

August 18, 2022

City of Plano
Planning and Zoning Department
1520 K Avenue
Plano, TX 75074

To Whom It May Concern:

Please accept this letter as the applicant's formal request to appeal the Planning and Zoning Commission's recommendations to deny ZC2022-011 & CP2022-009. Please advise if anything further is required to process our appeal.
Respectfully,

A handwritten signature in blue ink, appearing to be 'Syed Husain', with a vertical line through the 'y' and a horizontal line extending to the right.

Syed Husain, Owner

From: [Katya Copeland](#)
To: [Kim Bridges](#)
Subject: FW: Sign affidavit - ZC2022-011
Date: Friday, September 2, 2022 3:39:34 PM
Attachments: [ATP Scan In Progress.msg](#)

Planning Department
Development Review

Serving Since 2021
Katya Copeland, AICP
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Please take a moment to complete the City of Plano Customer Satisfaction Survey.

-----Original Message-----

From: Hunt, Angela <ahunt@munsch.com>
Sent: Friday, September 2, 2022 3:04 PM
To: Katya Copeland <kcopeland@plano.gov>
Cc: Eric Hill <Erich@plano.gov>
Subject: Sign affidavit - ZC2022-011

CAUTION: This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Katya, please find attached my Affidavit of Sign Maintenance and time-stamped photos of each side of the zoning signs on Los Rios and Jupiter Rd. for zoning case ZC2022-011. By copy of this email, the applicant requests that this item be tabled to the September 20, 2022 City Council meeting. Please let me know if you need any further documentation on this point.

Thank you and have a good Labor Day weekend, Angela

Angela Hunt

Munsch Hardt Kopf & Harr, P.C.
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Direct: +1.214.855.7527 / ahunt@munsch.com / munsch.com

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PLANNING & ZONING COMMISSION

REGULAR MEETING RESULTS



DATE: August 16, 2022

TO: Applicants with Items before the Planning & Zoning Commission

FROM: Planning & Zoning Commission

VIA: Eric Hill, AICP, Senior Planning Manager acting as Secretary of the Planning & Zoning Commission
Christina D. Day, AICP, Director of Planning

SUBJECT: Results of Planning & Zoning Commission Meeting of August 15, 2022

AGENDA ITEM NO. 2A – ZONING CASE 2022-011

APPLICANT: AL DEWAN PROPERTIES, LLC

Request to rezone 7.8 acres located at the northeast corner of Jupiter Road and Los Rios Boulevard **from** Planned Development-12-Single-Family Residence-7 **to** Planned Development-12-Multifamily Residence-1. Zoned Planned Development-12-Single-Family Residence-7. Project #ZC2022-011.

DENIED: 8-0

Speaker Card(s) Received	Support:	<u>8</u>	Oppose:	<u>15</u>	Neutral:	<u>0</u>
Letters Received Within 200' Notice Area:	Support:	<u>0</u>	Oppose:	<u>3</u>	Neutral:	<u>0</u>
Petition Signatures Received:	Support:	<u>0</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Other Responses:	Support:	<u>6</u>	Oppose:	<u>822</u>	Neutral:	<u>5</u>

RESULTS:

Denied.

To view the hearing, please click on the provided link: <https://planotx.swagit.com/play/08162022-749/6/>

KC/kob

cc: Eric Hill, Senior Planning Manager
Christina Sebastian, Land Records Planning Manager
Melissa Spriegel, Lead Planner
Glenn Greer, Planner
Cassidy Exum, GIS Technician
Jeanna Scott, Building Inspections Manager
Dorothy Alatorre, Sr. Administrative Assistant - Neighborhood Services

[Google Link](#)

Agenda Item No. 2A

Public Hearing: Zoning Case 2022-011

Applicants: Al Dewan Properties, LLC

DESCRIPTION:

Request to rezone 7.8 acres located at the northeast corner of Jupiter Road and Los Rios Boulevard **from** Planned Development-12-Single-Family Residence-7 **to** Planned Development-12-Multifamily Residence-1. Zoned Planned Development-12-Single-Family Residence-7. Project #ZC2022-011.

SUMMARY:

The applicant is requesting to rezone Planned Development-12-Single-Family Residence-7 (PD-12-SF-7) to Planned Development-12-Multifamily Residence-1 (PD-12-MF-1) to allow for a multifamily residence development. Additional housing, particularly affordable housing, is needed in the community, and the proposed height limitations respect the standards of the surrounding residential zoning districts. However, this request is disfavored because the proposal lacks conformity with a number of Comprehensive Plan policies. It does not align with the Mix of Uses, Traditional Neighborhood Form, or Character-Defining Elements of the Neighborhoods (N) future land use designation. Plano is a DART-member city; affordable housing development should have public transit access to minimize the burden on residents with Special Housing Needs. There are conflicts with two actions related to the Redevelopment and Growth Management policy. The requested change is out of character with existing and future land use planned for this immediate location. Due to the request's misalignment with a number of substantial policy recommendations of the Comprehensive plan, staff recommends denial of the request.

REMARKS:

The applicant is requesting to rezone the subject property to allow for a multifamily residential development. 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 on-site conditions. The SF-7 district is intended to provide for areas of urban single-family development on moderate-size lots.

The MF-1 district is intended to accommodate condominiums and apartments at a density of 12 residential units per acre in a park-like setting with extensive areas of usable open space and landscaping. MF-1 districts should be located along or near major thoroughfares and should not have principal access to standard residential streets.

As shown in the companion concept plan, Agenda Item 2B, the applicant is proposing 80 multifamily units with an amenity center building, surface parking, and required open space areas.

Background

The subject property is undeveloped and was annexed into the City of Plano in 1964. Based on historical aerials, horse stables were placed on the property in 1981 and remained until 2017.

In 2016, the property was rezoned from Agricultural (A) to PD-12-SF-7, allowing increased density of 22 single-family residential homes. The existing PD-12-SF-7 standards require a masonry screening wall be built along Jupiter Road and Los Rios Boulevard and allow some flexibility in development standards for lots due to the existing floodplain.

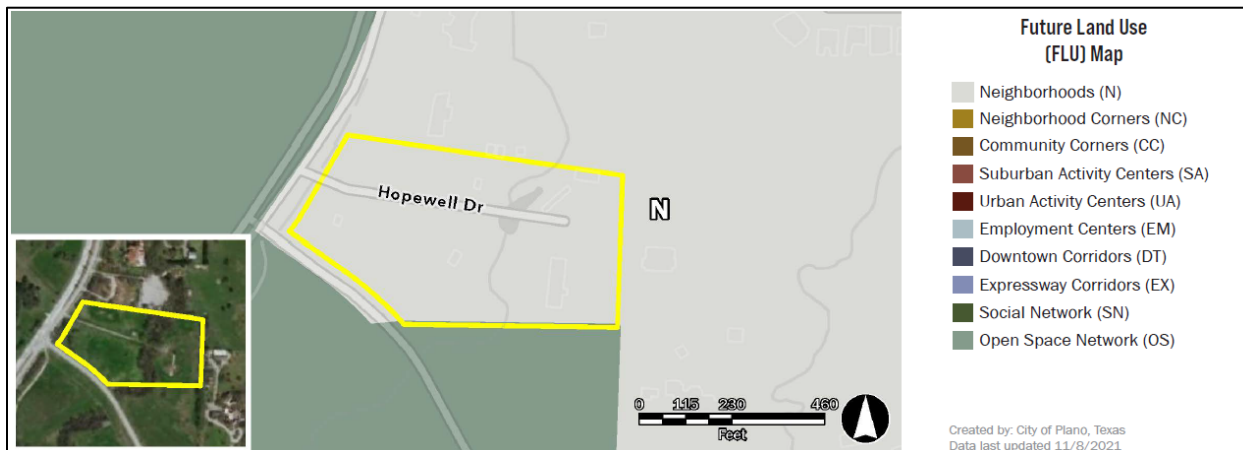
Surrounding Land Use and Zoning

North	The properties are zoned A and include vacant land and a single-family residential home.
East	The properties are zoned A and include vacant land and a single-family residential home.
South	The property is zoned A and is in use as city park land, as part of the Oak Point Park & Nature Preserve.
West	Across Jupiter Road, the property is zoned A and is in use as city park land, as part of the Oak Point Park & Nature Preserve.

Comprehensive Plan

Guiding Principles - The set of [Guiding Principles to the Comprehensive Plan](#) establishes overarching themes that apply to all policies and actions and express values for Plano Today, Plano 2050, and Plano Together. Since the principles do not stand alone but are used in concert with one another and carry across the Plan as a whole, each principle must be judged through a lens that incorporates all of the other principles to be fully and accurately understood. As such, the Commission is encouraged to review the full list of Guiding Principles and judge zoning requests through the lens of all principles.

Future Land Use Map and Dashboards - The subject property is designated [Neighborhoods \(N\)](#) on the Future Land Use Map, as shown below:



Description

The Neighborhoods future land use category consists primarily of residential areas focused on sustaining a high quality of life through well-maintained infrastructure, housing, open space, schools, and limited service/institutional uses.

Residential Areas: Single-family residential should remain the primary use within neighborhoods. It is the intention to preserve and enhance these uses and to regulate the design of new residential infill products to be within the context of the surrounding environment. Existing multifamily developments, which function as transitions from moderate and high intensity commercial areas, should be well maintained to preserve neighborhood character. With few large tracts left for residential development, some infill and redevelopment opportunities may not fit the typical neighborhood design.

Nonresidential Areas: Institutional, light office, and serve uses are considered secondary uses and may be located along the frontage of arterial streets and intersections.

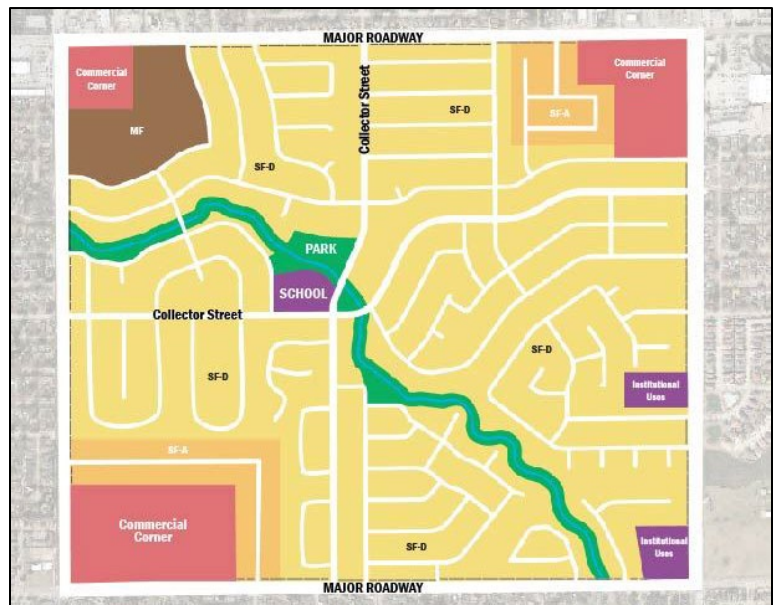
Residential Adjacency Standards: Adequate transitions in building height and setbacks must be provided when development is proposed near established neighborhoods.

Priorities:

- 1. Preserving neighborhood character and quality of life*
- 2. Upkeep of existing housing stock*
- 3. Requiring adjacent commercial land uses to provide adequate transitions*
- 4. Variety of housing heights, sizes, and types*

The Neighborhoods (N) dashboard provides guidance about how most neighborhoods in the city were typically designed using Plano's Traditional Neighborhood Form while also acknowledging that this form may not be appropriate in all areas due to challenges of infill and redevelopment. Staff finds the request is inconsistent with either option for the following reasons:

Traditional Neighborhood Form - Illustrated in the Neighborhoods dashboard, this graphic (see next page) is a variation of the neighborhood unit concept utilized by the city's comprehensive plans for decades and which represents the form applied in the vast majority of Plano neighborhoods. For the typical neighborhood design, each neighborhood unit is bound by major roadways (Type C or above) and is typically centered around a park or school site. Residential uses are primarily single-family detached, with multifamily and/or single-family attached housing serving as transitions to commercial or institutional uses at the major intersections.



The proposed rezoning would be out of character with this pattern as the site would not serve as a buffer from commercial uses and is not located at the intersection of major roadways (Los Rios Boulevard is classified as a Type D Secondary Thoroughfare on the [Thoroughfare Plan Map](#)). Only approximately 12-13% of similarly situated corners (similar street classification and future land use

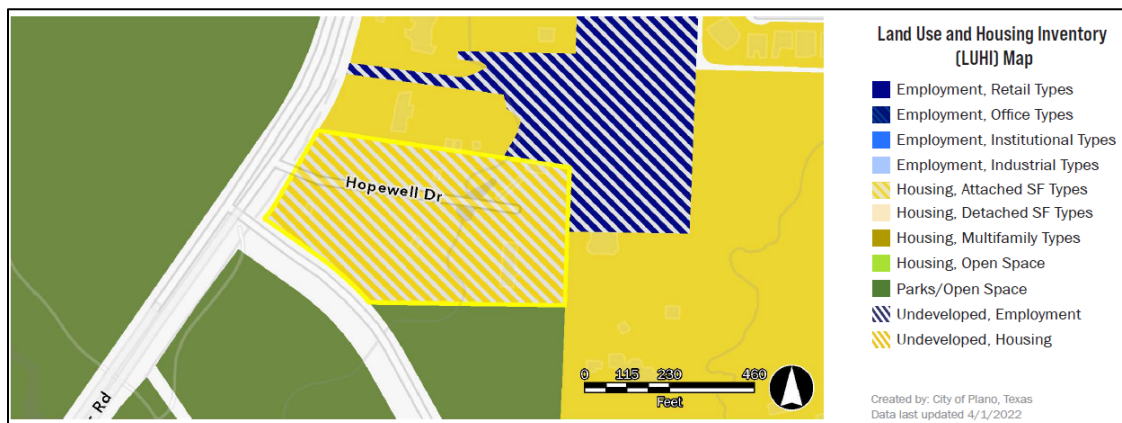
designation) are developed with multifamily uses; many properties contributing to this percentage are within the Preston Road corridor and front on a smaller street, such as Ohio Drive.

General Compatability with the Neighborhoods Description - Because Plano has approximately 4.5% of undeveloped land remaining, of which a majority is zoned for non-residential or mixed-use, it is unlikely that much of the city's remaining undeveloped land will be suitable for Plano's Traditional Neighborhood Form. As such, the Comprehensive Plan allows for requests to be considered where new residential infill products do not fit the typical neighborhood design. The Plan encourages new multifamily to be prioritized in mixed-use activity centers and transit-oriented development.

A discussion of other elements follows:

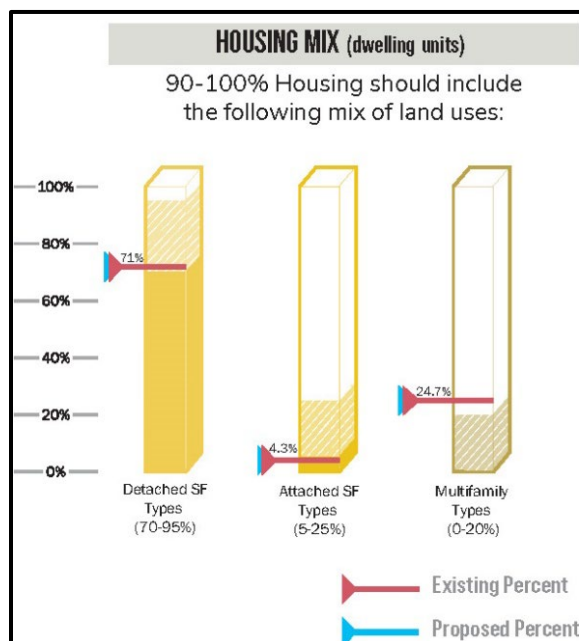
- a. *Providing adequate transition in building height and setbacks:* The request does conform with this priority, as notable efforts were made to provide adequate transitions in height and setbacks consistent with existing SF-7 zoning.
- b. *Preserving neighborhood character and quality of life:* The request to increase density from 6.2 units per acre to 11.7 units per acre on this property is well outside the character of the surrounding environment, given the agrarian nature of this area and surrounding development. This contrasts substantially with plans in the vicinity and the description stating "single-family residential should remain the primary use within neighborhoods. It is the intention to preserve and enhance these uses and to regulate the design of new residential infill products to be within the context of the surrounding environment."
- c. *Alternatives:* There are plans for additional density in the general area via new, infill, and redevelopment demonstrated in the [Envision Oak Point Plan](#) and transit oriented developments, where other rezoning cases have added multifamily housing, but this location is not an area where additional density is proposed or appropriate.
- d. *Providing a variety of housing heights, sizes, and types:* This request would not provide a substantial increase in variety of housing types. The city currently has 23% of its housing stock as garden-style apartments, the second largest housing type in the city.

Mix of Uses – The Land Use and Housing Inventory (LUHI) is a tool developed to implement the Future Land Use Dashboards by classifying properties across the city into the Land Use Types described in the Comprehensive Plan. According to the LUHI, this proposal is located on a 6.8-acre parcel of land currently classified as *Undeveloped - Housing*, as shown below:



Approval of the request would reclassify the property to 6.8 acres of *Multifamily Types* resulting in changes to the Mix of Uses in this area as shown below.

- Land Use Mix and Employment (Acres): As the site is already zoned for Housing types, the request results in no change to the overall Land Use Mix or Employment Mix.



Housing Mix (Dwelling Units): The housing mix for this area is calculated using all properties located within the N Category citywide. The proposal would increase the amount of *Multifamily Types* by 0.06% from 24.67% to 24.73%, which is already above the 20% maximum recommended by the dashboard. These marginal changes do not appear in the chart to the left due to rounding and scale, but are shown in the table below.

Measurement Area: Citywide within Neighborhoods (N) Category

Housing Mix	Recommended	Existing	Proposed
Detached Single-family	70-95%	71.01%	70.95% (-0.06%)
Attached Single-family	5-25%	4.33%	4.32% (-0.004%)
Multifamily	0-20%	24.67%	24.73% (+0.06%)

Desirable Character-Defining Elements for Neighborhoods (N) - Staff analyzed the proposal for conformance with the Desirable Character-Defining Elements of the N Dashboard. Refer to the [How to Read the Dashboards](#) section of the Comprehensive Plan for more detailed descriptions.

Character Defining Elements	Recommended by Comprehensive Plan	Applicant Proposal	Meets Dashboard?
Building Heights	1 to 2 stories	2 Stories	Meets
Density	SF: 0.5 to 10 DUA MF: 10-22 DUA	MF: 11.7 DUA	Meets
Intensity	Low Intensity Low-rise Scale	18% Lot Coverage Low-Rise Scale	Meets
Open Space	10% to 50% Passive Open Space	42% Passive Open Space	Meets
Parking Orientation	Res: Garages with Driveways Non-res: Surface Lots	Surface Parking Lots	Meets
Block Pattern & Streetscape	Gridded or Curvilinear Blocks/Traditional Residential Streets	No internal streets are proposed	N/A
Multimodal Access			

Automobiles	HIGH: Direct access from frontage roads/major streets	<i>High</i> : Direct access will be provided from Jupiter Rd and Los Rios Blvd	Meets
Transit	Medium: Served by bus on perimeter arterial streets	<i>Low</i> : No DART service within ½ mile	Does Not Meet
Micromobility	HIGH: Connected to trails and bike routes	<i>High</i> : Future On-Street Bike Route Planned on Los Rios	Meets
Pedestrians	HIGH: Mostly served by perimeter sidewalks	<i>High</i> : Served by perimeter sidewalks	Meets

Other Comprehensive Plan Policies

Undeveloped Land Policy - *Plano will reserve its remaining undeveloped land for high-quality development with distinctive character, prioritizing businesses offering skilled employment. New housing in these areas will only be considered appropriate where it is consistent with the Future Land Use Map and other related Comprehensive Plan standards.*

This proposal does not conform to the Undeveloped Land Policy because Multifamily Types have already exceeded the maximum threshold for the Neighborhood (N) category, and are therefore inappropriate in this location.

Special Housing Needs Policy (SHN) - *Plano will support the special housing needs of residents including seniors, people with disabilities, and low- to moderate-income households through inclusive regulations and programs and actions furthering the goals stated in the [Consolidated Plan](#). Proposed locations for special housing needs should be afforded the same health and safety considerations as other housing.*

This proposal conforms to the Special Housing Needs Policy as the proposed development would provide an additional 64 units of affordable housing. This is not a restriction in the zoning, but is the stated intent of the applicant, as confirmed by applications for related funding. According to the Consolidated Plan 2020-24, 11% of all households are severely cost burdened, spending more than 50% of their income on housing. Severely cost burdened households are defined as those that spend more than half of their income on housing costs.

In the Consolidated Plan, the most recent data available to analyze severe cost burden is HUD-provided CHAS data from 2015, which indicated that 11% of all households, regardless of income, were severely cost burdened, including 18% of renters and 7% of homeowners. These numbers were calculated prior to the recent inflationary trends impacting consumer goods and without consideration of changes in housing prices over this extensive timeframe from 2015-2022. The plan states a goal of increasing affordable housing units as a high priority, including development of new ownership and rental units. There are no known health or safety considerations that would make this location an unsuitable living environment.

Redevelopment & Growth Management Policy | Action 8 (RGM8) - *Limit new residential development to areas that are appropriate based on individual site considerations and consistency with the Future Land Use Map and Dashboards. Multifamily developments should also meet a housing diversification or economic development need of the city, including transit-oriented development, special housing needs (as defined in the city's Consolidated Plan), or be constructed as part of a high-rise 10 stories or greater.*

The area is appropriate for residential use based on the existing zoning. Although the proposed additional units would support the Special Housing Needs Policy, the policy states this in addition to meeting the future land use considerations. This proposal does not conform to this action because it does not align with the land use goals of the location, as defined in the Neighborhoods (N) Dashboard.

Redevelopment & Growth Management Policy | Action 1 (RGM1) - *Requests that do not conform to the mix of uses, density, and building heights described in the Dashboards are disfavored. However, the action does note proposals that do not strictly conform to these criteria yet are found consistent with the [Guiding Principles](#) of the Comprehensive Plan and substantially beneficial to the immediate neighbors, the surrounding community, and general public interest may be occasionally approved. After gathering and considering substantial community input, such approval should be carefully deliberated and [justified by findings](#).*

Consistent with RGM1, the request is disfavored due to lack of conformity with the Housing Mix of the Neighborhoods (N) Dashboards. Specifically, the area already includes 24.7% Multifamily Types, above the 20% maximum recommended by the N Dashboard. An additional 80 units of Multifamily Types would make it more difficult to achieve the recommended Housing Mix in this area. Consistent with the [Findings Policy](#), if the proposal is found to be consistent with the Guiding Principles and substantially beneficial to the immediate neighborhood, surrounding community, and general public interest, the Planning & Zoning Commission and City Council may note that this case does not strictly conform and make findings of such.

Findings Policy - The Findings Policy aids in implementing the [Redevelopment and Growth Management](#) actions of the Comprehensive Plan. The policy is as follows:

- (a) When recommending approval of a zoning petition that does not conform to the mix of uses, density, or building heights as described in the Future Land Use Dashboards of the comprehensive plan, the Planning & Zoning Commission must propose specific findings to the City Council that will explain why they recommend approval under these circumstances; and*
- (b) When approving a zoning petition that does not conform to the mix of uses, density, or building heights as described in the Future Land Use Dashboards of the Comprehensive Plan, the City Council must make specific findings that will explain why they approve under these circumstances; and*
- (c) Such findings will be based on adopted city policy, such as the comprehensive plan, or other land-use-related considerations connected to the zoning petition.*

Findings are required to approve this zoning request.

Comprehensive Plan Policy Summary

Policy or Study	Analysis
Future Land Use Map and Dashboards	Not in Conformance
Undeveloped Land Policy	Not in Conformance
Special Housing Needs Policy	In Conformance
Redevelopment & Growth Management – Action 8 (RGM8)	Not in Conformance
Redevelopment & Growth Management – Action 1 (RGM1)	Not in Conformance
Findings Policy	Pending Consideration

Adequacy of Public Facilities

Water and Sewer

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

Traffic Impact Analysis (TIA)

A TIA is not required for this rezoning request. However, in considering the traffic impact using the average Institute of Traffic Engineers (ITE) trip generation rates. The table below shows the estimated traffic generation for a single hour during weekday peak hours (7:00-9:00 a.m. and 4:00-6:00 p.m.):

	Building Area or Unit Total	AM	PM
Potential Residential Development (Existing Zoning)			
	22 Single-Family Residence (Detached) Lots	17	22
Proposed Residential Development (Proposed Zoning)			
	80 Multifamily Residence Units	28	35

The table above shows that a multifamily residential development would generate more peak hour morning and evening traffic than a 22 single family residential homes built with SF-7 standards. In the 2016 traffic Signal analysis conducted by the City, this intersection did meet the volume threshold for the peak hour warrant; however, this location does not qualify for consideration under this particular warrant as there are no major traffic generators in the area. Future developments may contribute to the intersection meeting warrants depending on the access configuration on Jupiter Road. Furthermore, a CIP project has been developed based on the City's safety analysis conducted in 2018 and determined the need to construct a dedicated right-turn lane at the intersection of Los Rios Boulevard and Jupiter Road. The upcoming intersection improvement project is scheduled to begin in Fall 2022 and will improve the capacity and safety of that intersection.

In 2016, the Transportation Department conducted a signal warrant study. The signal did not meet any applicable warrants at that time. Another study is scheduled to begin in the near future.

Today, there is an active CIP project that plans to widen the Los Rios Boulevard approach to have dedicated left and right turn lanes.

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 on existing personnel, equipment, and facilities.

Access to and Availability of Amenities and Services - To the south across Los Rios Boulevard, and to the west across Jupiter Road, is the Oak Point Park & Nature Preserve.

Future residents would be served by the Harrington Library, which has sufficient capacity to serve the development. The library is currently undergoing an expansion.

ISSUES:

Multifamily Residential Use

The subject property is adjacent to existing very-low density, single-family residences developed on acreage lots and City of Plano park land in the form of a nature preserve. The existing zoning, at 6 units per acre, acknowledges the uniqueness of this location. It is more dense than the surrounding development, due to its location at the corner of a Type C and a Type D thoroughfare, but not so much as to be out of alignment with the Comprehensive Plan's land use objectives for the city. The Comprehensive Plan classifies this area as the Neighborhoods future land use category, and the Comprehensive Plan does not support a substantial change in density on the subject property.

SUP Restrictions

The applicant is proposing the following restrictions:

1. Maximum Number of Units: 80
2. Maximum Height: 2-story, 30 feet

The applicant proposes unit and height limitations to clarify consistency with the companion concept plan.

Density and Height

The existing properties surrounding the area of request are zoned A, and the nearest single-family neighborhood, Timber Brook Estates, is zoned SF-7.

The applicant is proposing some standards to restrict the density and height of their request as follows:

Zoning Classification	Density	Height
A	0.49 units/acre	3-story, 45 feet*
SF-7	6.22 units/acre	2-story, 35 feet
MF-1	12.00 units/acre	3-story, 40 feet
Proposed PD-12-MF-1	11.73 units/acre	2-story, 30 feet

*The third story may not exceed 10% of the total floor area of the building.

Although the density is higher than the adjacent zoning districts, it is slightly lower than the maximum density of the MF-1 district, which is 12 units per acre.

Section 15.800 (Multifamily Residence) of Article 15 (Use-specific Regulations) of the Zoning Ordinance specifies the setbacks found in Figure 1. Due to the proximity of the adjacent single-family residences, the height of allowed buildings on the subject property is impacted. As shown on the concept plan, much of the property is within the existing 60-foot setback and is, therefore, limited to two stories in height. However, as proposed by the applicant's planned development stipulations, a two-story, 30-foot height limit is required for the entire property. Although portions of the subject property could develop with three-story buildings, the

Height	Setback
One Story	20 feet
Two Story	60 feet
Three Story	150 feet

Figure 1

applicant is including this restriction to ensure that the building heights on the whole property do not exceed typical SF-7 building height limits of two-stories and 35 feet.

The proposed density restriction will clarify the intention of the property to develop as proposed with a maximum of 80 units and the height restriction will create building height consistency with the nearby Single-Family zoning districts.

Transit Access

The Desirable Character-Defining Elements of the N Dashboard in the Comprehensive Plan recommends that this area provide transit services that include bus routes served on perimeter arterial streets. The applicant's proposal provides low multimodal access.

This property is located within one mile of a GoLink zone. A GoLink zone is a service offered by DART and provides a hired company driver to assist in day-to-day needs to their customers with curbside and/or pick-up and drop-off services. Residents must pay to use this service. Additionally, GoLink does not directly serve the property. The limits of the Northeast Zone, specifically the East Plano area and the North Central Plano/Chase Oaks area do not go beyond Parker Road, E Spring Creek Parkway and Jupiter Road. The maps show that future residents would likely need to have access to another mode of transportation to benefit from this service.

The nearest DART light rail station is the Parker Road station and is an 8-minute drive with a personal vehicle or a 3.5 mile walk. Additionally, the nearest DART bus stop to this property is 2.8 miles located along Parker Road near U.S Highway 75.

Overall, this property does not offer multimodal transportation options to future residents, which may be more imperative due to the Special Housing Needs element of this request, and is not in conformance with the Desirable Character-Defining Elements of the N Dashboard.

SUMMARY:

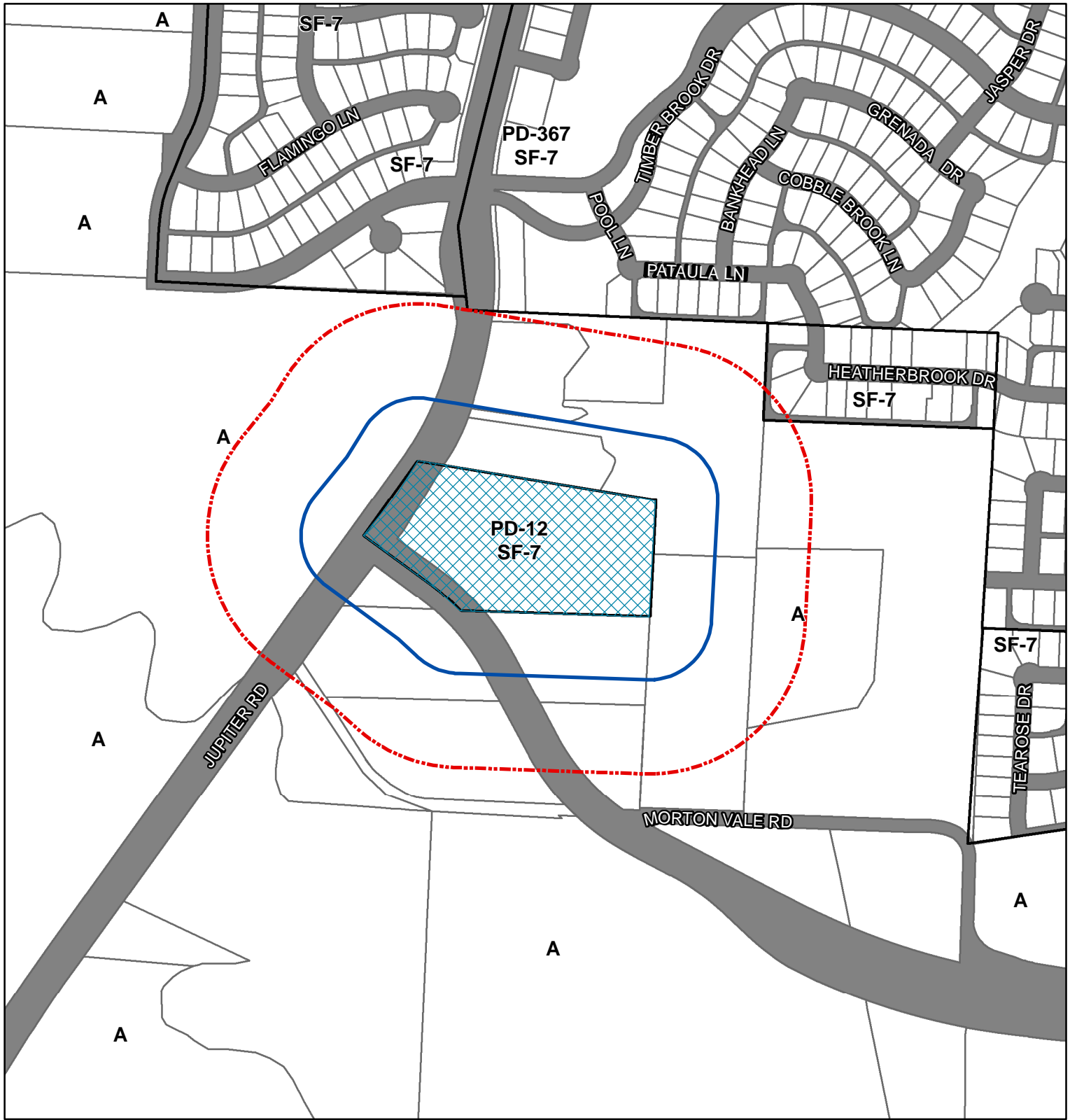
The applicant is requesting to rezone Planned Development-12-Single-Family Residence-7 (PD-12-SF-7) to Planned Development-12-Multifamily Residence-1 (PD-12-MF-1) to allow for a multifamily residence development. Additional housing, particularly affordable housing, is needed in the community, and the proposed height limitations respect the standards of the surrounding residential zoning districts. However, this request is disfavored because the proposal lacks conformity with a number of Comprehensive Plan policies. It does not align with the Mix of Uses, Traditional Neighborhood Form, or Character-Defining Elements of the Neighborhoods (N) future land use designation. Plano is a DART-member city; affordable housing development should have public transit



access to minimize the burden on residents with Special Housing Needs. There are conflicts with two actions related to the Redevelopment and Growth Management policy. The requested change is out of character with existing and future land use planned for this immediate location. Due to the request's misalignment with a number of substantial policy recommendations of the Comprehensive plan, staff recommends denial of the request.

RECOMMENDATION:

This request is disfavored under the Comprehensive Plan. The Planning & Zoning Commission may occasionally allow proposals that do not strictly conform to the Plan's standards, if the request is found consistent with the Guiding Principles of the Comprehensive Plan and substantially beneficial to the immediate neighbors, surrounding community, and general public interest.

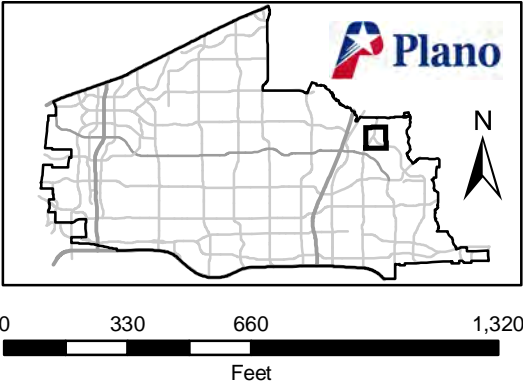


Zoning Case: 2022-011

Existing Zoning: Planned Development-12-Single-Family Residence-7

Proposed Zoning: Planned Development-12-Multifamily Residence-1

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





Source: City of Plano

MEETING DATE

Monday, September 12, 2022

RESULTS

I, Mayor/Councilmember _____, after review of the written information and listening to the hearing participants, voted in **OPPOSITION** to this case, finding the following:

☐ I agree with the conclusions in the preliminary report provided by staff because:

_____.

or

☐ The project is incompatible with the Future Land Use Map Dashboard of the Comprehensive Plan because: _____;
and

☐ The request is inconsistent with the overall Guiding Principles of the Comprehensive Plan because: _____;
and

☐ The request is not substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: _____;
and

The request is inconsistent with other policies, actions, maps:

- ☐ Future Land Use Map and Dashboards
- ☐ Redevelopment & Growth Management Policy - Action 1 (RGM1)
- ☐ Redevelopment & Growth Management Policy - Action 8 (RGM8)
- ☐ Undeveloped Land Policy
- ☐ Other: _____

☐ Comments on any of the above which further explain my position: _____.

Overall, I believe the applicant's request should be opposed due to the reasons I have indicated above.

Signature

Date

City Council Findings Form

The Guiding Principles establish overarching themes that apply to all policies and actions and express values for Today, 2050, and Together. These Principles are not intended to stand alone but to be used in concert with one another and carry across the Plan as a whole. Each principle must be judged through a lens that incorporates all of the other principles to be fully and accurately understood.

Guiding Principle 1 | Plano Today

- 1.1. The Plan enhances the quality of life in the near term, continually striving to meet the needs and priorities of current residents, businesses, and institutions of Plano.
- 1.2. The Plan promotes the safety, viability, and vibrancy of Plano's existing neighborhoods, managing growth and shaping change that complements the city's suburban character and rich history.
- 1.3. The Plan promotes the educational, recreational, and cultural centers of the community, providing an environment for world-class facilities, businesses, and institutions that support a vital economy.
- 1.4. The Plan respects the suburban character of Plano and seeks to preserve and enhance the built environment.
- 1.5. The Plan acknowledges that Plano is mostly developed and does not anticipate significant changes in population or residential development in the future.
- 1.6. Implementation of the Plan will be open and transparent, with a high standard for exceptions to land use principles, proactively seeking community input, and updated when needed with opportunities for the public to continually share their needs and priorities with community leaders and inform the decision-making process.

Guiding Principle 2 | Plano 2050

- 2.1. The Plan enhances the quality of life in the long term, preparing for future generations of residents, businesses, and institutions of Plano who may not yet have a voice but are impacted by the decisions of today.
- 2.2. The Plan successfully manages Plano's transition to a mature city, seeking innovative approaches and best practices to accommodate emerging trends, technologies, and opportunities that improve the quality of life and allow the city to remain attractive and vibrant into the future.
- 2.3. The Plan builds on Plano's strong history of thoughtful planning, guiding future development and redevelopment where it is safe, attractive, appropriate, and convenient; contributes to a variety of housing, employment, and social opportunities; and respects the natural environment.
- 2.4. Implementation of the Plan will be fiscally responsible, ensuring that alternatives are considered and completion of actions provides the greatest long-term value.

Guiding Principle 3 | Plano Together

- 3.1. The Plan serves people of all backgrounds, striving to meet the needs of an inclusive and vibrant community that calls Plano "home."
- 3.2. The Plan promotes a community that is safe, engaged, and rich in educational, cultural, and recreational opportunities that are highly desirable to residents and visitors alike.
- 3.3. The Plan embraces Plano's position as a leader in the region, demonstrating the city's standard of excellence and supporting our neighbors through linkages including health, economy, culture, transportation, and sense of community.
- 3.4. The Plan manages growth and redevelopment in a gradual manner, ensuring changes are beneficial to neighbors and the surrounding community based on real, city-level demand.
- 3.5. Implementation of the Plan will be done in partnership with the community and educational, nonprofit, civic, cultural, faith-based, and governmental organizations, promoting cooperation towards common goals that enhance the quality of life for the residents, businesses, and institutions of Plano.

MEETING DATE

Monday, September 12, 2022

RESULTS

I, Mayor/Councilmember _____, after review of the written information and listening to the hearing participants, voted in **SUPPORT** of this case, finding the following:

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: _____;
and
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: _____;
and
3. The request is consistent with other policies, actions, maps:
☐ Special Housing Needs Policy
☐ Other: _____
4. Comments on any of the above which further explain my position: _____.

Overall, I believe the applicant's request should be supported; and the reasons I have indicated above outweigh the project's incompatibility with the mix of uses, density, or building heights favored by the Future Land Use Map Dashboard of the Comprehensive Plan.

Signature

Date

City Council Findings Form

The Guiding Principles establish overarching themes that apply to all policies and actions and express values for Today, 2050, and Together. These Principles are not intended to stand alone but to be used in concert with one another and carry across the Plan as a whole. Each principle must be judged through a lens that incorporates all of the other principles to be fully and accurately understood.

Guiding Principle 1 | Plano Today

- 1.1. The Plan enhances the quality of life in the near term, continually striving to meet the needs and priorities of current residents, businesses, and institutions of Plano.
- 1.2. The Plan promotes the safety, viability, and vibrancy of Plano's existing neighborhoods, managing growth and shaping change that complements the city's suburban character and rich history.
- 1.3. The Plan promotes the educational, recreational, and cultural centers of the community, providing an environment for world-class facilities, businesses, and institutions that support a vital economy.
- 1.4. The Plan respects the suburban character of Plano and seeks to preserve and enhance the built environment.
- 1.5. The Plan acknowledges that Plano is mostly developed and does not anticipate significant changes in population or residential development in the future.
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- 2.1. The Plan enhances the quality of life in the long term, preparing for future generations of residents, businesses, and institutions of Plano who may not yet have a voice but are impacted by the decisions of today.
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July 11, 2022

Via Electronic Mail: kcopeland@plano.gov

Katya Copeland
Senior Planner, City of Plano
Planning Department - Development Review
1520 K Avenue, Suite 250
Plano, Texas 75074

Re: ZC2022-011 and CP2022-009 - Versa Zoning Case

Dear Ms. Copeland:

I am a development partner with Versa Development, which is seeking a zoning change for property at Jupiter Road at Los Rios Blvd. I wanted to take this opportunity to provide some additional information about our project and make myself available to answer any questions you may have.

About Versa Development: Committed to Housing for All

Established in 2008, Versa Development was founded on the basic principle that everyone deserves clean, safe, and affordable housing. Since then, Versa has completed or has under construction 26 apartment communities throughout Texas, creating nearly 5,000 market rate and affordable housing units. Versa is a long-term owner, and continues to own and oversee the management of all of our apartment communities. We have a proven track record of identifying underserved markets, selecting viable locations, and delivering high-quality residences families are proud to call home.

Zoning Request

The 6.818-acre site is located at the corner of Jupiter Road and Los Rios Boulevard. It was rezoned in 2016 to PD 12-SF-7 for a single-family subdivision. Despite its zoning, the site has remained undeveloped for the last six years, likely due to its relatively small size for a single-family community and its location on two active roadways, Jupiter Road and Los Rios Blvd.

The site would work well for low-density multi-family, and Versa is proposing to rezone the property to PD 12-MF-1. We have proposed additional conditions to restrict the number of units to 80 and limit the height to 30 feet and two stories. We also propose to retain the existing PD's requirement for a masonry wall along Jupiter and Los Rios, and have proposed to extend it to the entire perimeter.

The zoning request meets the requirements of Plano's Comprehensive Plan 2021: the site is within the "Neighborhoods" Future Land Use Category, which identifies "garden-style apartments" as a common housing type in this category. In addition, Plano's Special Housing Needs Policy recommends "[c]reat[ing] affordable homeownership opportunities in Plano for income qualifying households including...construction of new housing." The Policy proposes that the city "Review zoning regulations to provide reasonable opportunities for safe and healthy housing in support of special needs populations."

Juniper Apartments Design

The Juniper Apartments community will consist of 10 one- and two-story suburban, garden-style residential buildings, served by a full-service clubhouse, office, and amenity center. Units will have covered entries and balconies, self-cleaning ovens, microwaves, storage rooms, ceiling fans, and energy efficient refrigerators. The property will also be equipped with full perimeter fencing and controlled access gates with resident security in mind.

Benefits to the City of Plano and Surrounding Area

As noted throughout Plano's 2020-2024 Consolidated Plan for the U.S. Department of Housing and Urban Development, many Plano residents have been negatively impacted by rising rental rates and many have been priced out of the market entirely. This is evidenced by extremely high occupancy rates for senior affordable units in a 15-mile radius of the site, which have a current occupancy rate of 98.8%. Juniper Apartments is intended to help fulfill this need for active families, with 80 one-, two-, and three-bedroom apartment homes, 16 of which will be market-rate. This will fulfill Plano's policy goal of increasing affordable housing opportunities.

Site Selection: Filling a Need for Affordable Housing in Plano

A major driver in selecting this site was the lack of affordable housing in this area. Within one mile of this site, 35% of households have an income of less than \$75,000, which would make them eligible for the reduced rent offered at Juniper Apartments.

We also selected this site because it offers convenient access to grocery stores, retail, job centers, schools, and outdoor recreational facilities. It will afford our residents upward educational and economic mobility opportunities, with highly rated primary schools nearby and convenient access to Collin County Community College. The site also provides ready access to arterial streets for working families and commuters, as well as nearby outdoor recreational facilities and nature parks.

Community Outreach

We have had initial conversations with the leadership of the two closest neighborhoods: the Timber Brook Estates HOA and Timber Brook East HOA. One of the first things they wanted to understand was what "affordable housing" means. In our case, however, it may be most beneficial to cover what affordable housing is not.

Firstly, Versa's proposed apartment community is not subsidized housing – neither Versa nor the tenant receives any government subsidy, reimbursement for rent payments, or ongoing payments. Additionally, the property will not be exempt from property taxes, which are estimated to be in excess of \$100,000 per year.

Secondly, this development does not represent public housing or "Section 8" housing. Versa is a private developer and is not associated with any housing authority or public entity. Residents must have verifiable income, pass criminal background checks, as well as credit checks in order to qualify to lease their residence. Also unlike public housing, our proposed community will possess 16 units leased at market rates, a full 20% of the apartment homes. Given the highly competitive nature of the Plano marketplace, we must deliver highly desirable living spaces and amenities if we expect to attract lasting residents to our property. Further, there will be no differentiation in unit finishes – all units (whether

Katya Copeland
July 11, 2022

affordable or market rate) will have the same energy-efficient appliances, fixtures, materials and finishes and enjoy the same quality of life.

Included with this letter is a presentation with additional information about Juniper Apartments. Please let me know if you have any further questions about our project.

Sincerely,

Daniel Hendren


PLANNING & ZONING COMMISSION
REGULAR MEETING RESULTS



DATE: August 16, 2022

TO: Applicants with Items before the Planning & Zoning Commission

FROM: Planning & Zoning Commission

VIA: Eric Hill, AICP, Senior Planning Manager acting as Secretary of the Planning & Zoning Commission 

SUBJECT: Results of Planning & Zoning Commission Meeting of August 15, 2022

AGENDA ITEM NO. 2B - CONCEPT PLAN
JUNIPER MULTIFAMILY DEVELOPMENT, BLOCK A, LOT 1
APPLICANT: AL DEWAN PROPERTIES, LLC

80 multifamily dwelling units on one lot on 6.8 acres located at the northeast corner of Jupiter Road and Los Rios Boulevard. Zoned Planned Development-12-Single-Family Residence-7. Project #CP2022-009.

DENIED: 8-0

RESULTS:

Denied.

KC/kob

Agenda Item No. 2B

Public Hearing - Concept Plan:

Juniper Multifamily Development, Block A, Lot 1

Applicants: Al Dewan Properties, LLC

DESCRIPTION:

80 multifamily dwelling units on one lot on 6.8 acres located at the northeast corner of Jupiter Road and Los Rios Boulevard. Zoned Planned Development-12-Single-Family Residence-7. Project #CP2022-009.

REMARKS:

This concept plan is associated with Zoning Case 2022-011 and is contingent upon approval of the zoning case. The purpose for the concept plan is to show the proposed multifamily residence development and related site improvements. The concept plan meets the stipulations as proposed by Zoning Case 2022-011. Due to staff's recommendation of denial for the associated zoning case, staff recommends denial of the concept plan.

RECOMMENDATION:

Recommended for denial.

CLUB	
FLOOR	
AREA	3,337

BUILDING TYPE I - K2	
FLOOR 1 - SQ. FT.	
UNITS	4,181
UNIT STOR.	71
UNIT PATIO	443
FRONT PORCH	252
TOTAL	4,699

BUILDING TYPE II	
FLOOR 1 - SQ. FT.	
UNITS	3,371
UNIT STOR.	48
UNIT PATIO	309
FRONT PORCH	131
TOTAL	3,759

BUILDING TYPE III	
FLOOR 1 - SQ. FT.	
UNITS	2,338
UNIT STOR.	33
UNIT PATIO	206
FRONT PORCH	132
TOTAL	2,575

BUILDING TYPE IV	
FLOOR 1 - SQ. FT.	
UNITS	4,453
UNIT STOR.	68
UNIT PATIO	443
FRONT PORCH	268
TOTAL	4,966

BUILDING TYPE V	
FLOOR 1 - SQ. FT.	
UNITS	7,057
UNIT STOR.	128
UNIT PATIO	783
FRONT PORCH	450
TOTAL	7,968

BUILDING TYPE VI	
FLOOR 1 - SQ. FT.	
UNITS	3,148
UNIT STOR.	54
UNIT PATIO	360
FRONT PORCH	199
TOTAL	3,542

BUILDING TYPE VII K2	
FLOOR 1 - SQ. FT.	
UNITS	4,676
UNIT STOR.	62
UNIT PATIO	412
FRONT PORCH	260
TOTAL	5,350

BUILDING TYPE VIII	
FLOOR 1 - SQ. FT.	
UNITS	5,271
UNIT STOR.	88
UNIT PATIO	7
FRONT PORCH	322
TOTAL	5,900

FLOOR 2 - SQ. FT.	
UNITS	4,467
UNIT STOR.	71
UNIT BALCONY	443
TOTAL	4,981

FLOOR 2 - SQ. FT.	
UNITS	3,584
UNIT STOR.	48
UNIT BALCONY	309
TOTAL	3,941

FLOOR 2 - SQ. FT.	
UNITS	2,486
UNIT STOR.	33
UNIT BALCONY	206
TOTAL	2,725

FLOOR 2 - SQ. FT.	
UNITS	4,739
UNIT STOR.	68
UNIT BALCONY	443
TOTAL	5,250

FLOOR 2 - SQ. FT.	
UNITS	7,558
UNIT STOR.	128
UNIT BALCONY	783
TOTAL	8,469

FLOOR 2 - SQ. FT.	
UNITS	3,363
UNIT STOR.	54
UNIT BALCONY	360
TOTAL	3,777

FLOOR 2 - SQ. FT.	
UNITS	4,960
UNIT STOR.	62
UNIT BALCONY	412
TOTAL	5,434

FLOOR 2 - SQ. FT.	
UNITS	5,571
UNIT STOR.	88
UNIT BALCONY	7
TOTAL	5,666

TOTAL	
	9,676

TOTAL	
	7,669

TOTAL	
	5,250

TOTAL	
	10,211

TOTAL	
	16,437

TOTAL	
	7,299

TOTAL	
	10,581

TOTAL	
	13,961

PARKING TABULATIONS

PARKING REQUIRED: 2 SPACES PER UNIT
80 UNITS X 2 = 160 PARKING REQUIRED

PARKING PROVIDED:
ACCESSIBLE PARKING SPACES: 9
ACCESSIBLE VAN PARKING SPACES: 2
STANDARD PARKING SPACES: 154
TOTAL PARKING : 165

BUDG TYPE I - UNIT MIX

FLOOR	A1	A1-2	B1	B1-2	C1	C1-2	TOTAL	QTY
1	1		2		1		4	2
2		1		2		1	4	2
TOTAL	1	1	2	2	1	1	8	

BUDG TYPE II - UNIT MIX

FLOOR	A1	A1-2	B1	B1-2	C1	C1-2	TOTAL	QTY
1			2		1		3	
2				2		1	3	1
TOTAL	0	0	2	2	1	1	6	

BUDG TYPE III - UNIT MIX

FLOOR	A1	A1-2	B1	B1-2	C1	C1-2	TOTAL	QTY
1			1		1		2	
2				1		1	2	1
TOTAL	0	0	1	1	1	1	4	

BUDG TYPE IV - UNIT MIX

FLOOR	A1	A1-2	B1	B1-2	C1	C1-2	TOTAL	QTY
1	1		1		1		3	
2		1		1		2	4	1
TOTAL	1	1	1	1	2	2	8	

BUDG TYPE V - UNIT MIX

FLOOR	A1	A1-2	B1	B1-2	C1	C1-2	TOTAL	QTY
1	2		4		1		7	
2		2		4		1	7	1
TOTAL	2	2	4	4	1	1	14	

BUDG TYPE VI - UNIT MIX

FLOOR	A1	A1-2	B1	B1-2	C1	C1-2	TOTAL	QTY
1	1		1		1		3	
2		1		1		1	3	1
TOTAL	1	1	1	1	1	1	6	

BUDG TYPE VII - UNIT MIX

FLOOR	A1	A1-2	B1	B1-2	C1	C1-2	TOTAL	QTY
1	1		2		2		5	
2				2		2	4	2
TOTAL	0	0	2	2	2	2	8	

BUDG TYPE VIII - UNIT MIX

FLOOR	A1	A1-2	B1	B1-2	C1	C1-2	TOTAL	QTY
1	1		3		1		5	
2		1		3		1	5	1
TOTAL	1	1	3	3	1	1	10	



UNIT	DESCRIPTION	COUNT	UNIT SQ. FT.	PATIO SQ. FT.	OVERALL	FLOOR
A1-1st	1BED/1BATH	7	810	134	5,670	1
A1-2nd	1BED/1BATH	7	883	134	6,111	2
B1-1st	2BED/2BATH	30	1,033	103	20,660	1
B1-2nd	2BED/2BATH	30	1,104	103	22,080	2
C1-1st	3BED/3BATH	13	1,365	103	16,965	1
C1-2nd	3BED/3BATH	13	1,376	103	17,868	2
TOTAL		80				
unit average		1118	17		TOTAL UNIT W/O Patio or Storage Sq. Ft.	89,444

UNIT TYPE	TOTAL UNITS	
1 BEDROOM	14	17.5%
2 BEDROOM	40	50.0%
3 BEDROOM	26	32.5%
TOTAL	80	

Impervious Cover	
Paving	82,795
Buildings	47,769
Pool Deck	3,266
Club	2937
Transformer pads	500
sidewalks	15,596
Total Impervious	153,863
	51.81%

RESIDENTIAL BUILDINGS SPRINKLED WITH NFPA 13R SYSTEM

CLUBHOUSE / LEASING OFFICE NOT SPRINKLED

ACCESSIBLE (MOBILITY):	ACCESSIBLE (SENSORY):
(1) A1 UNIT	(1) A1 UNIT
(2) B1 UNIT	(1) B1 UNIT
(1) C1 UNIT	(1) C1 UNIT
(4) TOTAL UNITS	(3) TOTAL UNITS
	
MOBILITY - 11 PARKED UNITS (50%)	SENSORY UNITS (14%)

THE ATTACHED SITE PLAN MATERIALLY ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT AND BUILDING CODE ORDINANCES.

DETENTION WILL NOT BE REQUIRED BASED ON APPROVED CLOMR GUIDANCE

FLOOD MITIGATION WILL BE ACHIEVED BY FOLLOWING APPROVED CLOMR AND ASSOCIATED ENGINEERING STUDY

●●●●● ACCESSIBLE ROUTE

6,818 ACRES

PLAN PREPARER - ERICK BOGHOLTZ
KELLY GROSSMAN
ARCHITECTS, L.L.C.

OWNER
Al Dewan Properties LLC
Syed Husain
3639 Copper Stone Dr
Dallas, TX 75287
PHONE: (214) 606-0550

DATA FOR CONCEPT PLAN CP2022-009
PREPARED 8/8/2022
JUNIPER MULTIFAMILY DEVELOPMENT
BLOCK A, LOT 1
6.818 ACRE (296,992 SF) PARCEL
JEREMIAH MUNCY SURVEY, ABST NO. 621
CITY OF PLANO, COLLIN COUNTY, TEXAS