


DATE: December 7, 2021

TO: Honorable Mayor & Council Members

FROM: David Downs, Chair, Planning & Zoning Commission 

SUBJECT: Results of Planning & Zoning Commission Meeting of December 6, 2021

**AGENDA ITEM NO (2A) - ZONING CASE 2021-015
(SUBMITTED UNDER THE INTERIM COMPREHENSIVE PLAN)
APPLICANT: TWCP WESTHEIMER WILCREST, LTD.**

Request to rezone 2.9 acres located at the northeast corner of 15th Street and M Avenue **from** Urban Residential **to** Planned Development-Urban Residential. Zoned Urban Residential. Project: #ZC2021-015. Tabled August 2, 2021; September 7, 2021; October 4, 2021; and November 1, 2021.

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

Speaker Card(s) Received	Support:	<u>2</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Letters Received Within 200' Notice Area:	Support:	<u>0</u>	Oppose:	<u>2</u>	Neutral:	<u>0</u>
Petition Signatures Received:	Support:	<u>0</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Other Responses:	Support:	<u>2</u>	Oppose:	<u>4</u>	Neutral:	<u>0</u>

RESULTS:

The Commission recommended approval with the following stipulations:

1. Recommended that the City Council find that the establishment of the district is required to implement one or more of the following:
 - a. Comprehensive Plan,
 - b. Downtown Vision and Strategy Update, and/or
 - c. Housing Trends and Strategic Plan Report.
2. If such a finding is made, the following standards are also recommended:

The permitted uses and standards will be in conformance with the Urban Residential (UR) zoning district unless otherwise specified herein:

1. All lots must have garages and driveways that access a mews street, except for lots fronting on M Avenue with no access to a mews street. For these lots, garages will be located to the rear of the lot and not directly facing M Avenue.
2. Mews Street Development Standards: Right-of-way of 28 feet in width containing two 11-foot travel lanes with three feet on each side to accommodate utilities and services. All mews streets must be platted as public streets.
3. Minimum Lot Area: 3,000 square feet
4. Minimum Lot Width: All lots fronting on 15th Street must have a minimum lot width of 35 feet. For other lots, the minimum width must be:
 - a. Interior Lots – 30 feet
 - b. Corner Lots – 35 feet
5. Minimum Lot Depth – 70 feet; 48 feet for lots adjacent to the east side of the existing lots that face 15th Place.
6. Setbacks:
 - a. From Mews Streets – 3 feet, except garages must be set back a minimum of 20 feet in accordance with the BG district standards in Section 10.800.5.h.x of the Zoning Ordinance.
 - b. From Existing Adjacent Residential Lots – 10 feet, except detached garages must have a minimum setback of five feet.
 - c. Front Yard Setbacks from Other Streets – 10 feet
 - d. Side Yard Setbacks: Interior Lots – 3 feet; Corner Lots – 5 feet
7. Setbacks are not subject to the provisions of Sections 13.500.2.I, 13.500.2.O, 13.500.3.A, 13.500.3.I, 13.500.3.K, 13.500.4.A and 13.500.4.D.
8. Canopies, balconies, stoops, porches, bay windows, awnings, and other building projections may extend a maximum of 5 feet into the front yard setbacks.
9. Maximum Height:
 - a. Dwelling Units Not Fronting N Avenue or 15th Street: two stories, 35 feet.

- b. Dwelling Units Fronting N Avenue or 15th Street: three stories, 38 feet which includes roof decks, outdoor living areas, patios, and related service areas above the second story. Third-story conditioned space must not exceed the second floor square footage.
 - c. Detached Garages: one story, 20 feet
- 10. Roof decks are allowed but may not be placed on the rear or side of units adjacent to existing residential lots in the block.
- 11. Front yards may be fenced in accordance with UR standards. Fences will not be installed in the side yard on the property line where units are only six feet apart. Rear yards may be fenced on property lines where there is more than six feet between the units.

EH/kob

cc: Frank Liu, TWCP Westheimer Wilcrest, Ltd.
Andrea Metz, Lovett Commercial
Jeanna Scott, Building Inspections Manager

<https://goo.gl/maps/X1oNAG67eHyXdLug6>

CITY OF PLANO
PLANNING & ZONING COMMISSION

December 6, 2021

Agenda Item No. 2A

Public Hearing: Zoning Case 2021-015

Applicant: TWCP Westheimer Wilcrest, Ltd.

(Submitted under the Interim Comprehensive Plan)

DESCRIPTION:

Request to rezone 2.9 acres located at the northeast corner of 15th Street and M Avenue **from** Urban Residential **to** Planned Development-Urban Residential. Zoned Urban Residential. Project #ZC2021-015. Tabled August 2, 2021; September 7, 2021; October 4, 2021; and November 1, 2021.

SUMMARY:

This is a request to rezone an infill property to create a compact Single-Family Residence Detached development. The request is in conformance with the recommendations of the Comprehensive Plan. In addition, the proposed planned development standards will create an adequate transition from existing residences to future residences to the south, across 15th Street. For these reasons, staff recommends approval of this request.

REMARKS:

The applicant is requesting to rezone the subject property to Planned Development-Urban Residential (PD-UR) to accommodate an infill Single-Family Residence Detached development. The property is currently zoned Urban Residential (UR) and is partially developed with a parking lot that previously served the former religious facility to the south, across 15th Street.

The UR district is intended to provide for Single-Family Residence Detached development, particularly infill development, in an urban, pedestrian-oriented environment. A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off- and onsite conditions. A concept plan, Elmwood Park, accompanies this request as Agenda Item 2B.

Existing Land Use and Zoning

This property is currently partially developed with a parking lot and is partially vacant. The parking lot served the First Baptist Church building to the south of 15th Street. The organization has relocated within the city, and the site is no longer needed for parking. It now exists as an unutilized, transitional property between the existing residences to the north, west, and east, and the redevelopment underway to the south, across 15th Street.

North	Existing single-family residences adjacent within the block and across 15th Place existing single-family and multifamily residential zoned UR.
East	Across N Avenue, existing single-family residences and multifamily residences and an existing parking lot proposed to be redeveloped as single-family residences zoned UR.
South	Across 15th Street, Single-Family Residence Attached, multifamily, and commercial uses are under development; zoned Planned Development-133-Downtown Business/Government (PD-133-BG)
West	Across M Avenue, single-family and multifamily residences zoned UR, and single-family residence, general office, and service contractor zoned General Office (O-2) with Heritage Resource Designation No. 18 (H-18).

Conformance to the Comprehensive Plan

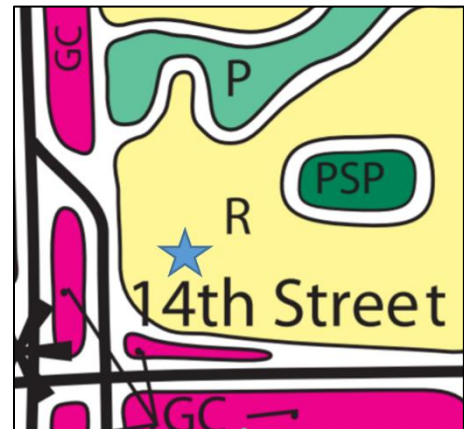
This zoning request was reviewed for conformance with the *Interim Comprehensive Plan* (1986 based) adopted in August 2020.

Land Use Element

The Land Use Map (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.”



This zoning request would allow for a new housing opportunity which will add variety to the housing products available in the general area. As proposed by the associated planned development stipulations, the applicant intends to develop a single-family residential product that will respect the existing form of development to the west, north, and east while creating a transition to the future commercial, townhomes, and multifamily residential to the south. This request is in conformance with the R designation.

2012 Interim Amendment Redevelopment and Undeveloped Land Policies

The following policies apply 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 isolated. There are existing and proposed residences surrounding the subject property, and the property is within the Old Towne neighborhood association's geographic area.

Housing Element

Updated in 2005, the Housing Element provides the following applicable text for this request:

"Infill is expected as available land decreases."

Additionally, 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)

Infill Housing is defined as follows:

"Infill is defined as development that occurs on a vacant tract or redevelopment of an existing site surrounded by other improved properties. The development can be for non-residential or residential land uses. Infill housing is an example of a residential use that could be developed on an infill tract of land and the subject of this policy statement."

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 guides 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 5,465 single-family attached housing units in 2040. The proposed development would meet the infill housing criteria.

The following policy statement is also applicable.

Policy 2. Site and configuration to support housing. Infill housing areas need to be large enough to make a project viable. A site should have a minimum of 3.0 acres and generally be free of factors that could make development difficult such as steep grades and location within a floodplain."

The subject property is 2.9 acres and, although the property has an odd geometry, there are no factors such as steep grades or floodplains that would make development difficult. The small nature of the site helps support the need for smaller lots to support the cost of infrastructure and related site improvements relative to the size of the project. This request is in conformance with this policy statement.

Downtown Vision and Strategy Update

The Downtown Plano Vision & Strategy Update (2019) includes goals to continue the growth and resurgence of Downtown Plano and properties along the DART rail corridor and recognizes that infill and redevelopment opportunities exist. The subject property is slightly more than a quarter of a mile from the Downtown Plano Station.

The goals which apply to this request are as follows:

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

Since 1999, the city has approved 2,185 units within 1/2 mile of the Downtown Plano DART station and, of those units, a total of 2,095 units are either built or under construction. In total, the city has approved approximately 2,800 units within the DART rail corridor. This request can potentially add 26 single-family homes, a minor increase in units within the DART rail corridor. The proposed single-family units will create housing variety when compared to the existing neighborhood and provide a transition between the existing historic development pattern and new development to the south.

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

The development will include new streets to serve future residences. In addition, there are existing sidewalks within the subject property that will be maintained or rebuilt to meet city standards.

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

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

This request is in conformance with the Downtown Vision & Strategy Update goals and will provide a small addition of single-family residential units to the area.

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 these lots may fit the housing priorities of the city based on our existing housing stock and available land for the reasons stated above. However, 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 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. However, 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 and Services

Future residents would be served by Harrington Library, which has sufficient capacity to serve the development.

The nearest park facility is Haggard Park to the west, which is at capacity with existing residential developments, and the Parks Department is seeking additional park land in this area. The next nearest park facility is Willowcreek Park, to the north, has some capacity to serve future residents.

ISSUES:

Changes to Request through the Review Process

The applicant and city staff have been working on the design and standards for this site for some time. Based on city policies, staff believed that the site needed to have a design that acted as a transition for the neighborhood, striking a reasonable balance between the standards within the Urban Residential district and the greater intensity of zoning in the downtown to the south and further west. Some substantial modifications resulting from the plan review process include:

- Overall density changed: The initial plan called for 28 lots and a density of 17.5 units per acre. The final plan includes 26 lots and 13.4 units per acre.
- Larger lots with more open space (less lot coverage): The initial plan allowed lots as small as 2,000 square feet and allowed the building to cover 80% of the lot. The final proposal includes a lot minimum of 3,000 square feet and a lot coverage of 60%, which is equal to the base zoning requirements.
- Height standards changed: The original request included an allowance for three-story structures and 50 feet in height. The current request has a maximum allowance of 38 feet in height.

- Lower long-term maintenance costs: The site design was reconsidered to minimize the amount of right-of-way needed and, therefore, lower the city's long-term maintenance costs for the project.

Planned Development Stipulations

The applicant is proposing a Single-Family Residence Detached product intended to be a transitional product between the existing residences to the north of the subject property and the townhome residences to be built south of 15th Street. The applicant is proposing the following planned development standards to accomplish this goal:

1. Lot Standards:

Type of Standard	Existing UR Standards	Proposed PD-UR Standards
Min Lot Area	5,000 square feet	3,000 square feet
Min Interior Lot Width	50 feet	30 feet
Min Corner Lot Width	55 feet	35 feet (1)
Min Lot Depth	90 feet	70 feet; 48 feet (2)
Min Front Setback	10 feet, or within 5 feet of the average of existing adjacent structures, whichever is greater	10 feet
Min Interior Side Setback	5 feet	3 feet
Min Corner Side Setback	10 feet	5 feet
Rear Setback	Min 5 feet	3 feet or min 20 feet to garage
Max Height	Two-story, 35 feet	(3)

(1) All lots fronting on 15th Street must have a minimum lot width of 35 feet.

(2) 48 feet for lots adjacent to the east side of the existing lots that face 15thPlace.

(3) Max Height:

- Homes fronting on N Avenue or 15th Street – three stories, 38 feet, including roof decks and outdoor living areas above the second story.
- Homes not fronting on N Avenue or 15th Street – two stories, 35 feet
- Detached garages – one story, 20 feet

2. Access: Lots must take access off a mews street (28-foot right-of-way), except lots fronting M Avenue with no access to a mews street may be accessed via driveways to M Avenue with garages located behind the residences.
3. Protections for Existing Residences: 10-foot building setback, except that detached garages must have a minimum setback of five feet from property lines of existing residences. Additionally, roof decks are prohibited adjacent to existing residences.
4. Front Yard Allowance: Canopies, balconies, stoops, and other building projections may extend a maximum of five feet into front yard setbacks.

5. Additional Yard Regulations: The proposal includes exempting the development from the following sections of the Zoning Ordinance:

- a. Front Yard Regulations: 13.500.2.I (height) and 13.500.2.O (uniform setbacks)
- b. Side Yard Regulations: 13.500.3.A (corner lot setback), 13.500.3.I (height), and 13.500.3.K (uniform setbacks)
- c. Rear Yard Regulations: 13.500.4.A (setbacks and accessory building regulations) and 13.500.4.D (height)

Without these exemptions, the proposed homes would conflict with these sections of the yard regulations.

6. Fencing: The requested PD language restricts fencing between homes and property lines to locations that are more than six feet. This distance is intended to ensure adequate area between the structure and the fence for access and maintenance of the building.

The requested planned development standards are intended to accommodate a compact single-family detached development. The applicant has included protections from existing residential properties to the north related to height and elimination of roof decks. The proposed homes will help create new variety within the area and create an adequate transition to the future development south of 15th Street. Staff is in support of the requested standards.

Planned Development Requests

Section 12.400 (Minimum District Size) of Article 12 (Planned Development District) of the Zoning Ordinance states that no PD district may be established smaller than five acres unless the City Council makes a specific finding that the establishment of the district is required to implement the Comprehensive Plan or related study.

The subject property is 2.9 acres in size and is landlocked due to existing residential lots to the north and streets which abut the property on three sides. Staff supported the decision to separate this property from the sister property to the south, currently zoned PD-133-BG. While combining these two requests would have allowed for the correct size, the distinct nature of the properties and transition from 14th Street frontage to the interior of the Old Towne neighborhood warrants two distinct base-zoning considerations. Under these conditions, there is no opportunity to expand the district's size to achieve the minimum acreage.

As stated above, the request is in alignment with all of the associated Comprehensive Plan policies. Although development could occur according to the existing zoning, the request will provide additional housing variety, a goal specifically stated within the Land Use Element, the Infill Housing Policy, the Downtown Vision and Strategy Update, and

the Housing Trends and Strategic Plan Report. Although housing variety is a laudable goal, a planned development request also needs to meet the purposes as specified within Section 12.100 (Purpose) of Article 12 (Planned Development District) of the Zoning Ordinance:

- .1 To protect and provide for the public health, safety, and general welfare of the city.
- .2 To guide the future development of the city in accordance with the Comprehensive Plan.
- .3 To accommodate innovation by modifying regulations to better accomplish the city's development goals.
- .4 To mitigate developmental impacts, especially those related to the environment, traffic, public services and facilities, and adjacent and area land uses.
- .5 To protect and enhance the aesthetic and visual quality of development.

As described above, planned development requests are intended for the betterment of the community, should positively contribute to the surrounding area, and help achieve the overall development goals of the community. The applicant's requested standards are intended to respect existing residences while accommodating innovation by modifying regulations to create a new housing product aligned with the city's policy goals. Some standards directly relate to protecting and enhancing the aesthetic and visual quality of the development, such as those that limit height adjacent to existing residences and require units without Mews Street access to have rear-located garages. For these reasons, as well as the conformance with the Comprehensive Plan, staff is supportive of the planned development request with the finding as stated in the recommendation section below.

SUMMARY:

This is a request to rezone an infill property to create a compact Single-Family Residence Detached development. The request is in conformance with the recommendations of the Comprehensive Plan. In addition, the proposed planned development standards will create an adequate transition from existing residences to future residences to the south, across 15th Street. For these reasons, staff recommends approval of this request.

RECOMMENDATION:

Recommended for approval as follows:

1. Recommend that the City Council find that the establishment of the district is required to implement one or more of the following:
 - a. Comprehensive Plan,
 - b. Downtown Vision and Strategy Update, and/or

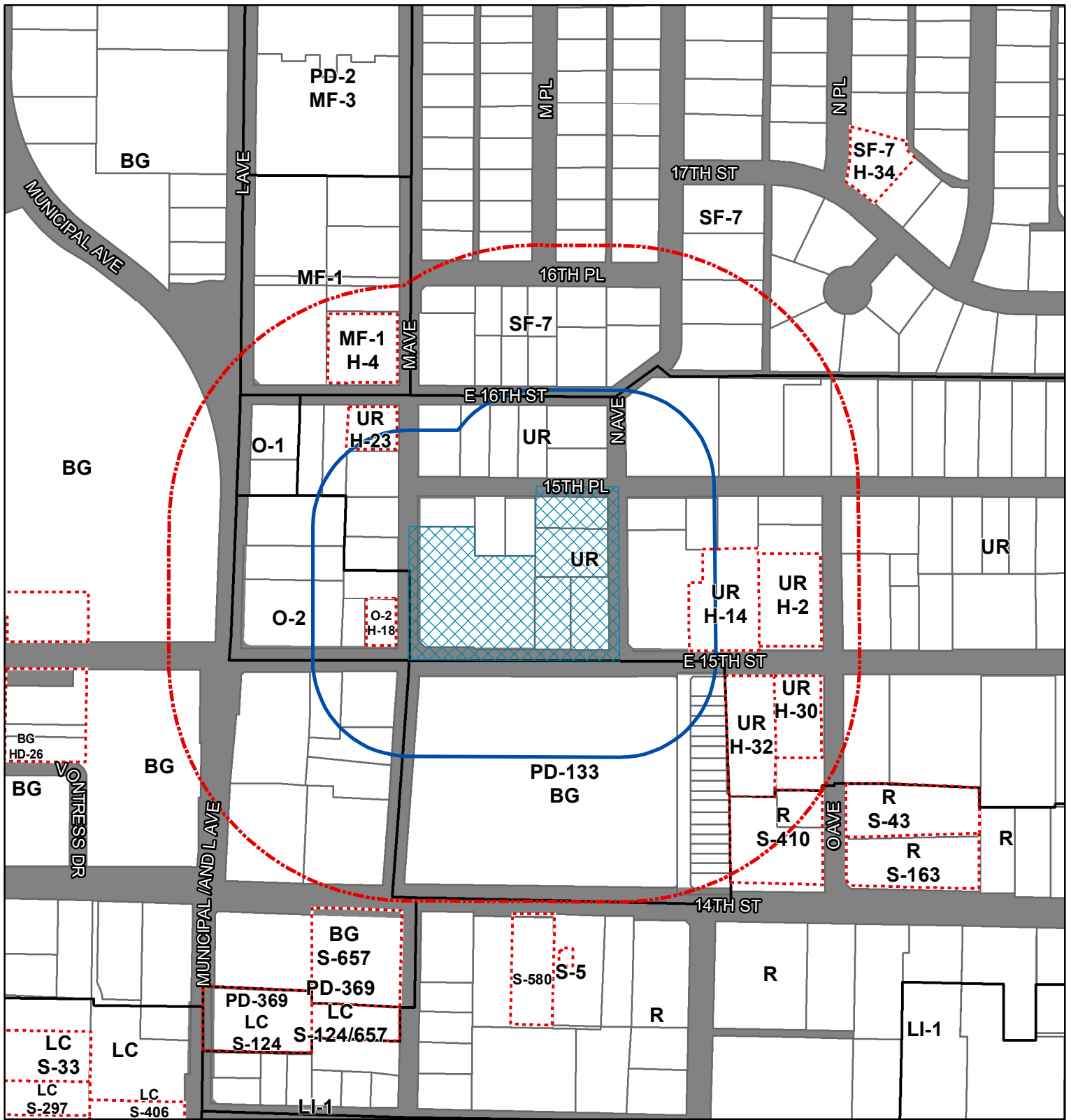
c. Housing Trends and Strategic Plan Report.

2. If such a finding is made, the following standards are also recommended:

The permitted uses and standards will be in conformance with the Urban Residential (UR) zoning district unless otherwise specified herein:

1. All lots must have garages and driveways that access a mews street, except for lots fronting on M Avenue with no access to a mews street. For these lots, garages will be located to the rear of the lot and not directly facing M Avenue.
2. Mews Street Development Standards: Right-of-way of 28 feet in width containing two 11-foot travel lanes with three feet on each side to accommodate utilities and services. All mews streets must be platted as public streets.
3. Minimum Lot Area: 3,000 square feet
4. Minimum Lot Width: All lots fronting on 15th Street must have a minimum lot width of 35 feet. For other lots, the minimum width must be:
 - a. Interior Lots – 30 feet
 - b. Corner Lots – 35 feet
5. Minimum Lot Depth – 70 feet; 48 feet for lots adjacent to the east side of the existing lots that face 15th Place.
6. Setbacks:
 - a. From Mews Streets – 3 feet, except garages must be set back a minimum of 20 feet in accordance with the BG district standards in Section 10.800.5.h.x of the Zoning Ordinance.
 - b. From Existing Adjacent Residential Lots – 10 feet, except detached garages must have a minimum setback of five feet.
 - c. Front Yard Setbacks from Other Streets – 10 feet
 - d. Side Yard Setbacks: Interior Lots – 3 feet; Corner Lots – 5 feet
7. Setbacks are not subject to the provisions of Sections 13.500.2.I, 13.500.2.O, 13.500.3.A, 13.500.3.I, 13.500.3.K, 13.500.4.A and 13.500.4.D.

8. Canopies, balconies, stoops, porches, bay windows, awnings, and other building projections may extend a maximum of 5 feet into the front yard setbacks.
9. Maximum Height:
 - a. Dwelling Units Not Fronting N Avenue or 15th Street: two stories, 35 feet.
 - b. Dwelling Units Fronting N Avenue or 15th Street: three stories, 38 feet which includes roof decks, outdoor living areas, patios, and related service areas above the second story. Third-story conditioned space must not exceed the second floor square footage.
 - c. Detached Garages: one story, 20 feet
10. Roof decks are allowed but may not be placed on the rear or side of units adjacent to existing residential lots in the block.
11. Front yards may be fenced in accordance with UR standards. Fences will not be installed in the side yard on the property line where units are only six feet apart. Rear yards may be fenced on property lines where there is more than six feet between the units.

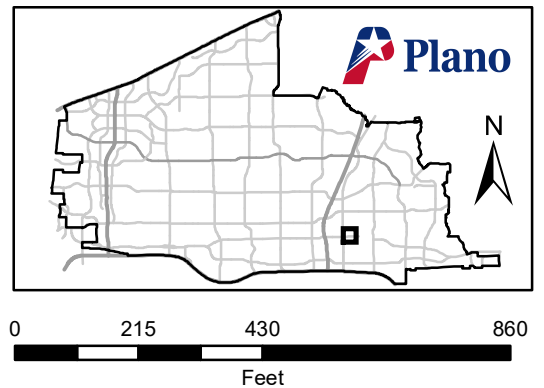


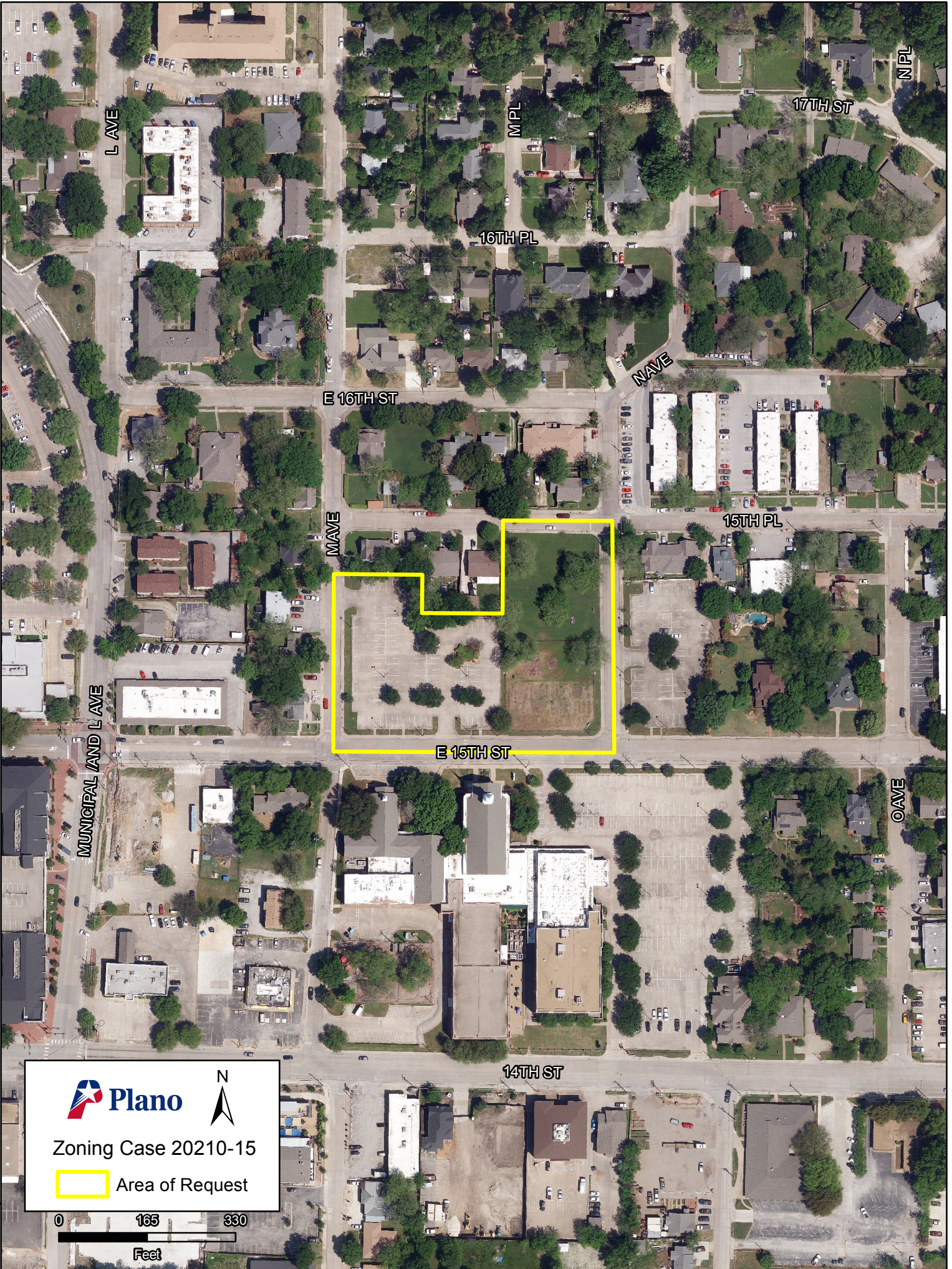
Zoning Case: 2021-015



Existing Zoning: Urban Residential

Proposed Zoning: Planned Development-Urban Residential


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



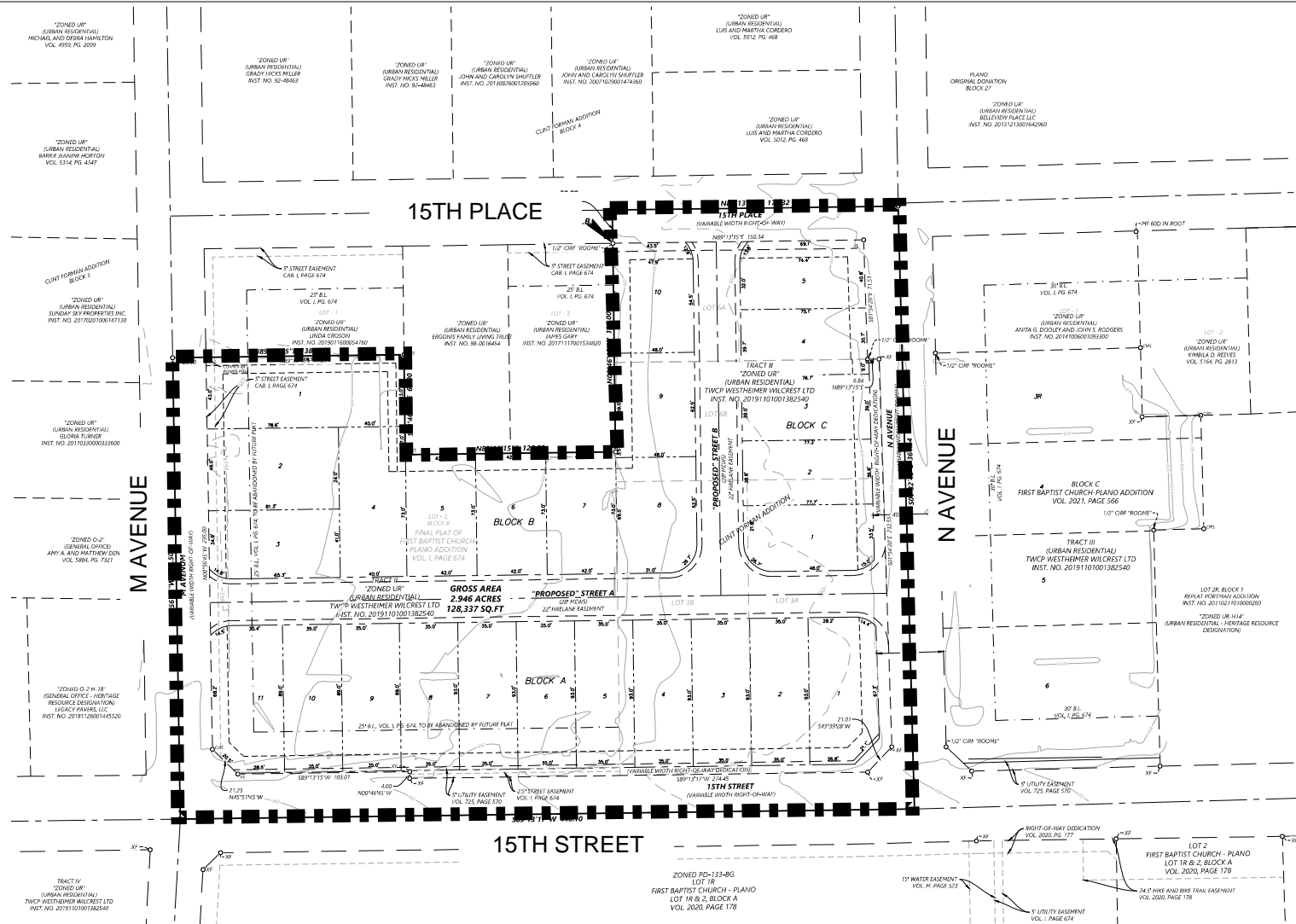


Zoning Case 20210-15

 Area of Request





LEGAL DESCRIPTION

BEING a 2.946 acre tract of land situated in the Sanford Beck Survey, Abstract No. 73, City of Plano, Collin County, Texas, being a part of the rights of way of 15th Place, 15th Street, M Avenue, and N Avenue, and being all of the Lots 3A, 3B, 6A, and 6B, C&D Forman Addition, (an unrecorded subdivision), and being all of Lot 2, Block B of the First Baptist Church-Plano, a plat to the City of Plano as recorded in Cabinet L, Slide 67A, Official Public Records, Collin County, Texas; said tract also being all of Tract II as shown in a Special Warranty Deed conveyed to TWCP Westheimer Wilcrest LTD, as recorded in instrument Number 2023101001382540, Official Public Records, Collin County, Texas, said 2.946 acre tract being more particularly described as follows:

BEGINNING at a found 1/2-inch capped iron rod stamped "30006" at the northeast corner of said Lot 3, Block B of said First Baptist Church-Plano plat and being in the south line of said 15th Place in variable width right-of-way;

THENCE North 00 degrees 46 minutes 45 seconds West with the projection of the east line of said Lot 3, Block B into the right of way of 15th Place, a distance of 20.00 feet to the center line of 15th Place;

THENCE North 89 degrees 13 minutes 15 seconds East along the centerline of said 15th Place, a distance of 171.32 feet to a point far corner at the centerline intersection of said 15th Place and N Avenue in variable width right-of-way;

THENCE South 01 degree 21 minutes 45 seconds East along the centerline of said Avenue N, a distance of 361.54 feet to a point far corner at the centerline intersection of N Avenue and 15th Street;

THENCE South 89 degrees 13 minutes 15 seconds West, a distance of 440.10 feet to a point far corner; said corner being located at the centerline intersection of said 15th Street and M Avenue in variable width right-of-way;

THENCE North 00 degrees 56 minutes 45 seconds West, along the centerline of said M Avenue, a distance of 276.50 feet to a point far corner;

THENCE North 89 degrees 13 minutes 15 seconds East, departing said centerline of M Avenue, passing at a distance 20.00 feet, a power pole found for the northwest corner of said Tract I and continuing with the north line of said Tract I, and the south line of said Tract I, Block 1 of said First Baptist Church-Plano plat a total distance of 188.44 feet to a set 1/2-inch capped iron rod stamped "M21W0001-25" for a northeast corner of said Tract I at the southeast corner of said Lot 1, Block B and in the west line of a tract of land conveyed to the Ergon Family Living Trust and as recorded in instrument Number 98-0016454, Deed Records, Collin County, Texas;

THENCE South 00 degrees 46 minutes 45 seconds East, along said west line of the Ergon Family Living Trust tract, and along an east line of said Tract A, a distance of 40.00 feet to a set 1/2-inch capped iron rod stamped "WESTWOOD P5" for an inner corner of said Tract A and the southeast corner of said Ergon Family Living Trust tract;

THENCE North 89 degrees 13 minutes 15 seconds East, along a north line of said Tract II and the south line of said Ergon Family Living Trust tract, passing at a distance of 63.00 feet, the southeast corner of said Ergon Family Living Trust tract, and the southwest corner of Lot 3, Block B of said First Baptist Church-Plano plat, and continuing in all a total distance of 126.00 feet to a set 1/2-inch capped iron rod stamped "WESTWOOD P5" for the southeast corner of said Lot 3, Block B and an inner corner of said Tract B;

THENCE North 00 degrees 46 minutes 45 seconds West along the east line of said Lot 3, Block B, and a west line of said Tract I, a distance of 125.00 feet to the **POINT-OF-BEGINNING**, containing **128,337 square feet or 2.946 acres** of land.

Lot Table			
Lot #	SF	Acres	
Lot 1 Block A	3,084	0.085	
Lot 2 Block A	3,094	0.077	
Lot 3 Block A	3,093	0.077	
Lot 4 Block A	3,092	0.077	
Lot 5 Block A	3,091	0.077	
Lot 6 Block A	3,089	0.077	
Lot 7 Block A	3,088	0.077	
Lot 8 Block A	3,087	0.077	
Lot 9 Block A	3,086	0.077	
Lot 10 Block A	3,085	0.077	
Lot 11 Block A	3,084	0.085	

Lot Table			
Lot #	SF	Acres	
Lot 1 Block B	5,103	0.117	
Lot 2 Block B	3,849	0.088	
Lot 3 Block B	3,791	0.077	
Lot 4 Block B	3,690	0.081	
Lot 5 Block B	3,086	0.070	
Lot 6 Block B	3,086	0.070	
Lot 7 Block B	3,086	0.070	
Lot 8 Block B	3,086	0.070	
Lot 9 Block B	3,086	0.069	
Lot 10 Block B	3,172	0.072	

Lot Table			
Lot #	SF	Acres	
Lot 1 Block C	3,008	0.080	
Lot 2 Block C	3,008	0.080	
Lot 3 Block C	3,000	0.080	
Lot 4 Block C	3,003	0.080	
Lot 5 Block C	3,092	0.079	

GENERAL NOTES

Approval of the zoning use associated with the exhibit shall not imply approval of any associated study, plat, or plan approval of development standards shown herein, or the initiation of the development process. Planning and Zoning Commission and/or the City Council action on studies, plats or plans related to development of the property shall be considered as an action separate from action taken on this zoning case.

OWNER

TWCP WESTHEIMER WILCREST, LTD
1520 OLIVER STREET
HOUSTON, TEXAS 77007
CONTACT: ANDREA METZ
PH. NO. 832-953-6919

SURVEYOR

Westwood
Westwood Professional Services, Inc.
1501 W. 15TH STREET, SUITE 100
DALLAS, TEXAS 75203
(214) 473-4640
FAX (214) 473-4642

CONTACT:
LYNN KADLECK
(214) 473-4642

ZONING REQUEST: ZC2021-015

ZONING EXHIBIT ELMWOOD PARK

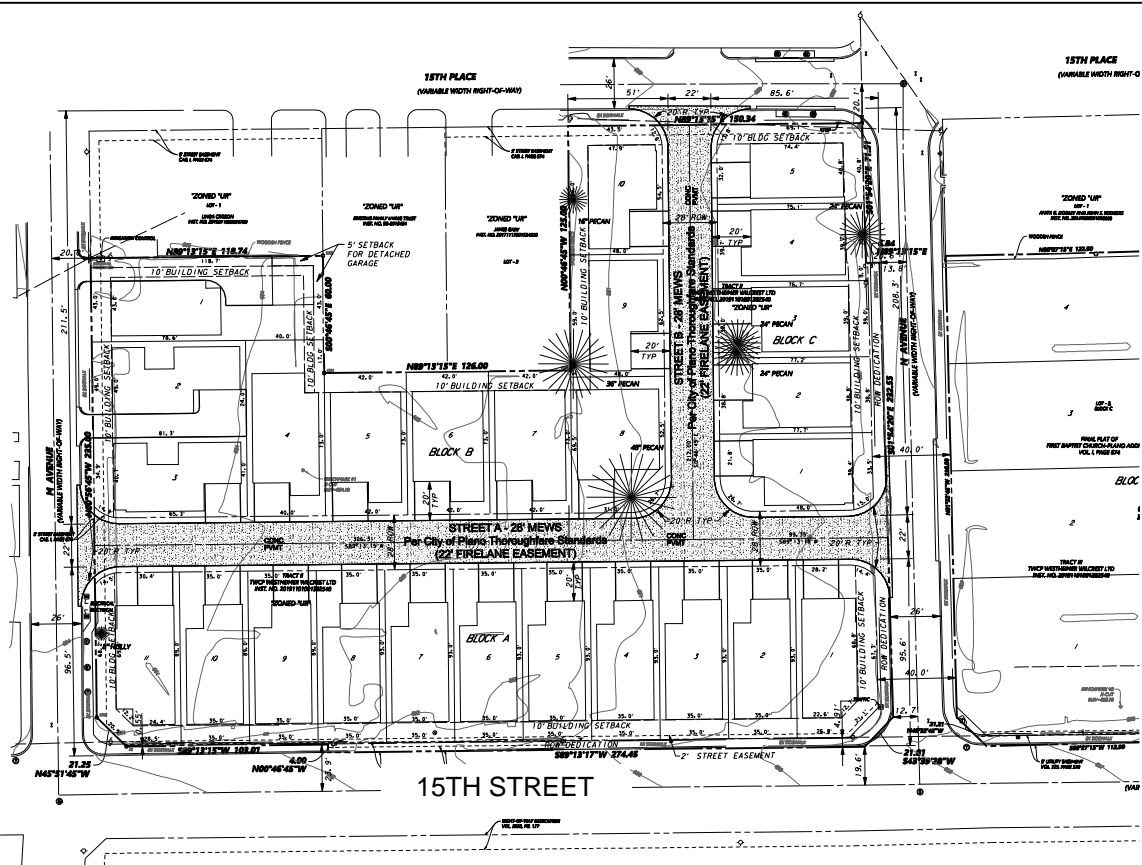
LOTS 1-11, BLOCK A, LOTS 1-10,
BLOCK B & LOTS 1-5, BLOCK C
2.946 GROSS ACRES

SANFORD BECK SURVEY, ABSTRACT NO. 73

CITY OF PLANO, COLLIN COUNTY, TEXAS

2.946 ACRES NOVEMBER 24, 2021 JOB NO. 0031739-00





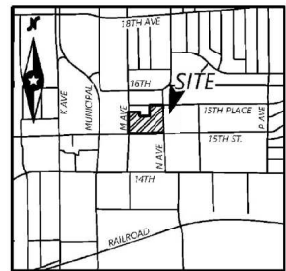
SETBACK FROM 15TH STREET TO BE MIN 10' FROM PROPERTY LINE

SETBACK FROM "N" AVE TO BE MIN 10' FROM PROPERTY LINE

SETBACK FROM "M" AVE TO BE MIN 10' FROM PROPERTY LINE

SETBACK FROM 15TH PLACE TO BE MIN 10' FROM PROPERTY LINE

SETBACK FROM MEWS STREETS TO BE 5' FROM TRAVEL LANE



BLOCK	LOT NO.	AREA (SF)
A	1	3499.5
	2	3084.6
	3	3085.8
	4	3087.0
	5	3088.3
	6	3089.5
	7	3090.7
	8	3092.0
	9	3093.2
	10	3094.4
	11	3083.8

BLOCK	LOT NO.	AREA (SF)
B	1	5101.2
	2	3848.7
	3	3190.8
	4	3620.0
	5	3068.0
	6	3066.0
	7	3066.0
	8	3274.0
	9	3000.0
	10	3151.8

BLOCK	LOT NO.	AREA (SF)
C	1	3005.9
	2	3007.5
	3	3000.1
	4	3003.1
	5	3001.9

BLOCK	LOT NO.	AREA (SF)
ROW	1	20061.9
	2	
	3	
	4	
	5	

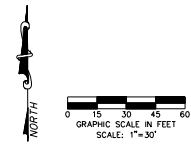
Site Data Summary Table

Item	Total for All Lots*
General Site Data	
Zoning (from zoning map)	UR (Proposed PD-UR)
Land Use (from Zoning Ordinance, include all applicable uses)	Single-Family Detached
Lot Area (square feet & acres)	2,388 across/104,465.7 square feet
Building Footprint Area (square feet)	TBD
Total Building Area (square feet)	TBD
Building Height (# stories)	2 and 3 Stories
Building Height (feet - distance to tallest building element)	35 feet and 38 feet
Lot Coverage (percent - x.xx%)	85%
Floor Area Ratio (ratio x.xx:1)	NA
Existing Open Storage (square feet)	NA
Proposed Open Storage (square feet)	NA
Residential Density (Units/Net Acreage*)	13.4 units per acre
*Net Acreage = Total acreage minus streets and open space	
Multifamily Units	
# of studios/efficiencies & Minimum unit size	
# of 1 bedrooms & Minimum unit size	
# of 2 bedrooms & Minimum unit size	
# of 3 bedrooms & Minimum unit size	
Total Unit Count	
Residential Density (Units/Net Acreage*)	
*Net Acreage = Total acreage minus streets and open space	
Parking	
Parking Ratio (from zoning Ordinance)	2 per unit
Required Parking (# spaces)	52 spaces
Provided Parking (# spaces)	52 spaces
Accessible Parking Required (# spaces)	NA
Accessible Parking Provided (# spaces)	NA
Parking in Excess of 110% of required parking (# spaces)	NA

ALL LOTS MUST HAVE GARAGES AND DRIVEWAYS THAT ACCESS A MEWS STREET, EXCEPT FOR LOTS FRONTING ON M AVENUE WITH NO ACCESS TO A MEWS STREET. FOR THESE LOTS, GARAGES WILL BE LOCATED TO THE REAR OF THE LOT AND NOT DIRECTLY FACING M AVENUE.

OWNER:
THWP WESTHEIMER WILCREST LTD.
1520 OLIVER STREET, SUITE 202
HOUSTON, TEXAS 77007
ANDREA METZ, 832-553-5919

CIVIL ENGINEER:
ICON CONSULTING ENGINEERS, INC.
2840 W. SOUTHLAKE BLVD., SUITE 110
SOUTHLAKE, TEXAS 76092
BRUCE DUNNE, 817-552-6210



26 UNITS DEVELOPED AT PD-UR STANDARDS

NO.

REVISION

BY

DATE

Icon

Consulting Engineers, Inc. 2840 W. Southlake Blvd., Suite 110
City of Plano • Design • James Southlake, TX 76092 (817) 882-4210
Engineering Firm Registration Number F-9007

ELMWOOD PARK

LOTS 1-11, BLK A, LOTS 1-10, BLK B & LOTS 1-5, BLK C

SANFORD BECK SURVEY, ABSTRACT NO. 73

CITY OF PLANO, COLLIN COUNTY, TEXAS

2.388 ACRES - 104,465.7 SF

CONCEPT PLAN

CITY PROJECT # CP2021-008

DESIGN	DRAWN	DATE	SCALE	NOTES	Sheet No.
ICE	ICE	NOV 16, 2021	AS NOTED		C2.00



August 30, 2021

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

RE: Zoning Case #ZC2021-015 Property at the northeast corner of 15th Street, and N Ave., Plano.

Dear Craig,

You have inquired as to the capacities and enrollment projections for the schools impacted by a potential development property at the northeast corner of 15th Street, and N Ave., Plano.

The following table provides both enrollment and capacity figures.

School	2020/21 Enrollment	2021/22 Enrollment (Projected)	2022/23 Enrollment (Projected)	2023/24 Enrollment (Projected)	2024/25 Enrollment (Projected)	Program Capacity	Functional Capacity
Mendenhall ES	562	591	603	608	579	746	634
Otto MS	1,084	1,051	996	948	989	1,439	1,223
Williams HS	1,213	1,231	1,195	1,190	1,158	2,204	1,873
Plano East Senior HS	3,125	3,189	3,134	3,081	3,084	3,969	3,374

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

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

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

Sincerely,

Randy McDowell
Chief Financial Officer
Plano ISD