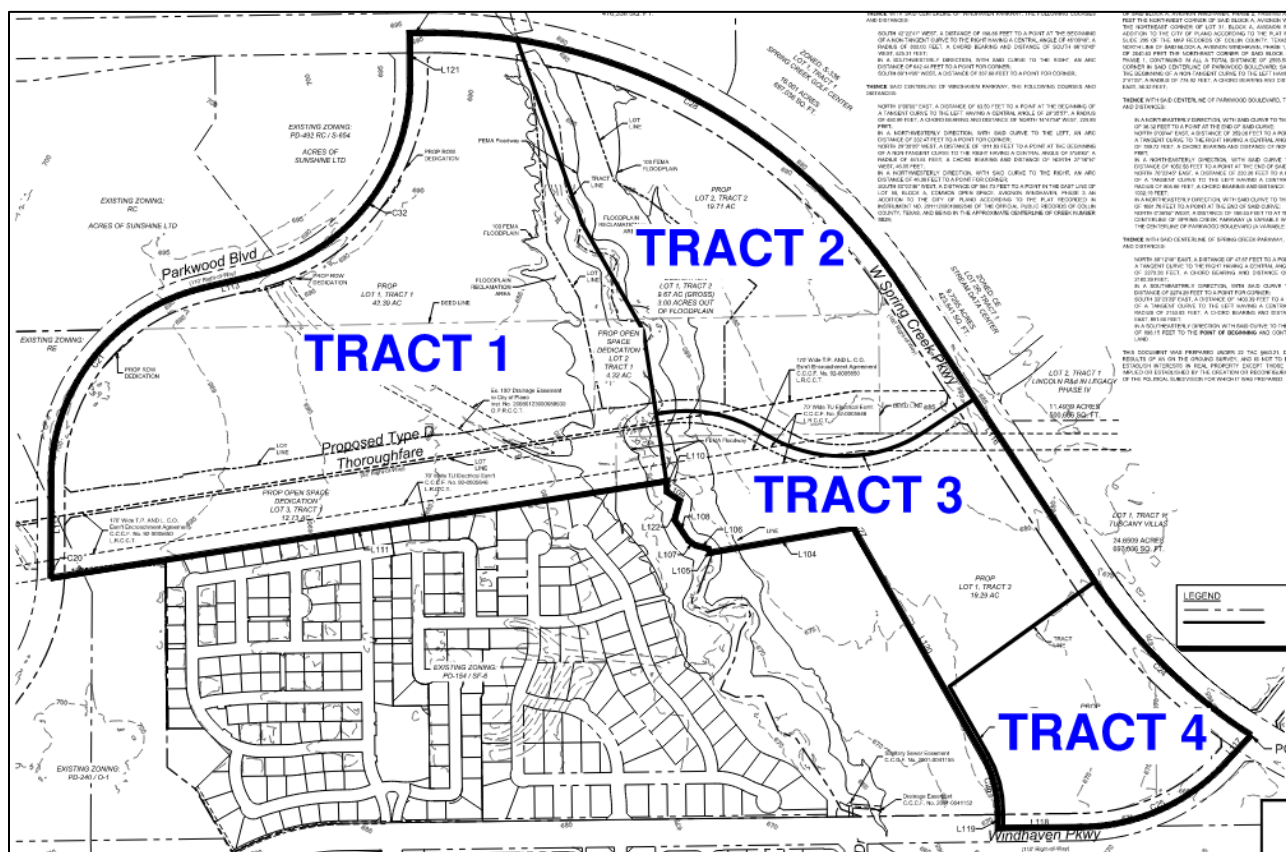
The primary focus of the development request centers on the applicant's vision of creating a farm-to-table-focused retail and entertainment center honoring the site's agricultural heritage. To this end, the zoning introduces a concept of village retail and commits to 10,000 square feet of this small-scale retail in the initial phase, along with 100,000 square



feet of commercial uses. The agricultural-based retail concept is sustained by two primary elements: the public parkland adjacent that provides a context for the development and a residential component that sustains activity on the site. The unique retail amenity is designed to attract additional commercial development, such as office buildings and a hotel to the site.

## Development Tracts

The applicant is proposing four development tracts as delineated on the zoning exhibit shown below:



- Tract 1 is located at the southeast corner of Spring Creek Parkway and Parkwood Boulevard and includes a mix of commercial, multifamily residential, and public park uses.
- Tract 2 is located at the northwest corner of Spring Creek Parkway and the future Type D thoroughfare and includes a mix of commercial, multifamily residential, and public park uses.
- Tract 3 is located at the southwest corner of Spring Creek Parkway and the future Type D thoroughfare and allows for commercial uses, public park, and retirement housing.



- Tract 4 is located at the northwest corner of Spring Creek Parkway and Windhaven Parkway and includes single-family residential uses only.

The development standards of the subject property are proposed to utilize the Retail (R) or General Office (O-2) zoning district standards with certain exceptions, as discussed in the next sections.

### Residential Uses

Within Tract 4, the applicant is requesting Single-Family Residences Attached and/or Detached developed at SF-A or PH standards. This tract is 13.0 acres and is of sufficient size to establish a neighborhood of approximately 90 single-family residences.

The applicant is proposing a maximum of 700 multifamily residential units within two 350 unit developments in Tracts 1 and 2. The multifamily uses will be developed at the area yard and bulk standards allowed in the O-2 zoning district with the following exceptions:

- Height – Maximum of four stories; 55 feet
- Setback from Avignon Subdivision – Minimum of 350 feet. This setback applies to buildings and parking garages and ensures that these developments will have a significant setback from the existing single-family residences. Within this setback, the concept plan shows the proposed Type D thoroughfare and existing electrical easement.
- Parking – Minimum of 80% of parking must be within a garage. A specific parking calculation is proposed, which is consistent with existing multifamily developments within the city.

### Nonresidential Uses

This request allows for uses in the R and O-2 districts with the following additions:

1. Winery – Allowed in Tracts 1 and 2
2. Village Retail – Allowed in Tracts 1 and 2. This development is a unique concept of 1-2 story buildings organized around pedestrian-friendly areas anchored by restaurant uses, including retail, assembly hall, and related uses.

These uses are intended to create activity within Tracts 1 and 2, which will provide restaurant, retail, and commercial uses to serve residents and patrons.

In addition to the uses prohibited since the September 20, 2021, meeting, the applicant is prohibiting the following uses in all tracts:

- Vehicle Repair (Minor/Fueling Station)
- Cemetery/Mausoleum

- Car Wash
- Compact Construction & Transportation Equipment Sales & Service
- Funeral Parlor Mortuary
- Mini-Warehouse/Public Storage

These uses are not aligned with the proposed mix of uses as contemplated by the applicant and are, therefore, requested to be prohibited.

### Height

The existing and proposed O-2 zoning district has a generous height allowance, with no stated maximum height, but is practically restricted by parking needs and certain setback requirements. The applicant is proposing some flexibility and allowances for building heights and some restrictions to allow for multistory buildings and associated parking garages throughout the properties, as shown on the proposed concept plan.

With this request, the applicant is proposing the following height restrictions:

1. Office: Four-story, 60 feet, except that one building located at the northeast corner of Parkwood Boulevard and the Future Type D Thoroughfare may be five stories, 70 feet
2. Multifamily: Four-story, 55 feet
3. Retail/Restaurant: Two-story, 35 feet
4. Parking Garages: shall not exceed the height of such adjacent and abutting buildings, or 45 feet, whichever is less

The development will also be exempt from the requirements of the Zoning Ordinance that specify taller buildings must be set back from adjacent property lines.

### Floor Area Ratio and Lot Coverage

The majority of the subject property is zoned PD-243-R/O-2, which includes the following restriction:

A total Floor Area Ratio of 0.4:1, with a maximum Floor Area Ratio of 1:1 for any individual lot.

Considering the current development approvals, a FAR of 0.33:1 (which equals a limit of 1,676,376 square feet) remains in the existing PD zoning due to development near 1:1

FAR within the PD. This does not consider property in the portions zoned CE or PD-242-MF-2, which include additional development potential.

The applicant is proposing to expand the allowances for floor area ratios to a minimum of 0.5:1 for all properties except for the following:

- 1:1 for lots fronting on Type D Thoroughfares;
- 1.35:1 for lots fronting on Type D Thoroughfares and adjacent to the linear park along the creek or the three-acre park located in Tract 2; and
- 1:1 for property in Tract 3 that is more than 500 feet north of Windhaven Parkway and more than 300 feet west of Spring Creek Parkway.

These allowances are intended to reflect the development densities contemplated in the companion concept plan. In order to further ensure the overall density of development remains aligned with the concept plan, the minimum 0.5:1 FAR contemplated above, and to aid in the administration of the district, the developer is further proposing to introduce a cap on square footage allowed within each tract as stated below:

Tract 1: 1,190,000 square feet

Tract 2: 520,000 square feet

Tract 3: 500,000 square feet

Total: 2,210,000 square feet

These caps result in an overall FAR of 0.5:1 for the properties in Tracts 1, 2, and 3. Single-family development, such as in Tract 4, is not regulated by FAR. The concept plan shows an FAR of 0.4:1, so the maximum amount of deviation from what is shown on the concept plan is an additional 0.1:1 (25%). This addition is intended to provide assurances for the community that the overall density will remain in line with what was presented at the time of zoning.

### Phasing

The applicant proposes two phases, with modifications noted in the abovementioned changes since the September 20, 2021, meeting. Phase 1 is required to be completed prior to a certificate of occupancy for no more than 350 multifamily units in Tract 1 and will require:

1. A certificate of occupancy for a minimum of 100,000 square feet of nonresidential uses, including 10,000 square feet of Village Retail. Retirement housing will not be considered a nonresidential use; and
2. Completion of the trail along the full extent of the creek in Tract 2 connected to the development in Tract 1 via a pedestrian bridge.

Phase 2 requires the following before approval of a certificate of occupancy for the second phase of multifamily, also no more than 350 units located in Tract 2:

1. A certificate of occupancy for a minimum of a cumulative 300,000 square feet of nonresidential uses. This includes the 100,000 square feet required within Phase 1 and also will not include retirement housing to count towards the square footage requirement.
2. The completion of all open spaces located in Tract 1 and Tract 2.

As proposed, the applicant is committing to a significant amount of nonresidential development combined with open space amenities to be provided within each phase.

### Open Space

The following standards are proposed:

1. A minimum three-acre park outside of the floodplain in Tract 2;
2. A minimum nine-acre park along the boundary between Tracts 1 and 2, which may be located in the floodplain;
3. A 12-foot trail located along the creek extending from the northern border of Tract 2 to the southern border of Tract 3; and
4. A minimum 12.7-acre park located in the power line easement, which will include a 12-foot pedestrian trail.

These open space requirements are consistent with the park land dedications and amenities required within the Park Master Plan. Additionally, the applicant will provide trails through the development and is requiring a bridge to connect through the floodplain in Tracts 1 and 2 to create pedestrian connections.

### Parking Garages

In addition to the changes mentioned above since the September 20, 2021 meeting, the applicant is including requirements to ensure that garages are integrated with the buildings they serve, have headlights screened from surrounding properties or streets, and construct external elevators and stairwells so that they will be open for public view. These standards are intended to create requirements for parking garages to create a more desirable aesthetic, improve safety, and be designed in a way that respects the view from adjacent properties and streets.

### **SUMMARY:**

The applicant is requesting a new Planned Development district to implement a development concept that would align the zoning on the site more closely with the current market for both commercial and residential uses. Within the interim Comprehensive Plan, there is not full alignment with the 2011 Future Land Use map or Housing Density Policy Statements, but there is support from the Land Use policy, Housing Element, Thoroughfare Plan and Parks Plan. There is also alignment with findings of the Housing Trends and Strategic Plan Report. While there is a requested increase in development density, the required phasing, open space, and other limitations result in improved development standards compared to the current zoning. Staff recommends approval.

## **RECOMMENDATION:**

Recommended for approval as follows:

The permitted uses and standards shall be in accordance with the R, Retail and O-2, General Office zoning districts unless otherwise specified herein. Tract references refer to the Zoning Exhibit:

1. Uses:

a. Permitted Uses:

- i. Tracts 1 and 2 must be developed with uses allowed in the R or O-2 zoning districts with the following additions:

1. Multifamily Residence

~~2. Food truck park uses are allowed and must be set back a minimum of 150 feet from residential and retirement housing uses.~~

2. Winery

3. Village Retail: This development form will consist of 1- to 2-story building(s) organized around pedestrian-friendly hardscape and green space and which will be anchored by at least one restaurant and include retail, assembly hall, and/or related uses.

- ii. Tract 3 must be developed with uses allowed in the R or O-2 zoning districts.

- iii. Tract 4 must be developed with Single-Family Residence Attached and/or Single-Family Residence Detached uses in accordance with the Single-Family Residence Attached (SF-A) and/or Patio Home (PH) zoning district standards.

b. Additional Prohibited Uses:

- i. Vehicle Repair (Minor/Fueling Station)

- ii. Cemetery/Mausoleum
- iii. Car Wash
- iv. Compact Construction & Transportation Equipment Sales & Service
- v. Funeral Parlor Mortuary
- vi. Mini-Warehouse/Public Storage
- vii. Boarding/Rooming House
- viii. Data Center
- ix. Vehicle Parts Sales
- x. Assisted Living Facility in Tracts 1 and 2
- xi. Continuing Care Facility in Tracts 1 and 2
- xii. Independent Living Facility in Tracts 1 and 2
- xiii. Long-Term Care Facility in Tracts 1 and 2

2. Nonresidential, multifamily, and retirement housing development must be in accordance with the O-2 area, yard, and bulk requirements with the following exceptions:

Description	Requirement
Maximum Height	<p>Office: Four-story, 60 feet; except that one building located at the northeast corner of Parkwood Boulevard and the Future Type D Thoroughfare may be five stories, 70 feet</p> <p>Multifamily: Four-story, 55 feet</p> <p>Retail/Restaurant: Two-story, 35 feet</p> <p><del>Hotel</del> All Other Uses: Five-story, 70 feet</p> <p>Development is exempt from Sections 13.500.2.I</p> <p>Development in Tract 3 is exempt from setbacks in Section 13.500.2.N of the Zoning Ordinance related to residential development in Tract 4.</p>
	0.5:1 except as otherwise provided herein:

Maximum Floor Area Ratio	<ul style="list-style-type: none"> <li>• 1:1 for lots fronting on Type D Thoroughfares in Tracts 1 and 2</li> <li>• 1.35:1 for lots fronting on Type D Thoroughfares and adjacent to the linear park along the creek or the three-acre park located in Tract 2.</li> <li>• 1:1 for property in Tract 3 that is more than 500 feet north of Windhaven Parkway and more than 300 feet west of Spring Creek Parkway ROW</li> </ul>
Maximum Square Footage per Tract	<p>Tract 1: 1,190,000 square feet</p> <p>Tract 2: 520,000 square feet</p> <p>Tract 3: 500,000 square feet</p>

- a. Maximum Total Number of Multifamily Units: 700; A maximum of 350 units may be located in Tract 1, and a maximum of 350 units may be located in Tract 2 and must be constructed per the phasing requirements below.
- b. Additional Multifamily Standards:
  - i. The minimum setback from Planned Development-154-Single-Family Residence-6 (PD-154-SF-6) for any multifamily building or associated parking garage must be 350 feet.
  - ii. A minimum of 80% of required parking must be located within a parking structure.
  - iii. Required parking:
    - a. Efficiency or one-bedroom units: one parking space per unit
    - b. Two-bedroom units: two parking spaces per unit
    - c. Three-bedroom and larger units: three parking spaces per unit
3. Retirement Housing Standards: Retirement housing is exempt from the setback provisions of section 15.1300.3 of the Zoning Ordinance.
4. Phasing:
  - a. Phase 1: A certificate of occupancy will not be issued for the first phase of multifamily, not to exceed 350 units and located in Tract 1, until the following are completed:

- i. A certificate of occupancy has been issued for a minimum of 100,000 square feet of nonresidential use(s) in Tract 1, including 10,000 square feet of Village Retail; for the purposes of this standard, retirement housing will not be considered a nonresidential use; and
  - ii. The trail along the full extent of the creek in Tract 2 is connected to development in Tract 1 via a pedestrian bridge within the creek.
- b. Phase 2: A certificate of occupancy will not be issued for the second phase of multifamily, not to exceed 350 units and located in Tract 2, until the following are completed:
  - i. A certificate of occupancy has been issued for a minimum of a cumulative 300,000 square feet of nonresidential uses in Tract 1 and Tract 2, which includes the 100,000 square feet required within Phase 1 for the purposes of this standard, retirement housing will not be considered a nonresidential use; and
  - ii. The completion of all open spaces located in Tract 1 and Tract 2.

## 5. Parking Garages:

- a. Parking garage facades visible from public streets or other properties must have architecturally integrated facades compatible with the buildings they serve. The design of the structure must reflect the massing, fenestration, and detailing of adjacent and abutting buildings and shall not exceed **either** the height of such adjacent and abutting buildings **or 45 feet, whichever is less**.
- b. Garages must be screened so that no headlights from within the structure are visible from surrounding properties or streets. All parking garage lighting must be designed and operated so as not to reflect or shine on adjacent properties.
- c. Garage facades facing the proposed Type D Thoroughfare shall limit openings on upper levels to less than 50% of the face of façade and shall be designed in a manner to screen vehicles substantially. Any opening shall be no larger than the dimension of a typical window along the façade of the building it serves.**
- d. External elevator towers and stairwells must be open to public view or enclosed with transparent glazing.
- e. Garage screening is required to be installed along the proposed Type D Thoroughfare as shown on the Zoning Exhibit in locations between right-of-way and parking structures or stalls as designed to comply with Section 4.c.iv, and shall consist of the following:
  - i. A fifty-foot landscape buffer with a sodded berm not less than thirty feet wide and four feet in height with a maximum slope of three to one shall be



constructed in a “teardrop” layout to allow surface drainage. The design shall accommodate a trail or sidewalk meeting city requirements; and

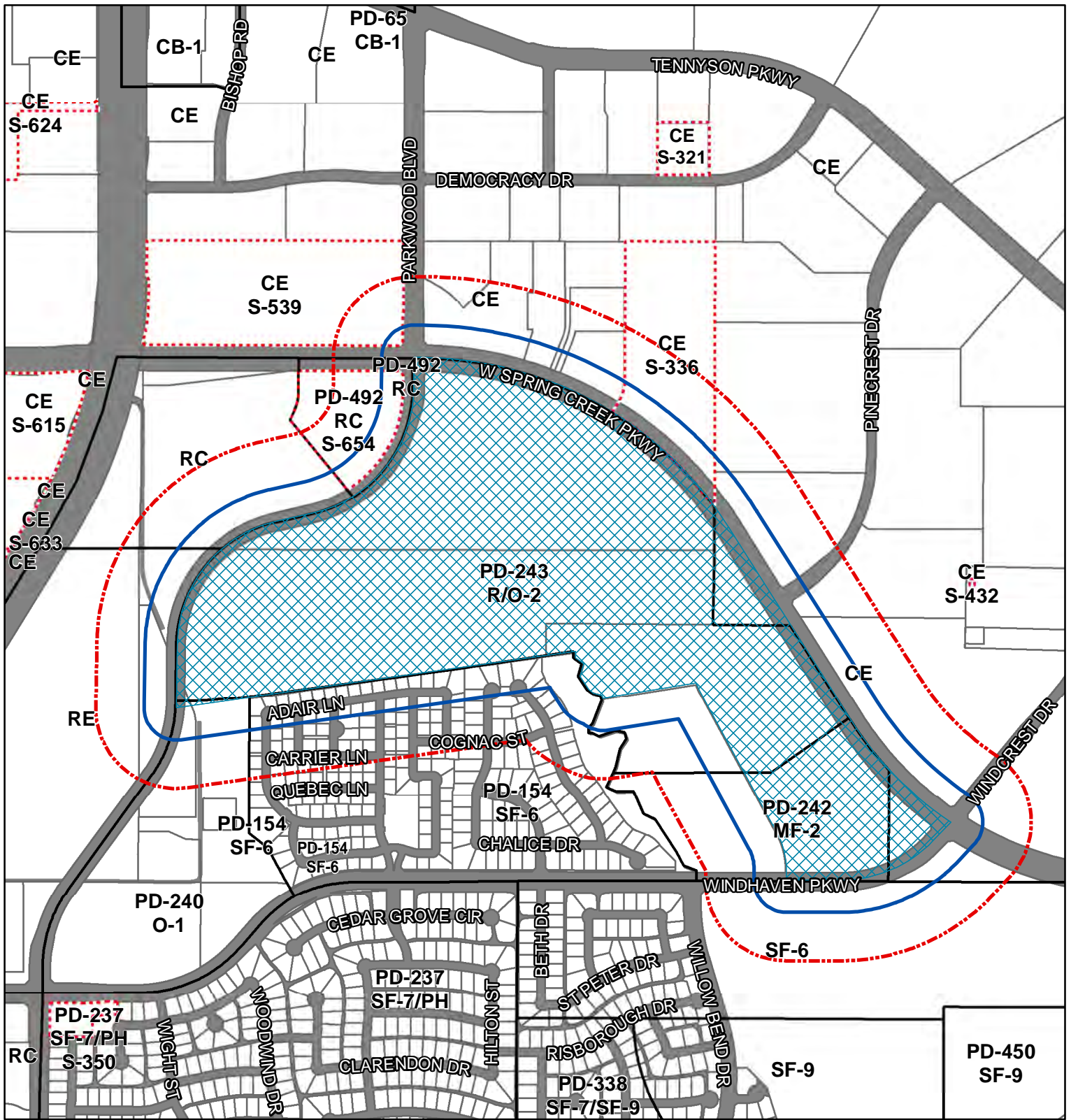
- ii. For every thirty-five linear feet of landscape buffer: One shade tree with a trunk diameter at the time of planting of not less than five caliper inches measured at twelve inches above the ground must be planted within the berm in a naturalized and random planting scheme; and
- iii. The distance between shade trees in the landscape buffer shall not exceed thirty-five feet; and
- iv. One ornamental tree with a minimum size of eight to ten feet height must be planted for each shade tree with a minimum distance of not less than twelve feet; and
- v. The distance between ornamental trees in the landscape buffer shall not exceed thirty-five feet; and
- vi. A living screen shall be planted on the front slope near the top of the berm, consisting of staggered evergreen shrubs and aforementioned trees placed so as to create at least a 6-foot tall solid screen at the time of their installation; and
- vii. All landscaping must be irrigated with an automatic sprinkler system and maintained in a healthy and growing condition; and
- viii. The landscape design along the proposed Type D Thoroughfare shall include transitions to ensure the landscape buffer for these garages fits within the overall landscape design of the area, as determined on the approved landscape plan.

6. Open space will consist of the following:

- a. A minimum three-acre park located outside of the floodplain in Tract 2;
- b. A minimum nine-acre linear park must be located between Tracts 1 and 2, and may be located in the floodplain;
- c. A 12-foot pedestrian trail located along the creek extending from the northern border of Tract 2 to the southern border of Tract 3; and
- d. A minimum 12.7-acre linear park, with a minimum width of 240 feet, which will include a 12-foot pedestrian trail located in the power line easement along the future Type D thoroughfare in Tract 1.

7. An enhanced crosswalk must be provided across the proposed Type D Thoroughfare near the southern end of the proposed three-acre park in Tract 2 in accordance with the following standards or alternate standards approved by the City Engineer:
  - a. A “Z-Crossing” that provides a refuge area in the median;
  - b. Differentiated paving material consisting of pavers or stamped concrete;
  - c. Standard MUTCD Traffic Signage and Striping; and
  - d. A Rectangular Rapid-Flashing Beacon at each end of the crossing.
8. Trees and associated irrigation to meet City of Plano standards and inspections must be installed within the median of the future Type D thoroughfare, except where prohibited by easements.

**Due to the large number, responses for this zoning case are posted under separate cover on the [Planning & Zoning Commission's Agenda Website](#).**

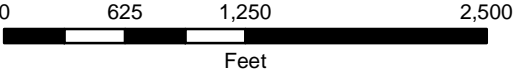
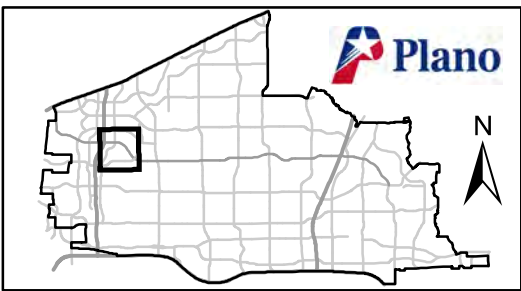


**Zoning Case:** 2020-032

**Existing Zoning:** Planned Development-242-Multifamily Residence-2, Planned Development-243-Retail/General office, and Commercial Employment

**Proposed Zoning:** Planned Development-Retail/General Office

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







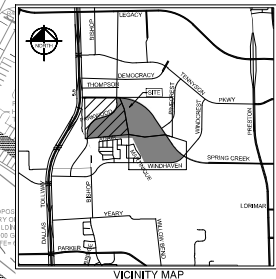
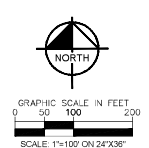
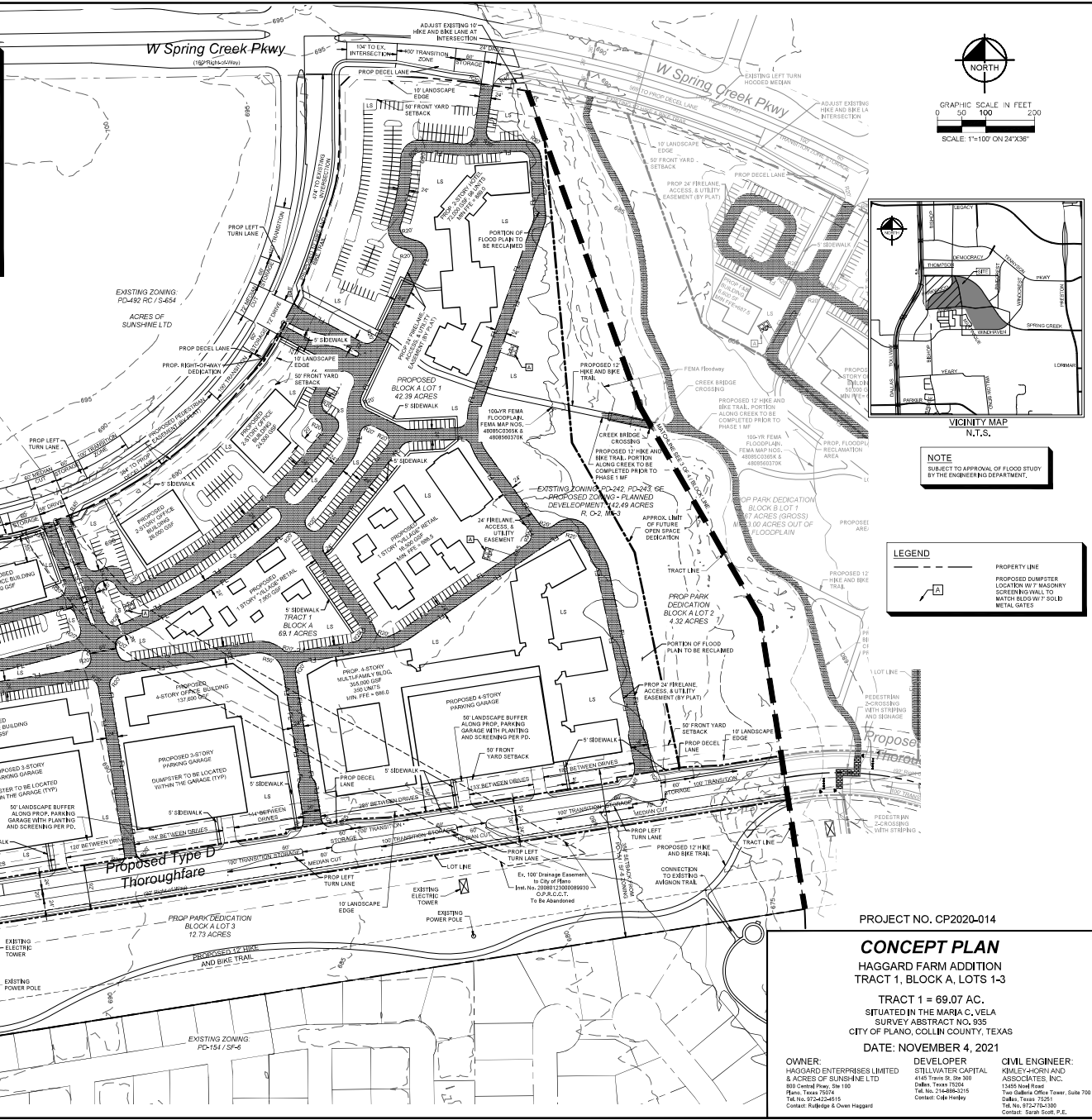




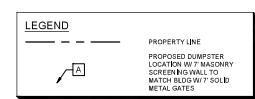
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Table with 2 main sections: SITE DATA SUMMARY TABLE and TRACT 1 BLOCK A. The first section lists various site metrics like total lot area, building footprint area, and parking spaces. The second section provides detailed data for Tract 1, Block A, including lot numbers, area, and building specifications.



NOTE  
SUBJECT TO APPROVAL OF FLOOD STUDY  
BY THE ENGINEERING DEPARTMENT.



PROJECT NO. CP2020-014  
**CONCEPT PLAN**  
HAGGARD FARM ADDITION  
TRACT 1, BLOCK A, LOTS 1-3  
TRACT 1 = 69.07 AC.  
SITUATED IN THE MARIA C. VELA  
SURVEY ABSTRACT NO. 535  
CITY OF PLANO, COLLIN COUNTY, TEXAS  
DATE: NOVEMBER 4, 2021

OWNER:  
HAGGARD ENTERPRISES LIMITED  
& ACRES OF SUNSHINE LTD  
800 Central Plaza, Ste. 100  
Plano, Texas 75074  
Tel. No. 972-424-2455  
Contact: Rudolph & Owen Haggard

DEVELOPER:  
STILLWATER CAPITAL  
4140 Travis St., Ste. 300  
Dallas, Texas 75226  
Tel. No. 214-686-2115  
Contact: Cde Henley

CIVIL ENGINEER:  
KIMLEY-HORN AND  
ASSOCIATES, INC.  
13401 North Branch  
The Galleria Office Tower, Suite 700  
Dallas, Texas 75258  
Tel. No. 972-775-1300  
Contact: Stan Smith, P.E.

PROJECT NO. CP2020-014

DATE: NOV. 2021

SCALE: AS SHOWN

DESIGNED BY: SEE

DRAWN BY: MZ

CHECKED BY: SEE

**Kimley»Horn**

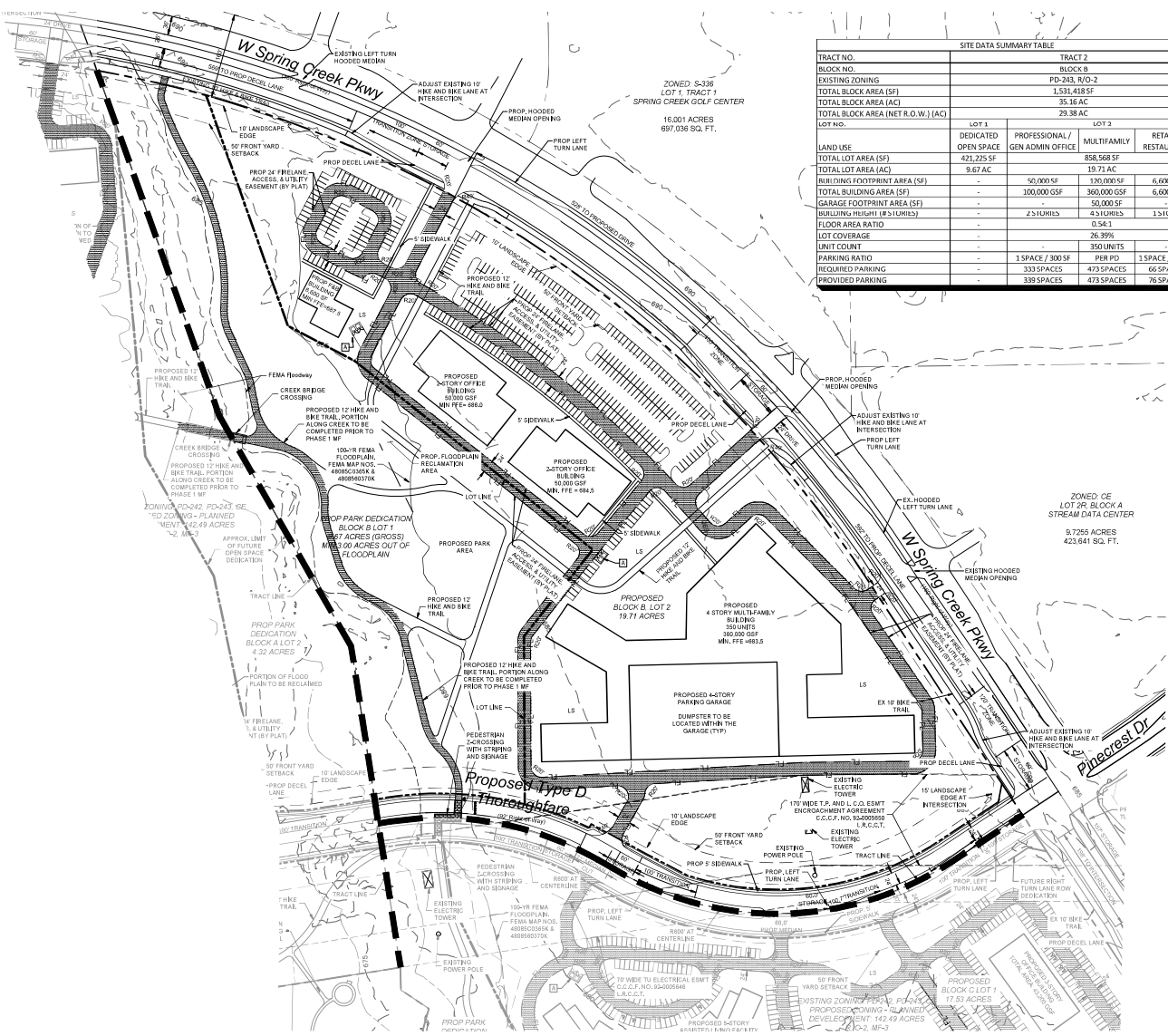
13401 North Branch  
The Galleria Office Tower, Suite 700  
Dallas, Texas 75258  
PHONE: 972-775-1300 FAX: 972-728-3833  
TEXAS REGISTERED ENGINEERING FIRM #208

**HAGGARD FARM ADDITION  
TRACTS 1-4 BLOCKS A-D  
PLANO, TX**

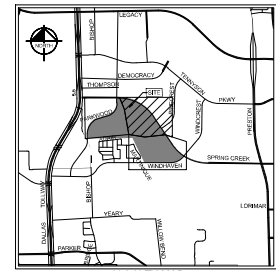
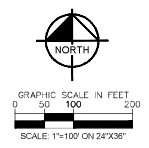
**CONCEPT PLAN**

SHEET NUMBER  
**2 OF 4**

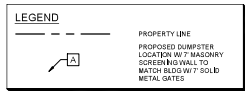
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SITE DATA SUMMARY TABLE			
TRACT NO.	TRACT 2		
BLOCK NO.	BLOCK B		
EXISTING ZONING	PD-243, R/O-2		
TOTAL BLOCK AREA (SF)	1,531,418 SF		
TOTAL BLOCK AREA (AC)	35.16 AC		
TOTAL BLOCK AREA (NET R.O.W.) (AC)	29.38 AC		
LOT NO.	LOT 1	LOT 2	LOT 3
LAND USE	PROFESSIONAL / GEN ADMIN OFFICE	MULTIFAMILY	RETAIL / RESTAURANT
TOTAL LOT AREA (SF)	421,225 SF	858,568 SF	19,714 SF
TOTAL LOT AREA (AC)	9.67 AC	19.71 AC	0.45 AC
BUILDING FOOTPRINT AREA (SF)	-	50,000 SF	120,000 SF
TOTAL BUILDING AREA (SF)	-	100,000 GSF	360,000 GSF
GARAGE FOOTPRINT AREA (SF)	-	50,000 SF	6,000 SF
BUILDING HEIGHT (STORIES)	-	4-5 STORIES	1-2 STORIES
FLOOR AREA RATIO	-	0.54:1	0.54:1
LOT COVERAGE	-	26.39%	26.39%
UNIT COUNT	-	350 UNITS	350 UNITS
PARKING RATIO	-	1 SPACE / 300 SF	1 SPACE / 300 SF
REQUIRED PARKING	-	333 SPACES	473 SPACES
PROVIDED PARKING	-	339 SPACES	473 SPACES



NOTE  
SUBJECT TO APPROVAL OF FLOOD STUDY  
BY THE ENGINEERING DEPARTMENT.



PROJECT NO. CP2020-014  
**CONCEPT PLAN**  
HAGGARD FARM ADDITION  
TRACT 2, BLOCK B, LOTS 1-2

SITUATED IN THE MARIA C. VELA  
SURVEY ABSTRACT NO. 535  
CITY OF PLANO, COLLIN COUNTY, TEXAS

DATE: NOVEMBER 4, 2021

OWNER: HAGGARD ENTERPRISES LIMITED & ACRES OF SUNSHINE LTD 800 Central Plaza, Ste 100 Plano, Texas 75074 Tel. No. 972-424-4455 Contact: Rudolph & Owen Haggard	DEVELOPER: STILLWATER CAPITAL 410 Travis St, Ste 300 Dallas, Texas 75202 Tel. No. 214-886-2115 Contact: Cole Henley	CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 13405 Hill Road The Galleria Office Tower, Suite 700 Dallas, Texas 75245 Tel. No. 972-775-1300 Contact: Brian Scott, P.E.
--	--	--

PROJECT NO. CP2020-014

DATE: NOV. 2021

SCALE: AS SHOWN

DESIGNED BY: SEB

DRAWN BY: WAZ

CHECKED BY: SEB

**HAGGARD FARM ADDITION**

**TRACTS 1-4 BLOCKS A-D**

PLANO, TX

**CONCEPT PLAN**

SHEET NUMBER

**3 OF 4**

**Kimley»Horn**

13405 HILL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700  
DALLAS, TEXAS 75245  
PHONE: 972-775-1300 FAX: 972-775-2823  
TELETYPE: 972-775-1300  
WWW.KIMLEY-HORN.COM

PHILIP R. HORN, P.E.  
KIMLEY-HORN AND ASSOCIATES, INC.  
13405 HILL ROAD, SUITE 700  
DALLAS, TEXAS 75245  
PHONE: 972-775-1300 FAX: 972-775-2823  
TELETYPE: 972-775-1300  
WWW.KIMLEY-HORN.COM

DATE

REVISIONS

NO.

BY

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

August 30, 2021

Craig Fisher, AICP  
Senior Planner  
1520 K Avenue, 2nd Floor  
Suite 250, Plano, Texas 75074

RE: Zoning Case #ZC2020-032 Property along the south side of Spring Creek Parkway between Parkwood Boulevard and Windhaven Parkway, Plano.

Dear Craig,

You have inquired as to the capacities and enrollment projections for the schools impacted by a potential development property along the south side of Spring Creek Parkway between Parkwood Boulevard and Windhaven Parkway, 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
Brinker ES	508	537	533	538	548	768	653
Renner MS	1,187	1,158	1,184	1,191	1,188	1,367	1,162
Shepton HS	1,350	1,387	1,393	1,358	1,318	2,077	1,765
Plano West Senior HS	2,720	2,650	2,540	2,488	2,560	3,097	2,632

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