

PLANNING & ZONING COMMISSION
REGULAR MEETING RESULTS



DATE: November 22, 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 November 21, 2022

AGENDA ITEM NO. 1A - ZONING CASE 2022-015

APPLICANT: 701 LEGACY DRIVE, LLC, 701 LEGACY DRIVE II, LLC, AND 701 LEGACY DRIVE IV, LLC

Request to rezone 36.5 acres located on the north side of Legacy Drive, 1,168 feet east of Alma Drive from Planned Development-489-Multifamily Residence-1 to Planned Development-489-MultifamilyResidence-2. Project #ZC2022-015.

APPROVED: 5-2

Speaker Card(s) Received	Support:	<u>3</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Letters Received Within 200' Notice Area:	Support:	<u>0</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Petition Signatures Received:	Support:	<u>0</u>	Oppose:	<u>1</u>	Neutral:	<u>0</u>
Other Responses:	Support:	<u>1</u>	Oppose:	<u>2</u>	Neutral:	<u>0</u>

RESULTS:

The Commission approved the item to go to Council as submitted.

To view the hearing, please click on the provided link: <https://planotx.swagit.com/play/11222022-654/4/>

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](#)

MEETING DATE

Monday, November 21, 2022

RESULTS

I, Chair/Commissioner Gary Cary, 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:

I agreed with their concerns with this project

or

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

☒ The request is inconsistent with the overall Guiding Principles of the Comprehensive Plan because: increases MF in neighborhoods which is already over plan.

☒ The request is not substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: the current apartment dwellers will be largely inconvenienced,

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

☐ Future Land Use Map and Dashboards

☐ Land Use Policy - Action 4

☐ Neighborhood Conservation Policy

☐ Neighborhood Conservation Policy - Action 2 (NC2)

☐ Redevelopment & Growth Management - Action 1 (RGM1)

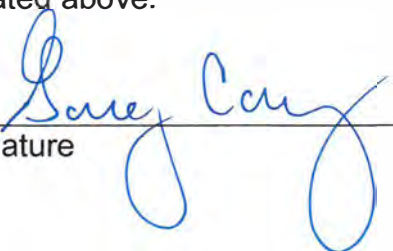
☐ Redevelopment & Growth Management Policy - Action 8 (RGM8)

☐ 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

11/21/22

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.
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- 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."
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- 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, November 21, 2022

RESULTS

I, Chair/Commissioner Rick Horne, 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: the applicant proposal enhances the quality of life near term and meets the needs of current residents, businesses of Plano.
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: alternatives were considered and completion of actions provides long-term value
3. The request is consistent with other policies, actions, maps:
☐ Future Land Use Map and Dashboards
☒ Housing Trends Analysis and Strategic Plan
☐ Other: _____
4. Comments on any of the above which further explain my position: The developer took suggestions from City Council & Pdz, incorporated into new plan.

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

November 21, 2022

Date

MEETING DATE

Monday, November 21, 2022

RESULTS

I, Chair/Commissioner J. Michael Brounoff, 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: The additions are substantially consistent with the
and neighborhood, which is also mostly family. The park will
setting will be substantially preserved.
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: Grouping, landscaping, etc.
and are preserved. The design will protect the environment
the neighborhood. There is no negative development
3. The request is consistent with other policies, actions, maps:
☐ Future Land Use Map and Dashboards
☒ Housing Trends Analysis and Strategic Plan
☐ 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.

J. Michael Brounoff
Signature

11/21/2022
Date

City Council Findings Form

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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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PLANNING & ZONING COMMISSION
FINDINGS RELATED TO ZONING CASE 2022-015



MEETING DATE

Monday, November 21, 2022

RESULTS

I, Chair/Commissioner Tosan Olley, 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: ENHANCES QUALITY OF LIFE & PLANS TRANSITION TO
and MATURITY
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: INCREASES HOUSING STOCK
and
3. The request is consistent with other policies, actions, maps:
☐ Future Land Use Map and Dashboards
☒ Housing Trends Analysis and Strategic Plan
☐ Other: _____

4. Comments on any of the above which further explain my position: CURRENT ZONING
WITHOUT STRIPING LARGELY SUPPORTS THIS CASE. THE ZONING CHANGE IS
NOT DISRUPTIVE TO THE NEIGHBORHOOD

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

11/21/2022
Date

City Council Findings Form

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MEETING DATE


Monday, November 21, 2022

RESULTS

I, Chair/Commissioner David Downs, 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: IT STRONGLY COMPLIES WITH DESIREABLE CHARACTER
and DEFINING ELEMENTS OF NEIGHBORHOODS.
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: CITY NEEDS FAR MORE
and WORKING TO MEET DEMAND
3. The request is consistent with other policies, actions, maps:
☐ Future Land Use Map and Dashboards
☐ Housing Trends Analysis and Strategic Plan
☐ Other: _____
4. Comments on any of the above which further explain my position: THE GUIDE PROVIDED
BY THE PLAN ALLOWS FOR CONSIDERATION OF UNIQUE
LOCATIONS & CIRCUMSTANCES SUCH AS THIS.

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

11/21/22
Date

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MEETING DATE

Monday, November 21, 2022

RESULTS

I, Chair/Commissioner Bennett Ratliff, 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: Preserves Neighborhood Quality; and Provides variety of housing stock
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: It doesn't change current land use and expands housing availability
3. The request is consistent with other policies, actions, maps:
☒ Future Land Use Map and Dashboards
☐ Housing Trends Analysis and Strategic Plan
☐ Other: _____
4. Comments on any of the above which further explain my position: _____.
There is no change in use only in density of use, and density is still well below adjacent similar uses.

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

11/21/22
Date

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PLANNING & ZONING COMMISSION
FINDINGS RELATED TO ZONING CASE 2022-015



MEETING DATE

Monday, November 21, 2022

RESULTS

I, Chair/Commissioner Michael Bronsky, 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:

I felt the staff's weighting of the non-conformance
was accurate on multiple fronts
or

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

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

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

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

☒ Future Land Use Map and Dashboards

☒ Land Use Policy - Action 4

☒ Neighborhood Conservation Policy

☐ Neighborhood Conservation Policy - Action 2 (NC2)

☒ Redevelopment & Growth Management - Action 1 (RGM1)

☒ Redevelopment & Growth Management Policy - Action 8 (RGM8)

☐ Other: _____

☐ Comments on any of the above which further explain my position: I believe

that the weight given to the zoning case by my fellow
commissioners was not accurate and that the Guiding Principles
of the Plan makes me see 6 areas by the staff

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

Signature

Date

11 | 21 | 22

where this property doesn't live up to those principles by
my weighting

City Council Findings Form

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Agenda Item No. 1A

Public Hearing: Zoning Case 2022-015

Applicants: 701 Legacy Drive, LLC, 701 Legacy Drive II, LLC, and 701 Legacy Drive IV, LLC

DESCRIPTION:

Request to rezone 36.5 acres located on the north side of Legacy Drive, 1,168 feet east of Alma Drive **from** Planned Development-489-Multifamily Residence-1 **to** Planned Development-489-Multifamily Residence-2. Project #ZC2022-015.

SUMMARY:

The applicant is requesting to rezone Planned Development-489-Multifamily Residence-1 to Planned Development-489-Multifamily Residence-2 to allow for additional residential units within an existing multifamily development. This request is disfavored because the proposal lacks conformity with the Mix of Uses section and does not fully conform to the Character-Defining Elements of the Neighborhoods designation and other policies within the Comprehensive Plan.

The request proposes a significant change in the existing lot via increased height and density, which is not in conformance with the Comprehensive Plan. This property is unique and provides low-density housing in a park-like setting. The introduction of additional units, reduction in open space, and changes in parking standards, including both tandem parking and reduction in parking, impacts the existing character of the development. Due to the request's general misalignment with the policy recommendations of the Comprehensive Plan, staff recommends denial of the request.

HISTORY:

Planned Development-489-Multifamily Residence-1 (PD-489-MF-1) was established in 1995 to create a low-density multifamily residence development with increased setbacks, generous open space, and a maximum unit count of 346. Prior to this zoning case, the property was zoned Single-Family Residence Attached (SF-A). Per a recommendation memo dated August 7, 1995, the Planning & Zoning Commission (Commission) recommended approving the rezoning by a 4-2 vote because:

- It provided much greater setbacks, a significantly larger amount of open space, and preserved a greater number of existing mature trees;
- The total number of units of the property would be identical to the existing SF-A zoning;

- The number of school children per unit would be somewhat lesser in number, and there would be less overall traffic load; and
- The surrounding neighborhoods and golf course management were in favor of the change.

The City Council approved the zoning change by a vote of 8-0.

In 2020, the applicant requested a similar zoning change which included two notable differences from this current rezoning request:

1. Buildings were placed closer to the Legacy Drive right-of-way, decreasing the landscape edge and building setback;
2. A walking path amenity was proposed around the perimeter of the development; and

The Planning & Zoning Commission approved the request by a vote of 6-2; however, City Council denied the request by a vote of 6-2.

REMARKS:

The applicant is requesting to rezone the subject property to Planned Development-489-Multifamily Residence-2 (PD-489-MF-2) to increase the number of units to 470 (an increase of 124 units), modify the development standards to increase the building height, provide additional amenities, and amend parking standards to accommodate the additional units. The applicant has included an attached letter and associated exhibits describing the purpose of these additional units to reinvest in the property, upgrade common amenities, and make improvements to preserve and enhance the property.

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.

The MF-2 district is intended to accommodate condominiums and apartments at a density of 18 residential units per acre, providing sufficient areas for usable open space and landscaping. MF-2 districts should have direct access and/or frontage on major thoroughfares and no principal access to standard residential streets.

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 revised concept plan accompanies this request as Agenda Item 1B.

Applicant's Request

The applicant is requesting to change the base zoning from MF-1 to MF-2 and modify associated development standards. The MF-1 and MF-2 zoning districts have many similar standards, but the primary difference between the two districts is the permitted density and allowed building height. The

MF-1 district allows up to 12 units per acre, and MF-2 allows up to 18 units per acre. The applicant is requesting to increase the number of permissible units from 346 to 470, an increase of 124 units. The existing density is approximately 10 units per acre, and with the increase in units, the proposed density will be 13.6 units per acre. This request also includes increasing the building height from two to three stories.

In addition to the change in base zoning, the applicant proposes a number of changes to the planned development stipulations. The proposed changes are noted in strike-through and underlined text below:

Proposed Restrictions:

1. Maximum Number of Units: ~~346~~ 470
2. Minimum Front Yard Setback: 70 feet
3. Minimum Landscape Edge along Legacy Drive: 50 feet
4. Maximum Building Height: ~~2-story (35 feet)~~ 3 story, 45 feet, except as provided in Sec. 13.500.2 and Sec. 15.800
5. Minimum Side and Rear Yard Setbacks: 50 feet
6. Exterior building materials will comply with the incentive option utilizing the standards in Article 23 of the Zoning Ordinance.
7. Required Parking:
 - a. One space for each bedroom.
 - b. Tandem parking spaces are allowed behind residential garages, as designated on the site plan, if both spaces are assigned to a single unit.
 - c. Parking spaces constructed below residential units (tucked parking) after the passage of ZC2022-015 may not be enclosed by a garage door.
8. Additional amenities will be constructed concurrent or prior to increasing the total number of multifamily units above 346, including:
 - a. Clubhouse expansion of at least 2,000 square feet.
 - b. A minimum of two dog parks. Each dog park must have a minimum size of 2,000 square feet.

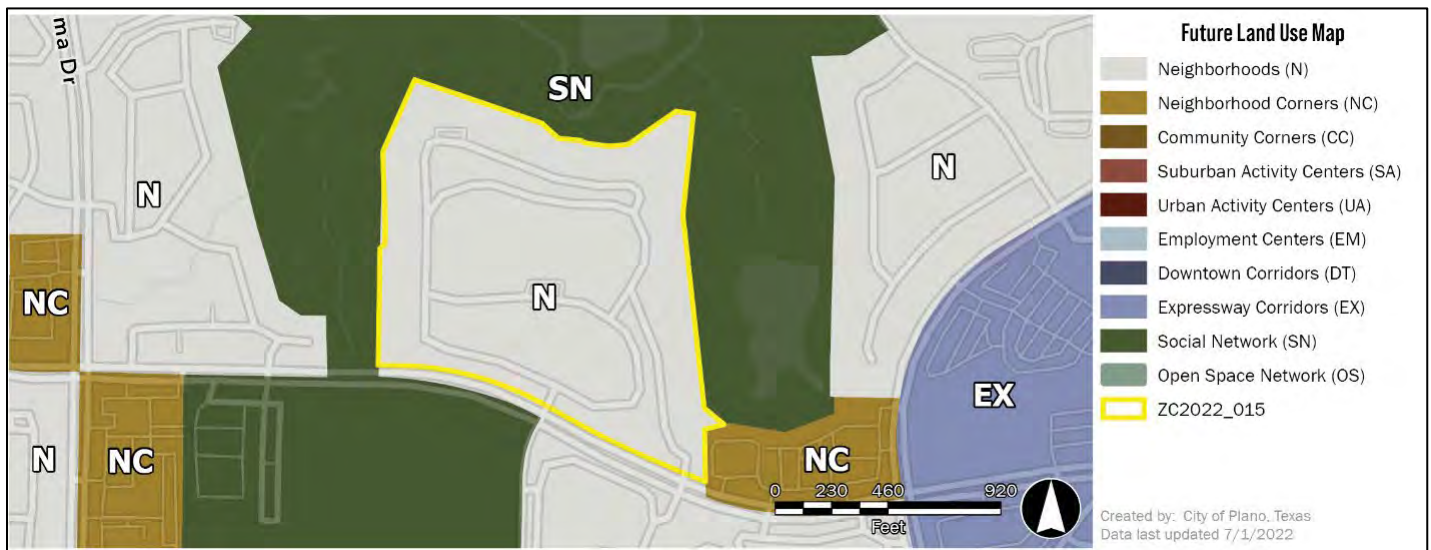
Surrounding Land Use and Zoning

North	Golf course zoned Single-Family Residence-9 (SF-9) with Specific Use Permits No. 62 (S-62) for Golf Course and No. 107 (S-107) for Private Club.
East	Golf course zoned SF-9 with S-62 for Golf Course and S-107 for Private Club, and medical office zoned Retail (R).
South	Across Legacy Drive, multifamily residences zoned Planned Development- 273-Multifamily Residence-3 (PD-273-MF-3) and a park zoned Planned Development-329-Community Center (PD-329-COM-CEN).
West	Golf course zoned SF-9 with S-62 for Golf Course and S-107 for Private Club.

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 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.

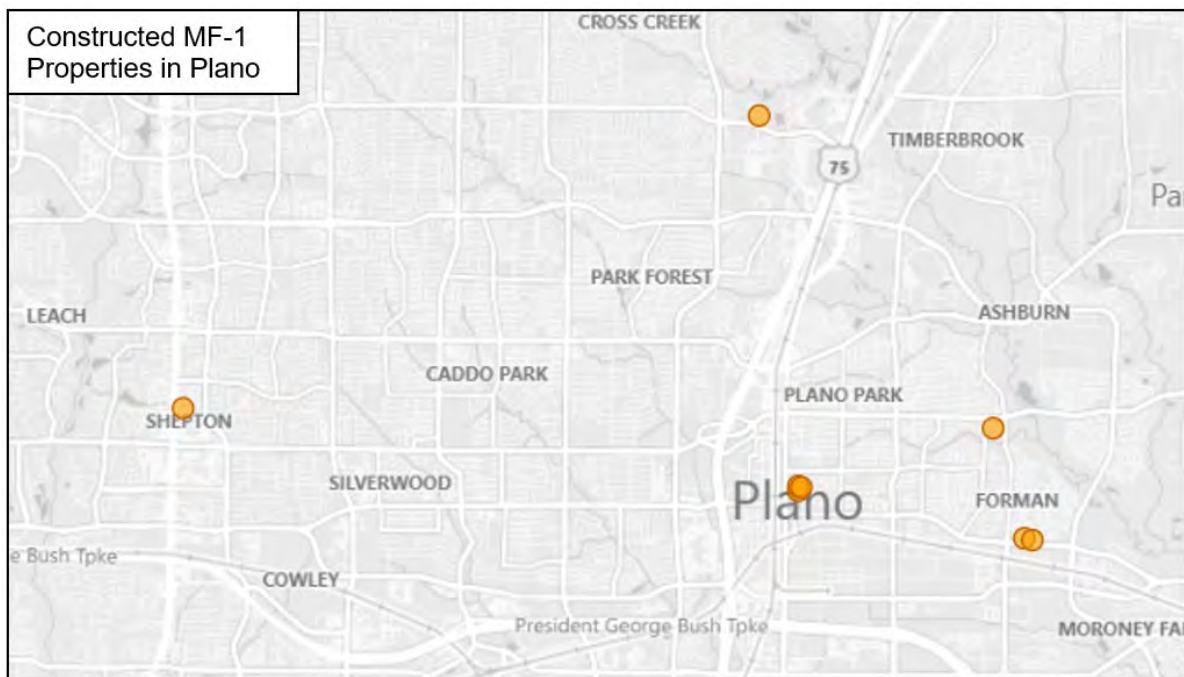
Priorities of the N Dashboard relevant to the request include:

- *Preserving neighborhood character and quality of life*
- *Upkeep of existing housing stock*
- *Variety of housing heights, sizes, and types*

The applicant requests to maintain the existing 346 multifamily residences and construct an additional 124 units (for a total of 470 units). The request continues the traditional neighborhood design and maintains adequate transitions from surrounding single-family zoning. While the long-term maintenance and upkeep of existing multifamily developments are emphasized in the N dashboard and encouraged on this property, regular updates and maintenance of the existing units should not require a change in land use rights.

Additionally, expanding the complex would further reduce the already limited amount of lower-density, multifamily housing options in the city. The property's existing MF-1 zoning district is the city's lowest density category designed specifically for multifamily housing, which is currently only provided in seven complexes across the city (see image below). This is approximately 2% of the city's total multifamily housing stock. Alternatively, the requested MF-2 zoning is the city's predominant multifamily housing type, equaling approximately 37% of the multifamily housing stock. This is not in alignment with the N priority to provide a variety of housing types and sizes.

If



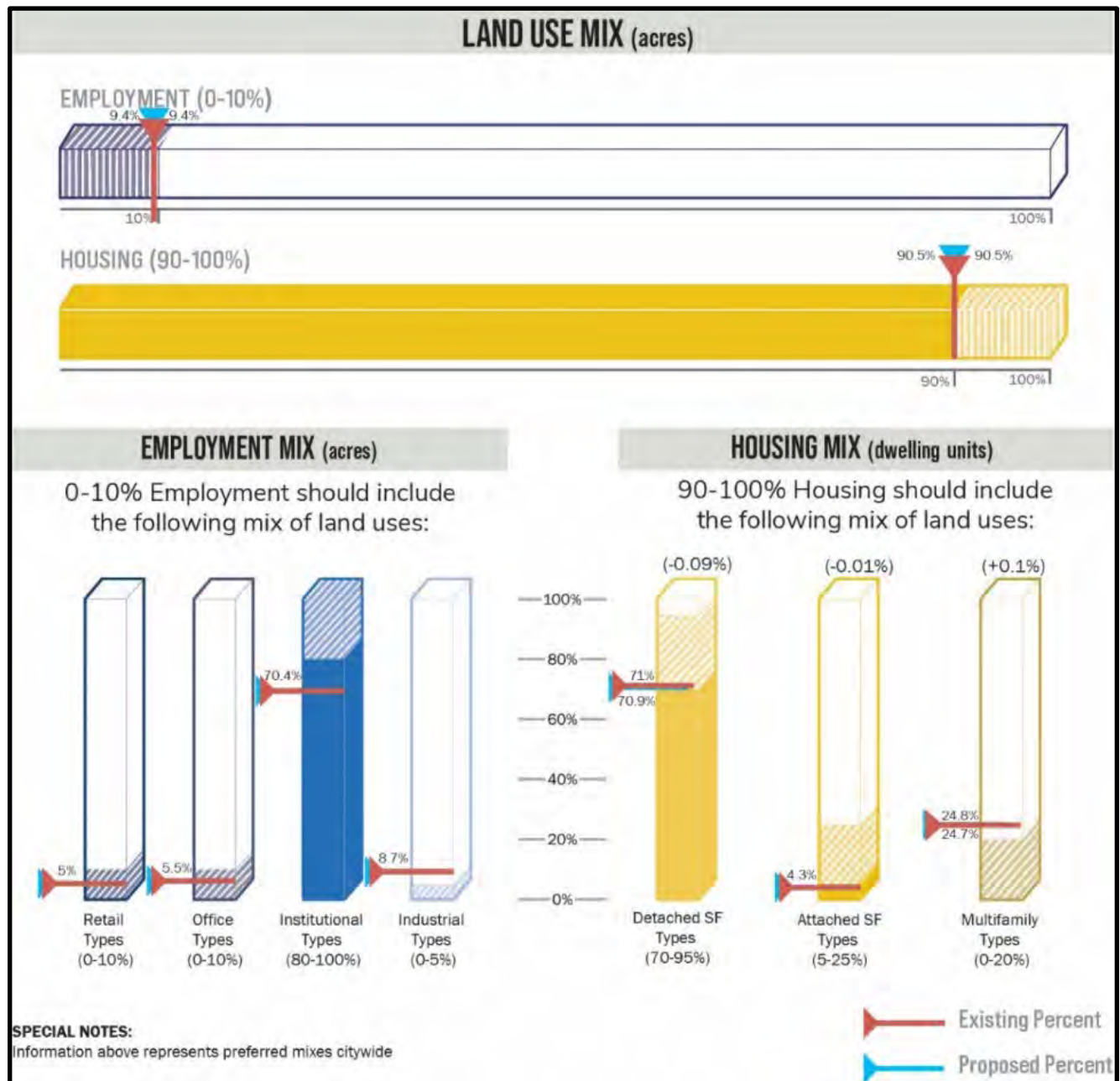
additional units are deemed necessary to meet the long-term maintenance intentions of the N dashboard, PD-489-MF-1 could be amended to remove the stipulation capping the number of units at 346. This would allow the site to utilize the maximum density of the MF-1 zoning, equaling a total of

approximately 416 units on the site. This is a reduction of 50 total units, as requested by the applicant. This reduction would be beneficial in allowing the site to maintain the existing 2-story maximum height limit, another unique character of the existing complex (40 units are proposed on the third floor of new buildings of the associated concept plan). This change would necessitate modifying the associated concept plan, which could not be approved as submitted.

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 34.7-acre parcel of land currently classified as *Multifamily Types*, as shown below:



Approval of the request would not change the classification of the property (*Multifamily Types*) but would increase the total number of dwelling units by 124, resulting in changes to the Mix of Uses in this area as shown below (the Measurement Area is citywide in the Neighborhoods (N) Category):



- Land Use Mix (Acres): No change due to measurement in acreage.
- Employment Mix (Acres): No change due to measurement in acreage.
- Housing Mix (Dwelling Units): The request would increase the percentage of *Multifamily Types* by approximately 0.1%.

Housing Mix	Recommended	Existing	Proposed
Detached Single-Family	70-95%	71.0%	70.9% (-0.09%)
Attached Single-Family	5-25%	4.3%	4.3% (-0.01%)
Multifamily	0-20%	24.7%	24.8% (+0.10%)

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	3 Stories	Does Not Meet
Density	SF: 0.5 to 10 DUA MF: 10-22 DUA	MF: 13.6 DUA	Meets
Intensity	Low Intensity (0-50% Lot Coverage)	Low Intensity (MF-2 maximum lot coverage is 35% plus 10% for accessory buildings)	Meets
Open Space	10% to 50% Passive Open Space	29.2% Passive Open Space	Meets
Parking Orientation	Res: Garages with Driveways Non-res: Surface Lots	Garages with Driveways, Surface Parking	Meets
Block Pattern & Streetscape	Gridded or Curvilinear Blocks/Traditional Residential Streets	No new public or private streets proposed	N/A
Multimodal Access			
Automobiles	HIGH: Direct access from frontage roads/major streets	HIGH: Direct access	Meets
Transit	MEDIUM: Served by bus on perimeter arterial streets	MEDIUM: Served by GoLink North Central Plano/Central Oaks Zone	Meets
Micromobility	HIGH: Connected to trails and bike routes	HIGH: Within 800 Feet of On-Street Bike Route 75	Meets
Pedestrians	HIGH: Mostly served by perimeter sidewalks	High: Served by perimeter sidewalks	Meets

Other Comprehensive Plan Policies

Neighborhood Conservation Policy – *Plano will conserve and enhance established residential neighborhoods through city programs, initiatives, and regulations that support neighborhood identity; ensure safe, walkable communities; and preserve the suburban form that contributes to the overall character and livability of the neighborhoods.*

The proposed zoning change will greatly decrease the amount of open space on site, which is a fundamental aesthetic to the identity of this development. The fact that this site has abundant open space for its residents contributes to their quality of life in a way that is largely unique to this location. The proposed infill would make this site more homogenous in density to other housing stock and, therefore, reduces its original design value, impacting the character of the subject property. The two 2,000-square-foot dog parks and 2,000-square-foot expansion of the amenity center are beneficial to residents but do not offset the other considerations. This request is not in conformance with this policy.

Land Use Policy | Action 4 (LU4) – Create regulations that incentivize the redevelopment and revitalization of underperforming retail and multifamily development.

One of the stated purposes of the request for the change in development regulations applicable to this property is to “allow for reinvestment and improvement” to the multifamily property. The comprehensive plan supports incentives for underperforming development. However, this location does not appear to meet an objective standard for underperforming. Built in 1997, it has an inspection grade of B interior and exterior of units. For perspective, while most properties in Plano are inspection grades A and B, there are properties with grades D and F.

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. This proposal would provide additional housing within an existing development. Although the request is partly aligned with the Neighborhood Land Use and the Dashboard, as multifamily development, it does not meet the city’s housing diversification or economic development need.

Redevelopment & Growth Management Policy | Action 1 (RGM1) – Review zoning change requests for consistency with the Future Land Use Map and Dashboards. Requests that do not conform to the mix of uses, density, and building heights as described in the Dashboards are disfavored. Occasionally allow 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, surrounding community, and general public interest, to be approved with a vote by City Council. Such approval would be carefully deliberated and justified by findings, after gathering and considering substantial community input.

The Comprehensive Plan disfavors this proposal because it does not conform to the Mix of Uses and building height recommended by the Neighborhoods Dashboard. The request would further increase the number of Multifamily Types above the maximum 20% recommended by the Dashboard.

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 <ul style="list-style-type: none">• Description• Priorities• Mix of Uses• Character Defining Elements	<ul style="list-style-type: none">• Neutral• Not in Conformance• Not in Conformance• Mostly in Conformance
Neighborhood Conservation Policy	Not in Conformance
Neighborhood Conservation Action Statement (NC2)	Not in Conformance
Land Use Policy - Action 4 (LU4)	Not 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 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.

School Capacity – Plano Independent School District has provided a letter regarding school capacity, which staff has included as an attachment.

City of Plano Housing Trends Analysis

The Housing Trends Analysis noted that the city has limited areas to facilitate additional growth, except for infill sites, redevelopment opportunities, and a few areas for new development. Cost of residential construction has contributed to supply-side constraints. Higher land and construction costs will dictate higher-density development patterns or higher-cost housing. The addition of new housing will help ease the supply-side generated cost burden of housing and add to the tax base, benefiting existing residents.

ISSUES:

Purpose of Request

As noted in the applicant's letter, the main purpose of this request is to allow for reinvestment and improvement of the subject property. Although rehabilitation of the city's housing stock is necessary, there is concern about using additional density as a tool for leveraging capital needed for that purpose. The city has some funding intended to assist with the maintenance and rehabilitation of multifamily units. Similarly, zoning for additional density cannot be the revitalization solution for all existing

apartment sites in Plano without adequately planning for the economic, social, and infrastructure impacts of such a policy shift.

The applicant was asked if they would be willing to provide a revitalization standard in their zoning request, such as phasing units linked to permits for improvements in the existing units, but this was not accepted. Staff was told that the units are currently being renovated without the need for permits, such as carpeting, paint, and appliances.

To support their request, the applicant has provided several exhibits, which are attached to this staff report:

Exhibit 1 – A letter describing the purpose of the request.

Exhibit 2 – A colored, illustrative plan of the proposed development site.

Exhibit 3 – A parking plan showing the proposed parking conditions.

Exhibit 4 – A multifamily housing study discussing the demand for multifamily units in portions of Plano and surrounding communities.

Exhibit 5 – A Comprehensive Plan findings response memo.

Exhibit 6 – Photos showing some parking conditions on the subject property.

Building Height

The applicant is proposing one stipulation related to building height. Under the current zoning and proposed base MF-2 zoning, the building height is limited to two stories, 35 feet. The requested zoning change includes height changes to allow three-story structures not to exceed 45 feet, except as provided in Section 15.800 (Multifamily Residence) of Article 15 (Use-specific Regulations) of the Zoning Ordinance. A golf course surrounds the subject property on three sides, all of which is zoned SF-9 with S-62 for Golf Course and S-107 for Private Club.

Section 15.800 of the Zoning Ordinance states that the minimum setback from the zoning district boundary for an apartment building adjacent to land proposed developed, or zoned for single-family, patio home, or two-family shall be 150 feet for three-story buildings. The proposed stipulation will ensure the required height setbacks are maintained.

As mentioned in the analysis above, the Comprehensive Plan does not support three-story buildings.

Parking

For this request, the applicant is proposing to reduce the number of spaces required and to utilize tandem parking spaces. The applicable required parking for multifamily residences within both the MF-1 and MF-2 zoning districts is two parking spaces for each dwelling unit with one or more bedrooms. The site as it exists is quite well designed, as many units have attached garages with surface parking spaces behind the garage door, similar to the convenience enjoyed by many single-family homes in Plano. Some new units are designed in a similar manner, but others rely on double-stacked (tandem) parking under the building or single-stacked parking without a driveway.

The applicant is proposing to change the standard to one space per bedroom would reduce the amount of parking required by 208, as noted in the table below:

	Number of Units	Parking Required Per Ordinance	Parking Required Per Request	Parking Provided
Existing	346	692	N/A	692 At. Garages = 258 Surface = 434
Proposed	470	940	732	749 At. Garages = 258 Surface = 343 Tandem = 308 Tuck-Under = 156

Parking reductions should be supported in locations where there is transit, shared uses, or another rationale for varying the standard. No such reason has been provided in this location. If the standard is not correct to serve the land use, it should be updated for all properties via an ordinance amendment.

The applicant is proposing to use tandem spaces, as shown in the attached parking diagram (Exhibit 3). The proposed tandem parking creates an unnecessary inconvenience for residents to frequently coordinate a parking situation. It is impractical to adjust the parking situation daily with multiple cars at units when the subject property has an area available to add parking. Without the tandem spaces noted in the table above, the applicant has 757 parking spaces on site. This meets their parking request for 732 parking spaces. If the tandem spaces are counted, the applicant has 1,065 spaces, which meets the ordinance requirement as it exists for 940 spaces. It is unclear why both the tandem spaces and the parking reduction are needed.

Further, with the combination of these two allowances, the applicant could choose to remove excess surface spaces, forcing residents to utilize tandem parking. With the proposed parking allowances, 333 surface spaces could be removed, leaving only 10 surface spaces onsite.

Overall, this location is an isolated property with no opportunities to share parking on adjacent properties and no direct access to transit stops and stations. Convenient, easy-to-access parking is essential in a stand-alone development. This development is not located within a mixed-use area, and cars will be tenants' primary mode of transportation.

It appears that either the tandem parking or the parking reduction would be sufficient to meet their request. However, neither is recommended as being consistent with city standards for developments of this kind or providing a convenient living environment for residents.

Site Amenities and Exterior Wall Construction Standards

The applicant is proposing two stipulations to require the construction of three additional amenities for future residents. These additional amenities include an enlarged clubhouse and two additional dog parks. These amenities are intended to enhance the quality of life for tenants and balance out the additional density added. Lastly, the applicant requires that exterior wall construction standards conform to Article 23 (Exterior Wall Construction) requirements of the Zoning Ordinance. Staff is in support of these requested changes.

Topography

The subject property includes significant changes in topography. Due to this situation, grade changes and retaining walls in various locations throughout the site will need to be accommodated through the design and construction process. Staff has attached images showing some of the property grade changes.

SUMMARY:

The applicant is requesting to rezone Planned Development-489-Multifamily Residence-1 to Planned Development-489-Multifamily Residence-2 to allow for additional residential units within an existing multifamily development. This request is disfavored because the proposal lacks conformity with the Mix of Uses section and does not fully conform to the Character-Defining Elements of the Neighborhoods designation and other policies within the Comprehensive Plan.


The request proposes a significant change in the existing lot via increased height and density, which is not in conformance with the Comprehensive Plan. This property is unique and provides low-density housing in a park-like setting. The introduction of additional units, reduction in open space, and changes in parking standards, including both tandem parking and reduction in parking, impacts the existing character of the development. Due to the request's general misalignment with the policy recommendations of the Comprehensive Plan, staff recommends denial of the request.

RECOMMENDATION:

Recommended for denial. Per the Comprehensive Plan and Findings Policy, this request must be found consistent with the Guiding Principles of the Comprehensive Plan and substantially beneficial to the immediate neighbors, the surrounding community, and general public interest if the Commission wishes to recommend approval to the City Council.



Zoning Case 2022-015

 Area of Request

0 410 820
Feet

LEGAL DESCRIPTION

BEGINNING on a 1" iron rod found, sold point being the northwest corner of the aforementioned Lot 1, Block A, Chase Oaks Apartments;

THENCE S70°11'22"E, a distance of 548.91 feet to a point;

THENCE S46°37'37"E, a distance of 91.72 feet to a point;

THENCE S84°19'49"E, a distance of 92.00 feet to a point;

THENCE S54°05'05"E, a distance of 20.00 feet to a point;

THENCE S81°48'47"E, a distance of 98.00 feet to a point;

THENCE S85°30'00"E, a distance of 78.46 feet to a point;

THENCE N56°11'47"E, a distance of 236.08 feet to a 1" iron found;

THENCE S80°51'12"E, a distance of 73.30 feet to a 1" iron found;

THENCE S06°59'59"W, a distance of 413.54 feet to a 1" iron found;

THENCE S05°22'41"E, a distance of 790.57 feet to a 1" iron found;

THENCE S49°30'00"E, a distance of 104.09 feet to a point;

THENCE S76°10'12"W, a distance of 81.66 feet to a 1/2" iron found;

THENCE S00°05'48"W, a distance of 273.73 feet to a point in the centerline of the aforementioned Legacy Drive, sold point being the beginning of a non-tangent curve to the right having a central angle of 0°48'11", a radius of 3350.00 feet, a tangent length of 199.12 feet, and a chord bearing N62°59'00"W, 397.53 feet;

THENCE in a northwesterly direction along said curve to the right, and with the centerline of Legacy Drive, an arc distance of 29.76 feet to the end of said curve;

THENCE in a northwesterly direction along said curve to the right, and with the centerline of Legacy Drive, an arc distance of 397.76 feet to the end of said curve;

THENCE N59°34'55"W, with the centerline of Legacy Drive, a distance of 115.88 feet to the beginning of a curve to the left having a central angle of 28°23'33", a radius of 1200.00 feet, a tangent length of 303.56 feet, and a chord bearing N73°46'42"W, 588.59 feet;

THENCE in a northwesterly direction along said curve to the left, and with the centerline of Legacy Drive, an arc distance of 594.65 feet to the end of said curve;

THENCE N87°58'28"W, with the centerline of Legacy Drive, a distance of 90.09 feet to a point;

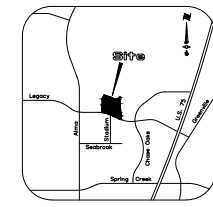
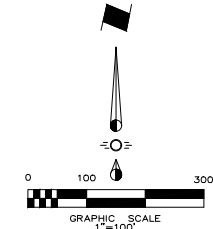
THENCE N01°42'52"E, leaving Legacy Drive, a distance of 530.00 feet to a point;

THENCE N46°42'52"E, a distance of 27.61 feet to a 1" iron found;

THENCE N02°40'25"E, a distance of 68.16 feet to a point;

THENCE N00°58'10"W, a distance of 307.38 feet to a 1" iron found for corner;

THENCE N24°45'00"E, a distance of 320.80 feet to the POINT OF BEGINNING and CONTAINING 1,589,079 square feet, or 36.480 acres of land.



VICINITY MAP
N.T.S.

CITY PROJECT No. ZC2022-015
ZONING EXHIBIT

CHASE OAKS APARTMENTS

LOT 1, BLOCK A

Zoned PD-489/MF-1

36.480 Acres Situated In The

DANIEL ROWLETT SURVEY ~ ABST. 738

PLANO, COLLIN COUNTY, TEXAS

Owner

Starpoint Properties LLC
433 N. Camden Dr. Ste 1000
Beverly Hills, California 90210
Telephone 310-651-2093

Engineer

RLK Engineering, Inc.
Texas Registration No. 579
Attn: Seth Kelly
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor

Surdukan Surveying, Inc.
Attn: David Surdukan
PO Box 126
Anna, Texas 76809
Telephone 972 924-8200

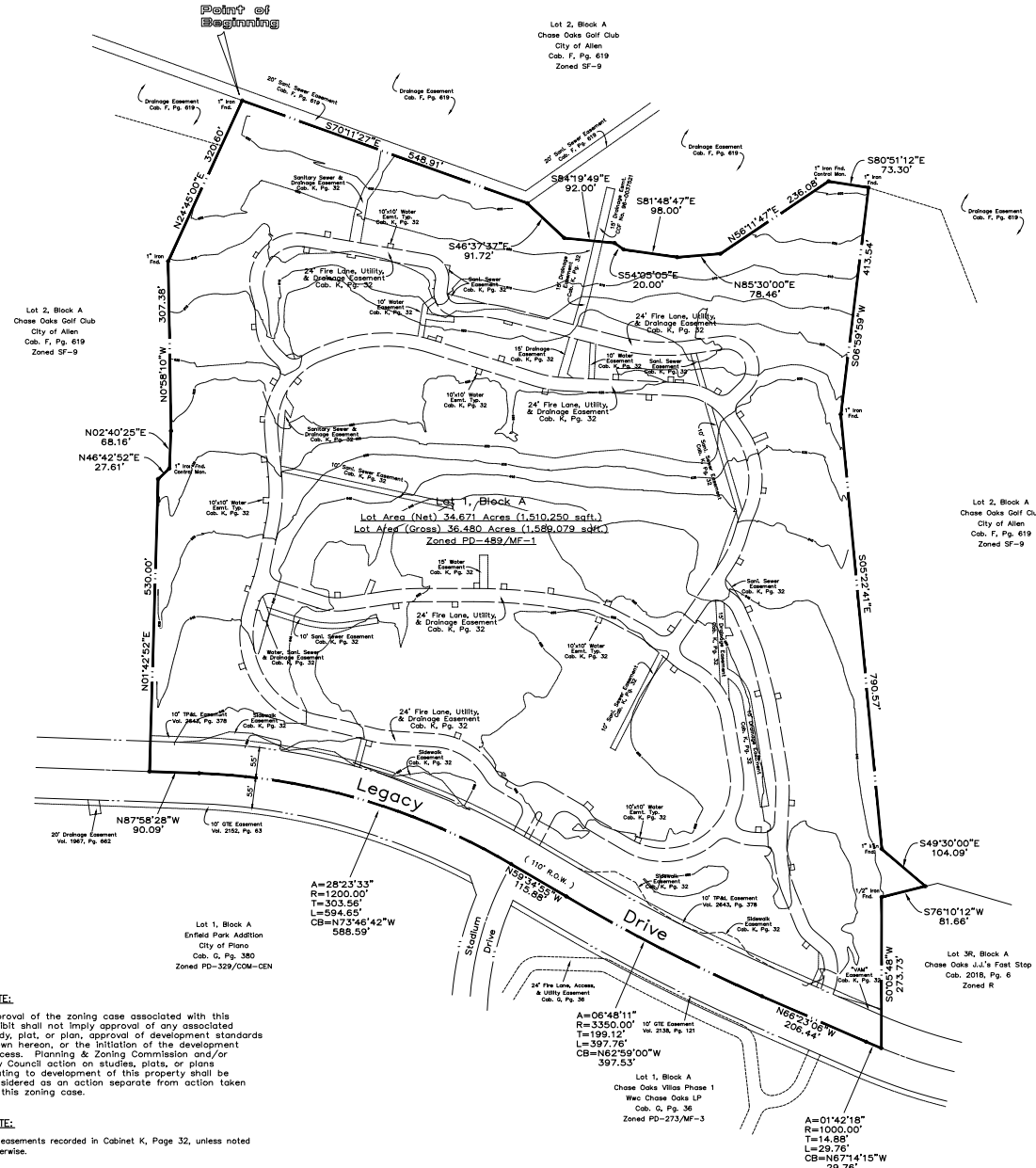
October 25, 2022

NOTE:

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

NOTE:

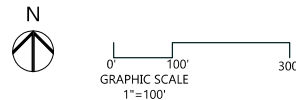
All easements recorded in Cabinet K, Page 32, unless noted otherwise.



EXISTING UNIT DATA	
UNIT TYPE	TOTAL
1 bedroom units	176
2 bedroom units	150
3 bedroom units	20
UNIT TOTAL	346

[illegible]

Existing Tandem Parking = 250 sps Existing Remaining Surface Parking = 247 sps (including 77 sps of Carports) Proposed Tuck under Parking = 156 sps Proposed surface Parking = 96 sps
Total Parking Provided = 749 sps (Including 15 sps of Accessible Parking)

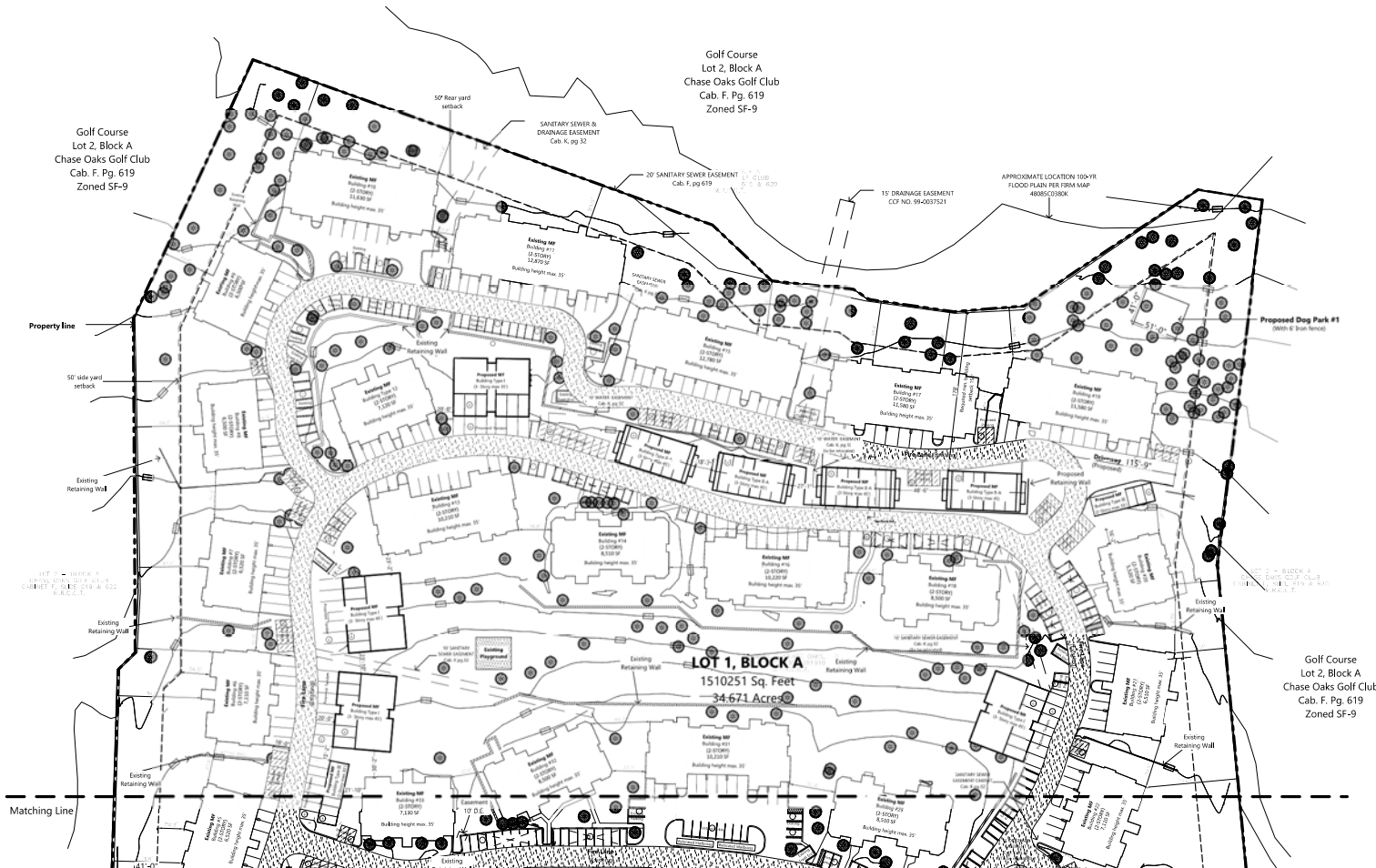


Engineer
RLK Engineering, Inc.
Texas Registration No. 579
Attn: Seth Kelly
111 West Main Street
Allen, Texas 75013
Telephone (972) 359-1733

Architect
JHP Architecture/ Urban Planning, PC
Attn: J. Mark Wolf
8340 Meadow Rd #150
Dallas, Texas 75231
Telephone (214) 363-5687

Key Plan
RCP2022-004

CHASE OAKS
APARTMENTS
LOT 1, BLOCK A
VOL K, PG. 32
M.R.C.C.T.
Zoned PD-489/MF-1
34.671 ACRES/ 1,510,251 SF
Situated in the
DANIEL ROWLETT SURVEY~ ABST.738
11/15/2022
PLANO, COLLIN COUNTY, TEXAS

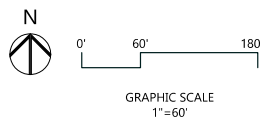


VICINITY MAP
NTS

Owner
701 Legacy Drive LLC &
701 Legacy Drive II LLC &
701 Legacy Drive IV LLC
Attn: Stephen Schmid
433 N. Camden Drive, Suite 1000
Beverly Hills, California 90210
Telephone (310) 247-0550

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
Attn: Seth Kelly
111 West Main Street
Allen, Texas 75013
Telephone (972) 359-1733

Architect
JHP Architecture/ Urban Planning, PC
Attn: J. Mark Wolf
8340 Meadow Rd #150
Dallas, Texas 75231
Telephone (214) 363-5687



LEGEND	
	Existing trees
	Existing Carports
	Parking count

NOTES

- Existing Dumpster enclosures to remain. All new Dumpster enclosures to match existing (min. 7' high). All new enclosures to meet the City of Plano site design standards for solid waste containers manual.
- All existing retaining wall are stone wall and up to 9' tall.
- All proposed parking are curbed and tandem parking space are min. 20' deep.
- All the easements shown on the drawing are existing. Easements under new structures need to be relocated, the rerouted easements will be provided by civil upon PD approval.
- The purpose of this revised concept plan is to amend the existing PD-489

PROPOSED UNIT DATA						
UNIT	TYPE	TOTAL NUMBER	TOTAL	Sq. Ft.	PERCENT OF TOTAL	UNIT NET TOTAL
A1	1B/1B	12	733	9.7%	51.5%	8,796
A2	1B/1B	52	785	41.8%		40,820
B1	2B/2B	24	1,200	19.4%		28,800
B2	2B/2B	24	1,236	19.4%	38.8%	29,664
C1	3B/3B	12	1,500	9.7%		18,000
UNIT TOTAL/AVG.		124	124	1,017 SF	100%	126,080 SF

SECTION AA	

EXISTING UNIT DATA	
UNIT TYPE	TOTAL
1 bedroom units	176
2 bedroom units	150
3 bedroom units	20
UNIT TOTAL	346

BUILDING LEGEND			
BUILDING TYPE I 10 UNITS 3 STORIES 6 Spaces Garage	BUILDING TYPE II 4 UNITS 2 STORIES 12 Spaces Garage	BUILDING TYPE II-A 9 UNITS 3 STORIES 9 Spaces Garage	BUILDING TYPE III 2 UNITS 2 STORIES 6 Spaces Garage

Revised Concept Plan
RCP2022-004

CHASE OAKS APARTMENTS

LOT 1, BLOCK A
VOL. K, PG. 32
M.R.C.C.T.
Zoned PD-489/MF-1
34.671 ACRES/ 1,510,251 SF
Situated in the
DANIEL ROWLETT SURVEY~ ABST.738
11/15/2022
PLANO, COLLIN COUNTY, TEXAS



VICINITY MAP
NTS

Owner
701 Legacy Drive LLC &
701 Legacy Drive II LLC &
701 Legacy Drive IV LLC
Attn: Stephen Schmid
433 N. Camden Drive, Suite 1000
Beverly Hills, California 90210
Telephone (310) 247-0550

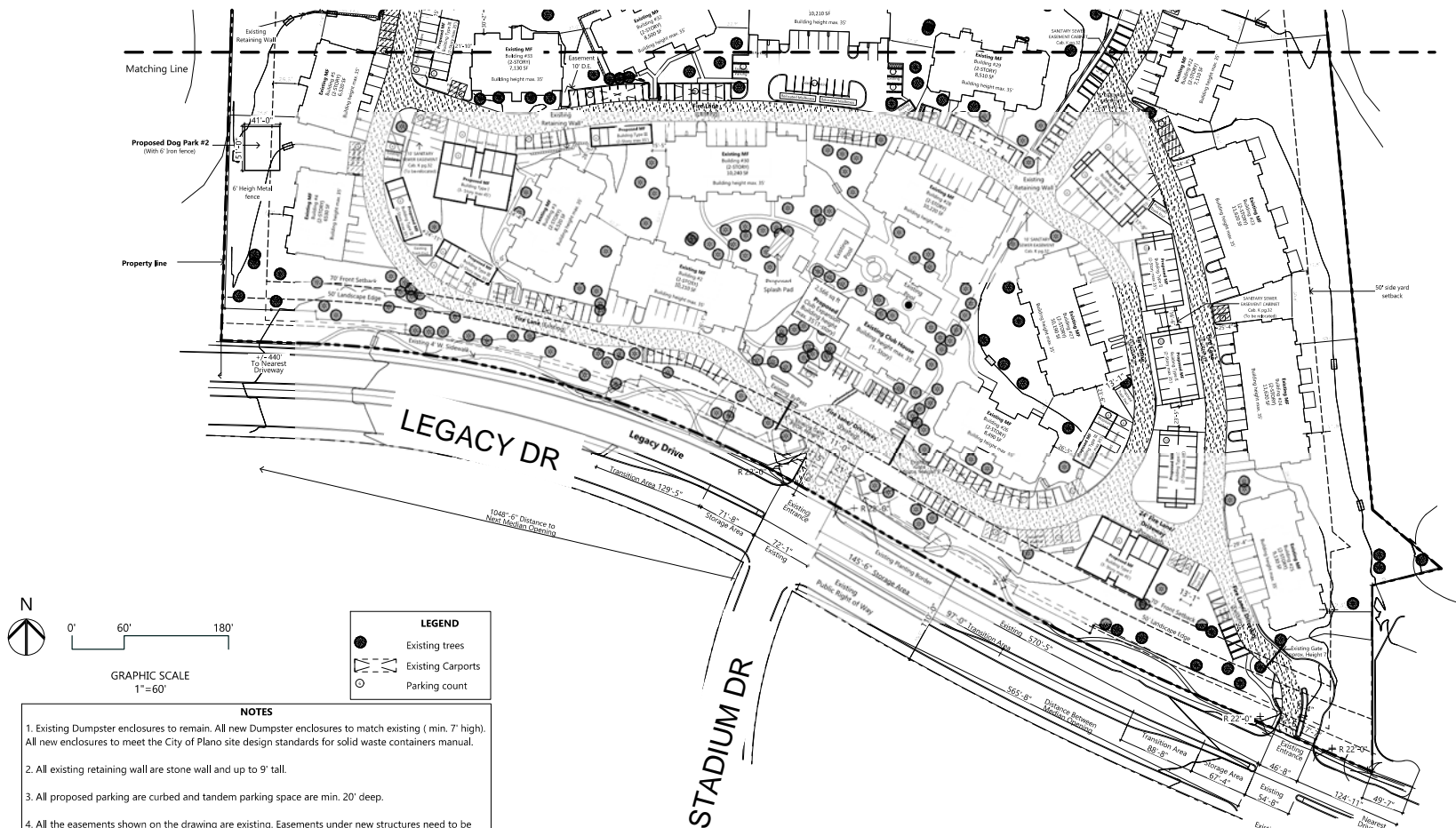
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- NOTES**
- Existing Dumpster enclosures to remain. All new Dumpster enclosures to match existing (min. 7' high). All new enclosures to meet the City of Plano site design standards for solid waste containers manual.
 - All existing retaining wall are stone wall and up to 9' tall.
 - All proposed parking are curbed and tandem parking space are min. 20' deep.
 - All the easements shown on the drawing are existing. Easements under new structures need to be relocated, the rerouted easements will be provided by civil upon PD approval.
 - The purpose of this revised concept plan is to amend the existing PD-489

PROPOSED UNIT DATA					
UNIT	TYPE	TOTAL NUMBER	TOTAL	Sq. Ft	PERCENT OF TOTAL
A1	1B/1B	12	733	9.7%	51.5%
A2	1B/1B	52	785	41.8%	40,820
B1	2B/2B	24	1,200	19.4%	28,800
B2	2B/2B	24	1,236	19.4%	29,664
C1	3B/2B	12	1,500	9.7%	18,000
UNIT TOTAL/AVG.		124	124	1,017 SF	100%

EXISTING UNIT DATA	
UNIT TYPE	TOTAL
1 bedroom units	176
2 bedroom units	150
3 bedroom units	20
UNIT TOTAL	346

NOTE FOR PARKING DATA	
Existing Tandem Parking = 250 sps	
Existing Remaining Surface Parking = 247 sps	
(including 77 sps of Carports)	
Proposed Tuck under Parking = 156 sps	
Proposed surface Parking = 96 sps	
Total Parking Provided = 749 sps	
(Including 15 sps of Accessible Parking)	

Site Data Summary Table	
Item	Lot 1*
General Site Data	PD-489-MF-2
Adjoin (Non-adjacent) lots	Multi-family Residence
Land Use (from Zoning Ordinance, include all applicable uses)	1,510,251 Sq. Ft. ~ 34,671 Acres
Lot Area (from Plat & Survey)	368,240 Sq. Ft.
Building Footprint Area (square feet)	248,880 Sq. Ft.
Lot Coverage Area (square feet)	3 stories
Lot Coverage Ratio (sq. ft. of building footprint ÷ lot area)	40%
Lot Coverage Ratio (sq. ft. of building footprint ÷ lot area)	24.38%
Lot Area Ratio (sq. ft. of building footprint ÷ lot area)	0.43%
Existing Open Space (square feet)	1,260 Sq. Ft.
Proposed Open Space (square feet)	2,100 Sq. Ft.
Residential Density (Units/Net Acreage)	11.6 (Units/Net Acreage)
Net Acreage = Total acreage minus streets and open space	
Multi-family Units	
1 or 2 bedrooms & Minimum unit size	36%
1 or 2 bedrooms & Minimum unit size	240 units/ 692 Sq. Ft.
1 or 2 bedrooms & Minimum unit size	108 units/ 1,260 Sq. Ft.
1 or 2 bedrooms & Minimum unit size	54 units/ 1,260 Sq. Ft.
Total Unit Count	170 units
Residential Density (Units/Net Acreage)	13.6 (Units/Net Acreage)
Net Acreage = Total acreage minus streets and open space	
Carports	
Carport Ratio (from Zoning Ordinance)	1 sp. per bedroom
Required Parking (if spaces)	222 sps
Proposed Parking (if spaces)	749 sps
Accessible Parking Required (if spaces)	15 sps
Accessible Parking Provided (if spaces)	15 sps
Parking in Excess of 110% of required parking (if spaces)	None

BUILDING LEGEND			
BUILDING TYPE I 10 UNITS 3 STORIES 6 Spaces Garage	BUILDING TYPE II 4 UNITS 2 STORIES 12 Spaces Garage	BUILDING TYPE II-A 9 UNITS 3 STORIES 9 Spaces Garage	BUILDING TYPE III 2 UNITS 2 STORIES 6 Spaces Garage
B1 B2	A2 A2	A2 A2	A1 A1
B1 B2	A2 A2	A2 A2	A1 A1
B1 B2	A2 A2	A2 A2	A1 A1
C1 C1	A2 A2	A2 A2	A1 A1
1 2 3 4 5 6	1 3 5 7 9 11 2 4 6 8 10 12	1 2 3 4 5 6 7 8 9	1 2 3 4 5 6
Tandem Parking	Tandem Parking	Tandem Parking	Tandem Parking

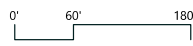
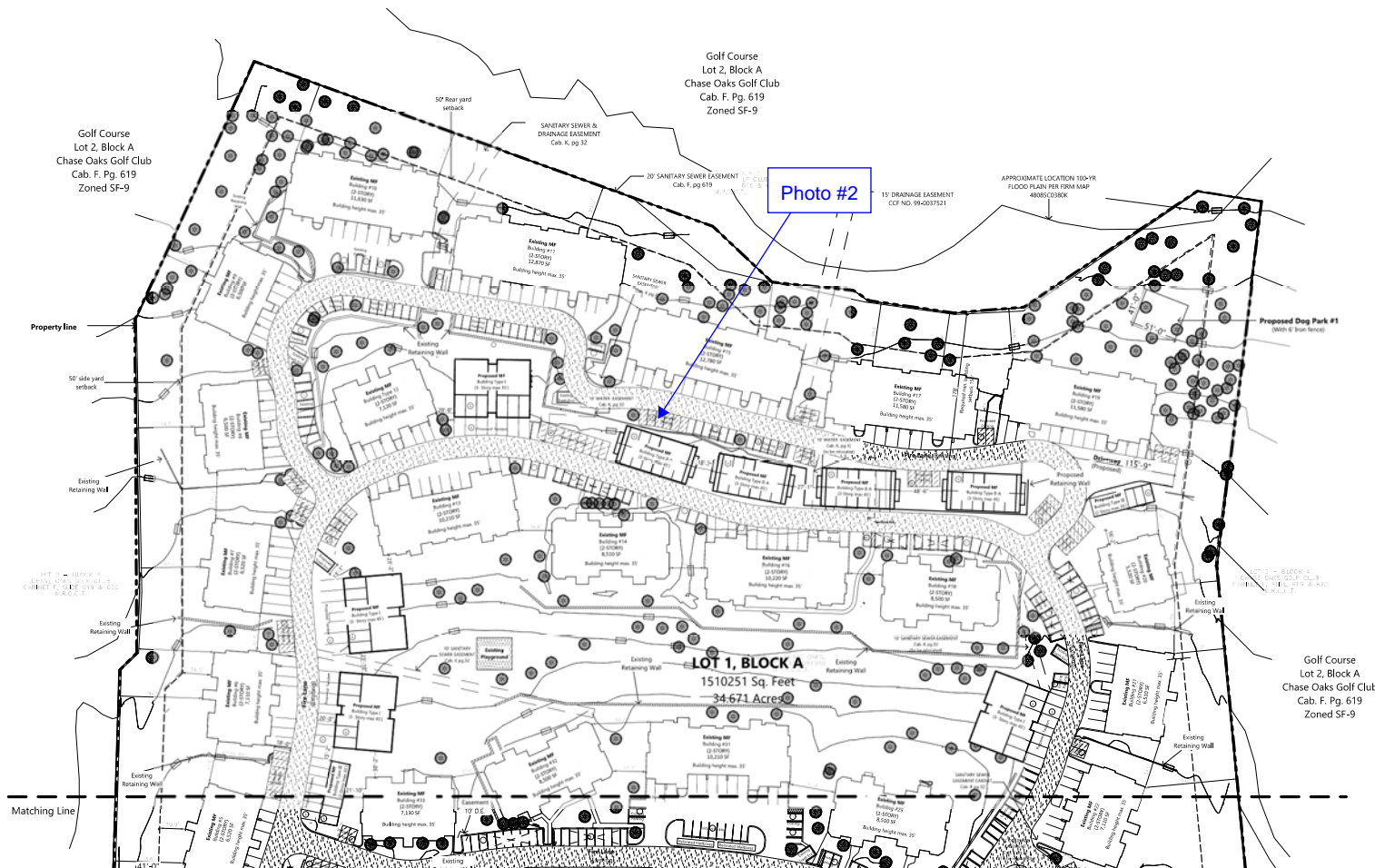
Photos taken by Staff: Photo location is identified by a number in this document and on the Revised Concept Plan (RCP2022-004) pages shown below.



3



Numbers and arrows
identify photo locations



GRAPHIC SCALE
1"=60'

LEGEND

- Existing trees
- ▬ Existing Carports
- Parking count

NOTES

- Existing Dumpster enclosures to remain. All new Dumpster enclosures to match existing (min. 7' high). All new enclosures to meet the City of Plano site design standards for solid waste containers manual.
- All existing retaining wall are stone wall and up to 9' tall.
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- The purpose of this revised concept plan is to amend the existing PD-489

SECTION AA



EXISTING UNIT DATA

UNIT TYPE	TOTAL
1 bedroom units	176
2 bedroom units	150
3 bedroom units	20
UNIT TOTAL	346

PROPOSED UNIT DATA

UNIT	TYPE	TOTAL NUMBER	TOTAL	Sq. Ft.	PERCENT OF TOTAL	PERCENT OF MIX	UNIT NET TOTAL
A1	1B/1B	12	733	9.7%	51.5%		8,796
A2	1B/1B	52	785	41.8%			40,820
B2	2B/2B	24	1,200	19.4%			28,800
B2	2B/2B	24	1,236	19.4%			29,664
C1	3B/3B	12	1,500	9.7%			18,000
UNIT TOTAL/AVG.	124	124	1,017 SF	100%			126,080 SF

BUILDING LEGEND

BUILDING TYPE I 10 UNITS 3 STORIES 6 Spaces Garage	BUILDING TYPE II 4 UNITS 2 STORIES 12 Spaces Garage	BUILDING TYPE II-A 9 UNITS 3 STORIES 9 Spaces Garage	BUILDING TYPE III 2 UNITS 2 STORIES 6 Spaces Garage



VICINITY MAP
NTS

Owner

701 Legacy Drive LLC &
701 Legacy Drive II LLC &
701 Legacy Drive IV LLC
Attn: Stephen Schmid
433 N. Camden Drive, Suite 1000
Beverly Hills, California 90210
Telephone (310) 247-0550

Engineer

RLK Engineering, Inc.
Texas Registration No. 579
Attn: Seth Kelly
111 West Main Street
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Architect

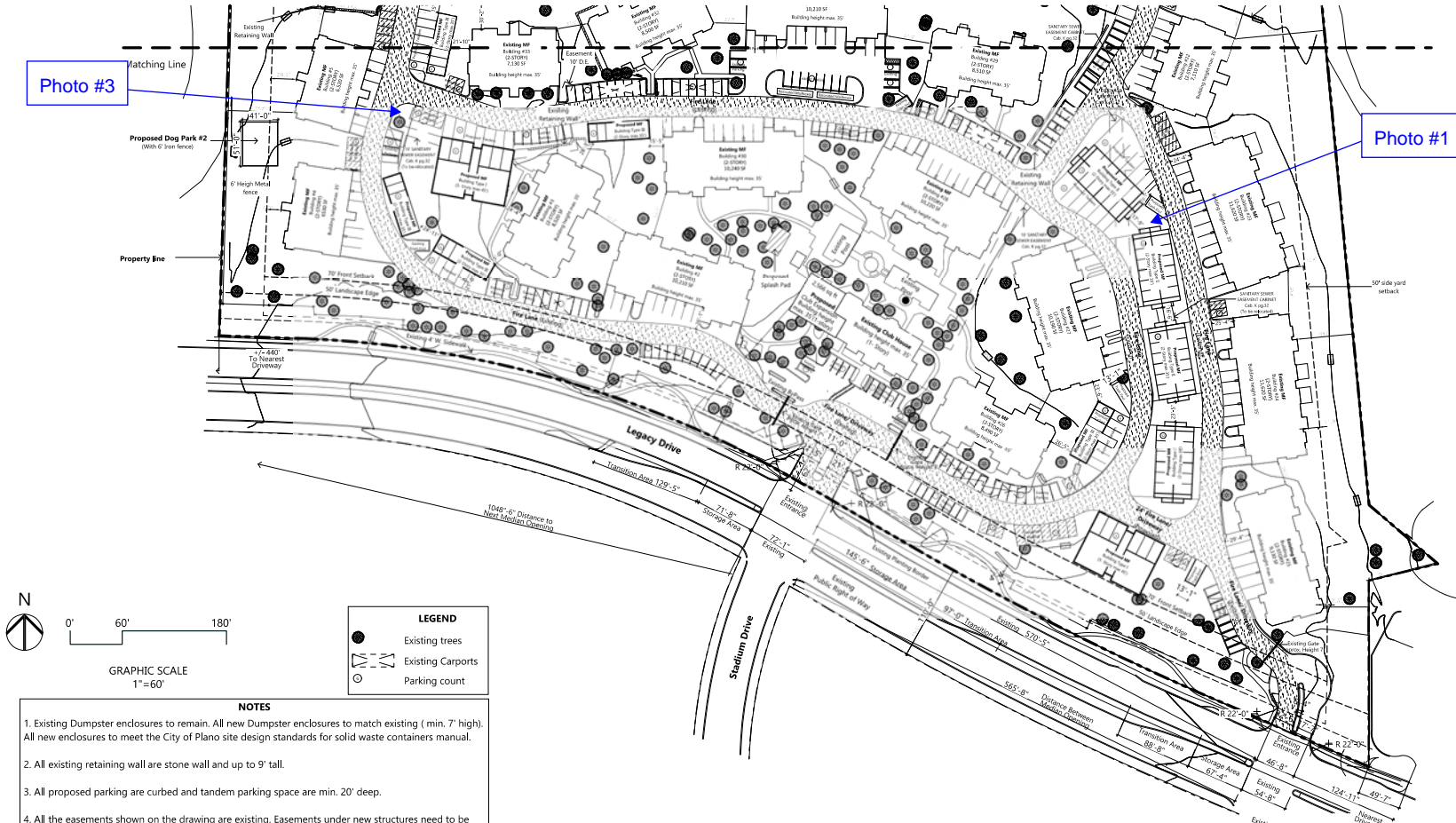
JHP Architecture/ Urban Planning, PC
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Revised Concept Plan
RCP2022-004

CHASE OAKS APARTMENTS

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- All proposed parking are curbed and tandem parking space are min. 20' deep.
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- The purpose of this revised concept plan is to amend the existing PD-489

PROPOSED UNIT DATA					
UNIT	TYPE	TOTAL NUMBER	TOTAL	Sq. Ft	PERCENTAGE OF TOTAL
A1	1B/1B	12	733	9.7%	8.79%
A2	1B/1B	52	785	41.8%	40,820
B1	2B/2B	24	1,200	19.4%	28,800
B2	2B/2B	24	1,236	19.4%	29,664
C1	3B/2B	12	1,500	9.7%	18,000
UNIT TOTAL/AVG.		124	124	1,017 SF	100%
					126,080 SF

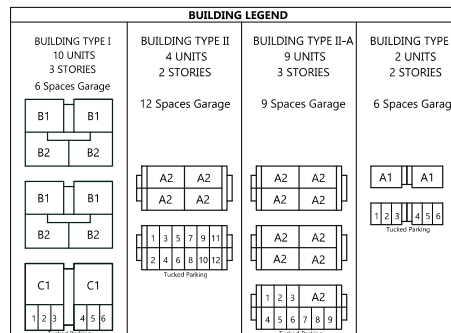
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1 bedroom units	176
2 bedroom units	150
3 bedroom units	20
UNIT TOTAL	346

NOTE FOR PARKING DATA

Existing Tandem Parking = 250 sps
Existing Remaining Surface Parking = 247 sps
(including 77 sps of Carports)
Proposed Tuck under Parking = 156 sps
Proposed surface Parking = 96 sps
Total Parking Provided = 749 sps
(Including 15 sps of Accessible Parking)

Site Data Summary Table

Item	Lot #1
General Site Data	PD-489-MF-2
Adjoin (Non-Adjoin) (Map)	Multi-Family Residence
Land Use (Non-Zoning Ordinance, include all applicable uses)	1,510,251 Sq. Ft. = 34,671 Acres
Lot Area (Acres) (Map & Survey)	369,240 Sq. Ft.
Building Footprint Area (Square Feet)	248,880 Sq. Ft.
Total Building Area (Square Feet)	33,000 Sq. Ft.
Net Area (Square Feet) (distance to building footprint)	40
Lot Coverage (percent) = (Lot Area) x 100	24.38%
Net Area (Square Feet) (distance to building footprint)	0.43 Ft.
Existing Open Space (Square Feet)	2,100 Sq. Ft.
Proposed Open Space (Square Feet)	2,100 Sq. Ft.
Net Area (Square Feet) (distance to building footprint)	11.6 (Units/Net Acreage)
Multi-Family Units	
1 or 2 bedrooms & Minimum unit size	20
1 or 2 bedrooms & Minimum unit size	200 units/692 Sq. Ft.
1 or 2 bedrooms & Minimum unit size	100 units/1,050 Sq. Ft.
1 or 2 bedrooms & Minimum unit size	50 units/1,300 Sq. Ft.
Total Unit Count	470 units
Residential Density (Units/Net Acreage)	13.6 (Units/Net Acreage)
Net Acreage = Total Acreage minus streets and open space	13.6 (Units/Net Acreage)
Carports	
1 sp. per bedroom	222 sps
Proposed Parking (if spaces)	749 sps
Proposed Parking (if spaces)	749 sps
Proposed Parking (if spaces)	15 sps
Proposed Parking (if spaces)	15 sps
Proposed Parking (if spaces)	None



VICINITY MAP
NTS

Owner
701 Legacy Drive LLC &
701 Legacy Drive II LLC &
701 Legacy Drive IV LLC
Attn: Stephen Schmid
433 N. Camden Drive, Suite 1000
Beverly Hills, California 90210
Telephone (310) 247-0550

Engineer
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Texas Registration No. 579
Attn: Seth Kelly
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Revised Concept Plan
RCP2022-004

CHASE OAKS APARTMENTS

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11/15/2022
PLANO, COLLIN COUNTY, TEXAS



P L A N O
Independent School District

September 26, 2022

Katya Copeland
Senior Planner
1520 K Avenue, 2nd Floor
Suite 250, Plano, Texas 75074

RE: Property located on Legacy Drive - 1,168 feet east of Alma Drive, Plano

Dear Katya,

You have inquired as to the capacities and enrollment projections for the schools impacted by a potential development property located on Legacy Drive - 1,168 feet east of Alma 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)	2025/26 Enrollment (Projected)	Functional Capacity
Rasor ES	462	467	472	471	470	500
Hendrick MS	642	632	648	663	669	988
Clark HS	1,255	1,278	1,261	1,177	1,109	2,073
Plano Senior HS	2,459	2,365	2,397	2,512	2,428	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



September 2, 2022

Mr. David Downs, Chairman
City of Plano Planning and Zoning Commission
P. O. Box 86358
Plano, Texas 75086-0358

Dear Chairman Downs and Commissioners:

We appreciate this opportunity to seek your support of our request to rezone the Legends at Chase Oaks. Develop in 1997, Legends is an important part of the Chase Oaks neighborhood. We want to strengthen Legends through reinvestment and improvements that contribute to long-term viability of the property and the vibrancy of the larger community. Two years ago, the Commission recommended approval of our request to increase the permitted residential density from 10 to 13.5 units per acre (124 units). The vote of the City Council fell short of the required votes needed for approval; however, Council found merit in our request and encouraged us to continue working with staff and the neighborhood and to resubmit. One specific recommendation was to preserve the existing setback and landscaping along Legacy Drive.

Much has occurred during the last two years to slow refiling. COVID changed, if only temporarily, our objectives and business practices. Additionally, our previous request concluded during the city's development of a new comprehensive plan. We felt it important to delay refiling until completion of the new comprehensive plan.

We congratulate the city on the adoption of a new comprehensive plan. It is important to develop a shared vision to guide development. The new plan creates a higher standard for determining the consistency of a proposed rezoning and the comprehensive plan focusing on the rezonings conformance with the land use map and recommended mix of uses, density, and building heights. The plan recognizes that good proposals will occasionally fall outside of these parameters and provides for approval of these proposals if the Council makes findings that the rezoning is consistent with the plan's "Guiding Principles." Our proposal conforms with the standards of the plan except for three-story height and recommended mix of uses for neighborhoods. The Chase Oaks area has more multifamily development than recommended, but this is largely attributable to the area's proximity to employment and US 75 and the area's fragmented site configuration created by topography, thoroughfares, and the golf course.

We support the plan's goal of preserving Plano's suburban character. Four of the new comprehensive plan's Guiding Principles resonate with our plan for Legends:

"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."

433 Camden Drive Suite 1010, Beverly Hills, CA 90210
Office: 310 247-0550 | Fax: 310 247-0507



1.4 The Plan respects the respects the suburban character of Plano and seeks to preserve and enhance the build environment.

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 have a voice but are impacted by the decisions of today.

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 demand. “

Our proposed rezoning allows for reinvestment and improvement to Legends. It maintains Legend's low density suburban character, preserves perimeter setbacks and landscaping, and retains ten acres of useable open space. Even with the modest increase in density, Legends is the lowest density major apartment community in Plano. Attracting and retaining residents begins at the curb. We support maintaining the existing 70-foot setback along Legacy Drive and preserving and enhancing the existing landscaping. Our revised concept plan places new units to the middle portion of the site to preserve the setback and landscaping along Legacy and adjacent to the golf course. The proposal includes an expanded clubhouse and an additional dog park. We removed the perimeter walking trail, which many found unnecessary and intrusive to the privacy of abutting apartments. The Chase Oaks HOA supported our previous request as did the City of Allen (owners of the abutting golf course). We are continuing to reach out and involve all stakeholders.

Our proposed plan to preserve and enhance Legends requires improved financial performance. Based on Collin County Central Appraisal District data, since 2000, the land value of Legends increased 410% whereas the value of improvements only increased by 60%. Land increased from 18% to 42% of the property's total value. The land to improvement value ratio demonstrates the underlying need for capital improvements and increased net operating income to achieve greater long-term financial viability. StarPoint's strategy is to strengthen the existing investment through improvements and infill vs. total redevelopment at a far greater density.

The north Texas multifamily housing market remains vibrant with good prospects for long-term growth due to strong regional economy and local job formation. The Plano multifamily market is even stronger because of proximity to job growth and the limited availability of sites for residential development. We have secured Foley & Puls Multifamily Research to provide a brief evaluation of the current and near-term market environment.

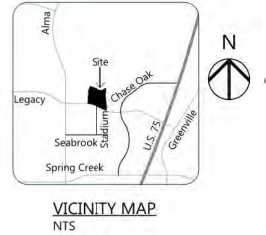


StartPoint specializes in taking good properties and making them great. We believe these measures will ensure Legends is attractive and economically strengthened for the betterment of the apartment community, Chase Oaks, and the city.

Sincerely

Michael Farahnik

Michael Farahnik



Owner
701 Legacy Drive LLC
Attn: Sandy Schmid
450 North Roxbury Drive, Suite 1050
Beverly Hills, California 90210
Telephone (310) 651-2093

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
Attn: Seth Kelly
111 West Main Street
Allen, Texas 75013
Telephone (972) 359-1733

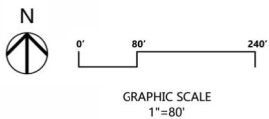
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Illustrative Site Plan

CHASE OAKS

APARTMENT

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Illustrative Site Plan



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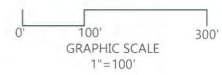
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Parking Diagram
RCP2022-004

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Existing Parking Data	Proposed Parking Data
Existing Attached Garage = 258 sps	Existing Garage = 258 sps
	Existing Tandem Parking = 250 sps
Existing Surface Parking = 434 sps (Including 112 of Carports) (Including 14 of Handicap)	Remaining Existing Surface Parking = 247 sps (Including 77 sps of Carports)
	Proposed Tucked Parking = 156 sps
	Proposed Surface Parking = 96 sps
	Proposed Tandem Parking = 58 sps
Total Provided Parking = 692 sps	Total Parking = 1,065 sps (Including all sps above)
	Total Provided Parking = 749 sps (Doesn't include existing garages & Proposed Tandem but include 15 sps of Handicap)
Total Required Parking = 692 sps	Total Required Parking = 732sps (1 sp/ Bedroom)





PLANO SUPPLY STUDY

Legends at Chase Oaks

September 23, 2022



Foley & Puls
Multifamily Research

TABLE OF CONTENTS

Section One	INTRODUCTION	Page 4
Section Two	EXECUTIVE SUMMARY	Page 6

CONTACT INFORMATION



FOLEY & PULS MULTIFAMILY RESEARCH
5035 MILL CREEK RD
DALLAS, TEXAS 75244
214.336.1172

Material contained herein is based in part on information supplied by the apartment communities from surveys done by Multifamily Research, LLC and is deemed reasonably reliable for its purpose. Reasonable care has been exercised in compiling the obtained information and presenting it fairly and accurately. While Multifamily Research, LLC makes every effort to ensure the accuracy of the information contained in its reports, we are not able to physically check and verify independently all the source information provided by the property owners and their representatives.

The materials in this report are not all inclusive, and numerical analyses are provided for general reference purposes only. Multifamily Research, LLC shall not be held responsible for any loss or damage suffered in reliance thereon and Multifamily Research, LLC makes no warranties of any kind, either express or implied.

PROJECT DESCRIPTION

Foley & Puls Multifamily Research has been retained by Legends at Chase Oaks to analyze the potential for 124 additional units at the existing apartment complex located at Chase Oaks Blvd and Legacy Drive in Plano, Texas. Our study included a market study of the rental market in the East Plano/North Richardson submarkets. This report contains the following information:

- Executive Summary and Conclusion of Analysis
- Rental Market Study of Current Supply within the market area
- Supply and Absorption Analysis – 5-year projection
- Demographic Analysis of the Plano MSA
- Study of Employment Growth

METHODOLOGY AND DATA SOURCES

During the preparation of this report, Multifamily Research, LLC utilized numerous sources to derive the data required to prepare the report. This included but is not limited to:

- ALN Multifamily Data, site visits and phone interviews with property managers and leasing agents
- Data providers including: Esri, US Census Bureau, Bureau of Labor and Statistics, Texas Workforce Commission, Livingston Survey and the Federal Reserve Bank
- Websites including WalletHub, Zillow and Apartments.com
- Information from City of Plano, Texas



SECTION TWO – EXECUTIVE SUMMARY

LEGENDS AT CHASE OAKS – INCREASED DENSITY STUDY

FOLEY & PULS MULTIFAMILY RESEARCH // Executive Summary

PROJECT SCOPE

The purpose of this study is to determine whether the current multifamily rental market in this area of Plano can support the addition of 124 units to the existing supply. Our analysis included:

- Survey of the existing multifamily developments within the East Plano/North Richardson market to determine current and historical occupancy rates at the overall and unit type level
- Supply analysis of planned units within the market area
- Analysis of absorption of new supply
- Analysis of population and job growth trends
- Review of the existing zoning in the area as well as the future development plans for the City of Plano, which was published in 2021

CURRENT PROJECT DESCRIPTION

Legends at Chase Oak is located on Legacy Drive just west of US 75. The project currently consists of 346 apartment units on 34.57 acres. The current density of 10 units to the acre. The project is well-maintained with ample green space and a central amenities area, which includes a clubhouse and pool. The buildings have a very strong visual appeal with interesting architectural details and has the feel of a residential community, unlike many of the newer projects in the area, which are high-density and somewhat sterile in appearance. The recent upgrades to the exteriors of the buildings and landscaping have improved the overall appearance of the project and is in keeping with nearby multifamily projects. The current unit mix consists of 54% 1BR, 37% 2BR and 9% 3BR. Many of the units include an attached garage. The current units range in size from 692 sf to 1,367 sf.

PROPOSED ADDITION TO PROJECT

The plans for the project include the addition of 124 units in 19 building with 2-3 stories. The new buildings will be located in the interior of the existing project utilizing green space. The addition of these units will increase the density from 10 units/acre to 13.5 units/acre. Additional parking will be added as required by the city's parking code. An additional Dog Park area and Splash Pad are planned as part of the expansion as well as an expansion of the community room and fitness center. The addition of these new buildings will not impact the visual appearance of the project and will not diminish the park-like feel. Ample green space will be preserved and the current landscape along Legacy Drive and the Courses at Watters Creek golf course will be enhanced. The Chase Oaks HOA, which is voluntary, has supported the planned addition to the community as has the City of Allen, who owns the golf course that abuts the property.

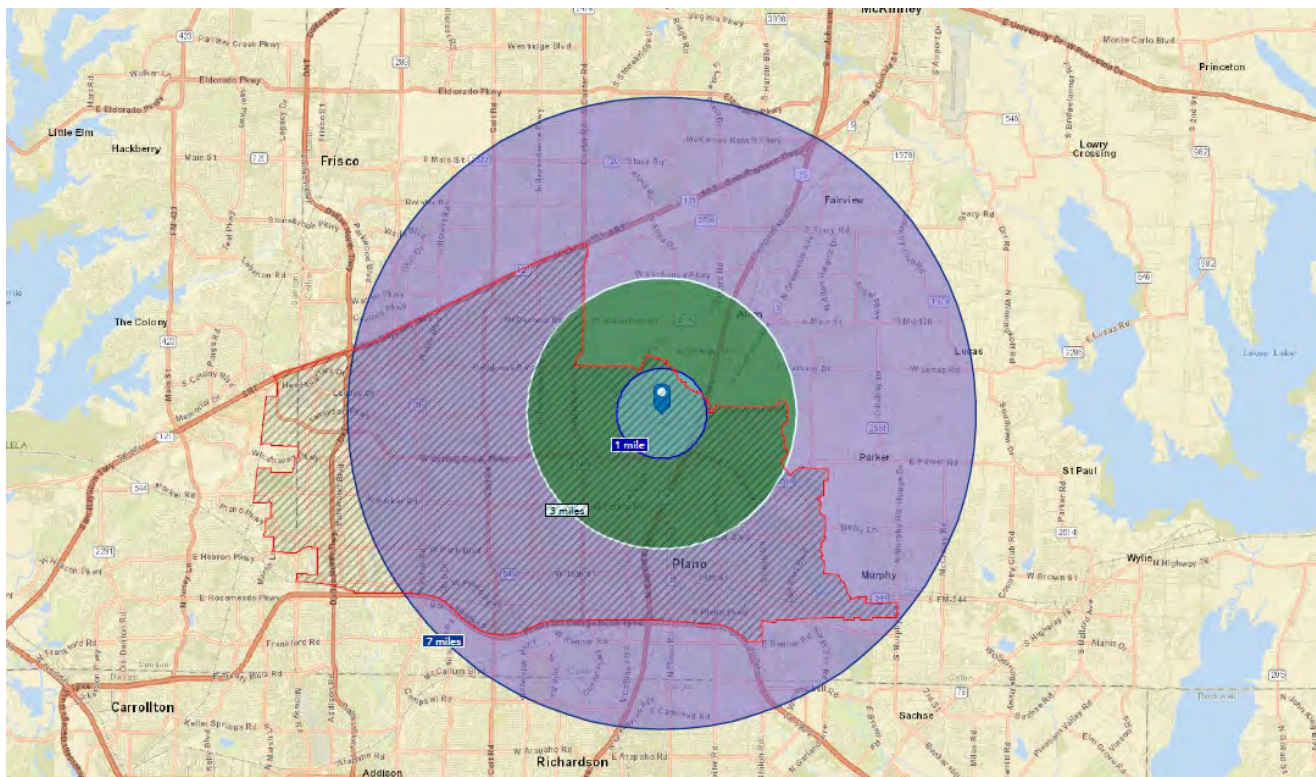
The property is currently zoned MF-1 by the city. Per the city's zoning code, "The MF-1 district is intended to accommodate condominiums and apartments at a density of 12 residential units per acre in a park-like setting with extensive areas of usable open space and landscaping. MF-1 districts should be located along or

near major thoroughfares and should not have principal access to standard residential streets”. The Developers plan to add these additional units is in keeping with the intension of the zoning. Additionally, the property is governed by PD-489 - ZC 95-59/95-8-47 Location: North side of Legacy Dr., 1,150± feet east of Alma Dr. Acreage: 34.7± Restrictions: 1. Maximum Number of Units: 346* 2. Minimum Front Yard Setback: 70 feet 3. Minimum Landscape Edge along Legacy Dr.: 50 feet 4. Maximum Building Height: 2 story (35 feet) 5. Minimum Side and Rear Yard Setbacks: 50 feet.

*(lowering the effective density below 10 units per acre)

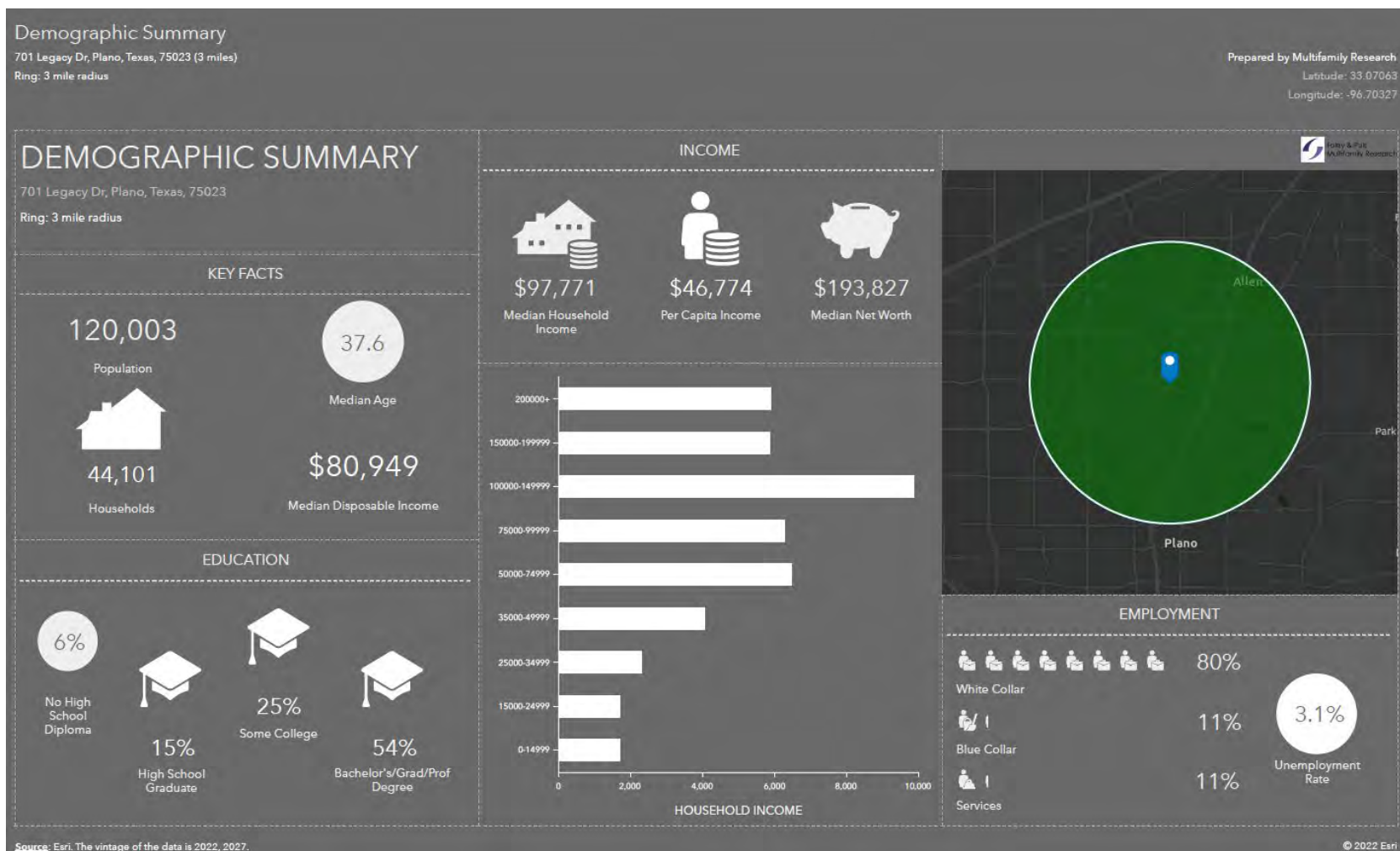
DEMOGRAPHICS

For the purposes of this study, we focused on the 3-, and 7-mile radii of the project. The 3- and 7-mile radius includes areas outside of the Plano city limits, but there are no distinct differences in the data based on the city of residence.

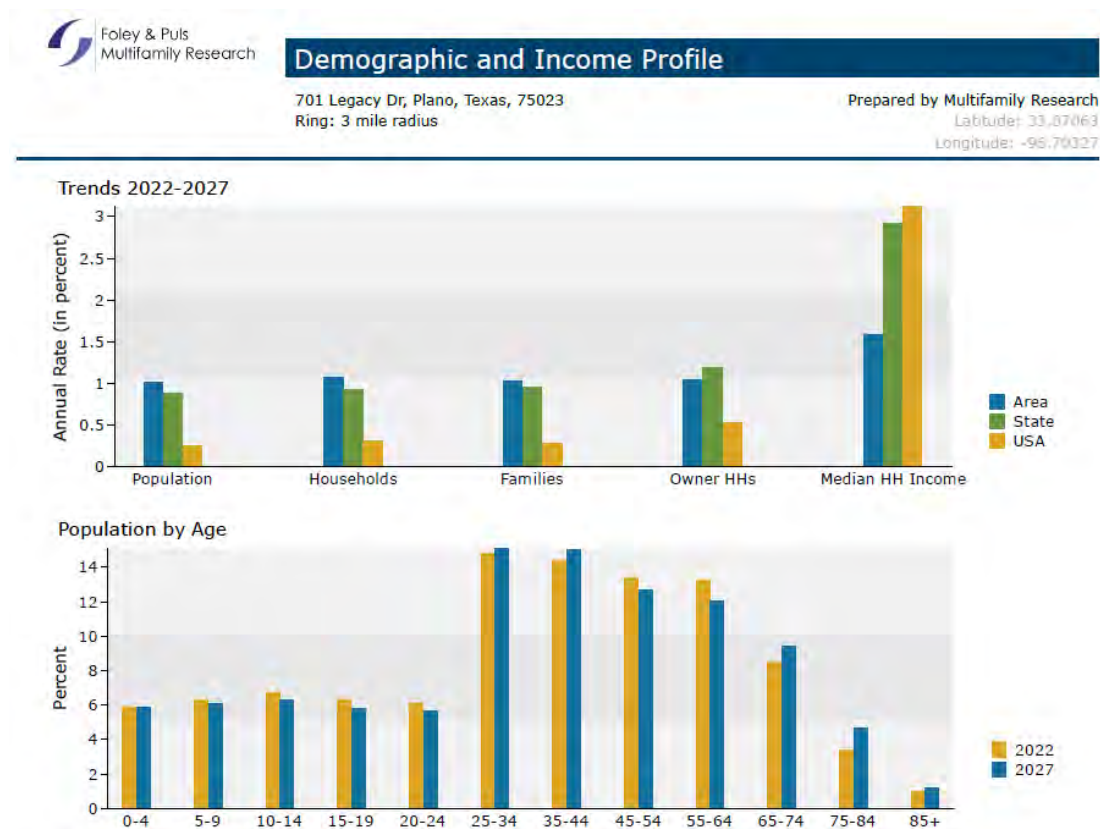


At the 3-mile radius, the population is 120,000 with 44,101 households. The median household income is \$97,771, the average household size is 2.71 and the

average age is 37.6. The residents are well educated with nearly 80% having a college degree or some college. Eight percent of the population is employed in White Collar jobs.



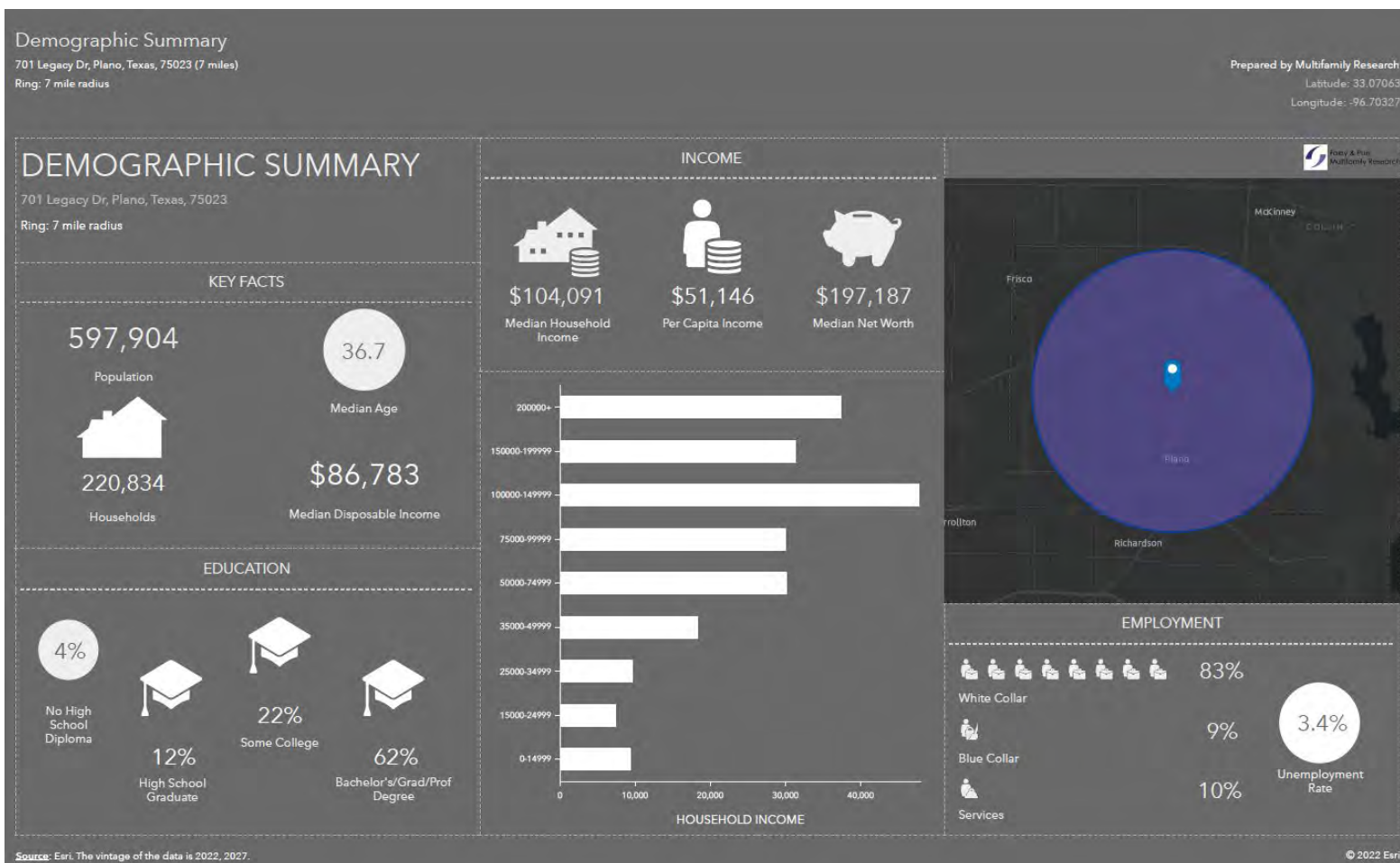
The chart below indicates the projection by the US Census Bureau for the population and income growth over the next five years and the projected age make-up of the population. The population in this radius grew at a rate of 2.2% from 2020 to 2022 and is projected to grow at an annual rate of 1.7% over the next five years from 120,000 to 126,207.



The table below shows the shift in the age of the population since 2010. There are fewer school-age children while the number of 25-34- year-olds has increased. This is a direct result of the addition of the large number of high-density multi-family projects built over the past decade within this radius. The number of renters in this radius increased by about 5,000 from 2010 to 2022, while the number of owner households increased by only about 300. The 45-54 age group has also been decreasing. The most interesting factor is the growth in the 55-plus age group. This age group could be moving to a multifamily unit or could be in an Active Adult or Independent Living facility, many of which were built over the past decade but also indicates a stable population who has chosen to age in place.

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,133	6.7%	7,041	5.9%	7,467	5.9%
5 - 9	8,168	7.6%	7,591	6.3%	7,694	6.1%
10 - 14	8,708	8.1%	8,090	6.7%	7,987	6.3%
15 - 19	7,721	7.2%	7,607	6.3%	7,275	5.8%
20 - 24	5,820	5.4%	7,284	6.1%	7,130	5.6%
25 - 34	13,989	13.1%	17,747	14.8%	19,119	15.1%
35 - 44	17,163	16.0%	17,241	14.4%	18,877	15.0%
45 - 54	18,137	16.9%	16,066	13.4%	16,036	12.7%
55 - 64	11,930	11.1%	15,819	13.2%	15,300	12.1%
65 - 74	5,305	5.0%	10,244	8.5%	11,897	9.4%
75 - 84	2,079	1.9%	4,105	3.4%	5,939	4.7%
85+	877	0.8%	1,166	1.0%	1,486	1.2%

When the radius is expanded to 7-miles, the scenarios are very similar to the 3-mile radius. The population is better educated, has a higher net worth and trends slightly younger. The population growth in this area was over 24% between 2010 and 2020. While the rate of growth is projected to be smaller over the next 5 years, the projected annual rate of 1.33% is still above the state and national averages. The population of 597,904 could grow to 638,702, an increase of nearly 41,000. Again, the number of school-age children has decreased while the 25-34 group has grown but not at the rate that the 55-plus group has.





Demographic and Income Profile

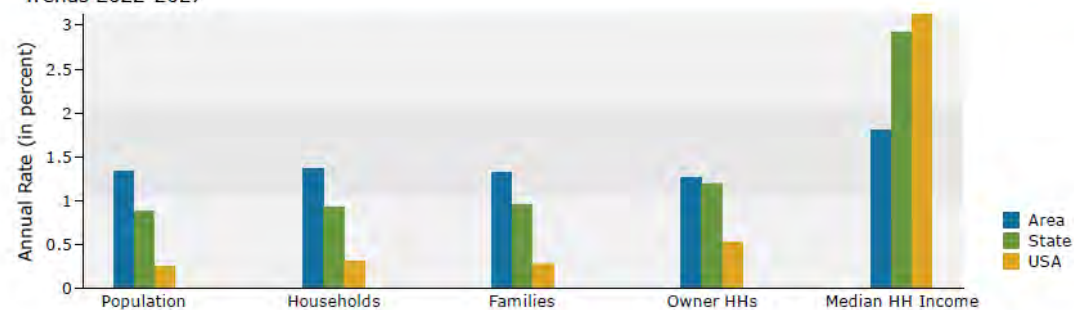
701 Legacy Dr, Plano, Texas, 75023
Ring: 7 mile radius

Prepared by Multifamily Research

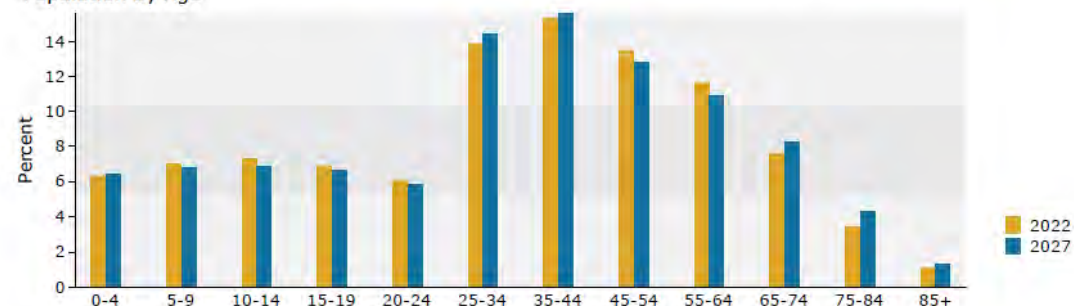
Latitude: 33.07063

Longitude: -96.70327

Trends 2022-2027



Population by Age



Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	32,720	7.1%	37,573	6.3%	41,011	6.4%
5 - 9	37,290	8.1%	41,888	7.0%	43,653	6.8%
10 - 14	36,782	8.0%	43,601	7.3%	43,785	6.9%
15 - 19	31,247	6.8%	41,442	6.9%	42,011	6.6%
20 - 24	23,821	5.2%	36,473	6.1%	36,792	5.8%
25 - 34	62,530	13.6%	82,313	13.8%	92,026	14.4%
35 - 44	79,331	17.3%	91,584	15.3%	99,753	15.6%
45 - 54	72,645	15.8%	80,556	13.5%	81,523	12.8%
55 - 64	46,417	10.1%	69,708	11.7%	69,605	10.9%
65 - 74	22,737	5.0%	45,685	7.6%	52,906	8.3%
75 - 84	9,606	2.1%	20,503	3.4%	27,571	4.3%
85+	3,622	0.8%	6,578	1.1%	8,066	1.3%

If these projections hold true, the current supply of housing will not meet the demand coming in the years ahead. It is interesting that the Plano Comprehensive Plan (Plan) does not foresee significant changes in population or residential development in the future. Even a modest growth of 6,000 residents over the next five years within the 3-mile radius or 41,000 within a 7-mile radius will exceed the current supply and the 6,000 multifamily units which have already been approved.

The current percentage of homeowners to renters in the 3-mile radius is 65%-35%. This is a shift from 2010 when the ratio was 68%-32%. Applying this ratio to the projected population growth of 6,000 and the projected household size of 2.67, the projected demand for multifamily units within this radius is 787 units. There is currently only one project approved within the 3-mile radius - 304 multifamily residences located on the north side of Spring Creek Parkway, 468 feet east of K Avenue - was approved on June 22, 2022. This addition to the supply will still not meet the projected demand. The projected demand for single-family residences is 1,460. At the 7-mile radius, the homeowner to renter ratio is 59%-41%, which is typical of a suburban area. Using this ratio to the projected population growth of 41,000, the projected number of multifamily units that will be required is nearly 6,300 and the single-family projection is 9,000 units.

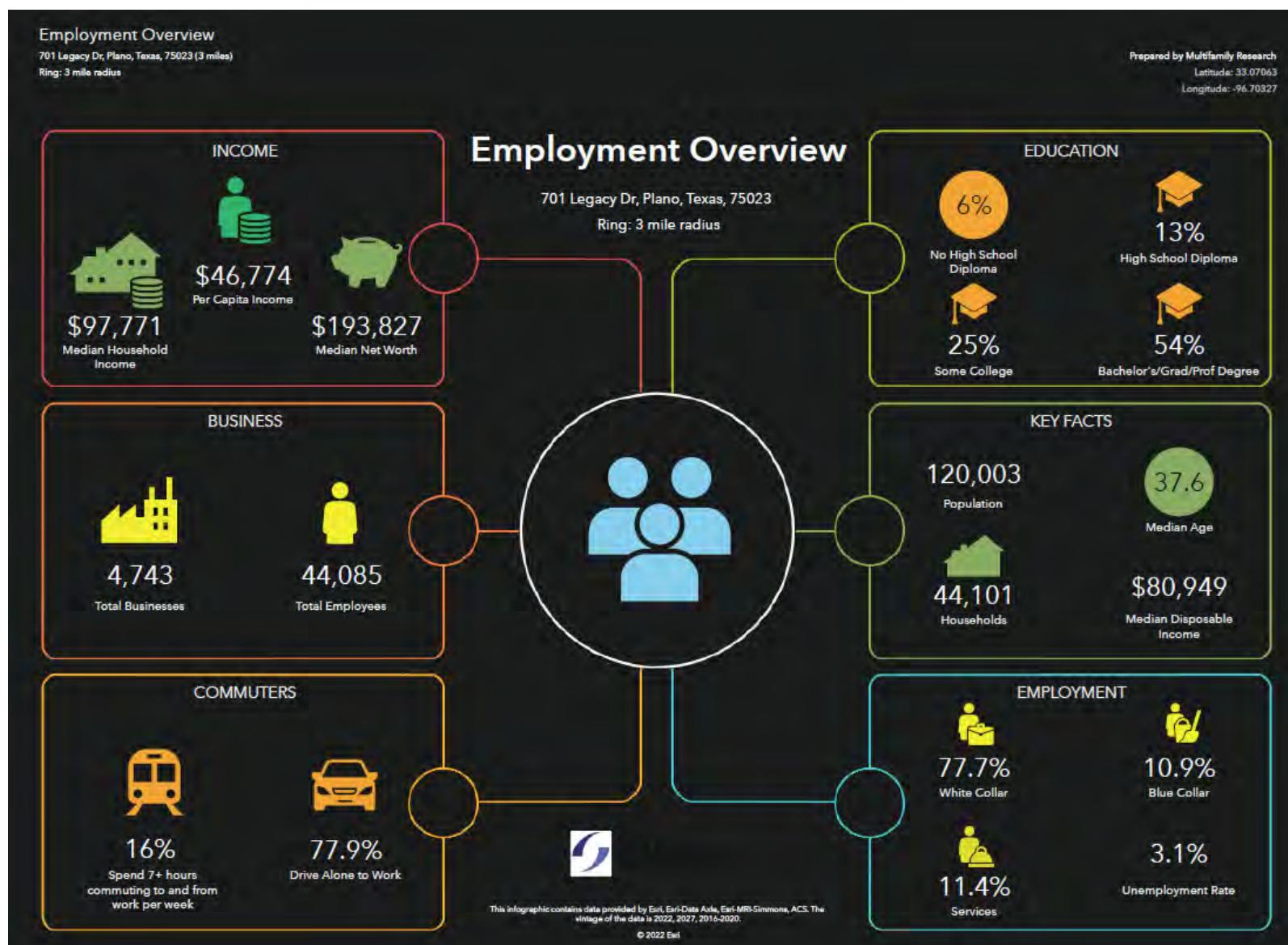
The demand for multifamily units could be affected by three factors. First the growth rate of the prime renter population, the 25-44-year-olds, will increase the demand for multifamily units. In 2027, the population projections indicate that 30% of the population will be in this age group. Second, there is not sufficient land to support an additional 9,000 single-family residences meaning that a larger share of the additional population will become renters. Third, the current interest rates for mortgage loans together with the increased prices have put purchasing a single-family home out of reach for many in this age group. According to the Texas Housing Insight report issued by Texas A&M University in July 2022, “record home prices and rapidly rising mortgage rates continued to discourage buyers. While every prospective homebuyer has to confront financial challenges, affordability most adversely impacted first-time buyers, resulting in a significant shrinkage in sales of homes below \$300,000.” The typical home value of homes in Plano is \$533,433 and home values have gone up 23.0% over the past year. Using a purchase price of \$425,000, the down payment required is \$85,000 and the monthly payment with average taxes and insurance is \$2,968. This would require an annual income of \$120,000. Currently, within the 25-44 age group only about 27% of households have incomes at or above this amount. Again, this will force many within this group to become “Renters by Necessity,” a group which has been growing at a rapid rate in metro areas across the US. DFW’ ascension among the most popular moving destinations across the U.S. has driven a massive increase in home prices, and local salaries do not always follow suit. According to a report issued by YardiMatrix, average incomes in DFW are hovering around \$66,000 and homes are commanding an average of \$350,000, only high-earning pros in 18 profession groups, including top executives, IT professionals, engineers and business operation specialists or supervisors who earn above \$70,000, can relatively easily afford to buy here.

The City of Plano has stated in the Plan that it seeks to manage growth and redevelopment in a gradual manner, ensuring changes are beneficial to neighbors and the surrounding community based on real, city-level demand. The demand for additional multifamily units is significant both currently and in the future. Existing multifamily properties are nearly fully leased and new properties have a very rapid lease-up rate, which demonstrates pent-up demand.

EMPLOYMENT

Plano, widely regarded for its corporate headquarters, is also home to numerous manufacturers, small businesses, and start-ups from a variety of industries. Plano's proximity to the Telecom Corridor® has attracted manufacturers and service firms in electronics, defense and telecommunications. Business parks along the Dallas North Tollway feature a variety of headquarters and regional offices, as well as firms in software and information technology, financial services and professional and business services. Both energy and digital/interactive media have recently blossomed in the area. The top employers in Plano employ over 106,000 people. The Plano Economic Development corporation is aggressively recruiting new companies to relocate to the city. In 2020, there were 3,144 new jobs added in Plano due to relocation or expansion, many of which are in industries that employ workers in the prime renter group.

Executive Summary 2020				
COMPANY	INDUSTRY DESCRIPTION	PROJECT TYPE	APPROXIMATE SQUARE FEET	APPROXIMATE EMPLOYMENT
Inogen	Healthcare Manufacturing	RELOCATION	154,000	600
Flexential	Datacenter	EXPANSION	146,000	N/A
Peloton	Health/Nutritional	EXPANSION	133,750	1,600
OPEX	Warehouse Automation	EXPANSION	114,000	N/A
Primal Health	Health/Nutritional	EXPANSION	105,000	N/A
First United Mortgage	Financial/Insurance	EXPANSION	60,000	230
TT Electronics	Technology Products/Services	RELOCATION	58,500	125
Appen Global	Technology Products/Services	EXPANSION	50,000	300
Enseo	Technology Products/Services	RELOCATION	43,000	139
Haynes and Boone	Law	RELOCATION	28,000	70
Digital Matrix Systems	Risk Management	RELOCATION	22,500	N/A
DZS	Communications	RELOCATION	14,000	80
digital.ai	Software/IT	RELOCATION	N/A	N/A

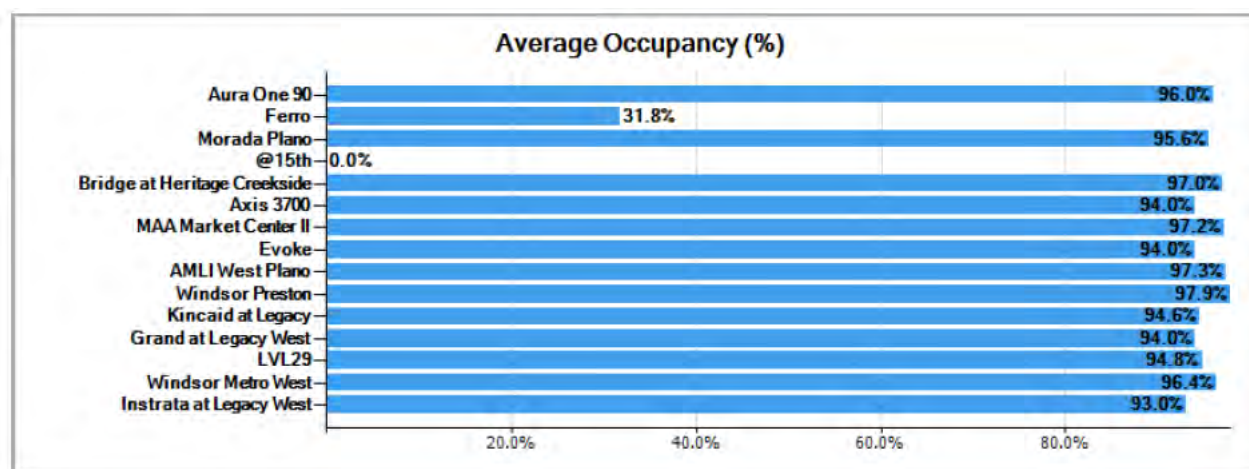


Because Plano borders on several vibrant cities, you need to consider the employment growth in the surrounding communities. In Allen, there is a cluster of financial service firms including Experian, and Jack Henry & Associates and also technological and telecommunications companies that include Frontier Communications and CVE Technology. Allen's manufacturing sector consists of semiconductor, electronics, and medical devices and includes companies such as KONE, Quest Medical and Amphenol Fiber Systems Intl. Frisco boasts an impressive list of companies that call it home. Top employers work in healthcare,

telecommunications, construction and technology. Some of these include: AmerisourceBergen Specialty Group, Conifer Health Solutions, T-Mobile, Oracle and Mario Sinacola & Sons. Within a 15-minute drive-time of the project, there are nearly 25,000 businesses with 276,000 employees. The majority of renters cite proximity to their workplace as the most important factor in choosing a place to live.

RENTAL MARKET PERFORMANCE AND CONCLUSION

For the purposes of this analysis, we focused on the newest projects within Plano and the performance of the E Plano/N Richardson market to demonstrate the demand for new units. Overall, the market is performing well, with fairly low vacancy rates and few concessions. The occupancy rate among the newest properties in Plano is 89.1.8%, which includes two projects that are in lease-up. There are a several projects currently under construction and more that have been approved but not yet started.



The following table lists the supply pipeline within Plano. This includes units identified as on-hold, planned, under construction or in lease-up.

Project Name	Company	Project Address	# Units	Prop Type	NCR Status	Lease Date	Progress
Almanac	Stillwater Capital	Dallas North Tollway and Spring Creek Parkway	700	Garden	Planned	2025/04 (Est)	Plans call for the construction of a two million square foot development featuring office, retail, and hotel space along with residential units. Also known as the Haggard Farms project.
Assembly Park	Plans Mall Owner LP	E Spring Creek Pkwy & Des	304	Garden	Planned	2024/09 (Est)	Office space, and retail space.

EXECUTIVE SUMMARY

		Moines Dr					
Assembly Park	Triten Real Estate Partners	1717 E Spring Creek Pkwy	325	Garden	Planned	2024/05 (Est)	Redevelopment of the 316,000sqft shopping mall(Plano Market Square Mall) into an apartment complex of flats & townhomes, 16,500sqft of retail and restaurant space, and 177,700sqft office space. Plans include 150,000sqft of green space, 15,000sqft of central open space and a hike and bike trail.
Campus at Legacy West	Kairoi Residential/Trammell Crow Residential	6501 Legacy Dr	650	Garden	On-Hold		
Collin Creek Mall Redevelopment	Centurion American Development Group	811 N Central Expwy	400	Garden	Under Construction	2023/04 (Est)	Plans to tear down almost half of the old mall to open up what is left to the outside, and add mixed-use buildings. The project will include apartments, hotel rooms, restaurants, office building and entertainment, as well as a water feature.
Grayco Plano	Grayco Partners	1300 14 th St	150	Garden	Under Construction	2023/11 (Est)	
Haggard Farms	Stillwater Capital	Parkwood Blvd & Spring Creek Pkwy	700	Garden	Planned	2024/06 (Est)	This is the residential component of a multi-building mixed-use project.
Legacy Square	High Street Residential/Principal Real Estate Investors	Legacy Dr and Custer Rd	363	Garden	Under Construction	2023/02 (Est)	Two amenity buildings with a fitness center, a clubroom, conference rooms and a business center. The community will have 4 acres of open space, including a lawn courtyard and resort-style pool.
Promenade		Chase Oaks Boulevard and Anniston Trail	233	Garden	Planned	2024/03 (Est)	18,000sqft apartment complex. Two-story clubhouse and a parking garage with 244 spaces.
Promontory on Preston	Columbus Realty Partners	4708 W Spring Creek Pkwy	264	Garden	Planned	2024/06 (Est)	

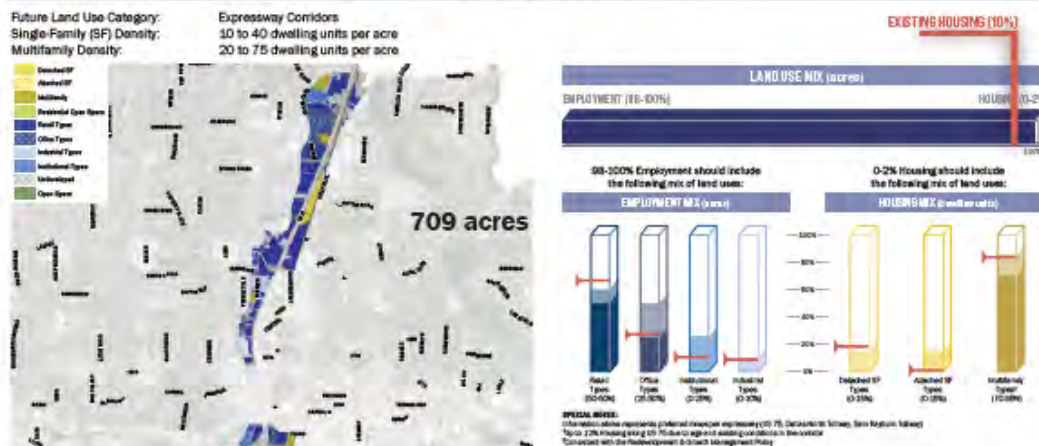
EXECUTIVE SUMMARY

			4,089				
@15 th		1200 E 15 th St	52	Mid-rise	Lease-Up	2021/08	
601 Belpree	MetLife Investment Management/Rosewood Property Company	601 Belpree Dr	326	Mid-rise	Under Construction	2023/09 (Est)	Amenities will include a pool, fitness center, courtyard, coworking lounge, and golf simulator. 4.3 acres within the 156-acre Heritage Creekside development.
Beacon Square Development	Billingsley Company	623 Coit Road	250	Mid-rise	Under Construction	2023/02 (Est)	Cluster of three and four-story residential buildings and offices, along with retail space, on 86 acres.
Ferro	Toll Brothers Apartment Living	1005 11 th St	379	Mid-rise	Construction/Lease-Up	2022/03	Wrap building with a structured parking garage on a 4.9-acre site.
K Avenue Lofts	MVAH Partners LLC	2505 K Ave	226	Mid-rise	Under Construction	2023/03 (Est)	Apartment building totaling 255,276sqft.
			1,233				
SH-121 and Windrose Avenue	Columbus Realty Partners	TX-121 & Windrose Ave	177	Hi-rise	Planned	2024/12 (Est)	
			177				
Total Units			5,499				

The city has concerns that the multifamily rental market in Plano will be over-supplied if additional units are added to the existing supply and those already planned and approved. The following charts shows the historic performance of the E Plano/N Richardson market. In this market, 4,287 units have been added since 2018 and 5,276 units have been absorbed. This market has absorbed units at a rate far above the average even during the pandemic with an average rent increase of 17.7% since August 2021. The velocity of stabilization of 14.4 months is well below the average for Texas. This data indicates that this is a market that is currently under-supplied.

The Plano Comprehensive Plan estimates that 829 multifamily units are required in the Zone just to the east of the site along US 75. Taking into consideration that there are currently 304 units approved in this Zone, there are still 525 units that could be constructed and be within the Plan's requirements. While the project is outside this boundary, it abuts the Zone and the requirement for additional multifamily units should take into consideration the proximity.

Maximum Housing Scenarios | Area D - US 75 Expressway Corridor



PART 1- LAND USE MIX (acres)



PART 2 - HOUSING MIX (dwelling units)

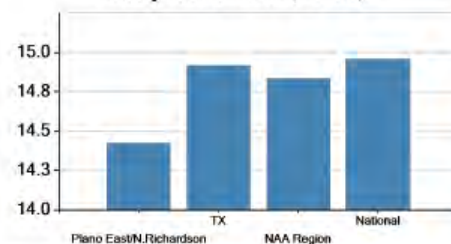


Dallas/Fort Worth : Plano East/N.Rich... -Overall Summary

End of August 2022

At a Glance			
Summary	As of 08/2022	New Supply	As Of 08/2022
Total # Units	22,267	New Units (YTD)	481
Total # Properties	75	New Units (Calendar 2021)	1,025
Average # Units/Property	297		
Average Unit Size (sqft)	913	As of 08/2022	Annual Change
Average Property Age (# Years)	19.4	Net Absorption	749
		Occupancy	98.5%
			1.7%

Velocity To Stabilization (Months)

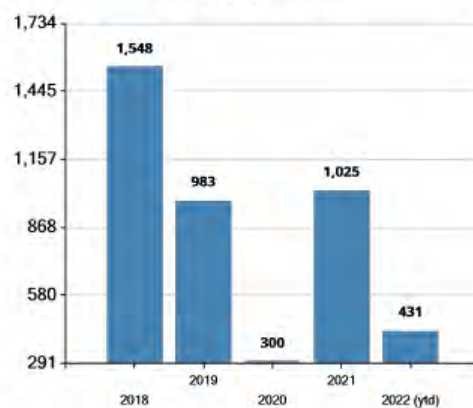


Velocity is the average number of months from Leasing Start Date to 85% occupancy. Average is over the past 24 months.

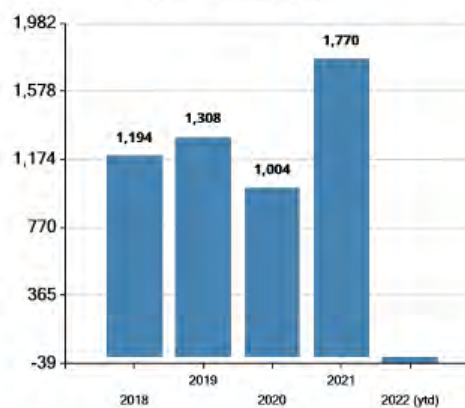
Overall Average

	As of 08/2022	Annual Change
Avg Market Rent (\$/SF)	\$1.91	17.7%
Avg Market Rent/unit	\$1,743	17.5%
Avg Effective Rent/sf	\$1.90	17.9%
Avg Effective Rent/unit	\$1,735	17.6%
% Units Offering Concession	10.7%	-40.1%
Avg Concession Offered	4.4%	79.5%
Effect of Concessions on Market	0.5%	-20.4%

New Supply by Year Built



Annual Net Absorption



CONCLUSION

It is our opinion that there is sufficient current demand for 124 additional units in the Legends at Chase Oak apartment project. The current multifamily rental market is very strong with low vacancy rates and a very short lease-up timeframe for new projects. Units are leasing despite large rent increases even in the older projects in the city. Using the population growth projections from the Census data, the potential demand for multifamily rental units within a 3-mile radius over the next five years is 787 units. At the 7-mile radius, that number grows to 6,300 units. The 6,000 units planned may just meet this demand but there are several factors that could increase the number of renters including a lack of available land to construct single-family homes, the shrinking number of households that can afford to buy a home and the growing number of households in the prime renting age group of 25-44. The addition of 124 units represents 2% of the total planned units and .3% of the current units in Plano. These 124 units will not have an adverse effect on the health of the Plano multifamily rental market and will be a welcome addition to the community.



1039 E. 15th Street
Plano, Texas 75074

T: 469-332-9181
E: frank@urbanopportunity.com

Memorandum

To: Katya Copeland
From: Frank F. Turner
Date: November 15, 2022
Re: Zoning Case ZC2022-15 Findings Supporting Rezoning

Staff Comment:

- The proposal exceeds the Neighborhoods (N) Dashboard recommended maximum for mix of Multifamily Types (20%). Approval of the request will require findings by the Planning & Zoning Commission and City Council consistent with the Redevelopment & Growth Management Policy – Action 1 (RGM1). It is recommended the applicant provide a narrative explaining why findings are justified for this request. [Findings Policy](#)

Response:

The Neighborhood Classification constitutes the largest designated land use in the Plano Comprehensive Plan 2021. We support the plan's stated priorities for Neighborhoods:

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.

We also support the plan's goal of preserving Plano's suburban character. Four of the new comprehensive plan's Guiding Principles resonate with our plan for Legends:

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.

1.4 The Plan respects the suburban character of Plano and seeks to preserve and enhance the build environment.

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 have a voice but are impacted by the decisions of today.

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 demand. “

We believe strongly that the Neighborhood Classification should not be viewed as a homogeneous land use designation. There are many neighborhoods in Plano, each has a distinct character attributable to many factors including their physical traits and proximity to major employment concentrations and transportation corridors. Chase Oaks is a highly desirable neighborhood. It is divided into several residential developments separated by topography, thoroughfares and the golf course. The Legends development is one of these enclaves that is physically separated from other residential developments. It was constructed at a very low density, less than 10 units to the acre. Reinvestment is needed to ensure its future economic viability.

Our proposed plan to preserve and enhance Legends requires improved financial performance. Based on Collin County Central Appraisal District data, since 2000, the land value of Legends increased 410% whereas the value of improvements only increased by 60%. Land increased from 18% to 42% of the property's total value. The land to improvement value ratio demonstrates the underlying need for capital improvements and increased net operating income to achieve greater long-term financial viability. StarPoint's strategy is to strengthen the existing investment through improvements and infill vs. total redevelopment at a far greater density.

We believe the Comprehensive Plan supports additional housing to meet regional demand and to ensure continued reinvestment in the community. We believe our modest request for 124 additional units promotes Legends' sustainability and enhances Chase Oaks. Our plan maintains the development's generous setbacks and suburban character. It is well within existing infrastructure and facility capacity. It does not expand the land area zoned for multifamily use. If our request is approved, Legends will still be the lowest density apartment community in the area. We have the support of the Chase Oaks HOA and the City of Allen (owners of the golf course).

Plano Housing Study Legends at Chase Oaks September 23, 2022

At our request, Foley and Puls Multifamily Research conducted a market study of housing demand in the Chase Oaks area.

Study Conclusion

"It is our opinion that there is sufficient current demand for 124 additional units in the Legends at Chase Oak apartment project. The current multifamily rental market is very strong with low vacancy rates and a very short lease-up timeframe for new projects. Units are leasing despite large rent increases even in the older projects in the city. Using the population growth projections from the Census data, the potential demand for multifamily rental units within a 3-mile radius over the next five years is 787 units. At the 7-mile radius, that number grows to 6,300 units. The 6,000 units planned may just meet this demand but there are several factors that could increase the number of renters including a lack of

available land to construct single-family homes, the shrinking number of households that can afford to buy a home and the growing number of households in the prime renting age group of 25-44. The addition of 124 units represents 2% of the total planned units and .3% of the current units in Plano. These 124 units will not have an adverse effect on the health of the Plano multifamily rental market and will be a welcome addition to the community.”

Photos provided by Applicant

Exhibit 6



MEETING DATE

Monday, December 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:
☐ Future Land Use Map and Dashboards
☐ Housing Trends Analysis and Strategic Plan
☐ 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.
- 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, December 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
- ☐ Land Use Policy - Action 4
- ☐ Neighborhood Conservation Policy
- ☐ Neighborhood Conservation Policy - Action 2 (NC2)
- ☐ 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.

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