

PLANNING & ZONING COMMISSION

REGULAR MEETING RESULTS



DATE: September 7, 2022

TO: Honorable Mayor & City Council

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 September 6, 2022

AGENDA ITEM NO. 2A – ZONING CASE 2022-013

PETITIONERS: HUFFINES COMMUNITIES AND SUSAN TRACY HARRIS

Request to rezone 5.4 acres **from** Agricultural **to** Planned Development-49-Single-Family Residence Attached located on the east side of Thunderbird Lane, 145 feet south of Cambridge Drive. Zoned Agricultural. Project #ZC2022-013.

APPROVED: 8-0

| | | | | | | |
|---|----------|----------|---------|-----------|----------|----------|
| Speaker Card(s) Received | Support: | <u>1</u> | Oppose: | <u>0</u> | Neutral: | <u>0</u> |
| Letters Received Within 200' Notice Area: | Support: | <u>0</u> | Oppose: | <u>3</u> | Neutral: | <u>0</u> |
| Letters Received Within the Area of Request | Support: | <u>1</u> | Oppose: | <u>0</u> | Neutral: | <u>0</u> |
| Petition Signatures Received: | Support: | <u>0</u> | Oppose: | <u>0</u> | Neutral: | <u>0</u> |
| Other Responses: | Support: | <u>0</u> | Oppose: | <u>12</u> | Neutral: | <u>0</u> |

RESULTS:

The Commission recommended to approve the zoning case as submitted.

To view the hearing, please click on the provided link: <https://planotx.swagit.com/play/09072022-947/10/>

DF/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: 2022-013

Petitioners: Huffines Communities and Susan Tracy Harris

DESCRIPTION:

Request to rezone 5.4 acres **from** Agricultural **to** Planned Development-49-Single-Family Residence Attached located on the east side of Thunderbird Lane, 145 feet south of Cambridge Drive. Zoned Agricultural. Project #ZC2022-013.

SUMMARY:

The petitioner is requesting to rezone the subject property from Agricultural to Planned Development-49-Single-Family Residence Attached to create an extension of the adjacent single-family neighborhood, which is under development. This request is in conformance with the recommendations of the Comprehensive Plan. The proposed development will add variety to the housing developments in the surrounding area.

REMARKS:

The petitioner requests to rezone the subject property to Planned Development-49-Single-Family Residence Attached (PD-49-SF-A) to develop single-family attached residences. This request is an extension of the recent rezoning request and development proposal for the adjacent property (ZC2021-019) and will include 19 single-family residence attached lots and one common area lot. The petitioner is not proposing to add new planned development stipulations.

The subject property is zoned Agricultural (A) and is partially developed with a single-family residence and service contractor. The A district intends to provide for farming, dairying, pasturage, horticulture, animal husbandry, and the necessary accessory uses for packing, treating, or storing produce. It is anticipated that all "A" districts will be changed to other zoning classifications as the city proceeds toward full development. The SF-A district is intended to provide for various residential housing types and densities in the medium-density range (5-10 units/acre) on individually-platted lots or multiple units on a single lot.

A revised preliminary site plan, Thunderbird Park Addition, accompanies this request as agenda item 2B.

History

The city approved a zoning case for the parcel to the east and south on November 8, 2021, to create a single-family residence attached neighborhood. The associated concept plan proposed 146 single-family residence attached lots and 11 common area lots.

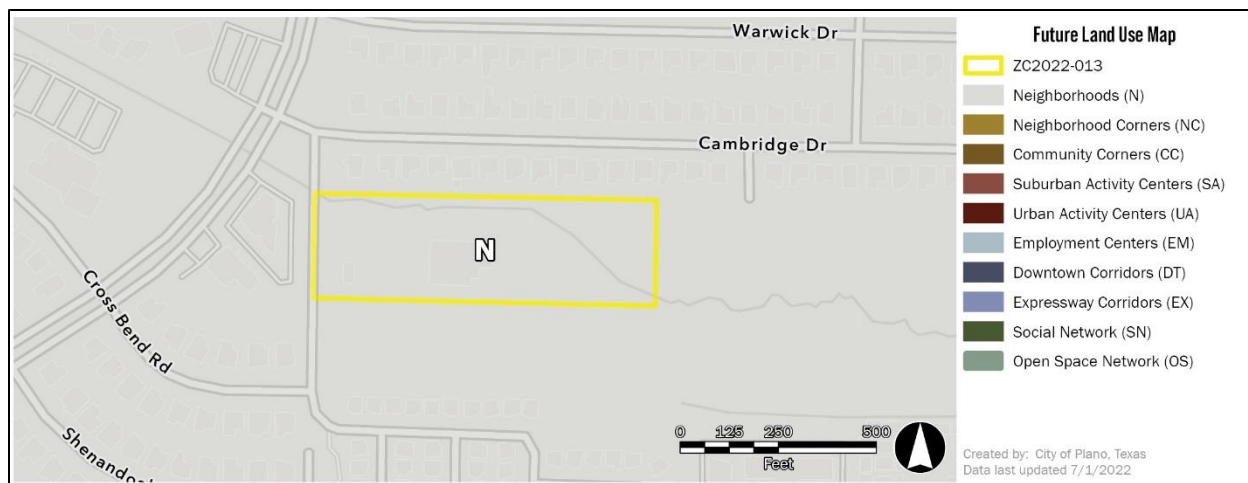
Surrounding Land Uses and Zoning

| | |
|-------|--|
| North | The properties are zoned Single-Family Residence-7 (SF-7) and are developed with single-family homes. |
| East | The property is zoned Planned Development-49-Single-Family Residence Attached and is currently being developed with single-family attached residences. |
| South | The property is zoned Planned Development-49-Single-Family Residence Attached and is currently being developed with single-family attached residences. |
| West | Across Thunderbird Lane, the properties are zoned Planned Development-70-Neighborhood Office (PD-70-O-1). They are developed with medical and professional/general administrative offices and a day care center zoned Single-Family Residence-7 with Specific Use Permit No. 30 for Day Care Center. |

Conformance to the 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 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:



Neighborhoods (N)

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. 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. Institutional, light office, and serve uses are considered secondary uses and may be located along the frontage of arterial streets and intersections. Adequate transitions in building height and setbacks must be provided when development is proposed near established neighborhoods.

Traditional Neighborhood Form

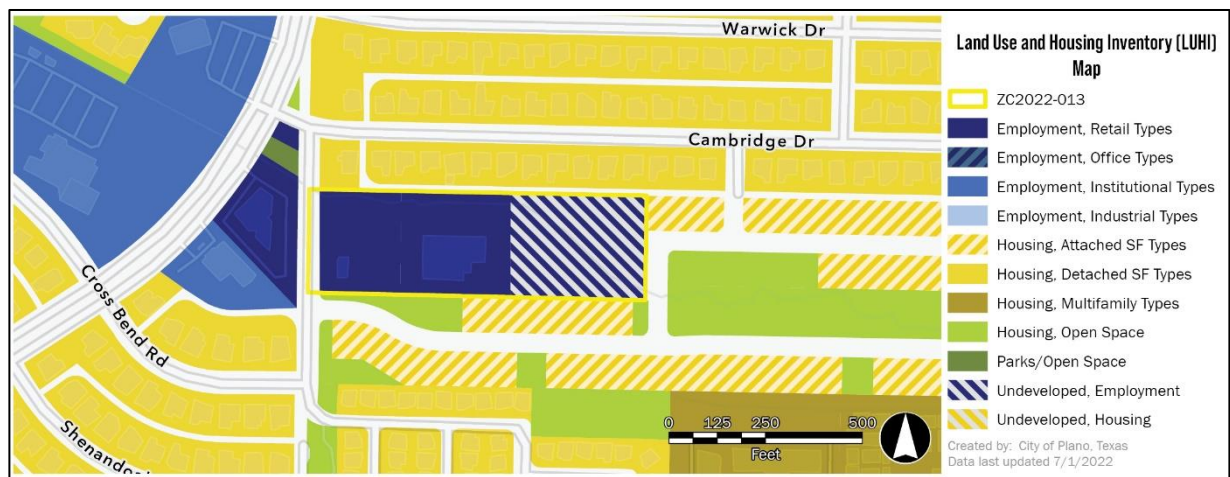


The Neighborhoods (N) Dashboard also includes an illustration of Plano's "Traditional Neighborhood Form," a variation of the neighborhood unit concept utilized by the city's previous comprehensive plans for decades and which represents the form utilized by the vast majority of Plano neighborhoods. Each neighborhood unit is bound by major roadways (Type C or above) and is typically centered around a

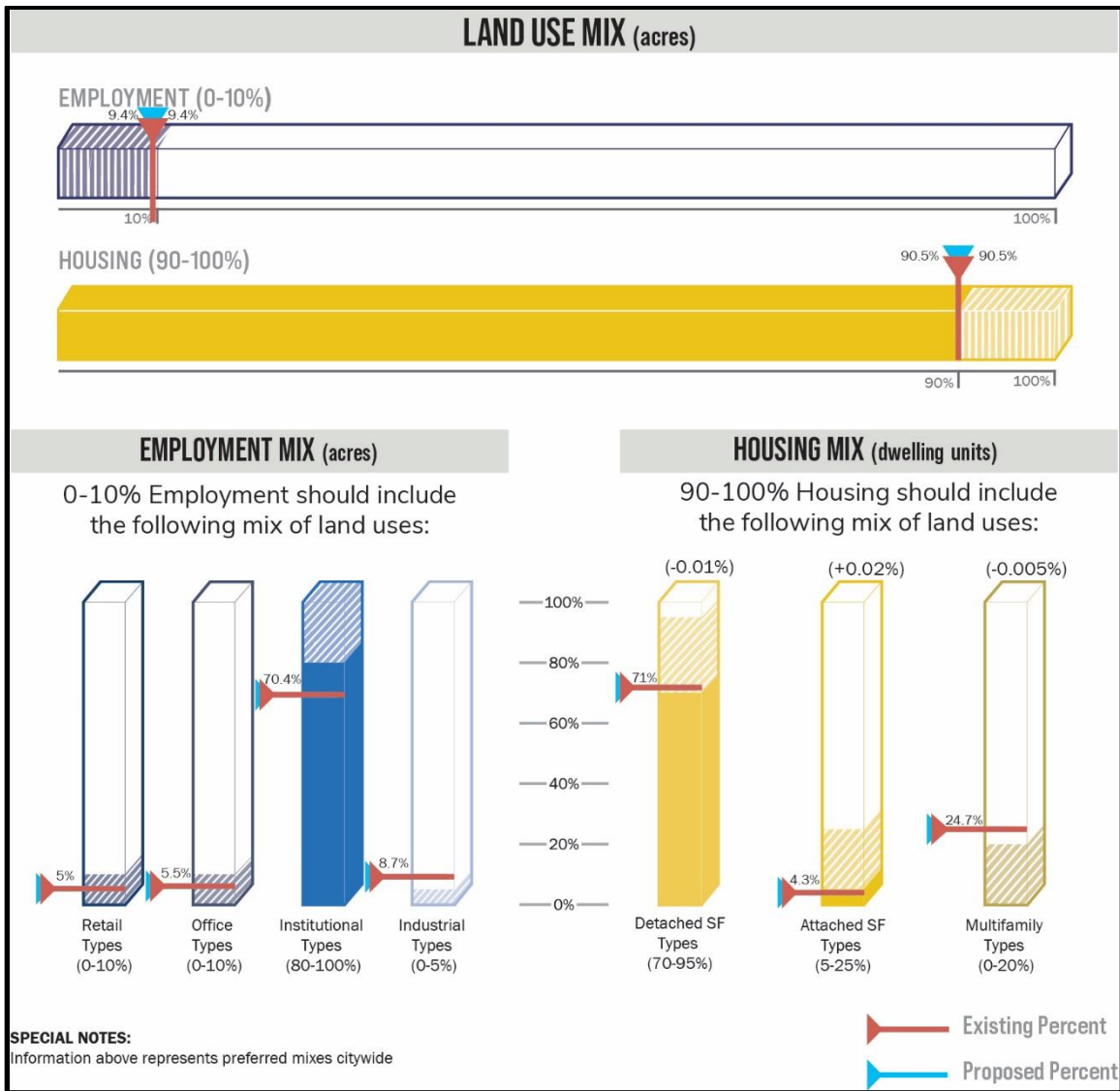
park or school site. Residential uses are primarily single-family detached, with multifamily and/or single-family attached housing serving a transition to commercial or institutional uses at the major intersections.

The proposed request is not fully consistent with this desired form. However, this neighborhood unit is irregularly shaped and not fully bound by a major roadway along its eastern edge. The Plan also notes that with few large tracts left for residential development, some infill and redevelopment opportunities may not fit the typical neighborhood design.

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 5.21-acre parcel of land currently classified as *Retail Types* and *Undeveloped – Employment*, as shown below:



Approval of the request would reclassify the property to 1.4 acres of *Housing, Attached SF Types* resulting in changes to the Mix of Uses in this area as follow:



Measurement Area: Citywide in Neighborhoods (N) Category

- Land Use Mix (Acres): The request results in minimal change (0.02%) to the Land Use Mix.
- Employment Mix (Acres): The request results in a very minimal (less than 0.2%) change in the Employment Mix.
- Housing Mix (Dwelling Units): The request would increase the percentage of *Single-Family Attached Types* by approximately 0.02%.

| Housing Mix | Recommended | Existing | Proposed |
|------------------------|-------------|----------|-----------------|
| Detached Single-Family | 70-95% | 71.0% | 71.0% (-0.01%) |
| Attached Single-Family | 5-25% | 4.3% | 4.3% (0.02%) |
| Multifamily | 0-20% | 24.7% | 24.7% (-0.005%) |

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 | Petitioner Proposal | Meets Dashboard? |
|-----------------------------|--|---|----------------------------------|
| Building Heights | 1 to 2 stories | 2 Stories | Meets |
| Density | SF: 0.5 to 10 DUA MF: 10-22 DUA | SF: 5.1 DUA | Meets |
| Intensity | Low Intensity (0-50% Lot Coverage) | Low Intensity 25% Lot Coverage | Meets |
| Open Space | 10% to 50% Passive Open Space | 57% Passive Open Space | Does Not Meet, see details below |
| Parking Orientation | Res: Garages with Driveways Non-res: Surface Lots | Garages with Driveways | Meets |
| Block Pattern & Streetscape | Gridded or Curvilinear Blocks/Traditional Residential Streets | Curvilinear Blocks Traditional Residential Street | Meets |
| Multimodal Access | | | |
| Automobiles | HIGH: Direct access from frontage roads/major streets | <i>High:</i> Direct access | Meets |
| Transit | Medium: Served by bus on perimeter arterial streets | <i>Medium:</i> Served by GoLink North Central Plano/Central Oaks Zone | Meets |
| Micromobility | HIGH: Connected to trails and bike routes | <i>High:</i> Served by bike street route 73 on Thunderbird Lane | Meets |
| Pedestrians | HIGH: Mostly served by perimeter sidewalks | High: Served by perimeter and interior sidewalks | Meets |

The subject property would provide approximately 57% passive open space (including common area lots and floodplain), which exceeds the maximum recommended open space in the N Dashboard (50%). This is because approximately 43% of the site is located within the floodplain easement and an additional 14% of open space is within common area lots (the SF-A district requires a minimum of 10% of open space outside the floodplain). However, it should be noted that when considering the existing PD-49-SF-A district to the east, the combined site plan totals approximately 47% open space.

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 conforms to the Undeveloped Land Policy by providing a quality townhome development distinct from other typical single-family developments in Plano by the unusually large amount of open space. Conservation of the floodplain in the narrow tract creates a unique environment where approximately 2/3 of lots will directly face or back to this natural design feature. Furthermore, Single-Family Attached Types are consistent with the Future Land Use Dashboard recommendations.

Redevelopment & Growth Management Policy | Action 8 (RGM8) - Limit new residential development to appropriate areas based on individual site considerations and consistency with the Future Land Use Map and Dashboards.

This proposal conforms to RGM8 because Single-Family Attached Types would be an appropriate use of the property as an extension of the existing PD-49-SF-A to the east and south. The combined PD-49-SF-A will provide an additional housing product to the neighborhood, adding variety between the housing developments to the north and south and provide a typical single-family density of 5 dwelling units per acre. The site is not appropriate for commercial uses due to its limited frontage, lack of visibility and direct access to a major street, the depth of the property, and adjacency to residential uses. Single-Family Attached Types are consistent with the Future Land Use Dashboard recommendations.

Comprehensive Plan Policy Summary

| Policy or Study | Analysis |
|--|---|
| Future Land Use Map and Dashboards <ul style="list-style-type: none">DescriptionTraditional Neighborhood FormMix of UsesCharacter Defining Elements | In Conformance Neutral In Conformance In Conformance |
| Undeveloped Land Policy | In Conformance |
| Redevelopment & Growth Management - Action 8 (RGM8) | In Conformance |

Adequacy of Public Facilities - Water and sanitary sewer services are available to serve the subject property; however, the petitioner may be responsible for making improvements to 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 on existing personnel, equipment, and facilities. Residential units in this area will increase EMS and fire calls for service and may impact future staffing levels and the type of equipment assigned to area fire stations.

Traffic Impact Analysis (TIA) - A TIA is not required for this rezoning request. However, in considering the traffic impact using the average Institute of Traffic Engineers (ITE) trip generation rates, staff compared the proposed development with the potential build-out of the subject property as a general office. Using a potential projected professional/general administrative office development of the subject property based upon other developments in the U.S. 75 corridor, it is possible that 57,000 square feet of office could be constructed on the subject property.

The table below shows the estimated traffic generation during peak hours (7:00-9:00 a.m. and 4:00-6:00 p.m.):

| Building Area or Unit Total | AM | PM |
|---|----|----|
| 19 Single-Family Attached Residence | 8 | 10 |
| 57,000 SF of Professional/General Administrative Office | 88 | 85 |

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

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

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

ISSUES:

Single-Family Residence Attached Use

The petitioner proposes adding 19 single-family residence attached lots and one common area lot with 42,110 square feet of usable open space. The revised preliminary site plan shows that the property could accommodate single-family development with necessary streets, open space areas, and visitor parking. It is an extension of the adjacent request, zoned PD-49-SF-A. The petitioner is not proposing variations from the standard SF-A zoning district or requesting PD stipulations. The subject property will be connected to the approved single-family residence attached neighborhood via public streets. It will create a transitional residential product that would complement the existing variety of single-family neighborhoods.

Floodplain

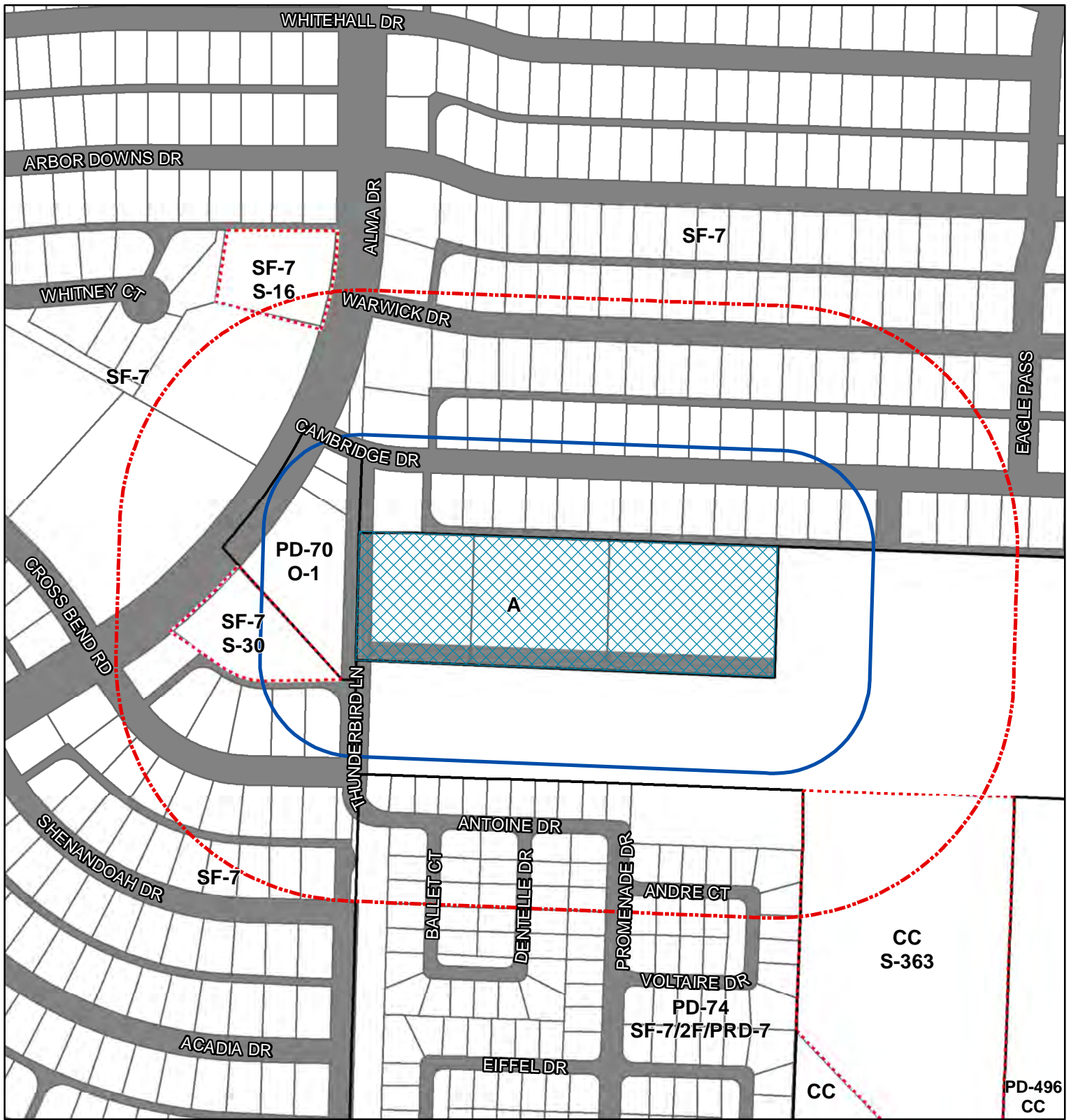
A large portion of the subject property is located within a floodplain. A flood study is not required with this zoning request. However, the petitioner has discussed the floodplain conditions with the Engineering Department. The layout of the development may need to be adjusted depending on the results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

SUMMARY:

The petitioner requests to rezone the subject property from Agricultural to Planned Development-49-Single-Family Residence Attached. With this request, the petitioner is not proposing any variations from the standard SF-A zoning district or requesting PD stipulations. This request is in conformance with the recommendations of the Comprehensive Plan. The proposed development will create a complete neighborhood with the adjacent site and will add a variety of housing products for the surrounding area. For these reasons, staff recommends approval of the request.

RECOMMENDATION:

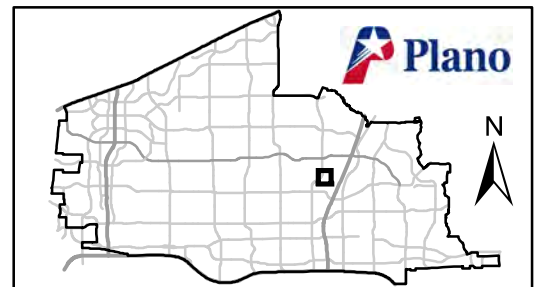
Recommended for approval as submitted.



Zoning Case: 2022-013

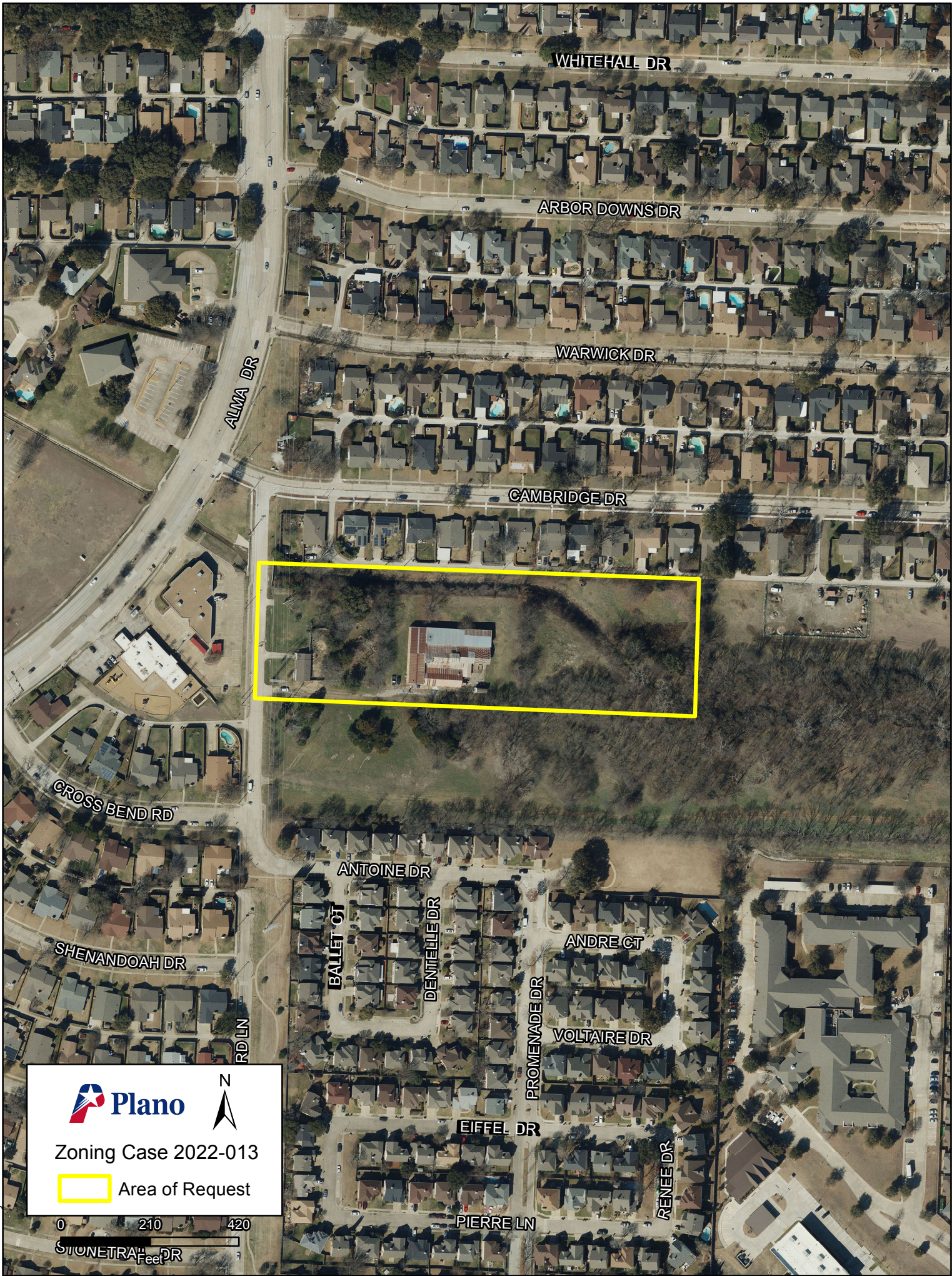
Existing Zoning: Agricultural


Proposed Zoning: Planned Development-49-Single-Family Residence Attached




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


0 215 430 860
Feet



 **Plano**

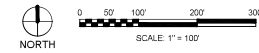


Zoning Case 2022-013

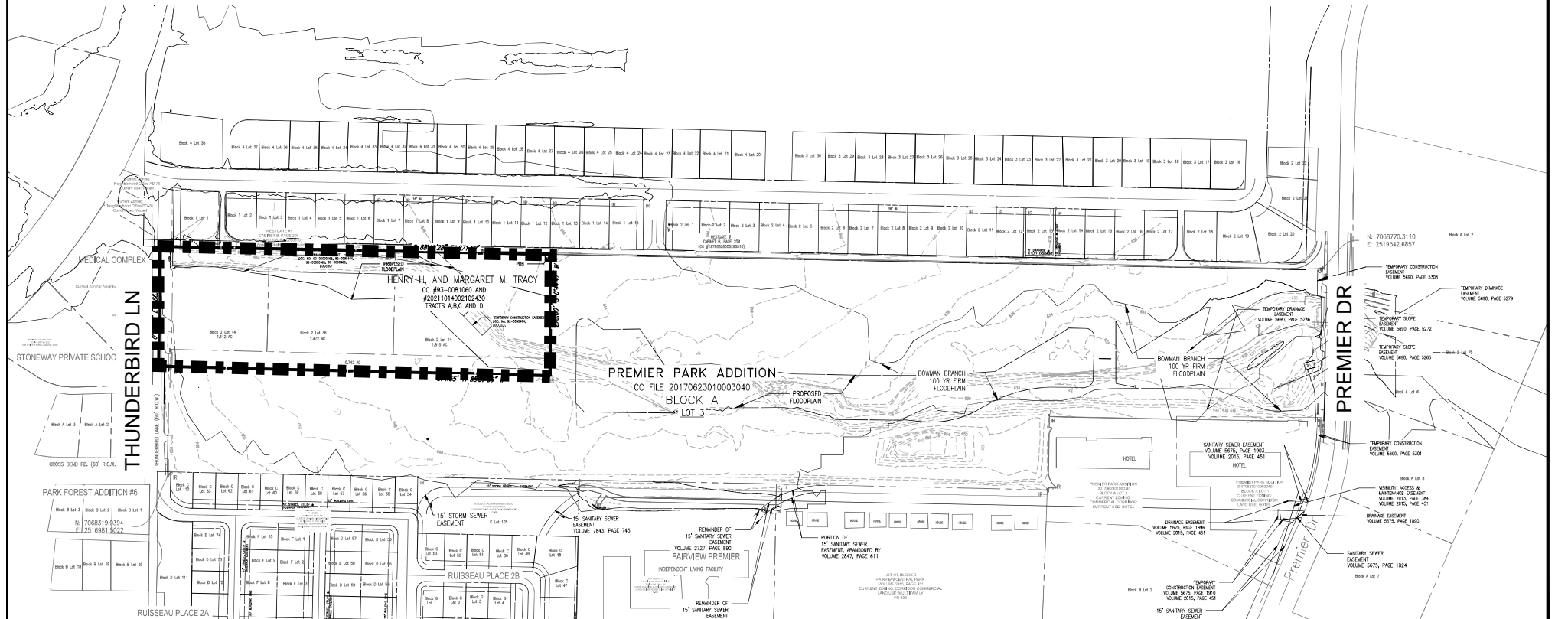
 Area of Request

0 210 420
Feet
STONETRA™

Notice: Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, map, or plan, approval of development standards shown herein, or the initiation of the development process. Planning & Zoning Commission and/or City Council action on studies, plans, or plans relating to development of this property shall be considered as an action taken on this zoning case.



PROJECT SITE



PROPERTY DESCRIPTION (ZONING EXHIBIT)

STATE OF TEXAS
COUNTY OF COLLIN

Being a 5.372 acre tract of land situated in the David Rowlett Survey, Abstract No. 738, in the City of Plano, Collin County, Texas, being a portion of Tract A and all of Tracts B, C & D as described in the deed to Henry H. Tracy and Margaret M. Tracy recorded in Document Number 93-0081060 in the Deed Records of Collin County, Texas, and also being a portion of Thunderbird Lane (having a 60 foot public Right-Of-Way), and being more particularly described by metes and bounds as follows:

BEING a 1/4 section 17, 1/2" iron rod with a red cap attached "W/ 5714", being the northern most northeast corner of Lot 3, Block A, Premier Park Addition, as recorded in Document Number 2017-488 in the Plat Records of Collin County, Texas, and also being in the south line of Westgate No. 1 Addition, as recorded in Document Number 19/06080029510 in the Plat Records of Collin County, Texas.

THENCE South 07°44'47" West, along the northeast line of said Lot 3, Block A, Premier Park Addition, a distance of 273.00 feet to a well 1/2" iron rod with a cap attached "ROWMAN ASSOC. INC.", being a point in a corner of said Lot 3, Block A, Premier Park Addition;

THENCE North 88°37'30" West, continuing along the northeast line of said Lot 3, Block A, Premier Park Addition, passing at a distance of 841.55 feet a found 1/2" iron rod for a point in the western most northwest corner of said Lot 3, Block A, Premier Park Addition, and continuing for a total distance of 871.55 feet to a point for corner, being in the centerline of said Thunderbird Lane;

THENCE North 07°44'47" East, along the centerline of said Thunderbird Lane, a distance of 266.99 feet to a point for corner;

THENCE South 88°49'28" East, passing at a distance of 35.00 feet a well 1/2" iron rod with a cap attached "ROWMAN ASSOC. INC.", being in the south line of Westgate No. 1 Addition, and continuing along the south line of said Westgate No. 1 Addition for a total distance of 871.55 feet to the POINT OF BEGINNING and CONTAINING 233,891 square feet, 5.372 acres of land, more or less.

ZC2022-013
ZONING EXHIBIT

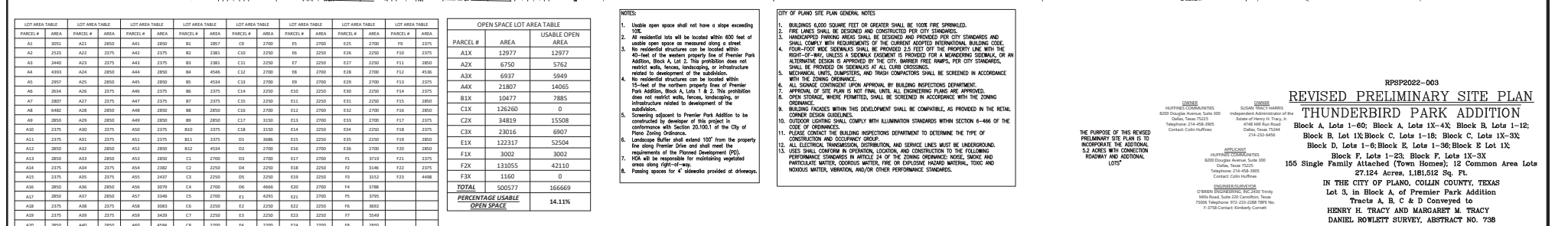
5.372 Acres 233,891 sq.ft.
IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS
Tracts A, B, C & D Conveyed to
HENRY H. TRACY AND MARGARET M. TRACY
RECORDED IN DOC. NO. 93081060 D.R.T.C.T.
IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS
DANIEL ROWLETT SURVEY, ABSTRACT NO. 738

Diagram illustrating a 10' wide lot with setbacks and dimensions:

- Lot Size (Typ): 30'00' x 80'00'
- Lot Size (Typ): 30'00' x 80'00'
- Building Size (Typ): 10'00' x 80'00'
- Setbacks: 10' REAR SETBACK LINE, 20' FRONT SETBACK LINE, 10' SETBACK

PROJECT SITE

Map showing the project site location relative to Highway 101 and Highway 102. The project site is located at the intersection of Highway 101 and Highway 102. The map includes a north arrow, a scale bar (1 inch = 100 feet), and labels for Highway 101, Highway 102, and the project site.



PLOTTED BY: BRYAN MANDERSCHIED ON 8/19/2022

August 9, 2022

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

RE: Property located on the east side of Thunderbird Lane, 145 feet south of Cambridge Drive, Plano, TX

Dear Donna,

You have inquired as to the capacities and enrollment projections for the schools impacted by a potential townhome development property east side of Thunderbird Lane, 145 feet south of Cambridge Drive, Plano.

The following table provides both enrollment and capacity figures.


| School | 2021/22 Enrollment | 2022/23 Enrollment (Projected) | 2023/24 Enrollment (Projected) | 2024/25 Enrollment (Projected) | Program Capacity | Functional Capacity |
|-----------------|--------------------|--------------------------------|--------------------------------|--------------------------------|------------------|---------------------|
| Christie ES | 573 | 574 | 588 | 611 | 1,066 | 906 |
| Carpenter MS | 627 | 565 | 542 | 529 | 1,631 | 1,386 |
| Clark HS | 1,255 | 1,278 | 1,261 | 1,177 | 2,439 | 2,073 |
| Plano Senior HS | 2,459 | 2,365 | 2,397 | 2,512 | 3,494 | 2,970 |

The enrollment figures are derived from our most recent demographer's report. The 2021/22 column represents actual enrollment as of October 2021. All other enrollment figures are projected and are based on City zoning as it existed in the Fall of 2021. 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,



Johnny Hill
Deputy Superintendent of Business and Employee Services
Plano ISD