

**DATE:** July 18, 2023  
**TO:** Honorable Mayor & City Council  
**FROM:** Planning & Zoning Commission  
**VIA:** Eric Hill, AICP, Assistant Director of Planning acting as Secretary of the Planning & Zoning Commission  
Christina D. Day, AICP, Director of Planning  
**SUBJECT:** Results of Planning & Zoning Commission Meeting of July 17, 2023

**AGENDA ITEM NO. 2A - ZONING CASE 2023-003**  
**PETITIONER: EDS LEGACY PARTNERS, LLC**

Request to rezone 99.0 acres located at the southeast corner of Legacy Drive and Parkwood Boulevard from Commercial Employment to Planned Development-Commercial Employment. Zoned Commercial Employment.. Project #ZC2023-003.

**APPROVED:** 6-0

Speaker Card(s) Received	Support:	<u>5</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Letters Received Within 200' Notice Area:	Support:	<u>1</u>	Oppose:	<u>2</u>	Neutral:	<u>0</u>
Petition Signatures Received:	Support:	<u>0</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Other Responses:	Support:	<u>2</u>	Oppose:	<u>34</u>	Neutral:	<u>1</u>

**RESULTS:**

The Commission recommended approval of the item with the following stipulations:

The permitted uses and standards will be in conformance with the Commercial Employment (CE) District unless otherwise specified herein:

1. Use Restrictions & Modifications

A. Mid-rise residential is an additional permitted use with the following exceptions:

- i. Maximum Number of Units: 775
- ii. Buildings must be constructed within 250 feet of Parkwood Boulevard right-of-way.
- iii. A minimum of 50% of units must have a true balcony or patio with minimum dimensions

of 7 feet deep by 8 feet wide.

- B. Moderate-intensity manufacturing is prohibited within 700 feet of Parkwood Boulevard.
- C. Above-grade portions of the primary central building of the original EDS Headquarters campus must not be demolished.
- D. Heliport and helistop uses are allowed on the same lot as mid-rise residential and school uses; however, helipads and helistops must be located a minimum of 1,000 feet from mid-rise residential buildings.

2. Modified Area, Yard, and Bulk Requirements

Description	Residential Requirements
Minimum Front Yard Setback along Parkwood Boulevard	30 feet for any building or portion of a building up to 50 feet in height  50 feet for any building or portion of a building taller than 50 feet in height
Minimum Mid-Rise Residential Unit Size	
Efficiency	500 square feet
1 bedroom	650 Square feet
2 bedroom	800 square feet
Each Additional Bedroom	200 square feet

3. Additional Parking & Development Regulations:

A. Structured Parking

- i. The maximum height for parking structures must be 8 stories at or above grade. Structured parking located within 250 feet of Legacy Drive and Tennyson Parkway must have a maximum height of 5 stories/60 feet.
- ii. Structured parking must be designed to minimize the ground-level view of automobiles below their hood lines, and light fixtures. Parking structure facades must have consistent architectural materials, openings, and variation in the facade depth to the buildings which they serve. Pedestrian entrances to parking garages must be directly accessed by a sidewalk or through an internal building vestibule.
- iii. Parking structure ramps must not be visible from any adjacent right-of-way.

B. The site must contain a quasi-public street, of a minimum length of 600 feet connecting Legacy Drive to Parkwood Boulevard per the following standards:

- i. Quasi-Public Street Definition: Quasi-public streets are privately owned and maintained drives open to public access. A quasi-public street easement must be dedicated for all quasi-public streets, and a fire lane must be located within all quasi-public street

easements. On-street parking and sidewalks provided along quasi-public streets must be located within the quasi-public street easement, if provided. Lots may derive required street frontage from quasi-public streets and may be platted to the center line of quasi-public streets.

- ii. Parallel parking is required along the quasi-public street.

#### 4. Streetscape/Sidewalks

- A. Sidewalks with a minimum width of 7 feet are required along both sides of the quasi-public street and along one side of internal driveways and open space areas.
- B. Street Trees: Along public and quasi-public streets, street trees, with a minimum size of 4-inch caliper, are required at the rate of one tree per 40 linear feet. Trees must be placed in planting beds or tree grates within five feet of the back of the street curb.

- 5. Screening: Screening must meet the requirements of Section 19.200 except that architectural metal panels that are both decorative and provide full screening are permitted as an alternative material to masonry.

#### 6. General Stipulations

##### A. Open Space:

- i. A minimum of 9.5 acres of contiguous open space must be placed west of the primary central building and adjacent to the quasi-public street, consistent with designated areas within the adopted open space plan. The open space may include landscaping, associated walks, amenities, and other hardscape elements. Required landscape edges are to be excluded from the required open space.
- ii. Wet detention ponds and amenity ponds are permitted within a maximum of 2.2 acres of open space.
- iii. Trails with a minimum width of 10 feet must be provided throughout the open space and around any ponds.
- iv. A variety of trees, shrubs, and ground cover must be used within the open space to create an area with biodiversity with plant materials to be approved by the City of Plano.
- v. Except for dog parks, recreational courts, and/or required fencing for detention ponds, open space must be open to the public and not fenced.

- B. Exterior building materials will conform to Article 23 of the Plano Zoning Ordinance and development within this district will benefit from the associated incentives provided by the Zoning Ordinance.

- C. Development Phasing: A construction permit for the addition of any new mid-rise residential

building or hotel building will not be approved until all of the following standards are met:

- i. A minimum of 946,700 square feet of the primary central building of the original EDS Headquarters campus must receive a certificate of occupancy, and;
  - ii. A minimum of 375,000 square feet of manufacturing must receive a certificate of occupancy, and;
  - iii. A minimum of 7 acres of open space is open for public use.
- D. Mid-rise residential uses will occupy no more than 50% of the square footage within the planned development district.

To view the hearing, please click on the provided link:

<https://planotx.new.swagit.com/videos/267094?ts=445>

KC/kob

cc: Eric Hill, Assistant Director of Planning  
Christina Sebastian, Land Records Planning Manager  
Melissa Kleineck, Lead Planner  
Justin Cozart, GIS Technician  
Jeanna Scott, Building Inspections Manager  
Dorothy Alatorre, Sr. Administrative Assistant - Neighborhood Services

[Google Link](#)



**MEETING DATE**

Monday, July 17, 2023

**RESULTS**

I, Chair/Commissioner Bill Lisle, 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 moves Plano forward;  
and
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: it revitalizes an iconic property;  
and
3. The request is consistent with other policies, actions, maps:
  - Future Land Use Map and Dashboards – Priorities
  - Thoroughfare Plan Map & Cross-Sections
  - Bicycle Transportation Plan Map
  - Parks Master Plan Map
  - Heritage Preservation Plan (Preservation Plano 150)
  - Redevelopment & Growth Management Policy – Action 5A
  - Redevelopment & Growth Management Policy – Action 5B
  - Redevelopment & Growth Management Policy – Action 5C
  - Redevelopment & Growth Management Policy – Action 8
  - Other: \_\_\_\_\_
4. Comments on any of the above which further explain my position: This is an opportunity that Plano needs to capitalize on.

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.

Bill Lisle

Digitally signed by Bill Lisle  
Date: 2023.07.17 20:53:08 -05'00'

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**MEETING DATE**

Monday, July 17, 2023

**RESULTS**

I, Chair/Commissioner 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: *IT redevelops a dormant property, creates 30,000 jobs in an employment center area, & brings an important new industry to Plano.*  
and *Employment Center area, & brings an important new industry to Plano.*
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: *it is consistent with the LA district & multi-family to the west; and connects -*  
and *LA district & multi-family to the west; and connects -*
3. The request is consistent with other policies, actions, maps:  
 Future Land Use Map and Dashboards – Priorities  
 Thoroughfare Plan Map & Cross-Sections  
 Bicycle Transportation Plan Map  
 Parks Master Plan Map  
 Heritage Preservation Plan (Preservation Plano 150)  
 Redevelopment & Growth Management Policy – Action 5A  
 Redevelopment & Growth Management Policy – Action 5B  
 Redevelopment & Growth Management Policy – Action 5C  
 Redevelopment & Growth Management Policy – Action 8  
 Other: \_\_\_\_\_

4. Comments on any of the above which further explain my position: *a fabulous opportunity for Plano.*

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.

*A. Michael Brounoff*  
Signature

*July 17, 2023*  
Date



**MEETING DATE**

Monday, July 17, 2023

**RESULTS**

I, Chair/Commissioner CARY, 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: meets Guiding Principle 1.1; + GP 2.2 + 2.3;  
and 3.1 and 3.3 and 3.5
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: it will create jobs  
and potential be a launchpad for a new industry
3. The request is consistent with other policies, actions, maps:
  - Future Land Use Map and Dashboards – Priorities
  - Thoroughfare Plan Map & Cross-Sections
  - Bicycle Transportation Plan Map
  - Parks Master Plan Map
  - Heritage Preservation Plan (Preservation Plano 150)
  - Redevelopment & Growth Management Policy – Action 5A
  - Redevelopment & Growth Management Policy – Action 5B
  - Redevelopment & Growth Management Policy – Action 5C
  - Redevelopment & Growth Management Policy – Action 8
  - Other: \_\_\_\_\_

4. Comments on any of the above which further explain my position: I see this as a very positive use for the site.

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.

Gary Cary  
Signature

7/17/23  
Date

**MEETING DATE**

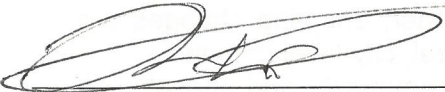
Monday, July 17, 2023

**RESULTS**

I, Chair/Commissioner TOSAN OLEST, 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 is consistent w/ Plano 2050 while preserving and  
and some core tenets of Plano Today
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: RECOGNIZES an unmet need  
and taking public use, employment & LIVABILITY into  
consideration
3. The request is consistent with other policies, actions, maps:
  - Future Land Use Map and Dashboards – Priorities
  - Thoroughfare Plan Map & Cross-Sections
  - Bicycle Transportation Plan Map
  - Parks Master Plan Map
  - Heritage Preservation Plan (Preservation Plano 150)
  - Redevelopment & Growth Management Policy – Action 5A
  - Redevelopment & Growth Management Policy – Action 5B
  - Redevelopment & Growth Management Policy – Action 5C
  - Redevelopment & Growth Management Policy – Action 8
  - 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

7/17/23  
\_\_\_\_\_  
Date



**MEETING DATE**

Monday, July 17, 2023


**RESULTS**

I, Chair/Commissioner 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: the adjacency to UA areas provide a transition to the EM and currently exist. Additional UA is needed to support the proposed EM density
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: Job creation and the redevelopment of a key employment center
3. The request is consistent with other policies, actions, maps:
  - Future Land Use Map and Dashboards – Priorities
  - Thoroughfare Plan Map & Cross-Sections
  - Bicycle Transportation Plan Map
  - Parks Master Plan Map
  - Heritage Preservation Plan (Preservation Plano 150)
  - Redevelopment & Growth Management Policy – Action 5A
  - Redevelopment & Growth Management Policy – Action 5B
  - Redevelopment & Growth Management Policy – Action 5C
  - Redevelopment & Growth Management Policy – Action 8
  - Other: \_\_\_\_\_

4. Comments on any of the above which further explain my position: The only negative is due to housing mix and a reasonable compromise for the positive impacts of the redevelopment

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

7/17/23  
\_\_\_\_\_  
Date

**MEETING DATE**

Monday, July 17, 2023

**RESULTS**

I, Chair/Commissioner Davis, 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 FOCUS ON MAINTAINING PLANO AS A; and TRAINING EMPLOYMENT CENTER
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: JOB CREATION & UTILIZATION and OF NEARBY SERVICES & ENTERTAINMENT
3. The request is consistent with other policies, actions, maps:
  - Future Land Use Map and Dashboards – Priorities
  - Thoroughfare Plan Map & Cross-Sections
  - Bicycle Transportation Plan Map
  - Parks Master Plan Map
  - Heritage Preservation Plan (Preservation Plano 150)
  - Redevelopment & Growth Management Policy – Action 5A
  - Redevelopment & Growth Management Policy – Action 5B
  - Redevelopment & Growth Management Policy – Action 5C
  - Redevelopment & Growth Management Policy – Action 8
  - 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.

Davis Davis  
Signature

7/17/23  
Date



**AGENDA ITEM NO. 2A**

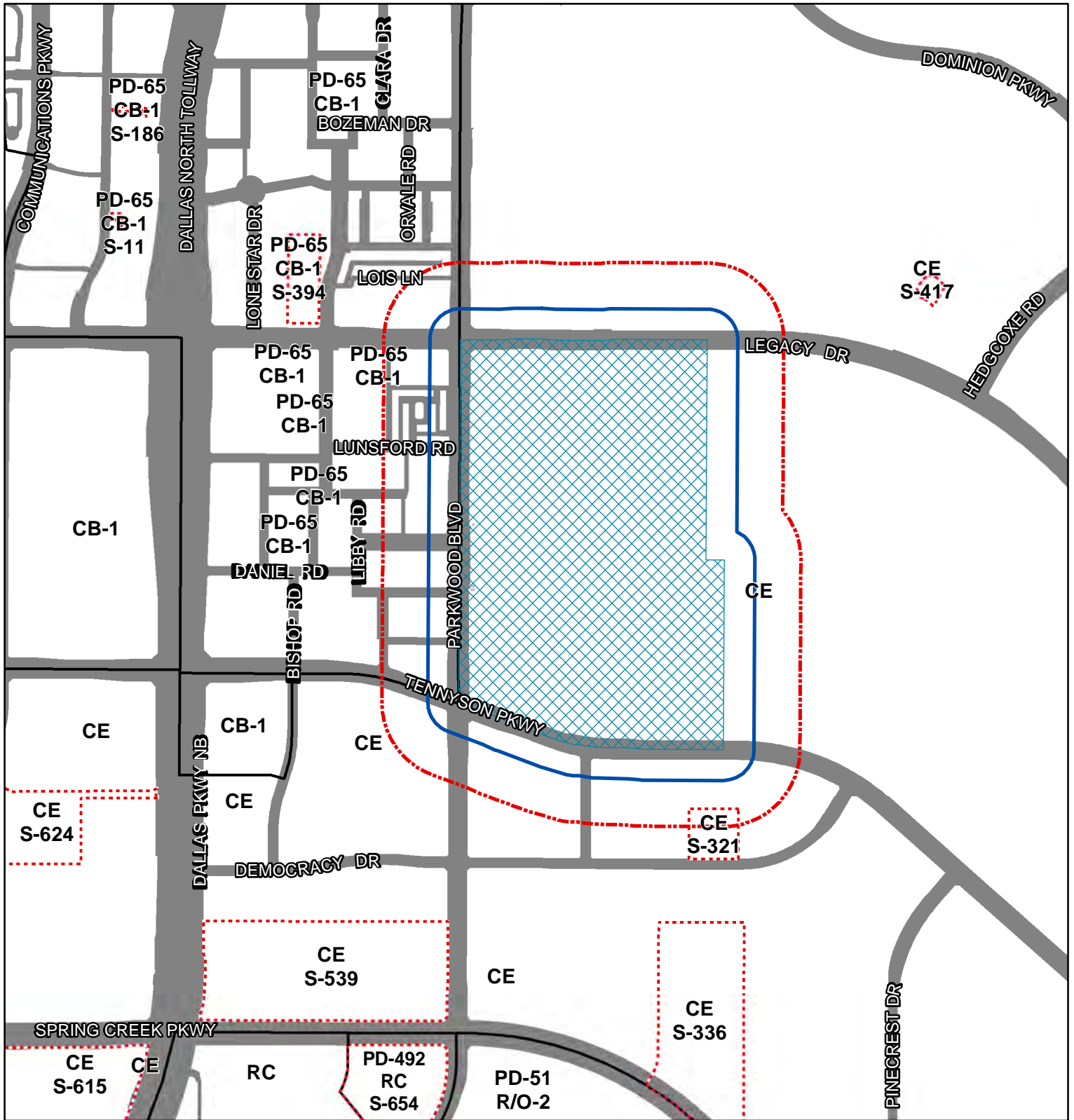
**PUBLIC HEARING:** Zoning Case 2023-003

**PETITIONER:** EDS Legacy Partners, LLC

**DESCRIPTION:** Request to rezone 99.0 acres located at the southeast corner of Legacy Drive and Parkwood Boulevard **from** Commercial Employment **to** Planned Development-Commercial Employment to allow mid-rise residential as an additional use and to modify development standards including, but not limited to, setbacks, parking, phasing, and open space. Zoned Commercial Employment. Project #ZC2023-003.

**SUMMARY:**

The applicant is requesting to rezone the subject property from Commercial Employment to Planned Development-Commercial Employment to allow mid-rise residential units and modify various development standards to create a mixed-use office campus. The request is intended to revitalize this unique property through the construction and improvement of nonresidential buildings, preservation of the existing central office building, and the introduction of required open space and pedestrian-oriented site standards. However, this request is disfavored because the proposal lacks conformity with key Comprehensive Plan policies. There are opportunities to align the zoning language more fully with the associated preliminary site plan regarding open space and setbacks. Although this request is disfavored, should the Commission choose to support this request, staff recommends consideration of these two remaining issues and how they could benefit future residents, visitors, and employees.

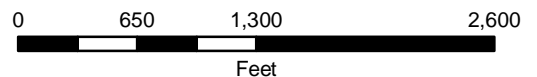
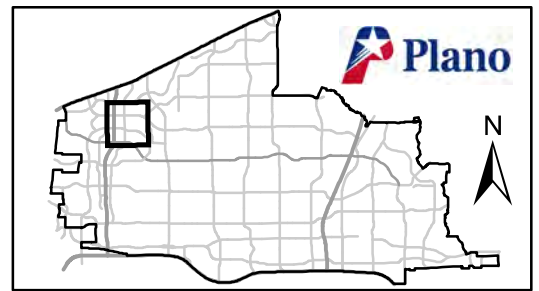


Zoning Case: 2023-003

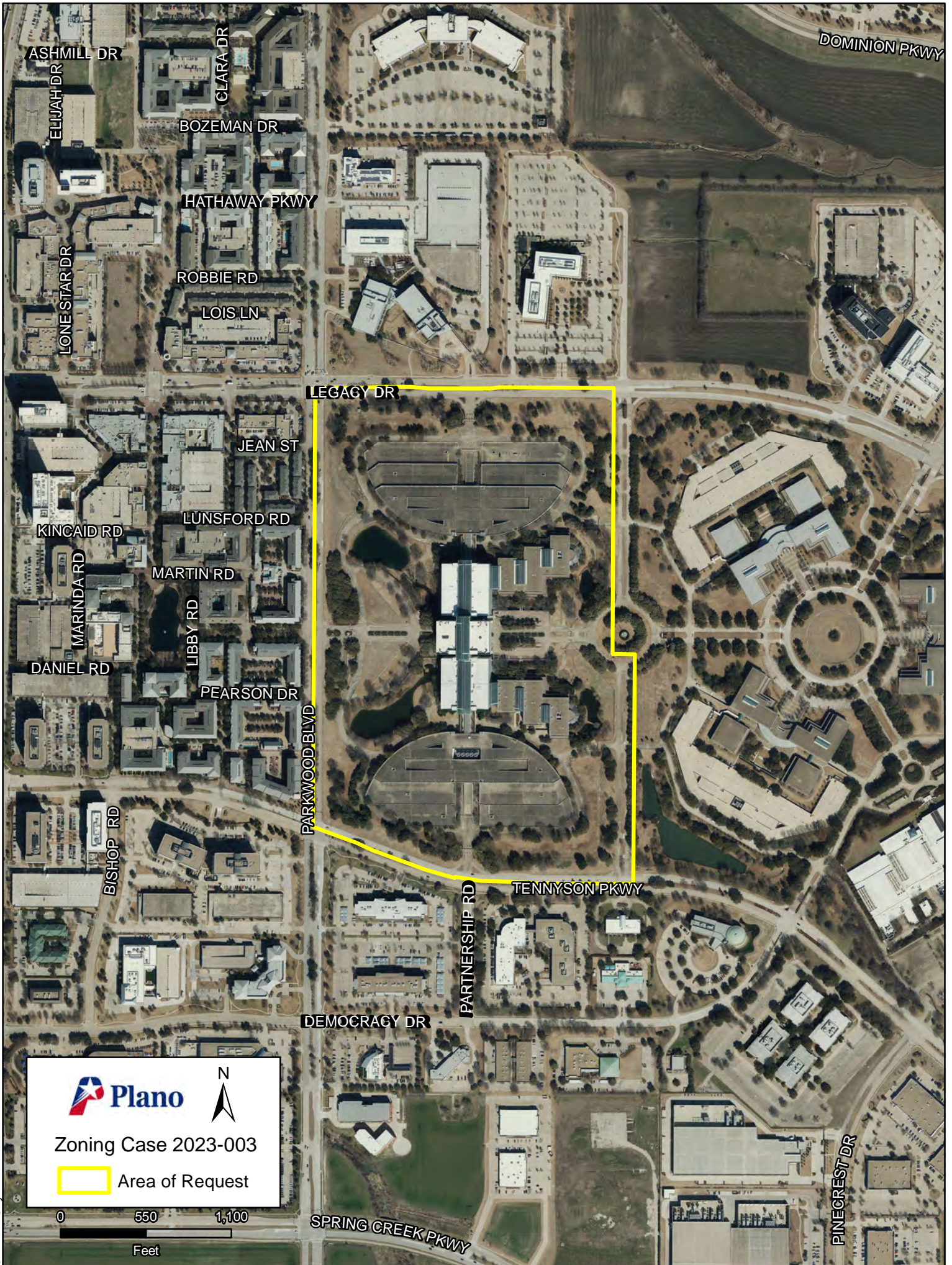
Existing Zoning: Commercial Employment


Proposed Zoning: Planned Development-Commercial Employment

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








 **Plano**

**Zoning Case 2023-003**

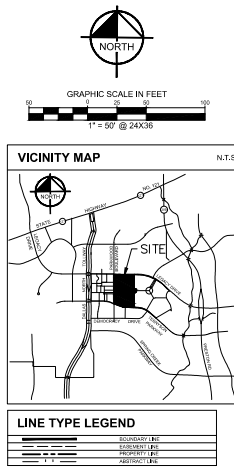
 Area of Request



Source: City of Plano

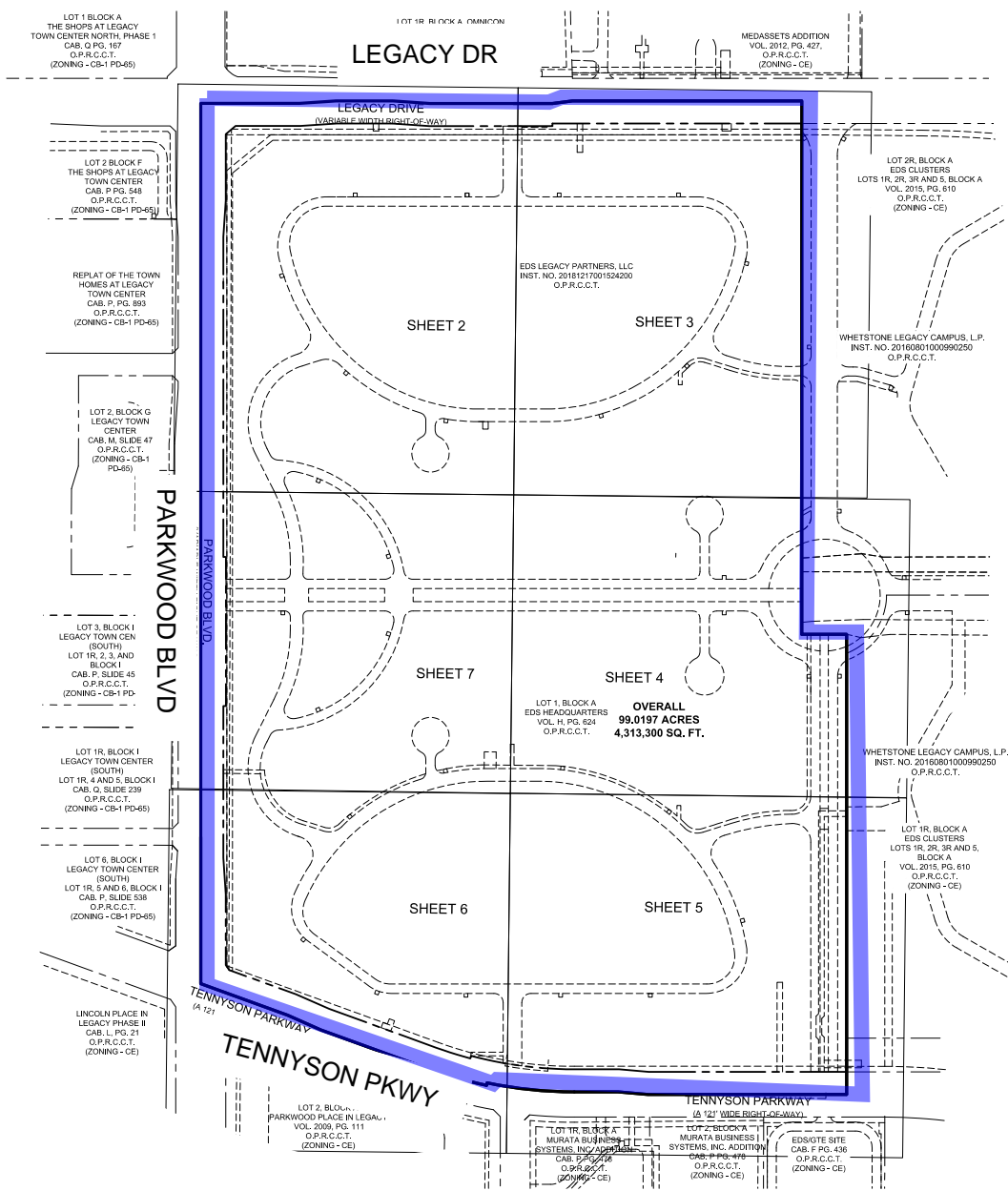


Prepared by: Kimley-Horn and Associates, Inc. 2025. 511084-0001. 01/20/25. 99.0197 ACRES. 4313,300 SQ. FT. LEGACY TOWN CENTER NORTH PHASE II. 14605 FUEL ROAD, SUITE 200, DALLAS, TEXAS 75248. © 2025 KIMLEY-HORN AND ASSOCIATES, INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.



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 IRF = IRON ROD FOUND  
 IRFC = IRON ROD WITH CAP FOUND  
 "X" = "X" CUT IN CONCRETE FOUND  
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS



THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY UTILITIES DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTIVE EXISTING UTILITIES (SHOWING OR NOT SHOWING) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPAIR THEM AT HIS OWN EXPENSE, CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION WORK.

**Kimley-Horn**  
 CONSULTING ARCHITECT/ENGINEER  
 14605 FUEL ROAD, SUITE 200  
 DALLAS, TEXAS 75248  
 WWW.KIMLEY-HORN.COM  
 REGISTERED PROFESSIONAL ENGINEER

**CRP**  
 CONSULTING ARCHITECT/ENGINEER  
 6505 N MACARTHUR BOULEVARD  
 SUITE 100  
 DALLAS, TEXAS 75248  
 PHONE: 469-801-9700  
 FAX: 469-801-9701  
 REGISTERED PROFESSIONAL ENGINEER

**NEXPOINT**  
 CLIENT PROJECT TITLE  
 TEXAS RESEARCH QUARTER - TRQ

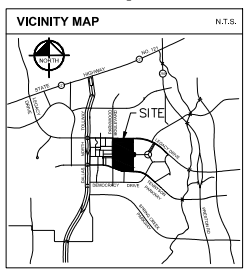
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 Date: 01/20/25

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PROJ. NO.	217001	DESIGNED BY:	LDV
SCALE:	1" = 10'	CHECKED BY:	JAD
SHEET NO.	2433	APPROVED BY:	JAD

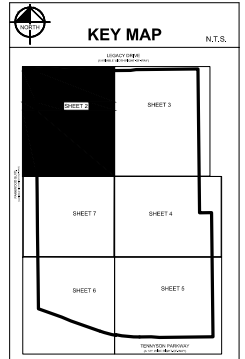
**DRAWING NUMBER** Sheet No. 1 OF 7

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**LINE TYPE LEGEND**

	BOUNDARY LINE
	UTILITY EASEMENT
	PROPOSED LINE
	EXISTING LINE



**LEGEND**

VOL./PG. = VOLUME/PAGE  
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 INST. NO. = INSTRUMENT NUMBER  
 IRSC = 3/8" IRON ROD WITH PLASTIC CAP STAMPED "KH" SET  
 IRF = IRON ROD FOUND  
 IRFC = IRON ROD WITH CAP FOUND  
 X' = "X" CUT IN CONCRETE FOUND  
 O.P.R.C.C.T. = ORIGINAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

**BENCHMARKS**

- BMB1001  
X CUT ON SOUTH SIDE OF CONCRETE CURB INLET ON SOUTH SIDE OF WEST ENTRANCE DRIVE TO THE CAMPUS AT LEGACY, 100 FEET NORTH OF CENTERLINE OF TENNISON PARKWAY AND 310 FEET EAST OF CENTERLINE OF PARKWOOD BOULEVARD.  
ELEV = 726.73
- BMB1002  
X CUT IN CONCRETE IN NOSE OF MEDIAN IN CENTER OF TENNISON PARKWAY AT WEST SIDE OF THE SOUTH ENTRANCE TO THE CAMPUS AT LEGACY, 80 FEET SOUTH OF CENTERLINE OF LEGACY DRIVE, 80 FEET EAST OF CENTERLINE OF PARKWOOD BOULEVARD.  
ELEV = 726.74
- BMB1003  
X CUT IN CONCRETE ON SOUTH SIDE OF A MEDIAN ON THE SOUTH SIDE OF LEGACY DRIVE AT THE WEST SIDE OF THE NORTH ENTRANCE TO THE CAMPUS AT LEGACY, 80 FEET SOUTH OF CENTERLINE OF LEGACY DRIVE, 80 FEET EAST OF CENTERLINE OF PARKWOOD BOULEVARD.  
ELEV = 726.12

LOT 1 BLOCK A  
 THE SHOPS AT LEGACY  
 TOWN CENTER NORTH,  
 PHASE 1  
 CAB. D, PG. 167  
 O.P.R.C.C.T.  
 (ZONING - CB-1 PD-65)

LOT 2 BLOCK F  
 THE SHOPS AT LEGACY  
 TOWN CENTER  
 CAB. P, PG. 548  
 O.P.R.C.C.T.  
 (ZONING - CB-1 PD-65)

REPLAT OF THE TOWN  
 HOMES AT LEGACY  
 TOWN CENTER  
 CAB. P, PG. 893  
 O.P.R.C.C.T.  
 (ZONING - CB-1 PD-65)

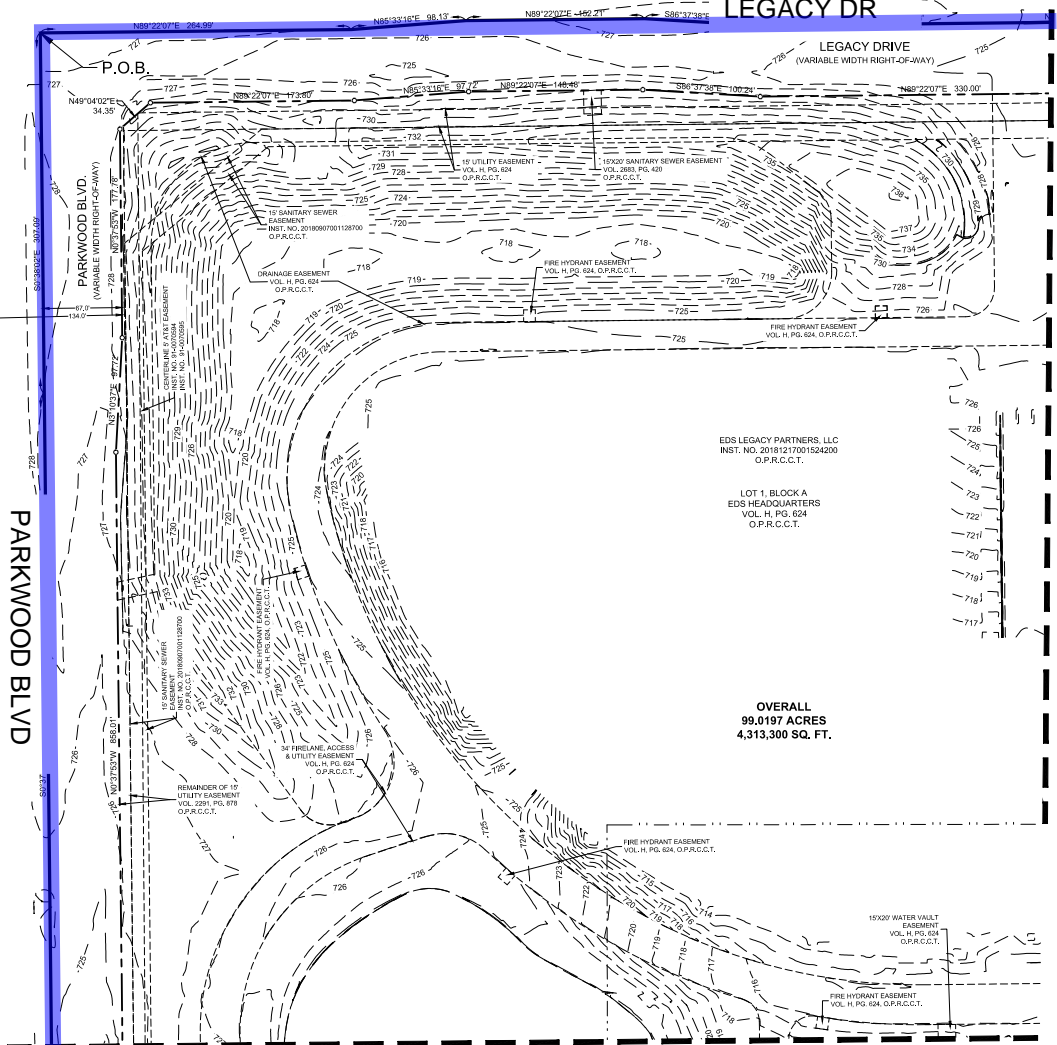
15' UTILITY  
 EASEMENT  
 CAB. M, PG. 47  
 O.P.R.C.C.T.

15' SAN SEWER  
 EASEMENT  
 CAB. R, PG. 167  
 O.P.R.C.C.T.

15' X 22' WATERLINE  
 EASEMENT  
 CAB. R, PG. 167  
 O.P.R.C.C.T.

30' UTILITY EASEMENT  
 CAB. R, PG. 167  
 O.P.R.C.C.T.

3' FIRE LANE ACCESS AND  
 UTILITY EASEMENT  
 CAB. R, PG. 167  
 O.P.R.C.C.T.



**OVERALL**  
 99.0197 ACRES  
 4,313,300 SQ. FT.

MATCH LINE (SEE SHEET 7)

MATCH LINE (SEE SHEET 3)

**OWNER:**  
 EDS LEGACY PARTNERS, LLC  
 7000 PARKWOOD BLVD., PLANO, TX 75024  
 TEL. NO. 214-764-3600  
 CONTACT: MATTHEW MOGRANER  
 EMAIL: mmograner@edspartners.com

**SURVEYOR:**  
 KIMLEY-HORN AND ASSOCIATES,  
 INC.  
 1260 NOEL ROAD, TWO GALLERY OFFICE  
 TOWER, STE 700  
 DALLAS, TEXAS 75240  
 TEL. NO. 972-776-1300  
 CONTACT: J. ANDY DOBBS, RPLS

**NOTE**

APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAN, 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, PLANS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.



THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONTRACTOR ENGINEER AND ENGINEER OF ANY UTILITIES DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES SHOWN OR NOT SHOWN WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE, CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION REPAIRS.

**LICENSE**

**OPINION OF A PROFESSIONAL ENGINEER**  
 FOR REVIEW ONLY, NOT FOR CONSTRUCTION OR PERMIT  
  
 P.E. No. 12837  
 Date: 01/08/2023

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PROJ. NO. 217001    DESIGNED BY: LDV  
 SCALE: 1"=50'    CHECKED BY: JAD  
 SHEET SIZE: 24x36    APPROVED BY: JAD

DRAWING TITLE: ZONING CASE # ZC023-003  
 SHEET NO.: 99.0197 ACRES  
 DRAWN BY: LDV  
 CHECKED BY: JAD  
 DATE: 01/08/2023

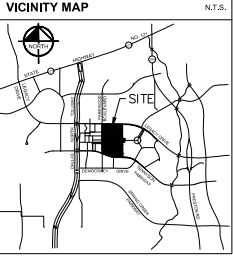
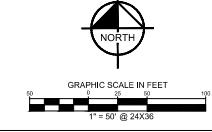
DRAWING NUMBER: Sheet No. 2 OF 7

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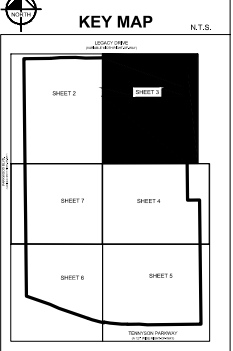
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 FAX: 469-947-9701

**NEXPOINT**  
 CLIENT: EDS LEGACY PARTNERS, LLC  
 PROJECT TITLE: TEXAS RESEARCH QUARTER - TRQ

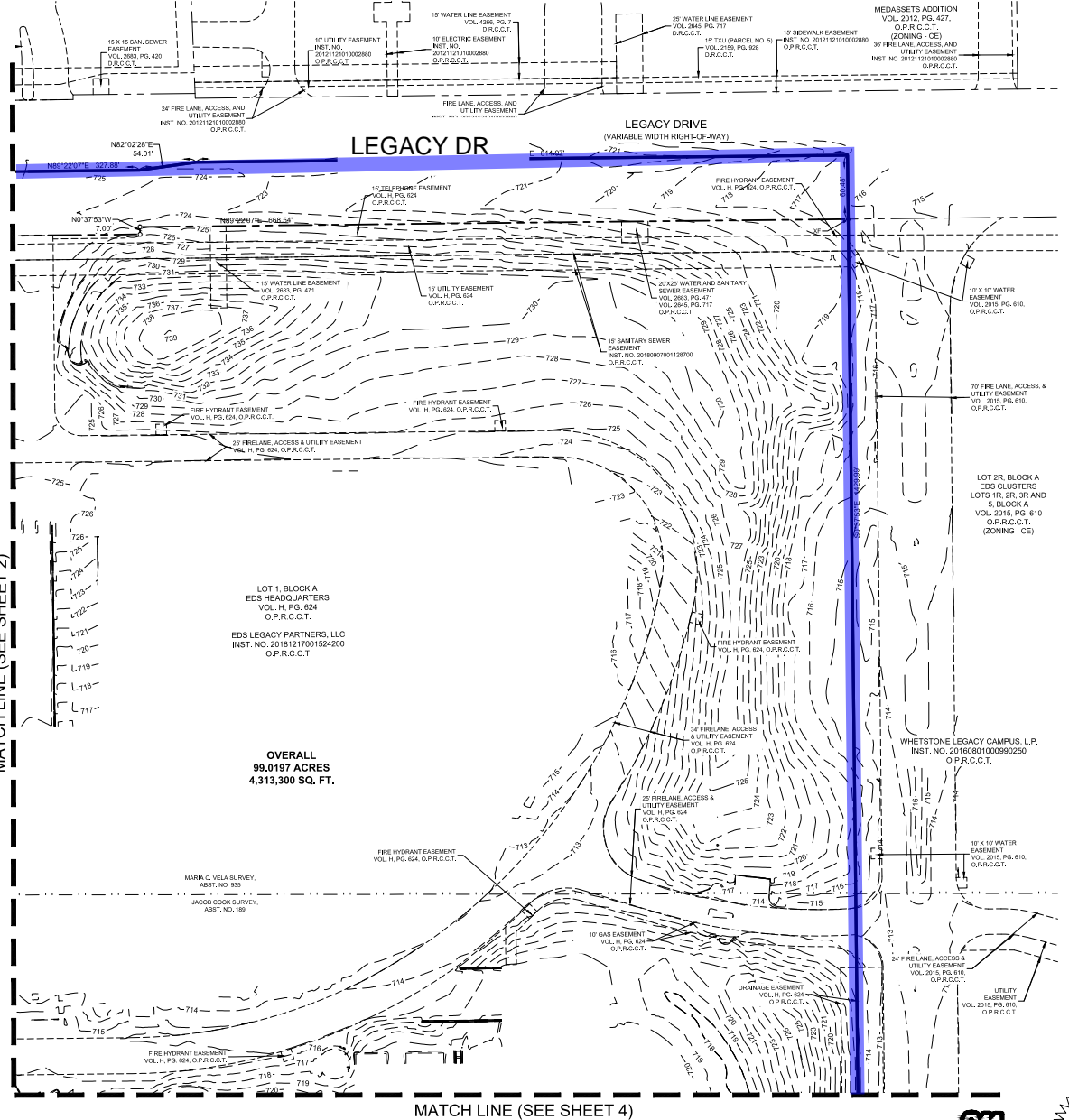
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---	BOUNDARY LINE
- - -	CONTOUR LINE
- · - · -	PROPERTY LINE
- · - · -	UTILITY LINE
- · - · -	RIGHT-OF-WAY LINE



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IRF = IRON ROD FOUND  
IRFC = IRON ROD WITH CAP FOUND  
XF = "X" CUT IN CONCRETE FOUND  
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**OVERALL  
99.0197 ACRES  
4,313,300 SQ. FT.**



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TEL. NO. 972-774-9300  
CONTACT: J. ANDY DOBBS, RLS

**OWNER:**  
EDS LEGACY PARTNERS, LLC  
7800 PARKWOOD BLVD., PLANO, TX 75024  
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CONTACT: MATTHEW WOODRUM  
EMAIL: mwoodr@edspartners.com

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PROJ. NO.	217061	DESIGNED BY:	LDV
SCALE:	1"=50'	CHECKED BY:	JAD
SHEET NO.	2438	APPROVED BY:	JAD

DRAWING TITLE	ZONING CASE # ZC023-003
PROJECT NO.	99.0197 ACRES
DATE	10/20/2023
BY	JAD
CHECKED BY	JAD
APPROVED BY	JAD

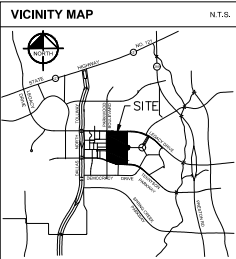
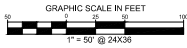
DRAWING NUMBER	Sheet No.
	3 OF 7

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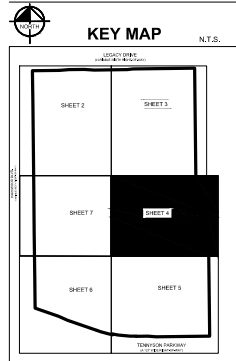
CLIENT: NEXPOINT  
PROJECT TITLE: TEXAS RESEARCH QUARTER - TRQ

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	EASEMENT
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	ADJACENT PROPERTY

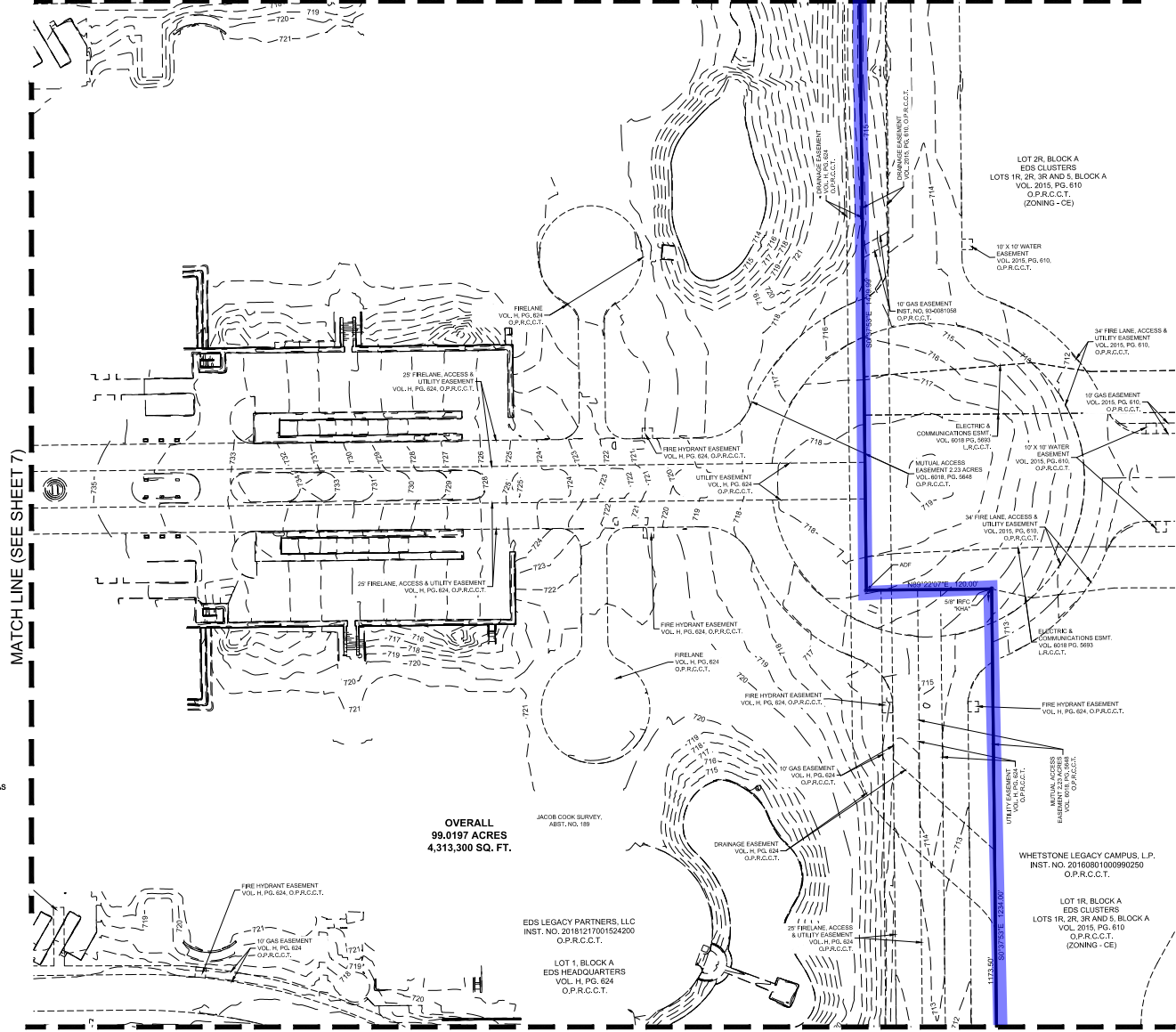


**LEGEND**

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 IRF = IRON ROD FOUND  
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MATCH LINE (SEE SHEET 2)



**OVERALL**  
**99.0197 ACRES**  
**4,313,300 SQ. FT.**

MATCH LINE (SEE SHEET 5)

**SURVEYOR:**  
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 13602 NOEL ROAD, TWO GALLERIA OFFICE  
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 DALLAS, TEXAS 75240  
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**OWNER:**  
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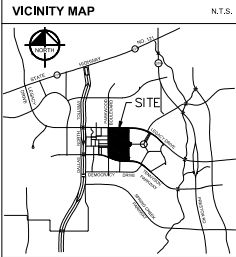
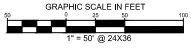
LICENSE  
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 Project: 24233  
 P.E. No.: 12837  
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SCALE:	1"=50'	CHECKED BY:	JAD
SHEET NO.:	2433	APPROVED BY:	JAD
DRAWING TITLE:	ZONING CASE # ZC0203-003		
DRAWING NUMBER:	Sheet No. 4 OF 7		

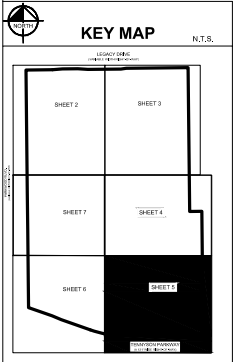


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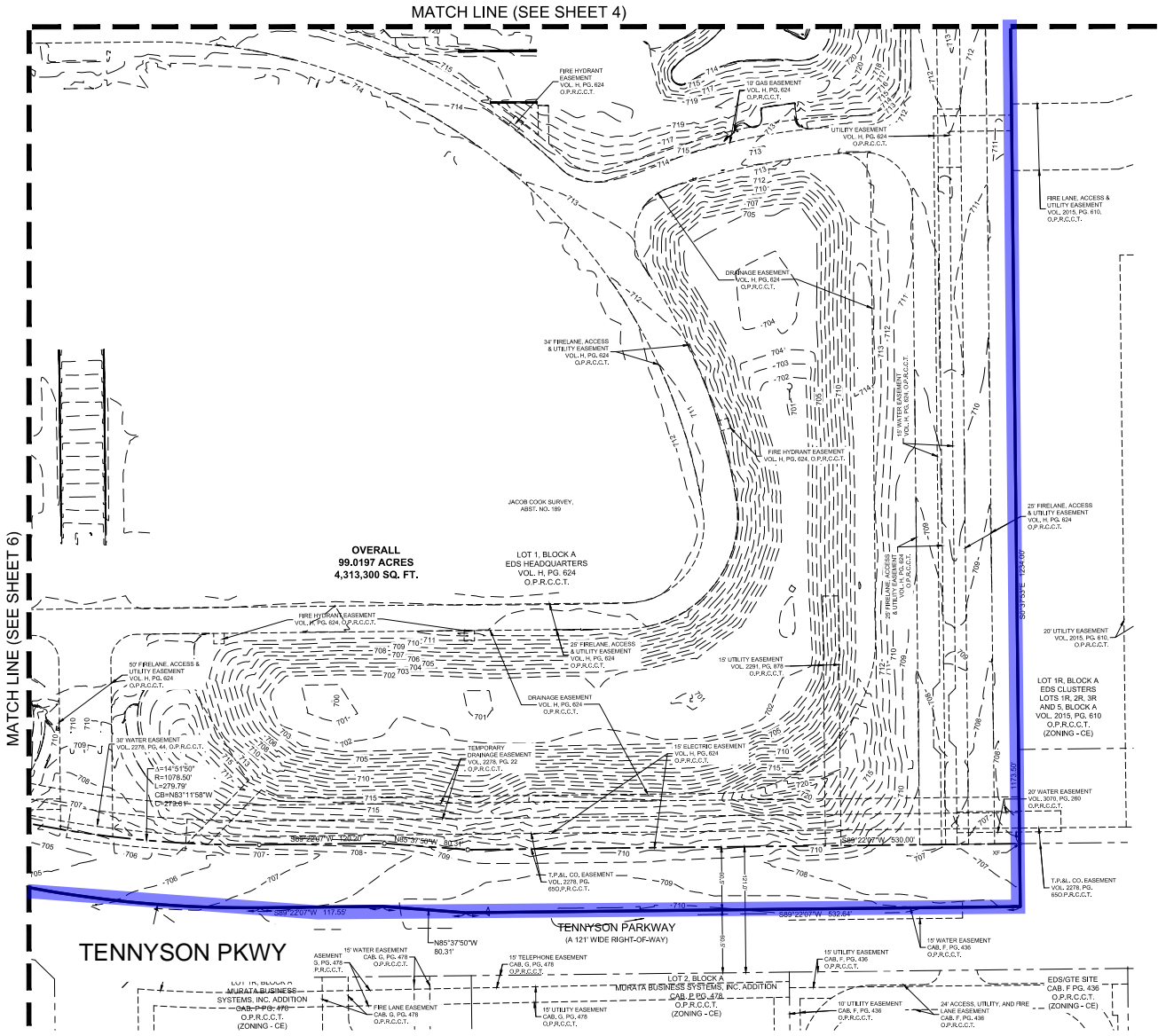
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--- (solid line)	CONCRETE CURB
--- (solid line)	PROPERTY LINE
--- (solid line)	STRUCTURE LINE



**LEGEND**

VOL. PG. = VOLUME/PAGE  
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 IRF = IRON ROD FOUND  
 RFC = IRON ROD WITH CAP FOUND  
 "X" CUT IN CONCRETE FOUND  
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**OWNER:**  
 EDS LEGACY PARTNERS, LLC  
 700 PARKWOOD BLVD., PLANO, TX 75044  
 TEL. NO. 972-784-8880  
 CONTACT: MATTHEW MOGRANER  
 EMAIL: mmograner@edspoint.com

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 CONTACT: J. ANDY DOBBS, RLS



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REV	DATE	DESCRIPTION

<b>CLIENT</b>	
NEXPOINT	
TEXAS RESEARCH QUARTER - TRQ	
<b>PROJECT TITLE</b>	
<b>CLIENT</b>	
<b>CONTRACT NUMBER</b>	
<b>DATE</b>	
<b>SCALE</b>	
<b>SHEET NUMBER</b>	

<b>PROJ. NO.</b>	21791	<b>DRAWN BY:</b>	LDV
<b>SCALE:</b>	1"=50'	<b>CHECKED BY:</b>	JAD
<b>SHEET SIZE:</b>	24x36	<b>APPROVED BY:</b>	JAD

<b>DRAWING TITLE</b>	ZONING CASE # ZC023-003
<b>LOT AREA</b>	99.0197 ACRES
<b>DATE</b>	12/20/2023
<b>BY:</b>	LDV
<b>CHECKED BY:</b>	JAD
<b>APPROVED BY:</b>	JAD
<b>DRAWING NUMBER</b>	Sheet No. 5 OF 7

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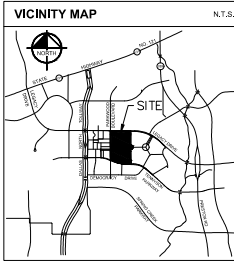
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**NEXPOINT**

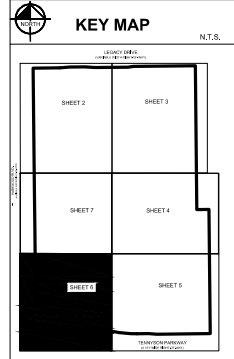
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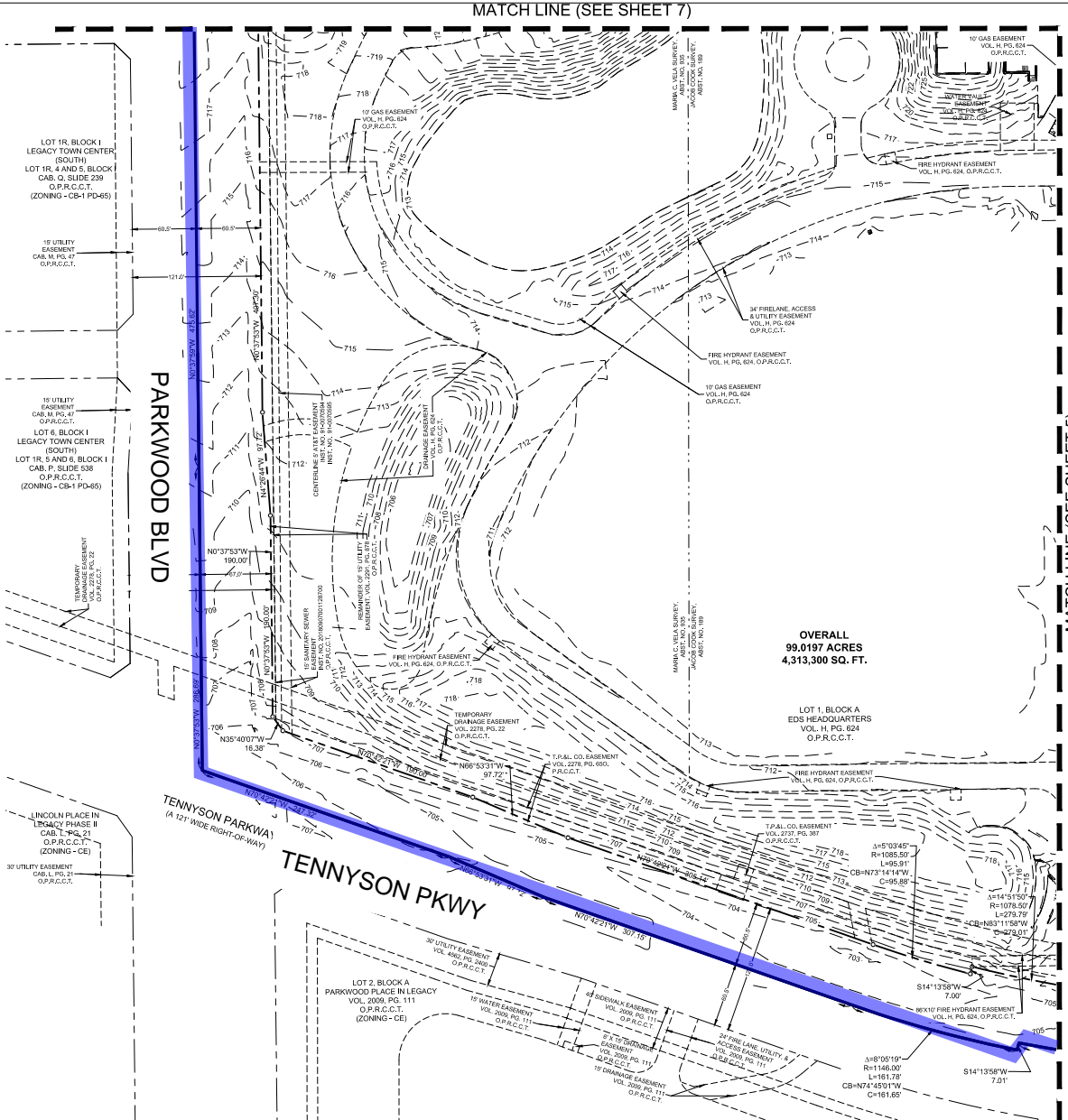
**LINE TYPE LEGEND**

	EASEMENT
	UTILITY
	BOUNDARY
	SURVEY



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 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS



**OVERALL**  
 99.0197 ACRES  
 4,313,300 SQ. FT.

MATCH LINE (SEE SHEET 5)

MATCH LINE (SEE SHEET 7)

**SURVEYOR:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 13655 HOUSTON ROAD, TWO GALLERIA OFFICE TOWER, SITE 700  
 DALLAS, TEXAS 75240  
 TEL. NO. 972.774.1300  
 CONTACT: J. ANDY DOBBS, RPLS

**OWNER:**  
 EDS LEGACY PARTNERS, LLC  
 7000 PARKWOOD BLVD., PLANO, TX 75024  
 TEL. NO. 214.774.8690  
 CONTACT: MATTHEW MCGORAN  
 EMAIL: mmcgoran@edspoint.com



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<b>PROJ. NO.</b> 217061 <b>SCALE</b> 1"=50' <b>SHEET NO.</b> 2431	<b>DESIGNED BY:</b> LDV <b>CHECKED BY:</b> JAD <b>APPROVED BY:</b> JAD
<b>DRAWING TITLE</b> ZONING CASE # ZC023-003 <b>PROJECT NO.</b> 99.0197 ACRES <b>LOT #</b> 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	<b>DRAWING NUMBER</b> Sheet No. 6 OF 7

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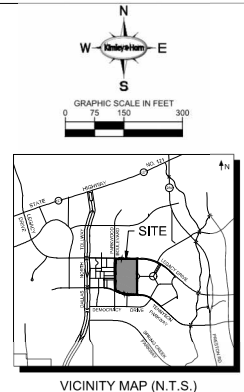
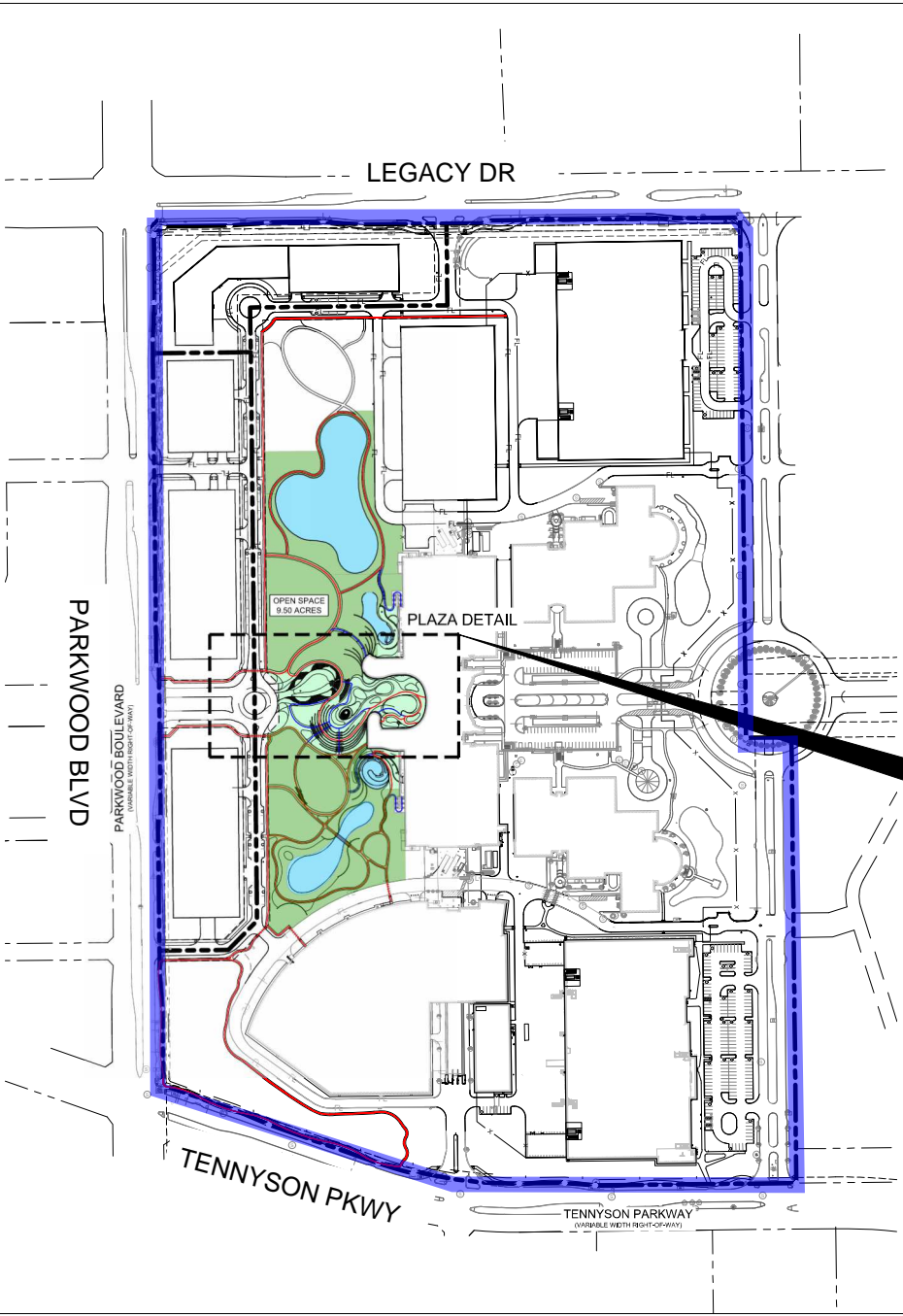
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**NEXPOINT**  
 TEXAS RESEARCH QUARTER - TRQ





Prepared by: [Name], Date: July 11, 2023. File Path: C:\Users\jwheeler\OneDrive - Kimley-Horn and Associates, Inc. Desktop\Drawings\2023\TX\23-001\23-001-001-001.dwg. Title: Open Space Exhibit. Scale: As Shown. Drawing Number: 23-001-001-001. Project Name: Texas Research Quarter - TRQ. Client: Nexpoint. Location: Dallas, TX.



**LEGEND**

	PEDESTRIAN PATH
	ACCESSIBLE PEDESTRIAN PATH
	PASSIVE OPEN SPACE (GENERALLY ACCESSIBLE) = 5.60 ACRES
	PLAZA ACTIVATED SPACE (GENERALLY ACCESSIBLE) = 1.70 ACRES
	POND AMENITY = 2.20 ACRES
TOTAL ACREAGE = 9.50 ACRES	



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**NEXPOINT**  
 CLIENT: NEXPOINT  
 PROJECT TITLE: TEXAS RESEARCH QUARTER - TRQ

REV	BY	DATE	DESCRIPTION

LICENSE  
  
**Kimley»Horn**  
 Engineer: [Name], P.E. No. [Number], Exp. [Date]

PROJ. NO.	217061	DESIGNED BY:	PRS
SCALE:	AS SHOWN	CHECKED BY:	NMH
SHEET SIZE:	24x36	APPROVED BY:	NMH

DRAWING TITLE  
**OPEN SPACE EXHIBIT**

DRAWING NUMBER  
1 OF 1

## STAFF PRELIMINARY REPORT - INTRODUCTORY REMARKS

---

The applicant requests to rezone the subject property to Planned Development-Commercial Employment (PD-CE) to allow mid-rise residential as an additional use and modify development standards. The subject property is zoned Commercial Employment (CE). The CE district is intended to provide the flexibility for an integrated development that may include retail, office, commercial, and light manufacturing. The major focus of the CE district is to incorporate headquarters and research facilities arranged in a campus-like setting.

A Planned Development (PD) 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 preliminary site plan, EDS Headquarters, is attached as agenda item 2B.

### History

The subject property was zoned CE in 1980 and was developed in 1991-1992 as the headquarters for Electronic Data Systems (EDS). The buildings on the property have remained relatively unchanged since the original development; however, there have been internal improvements. The applicant for this zoning request, EDS Legacy Partners, LLC, has owned the property since 2018.

### Surrounding Land Use and Zoning

North	Across Legacy Drive, the properties are zoned CE and are developed with professional/general administrative offices.
East	The property is zoned CE and is developed with professional/general administrative offices.
South	Across Tennyson Drive, the properties are zoned CE and are developed with professional/general administrative offices.
West	The property is zoned Planned Development-65-Central Business-1 and is developed with multifamily residences, single-family residence attached lots, bank, and restaurant uses.

### Proposed Planned Development Stipulations

The proposed planned development language is as follows:

The permitted uses and standards will be in conformance with the Commercial Employment (CE) District unless otherwise specified herein:

1. Use Restrictions & Modifications

A. Mid-rise residential is an additional permitted use with the following exceptions:

i. Maximum Number of Units: 775

- ii. Buildings must be constructed within 250 feet of Parkwood Boulevard right-of-way.
- iii. A minimum of 50% of units must have a true balcony or patio with minimum dimensions of 7 feet deep by 8 feet wide.

B. Moderate-intensity manufacturing is prohibited within 700 feet of Parkwood Boulevard.

C. Above-grade portions of the primary central building of the original EDS Headquarters campus must not be demolished.

D. Heliport and helistop uses are allowed on the same lot as mid-rise residential and school uses; however, helipads and helistops must be located a minimum of 1,000 feet from mid-rise residential buildings.

2. Modified Area, Yard, and Bulk Requirements

Description	Residential Requirements
Minimum Front Yard Setback along Parkwood Boulevard	30 feet for any building or portion of a building up to 50 feet in height
	50 feet for any building or portion of a building taller than 50 feet in height
Minimum Mid-Rise Residential Unit Size	
Efficiency	500 square feet
1 bedroom	650 Square feet
2 bedroom	800 square feet
Each Additional Bedroom	200 square feet

3. Additional Parking & Development Regulations:

A. Structured Parking

- i. The maximum height for parking structures must be 8 stories at or above grade. Structured parking located within 250 feet of Legacy Drive and Tennyson Parkway must have a maximum height of 5 stories/60 feet.
- ii. Structured parking must be designed to minimize the ground-level view of automobiles below their hood lines, and light fixtures. Parking structure facades must have consistent architectural materials, openings, and variation in the facade depth to the buildings which they serve. Pedestrian entrances to parking garages must be directly accessed by a sidewalk or through an internal building vestibule.

iii. Parking structure ramps must not be visible from any adjacent right-of-way.

B. The site must contain a quasi-public street, of a minimum length of 600 feet connecting Legacy Drive to Parkwood Boulevard per the following standards:

i. Quasi-Public Street Definition: Quasi-public streets are privately owned and maintained drives open to public access. A quasi-public street easement must be dedicated for all quasi-public streets, and a fire lane must be located within all quasi-public street easements. On-street parking and sidewalks provided along quasi-public streets must be located within the quasi-public street easement, if provided. Lots may derive required street frontage from quasi-public streets and may be platted to the center line of quasi-public streets.

ii. Parallel parking is required along the quasi-public street.

#### 4. Streetscape/Sidewalks

A. Sidewalks with a minimum width of 7 feet are required along both sides of the quasi-public street and along one side of internal driveways and open space areas.

B. Street Trees: Along public and quasi-public streets, street trees, with a minimum size of 4–inch caliper, are required at the rate of one tree per 40 linear feet. Trees must be placed in planting beds or tree grates within five feet of the back of the street curb.

5. Screening: Screening must meet the requirements of Section 19.200 except that architectural metal panels that are both decorative and provide full screening are permitted as an alternative material to masonry.

#### 6. General Stipulations

##### A. Open Space:

i. A minimum of 9.5 acres of contiguous open space must be placed west of the primary central building and adjacent to the quasi-public street, consistent with designated areas within the adopted open space plan. The open space may include landscaping, associated walks, amenities, and other hardscape elements. Required landscape edges are to be excluded from the required open space.

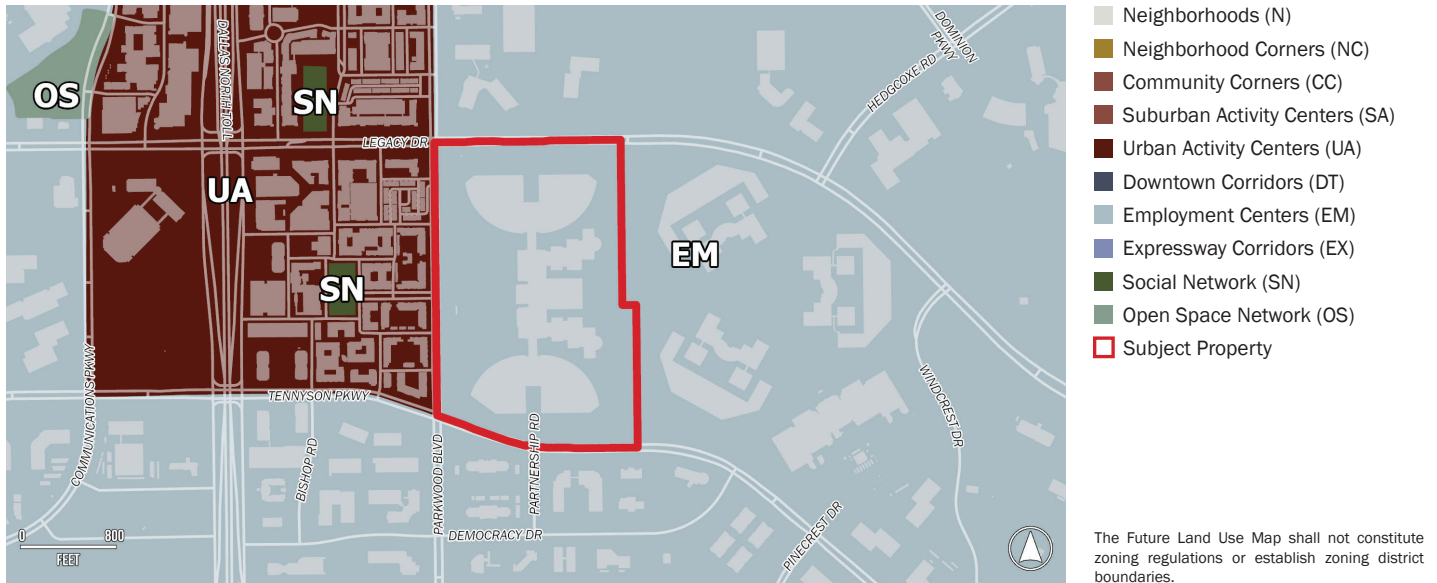
ii. Wet detention ponds and amenity ponds are permitted within a maximum of 2.2 acres of open space.

iii. Trails with a minimum width of 10 feet must be provided throughout the open space and around any ponds.

- iv. A variety of trees, shrubs, and ground cover must be used within the open space to create an area with biodiversity with plant materials to be approved by the City of Plano.
  - v. Except for dog parks, recreational courts, and/or required fencing for detention ponds, open space must be open to the public and not fenced.
- B. Exterior building materials will conform to Article 23 of the Plano Zoning Ordinance and development within this district will benefit from the associated incentives provided by the Zoning Ordinance.
- C. Development Phasing: A construction permit for the addition of any new mid-rise residential building or hotel building will not be approved until all of the following standards are met:
- i. A minimum of 946,700 square feet of the primary central building of the original EDS Headquarters campus must receive a certificate of occupancy, and;
  - ii. A minimum of 375,000 square feet of manufacturing must receive a certificate of occupancy, and;
  - iii. A minimum of 7 acres of open space is open for public use.
- D. Mid-rise residential uses will occupy no more than 50% of the square footage within the planned development district.

VISION: "Plano is a global leader, excelling in exceptional education, abounding with world class businesses and vibrant neighborhoods"  
GUIDING PRINCIPLES: *Plano Today. Plano 2050. Plano Together.*

## 1 | Future Land Use Map



### Employment Centers (EM)

### PRIORITIES

The Employment Centers future land use category applies to the business centers in the Legacy area and along the Plano Parkway/President George Bush Turnpike. The primary uses for Employment Centers are corporate office campuses, medical centers, educational facilities, technology centers, and research facilities. Limited manufacturing and warehouse uses may be allowed to support the employment centers.

1. Maintaining Land for employment generating uses
2. Evaluating policies to sustain long-term viability of corporate campuses
3. Updating the Legacy Area Master Plan

*Evolving Trends In Office* - Much of the Legacy area Employment Center was developed with large corporate campuses. Although these provide desirable open space and urban tree canopy, these sprawling office complexes are often isolated from supporting restaurants, entertainment, service uses, and transit connections that many large businesses are seeking in today's office environment. With improved access to the Dallas/Fort Worth International Airport through the DART Silver Line Rail and recent widening of the PGBT and Sam Rayburn Tollways, the city should evaluate what is needed to sustain the attractiveness of these areas to large corporations.

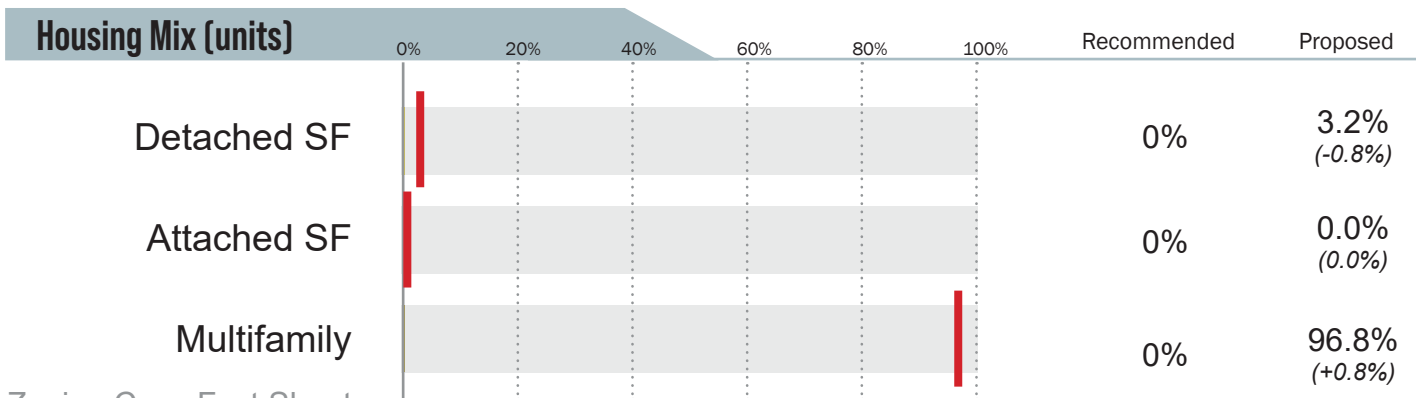
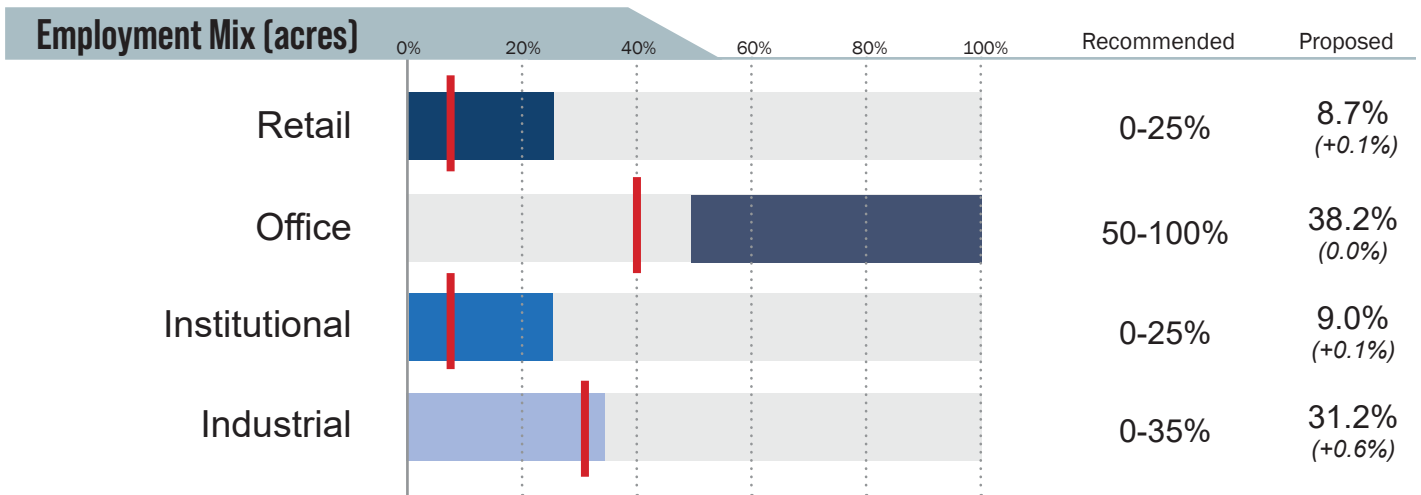
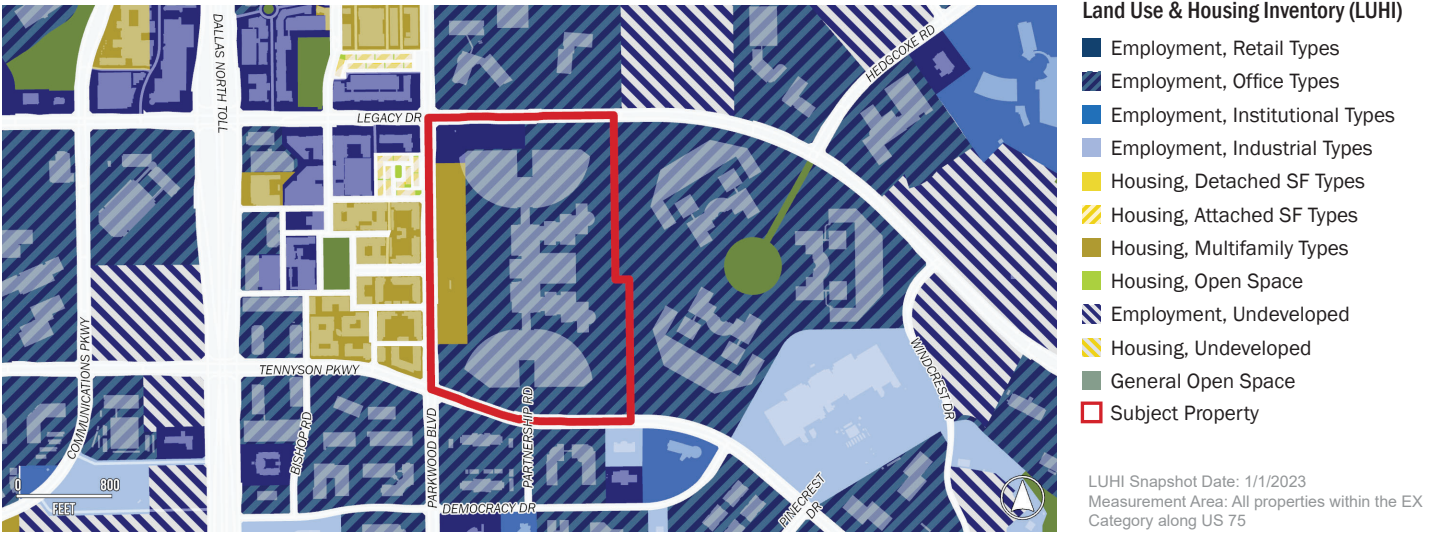
*Residential Development* - Residential uses are not appropriate within these centers in order to ensure the city's ability to attract and maintain employment generating uses.



## 2 | Mix of Uses

[Click here for "How to Read The Dashboards"](#)

If approved, the request would result in the following Mix of Uses:





### 3 | Desirable Character Defining Elements

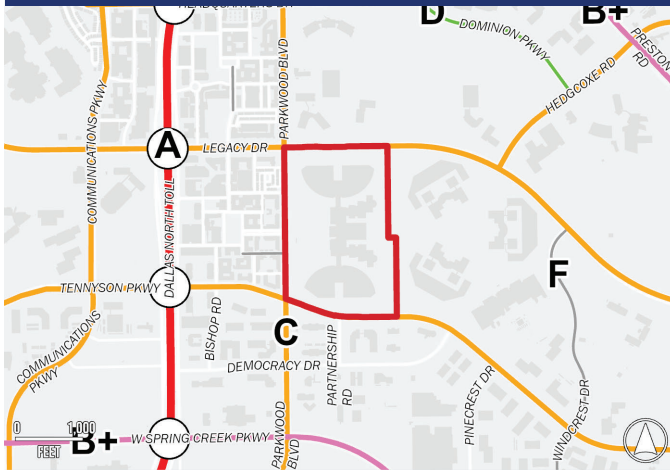


DESIRABLE CHARACTER DEFINING ELEMENT	RECOMMENDED BY COMPREHENSIVE PLAN	APPLICANT PROPOSAL
Building Heights	1 to 20 stories	2 to 8 stories proposed; existing CE zoning allows unlimited height with exceptions when in proximity to residential uses
Density	N/A	107 Dwelling Units Per Acre (DUA)
Intensity	Moderate to High (50 to 75% Lot Coverage)	Low: 36% Building Coverage
Open Space	10% to 35% Passive Open Space	10.4% Mix of Active and Passive Open Space
Parking Orientation	Structured parking preferable to surface lots	Structure Parking Garages, On-Street Parking, and Surface Parking Lots
Block Pattern & Streetscape	Wide blocks Corporate Corridor Streets	Wide Blocks, mix of Corporate Corridor Streets and Urban Streets
<b>Multimodal Access</b>		
1. Automobiles	HIGH: Direct access from major streets	HIGH: Direct access to the site is available from Legacy Drive, Tennyson Parkway, and Parkwood Boulevard
2. Transit	MEDIUM: Commuter Bus Service	HIGH: DART Bus Route 234 along Legacy Drive and Route 241 along Parkwood Boulevard and Tennyson Parkway adjacent to the subject site.
3. Micromobility	MEDIUM: Connected to trails and bike routes	HIGH: Connected to On-Street Bike Route 15 along Parkwood Boulevard and On-Street Bike Route 60 along Tennyson Parkway adjacent to the property. Additionally, a trail is proposed along Parkwood Boulevard and Legacy Drive; the request includes a 10 foot 
4. Pedestrians	LOW: Mostly served by perimeter sidewalks	MEDIUM: The preliminary site plan provides an internal street network that includes a tree lined urban street with 7-foot sidewalks in the western portion of the development. Site also includes shared-use path along Legacy Drive and Parkwood Boulevard.



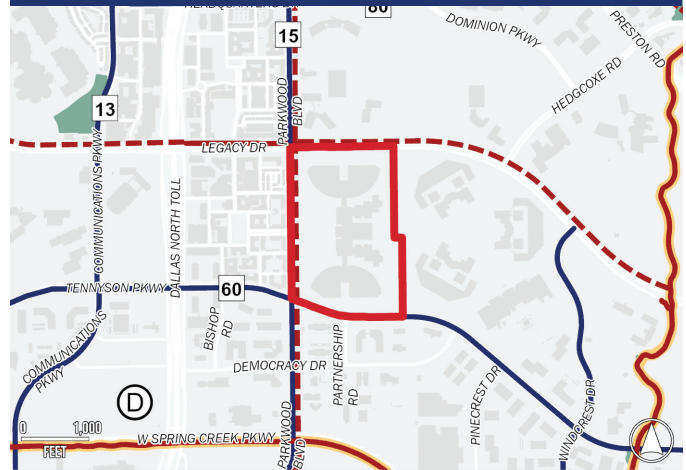
## 4 | Other Comprehensive Plan Maps

### Thoroughfare Plan Map



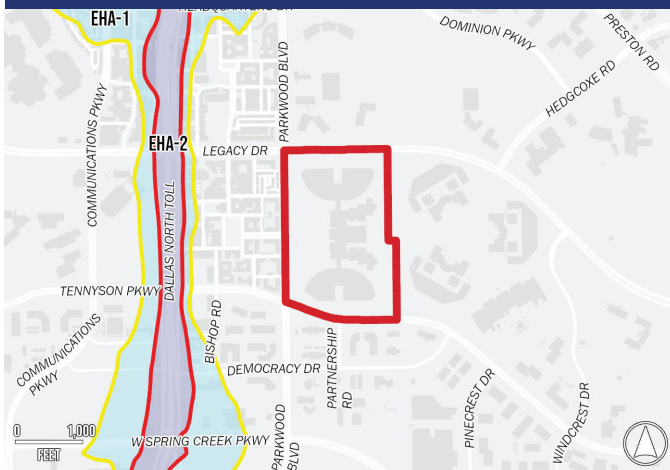
All three of major streets bounding the north, west, and south sides of the property are designated as a Type C: Major Thoroughfare (6 lanes divided). A right-turn lane from Legacy Drive is required as part of the proposed development.

### Bicycle Transportation Plan Map



On-Street Bike Route 15 is located along Parkwood Boulevard and Bike Route 60 is located on Tennyson Parkway. A 10 ft. wide shared-use path was recently constructed along Parkwood Boulevard. A new 10 ft. wide shared-use path is required along Legacy Drive.

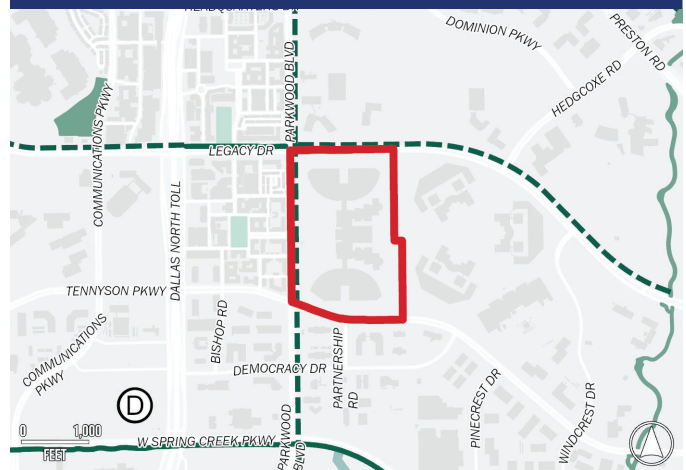
### Expressway Corridor Environmental Health Map



The subject site is not located within EHA-1 or EHA-2.

- EHA-1
- EHA-2
- Not Applicable

### Parks Master Plan Map



Bruce Glasscock Park is located approximately 3,000 feet to the west on Legacy Drive. A 10 ft. wide shared-use path was recently constructed along Parkwood Boulevard. A new 10 ft. wide shared-use path is required along Legacy Drive.

## 5 | Comprehensive Plan Policies & Actions

**CORE POLICIES:** The following policies are applicable to all zoning cases. No specific analysis of these policies are provided in the staff report as these serve as the fundamental basis for all staff recommendations.



**Land Use:** Plano will support a system of organized land use to provide housing and employment choices aligned with the market, where new and redevelopment areas respect the viability and quality of life for existing neighborhoods, businesses, and institutions.



**Redevelopment & Growth Management:** Plano will protect and preserve the well-established built environment of Plano and prevent overcrowding by requiring new growth and redevelopment to respect the unique development patterns, suburban character, housing needs, infrastructure capacity considerations, and fiscal constraints of our community.

**LAND USE-RELATED POLICIES:** The following policies are applicable on a case-by-case basis depending upon the type, location, and general nature of the request. Refer to the staff report for analysis of these policies with the respect to the proposed zoning change, where applicable.



**Redevelopment of Regional Transportation Corridors:** Plano will encourage reinvestment and redevelopment of identified regional transportation corridors to create cohesive developments that incorporate well-designed commercial, retail, and housing opportunities, where those uses are appropriate according to the Future Land Use Map and other related Comprehensive Plan standards.

- Applicable  
 Not Applicable



**Revitalization of Retail Shopping Centers:** Plano will encourage reinvestment, revitalization, and redevelopment of underperforming neighborhood retail corners to accommodate a viable combination of local commercial, retail, and entertainment uses. Where appropriate transitions can be maintained, redevelopment may present opportunities to introduce residential uses and improve access.

- Applicable  
 Not Applicable



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

- Applicable  
 Not Applicable



**Transit-Oriented Development:** Plano will proactively encourage development within walking distance of existing and planned transit stations to create an integrated mix of uses including residential, employment, retail, and civic spaces.

- Applicable  
 Not Applicable



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

- Applicable  
 Not Applicable

**OTHER POLICIES/DOCUMENTS:** Additional policies may apply where applicable:

No additional policies are applicable to this request.

- Envision Oak Point (2018)  
 Downtown Vision & Strategy Update (2019)  
 Spring Creekwalk Master Plan (1990)

**FOR RESIDENTIAL AND MIXED-USE DEVELOPMENTS ONLY:** The following actions from the Redevelopment & Growth Management (RGM) Policy are applicable to requests for mixed-use developments:

**RGM5:** Ensure that any rezoning requests for multiuse development include:

- Applicable  
 Not Applicable

- A) No more than 50% square footage for residential uses. Requests should also conform with other identifying elements (density, building heights, etc.) in the applicable Dashboard descriptions.
- B) Phasing requirements that prevent the disproportionate completion of residential uses prior to nonresidential uses within the development. Nonresidential square footage must constitute a minimum of 33% of all square footage approved for occupancy during development (e.g., every 2 square feet of residential development requires at least 1 square foot of nonresidential development; and
- C) Key design features provided prior to, or concurrent with, the construction of any residential uses. These include elements of the development supporting the long-term value to the overall community, and specifically any new residents, such as open/green space, amenities, street enhancements, and trails.

**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 by the city's Consolidated Plan), or be constructed as part of a high-rise 10 stories or greater.

- Applicable  
 Not Applicable

## 6 | Findings Policy

### RGM1: Mix of Uses, Density, & Building Height

In accordance with the Redevelopment and Growth Management (RGM) Policy Action 1, zoning change requests that do not conform to the mix of uses, density, and building heights as described in the Dashboards are **disfavored**. Requests that do not conform to these criteria may be occasionally allowed when found:

- ▶ Consistent with the Guiding Principles of the Comprehensive Plan; and
- ▶ Substantially beneficial to the immediate neighbors, surrounding community, and general public interest.

### RGM5: Mixed-Use Developments

In addition, the Redevelopment and Growth Management (RGM) Policy Action 2 requires findings when approving a mixed-use development that exceeds 50% square footage for residential uses and/or does not conform to other identifying elements (density, height, etc.) in the applicable Dashboard.

#### Are Findings Required?

- Yes, because the request does not comply with the Mix of Uses of the associated Dashboard.
- Yes, because the request does not comply with the Building Heights of the associated Dashboard.
- Yes, because the request does not comply with the Maximum Density of the associated Dashboard.
- Yes, because the request is inconsistent with Action RGM5 (for mixed-use developments).
- No, findings are not required.

## STAFF PRELIMINARY REPORT - CONFORMANCE TO THE COMPREHENSIVE PLAN

The proposed request has been reviewed for conformance with the Comprehensive Plan. Major factors included in the analysis are provided in the following information, but the Comprehensive Plan Fact Sheet has more specific details about the request.

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

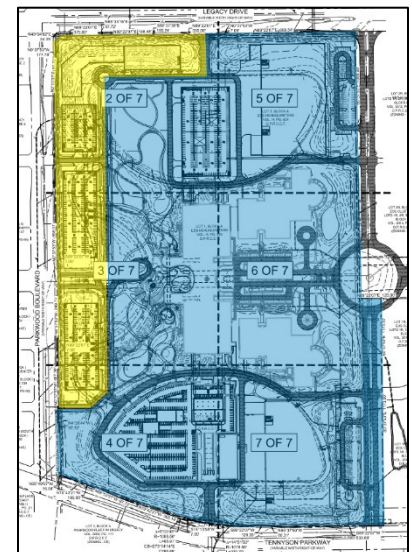
### Future Land Use Map Category & Dashboard

[Future Land Use Category](#) – The subject property is located in the [Employment Centers \(EM\)](#) category of the Future Land Use Map (FLUM). Analysis of the site presents unique challenges, as the request includes a wide variety of uses over a single 90-acre parcel, as shown in the associated Preliminary Site Plan. This includes a mix of office, manufacturing, hotel, and mid-rise residential around a common open space.

The eastern and central portions of the site include a corporate office campus, research facilities, and manufacturing, which are consistent with the description of the EM category and priority of maintaining land in this area for employment-generating uses. The western portion includes a higher intensity mixed-use form, which is inconsistent with the EM description that states residential uses are inappropriate within the EM category to ensure the city's ability to attract and maintain employment-generating uses. This form of development is more consistent with the [Urban Activity Center \(UA\)](#) FLUM category covering the Legacy Town Center development located directly across Parkwood Boulevard to the west. The applicant states that this portion of the development is necessary to attract a large employer to the site, which would meet the priorities of the UA Dashboard, including: (1) attracting corporate headquarters and promoting economic development; (2) high standards for mixed-use form, amenities, and open space; and (3) providing amenities in early phases of the development.

The proposed development is inconsistent with the EM Dashboard taken as a whole. However, should the Planning & Zoning Commission find the mixed-use aspects appropriate in this instance due to the proximity of Legacy Town Center, it may be helpful to analyze the western portion of the site regarding its consistency with the UA Dashboard. For this reason, staff has separated the analysis into three areas:

- **Total Site** – The entire 90-acre site will be reviewed for consistency with the [EM Dashboard](#). This is the basis of staff's analysis for consistency with the FLUM and EM Dashboard.
- **Central/Eastern Segment (blue)** – This segment includes the approximately 75 acres in the central and eastern portions of the 90-acre site, which are proposed for office, research facilities, and manufacturing. It also includes the 9.5-acre open space at the center of the site. This segment will be reviewed independently,



where practical, for consistency with the EM Dashboard, for informational purposes only.

- **Western Segment (yellow)** – This segment includes the approximately 16 acres in the western portion of the site, which is proposed for mid-rise residential and hotel. It also includes the quasi-public street that divides the two segments. This segment will be reviewed independently, where practical, for consistency with the UA Dashboard for informational purposes only.

FLUM – Description and Priorities				
Analysis Area		Total Site	Central/Eastern Segment <sup>1</sup>	Western Segment <sup>1</sup>
FLUM Category Analyzed		EM	EM	UA
EM Description		<b>Does Not Meet</b>	<b>Meets</b>	N/A
EM Priorities	Maintaining land for employment-generating uses	<b>Partially Meets</b>	<b>Meets</b>	N/A
	Evaluating policies to sustain long-term viability of corporate campuses	N/A	N/A	N/A
	Updating the Legacy Area Master Plan	N/A	N/A	N/A
UA Description		N/A	N/A	<b>Meets</b>
UA Priorities	Attracting corporate campuses and promoting economic development	N/A	N/A	<b>Meets</b>
	High standards for mixed-use form, amenities, and open space	N/A	N/A	<b>Meets</b>
	Providing amenities in early phases of development	N/A	N/A	<b>Meets</b>

<sup>1</sup>The analysis of segments is for informational purposes only and not part of the official Comprehensive Plan analysis

**Mix of Uses** – The entire 90-acre site is currently classified as *Office Types* in the Land Use & Housing Inventory (LUHI). As proposed in the associated Preliminary Site Plan, the request would provide a mix of *Office Types*, *Industrial Types*, *Retail Types*, and *Multifamily Types*, resulting in the following changes to the mix of uses:

- **Land Use Mix (Acres)** – The request would further increase the amount of *Housing Types* to 2.7%, above the 0% recommended by the EM Dashboard. This increase is the first of two aspects (see Desirable Character Defining Elements) of the proposal that triggers the Findings Policy.
- **Employment Mix (Acres)** – The request would have the following impacts on the Employment Mix:
  - The percentage of land classified as *Office Types* would be further reduced below the recommended 50% of the EM Dashboard. However, the percentage is based on the total acreage of property attributed to *Office Types*. Although the acreage attributed to *Office Types* would be reduced, the applicant intends to maintain the existing office buildings. As a result, the existing square footage of office space on the site will not change.
  - The percentage of land classified as *Industrial Types* and *Retail Types* would slightly increase within the recommended ranges of the EM Dashboard.



- **Housing Mix (Dwelling Units)** – No *Housing Types* are supported in the EM Dashboard; therefore, no additional residential of any kind is supported in this area.

As discussed previously, staff also analyzed the site in segments. Analyzed independently, the Central/Eastern Segment is consistent with the full Mix of Uses of the EM Dashboard. The Western Segment, if hypothetically included in the UA area to the west, would be consistent with the Land Use and Housing Mixes but inconsistent with the Housing Mix. This is because *Multifamily Types* in this area already exceed the 80% (dwelling units) recommended by the UA Dashboard.

FLUM – Description and Priorities			
Analysis Area	Total Site	Central/Eastern Segment <sup>1</sup>	Western Segment <sup>1</sup>
FLUM Category Analyzed	EM	EM	UA
Land Use Mix	<b>Does Not Meet</b>	<b>Meets</b>	<b>Meets</b>
Employment Mix	<b>Does Not Meet</b>	<b>Meets</b>	<b>Meets</b>
Housing Mix	<b>Does Not Meet</b>	<b>Meets</b>	<b>Does Not Meet</b>

<sup>1</sup>The analysis of segments is for informational purposes only and not part of the official Comprehensive Plan analysis

[Desirable Character Defining Elements](#) – The site as a whole is generally consistent with EM Dashboard recommendations with the exception of Density and Intensity:

- **Density** – No residential uses are supported in the EM Dashboard, so there is no recommended density range. This inconsistency is the second of two aspects of the proposal that triggers the Findings Policy.
- **Intensity** – The site is lower intensity (36%) than that recommended by the EM Dashboard (50-100%).

As discussed previously, staff also analyzed the site in segments. Analyzed independently, the Central/Eastern Segment is consistent with all elements with the exception of Intensity. The Western Segment, if hypothetically included in the UA area to the west, would be consistent with all aspects except Open Space, which recommends 10-20% active open space. No active open space is shown on the associated Preliminary Site Plan; however, the applicant proposes a minimum 9.5-acre common open space for the entire site.

FLUM – Desirable Character Defining Elements			
Analysis Area	Total Site	Central/Eastern Segment <sup>1</sup>	Western Segment <sup>1</sup>
FLUM Category Analyzed	EM	EM	UA
Building Height	<b>Meets</b>	<b>Meets</b>	<b>Meets</b>
Density	<b>Does Not Meet</b>	N/A	<b>Meets</b>
Intensity	<b>Does Not Meet</b>	<b>Does Not Meet</b>	<b>Meets</b>
Open Space	<b>Meets</b>	<b>Meets</b>	<b>Does Not Meet</b>
Parking Orientation	<b>Meets</b>	<b>Meets</b>	<b>Meets</b>
Block Pattern & Streetscape	<b>Partially Meets</b>	<b>Meets</b>	<b>Meets</b>
Multimodal Access			
Automobiles	<b>Meets</b>	<b>Meets</b>	<b>Meets</b>
Transit	<b>Meets</b>	<b>Meets</b>	<b>Meets</b>
Micromobility	<b>Meets</b>	<b>Meets</b>	<b>Meets</b>

Pedestrians	Meets	Meets	Meets
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<sup>1</sup>The analysis of segments is for informational purposes only and not part of the official Comprehensive Plan analysis

### Other Comprehensive Plan Maps

[Thoroughfare Plan](#) – Legacy Drive, Parkwood Boulevard, and Tennyson Parkway are designated Type C Major Thoroughfares. A new right-turn lane will be provided into the site’s eastern entrance on Legacy Drive.

[Bicycle Transportation Plan](#) and [Parks Master Plan](#) Maps – The associated Preliminary Site Plan includes new 10-foot shared-use paths along Legacy Drive and Parkwood Boulevard.

[Expressway Corridor Environmental Health Map](#) – The subject site is outside of the EHA-1 and EHA-2 boundary; thus, no mitigation efforts are required as a part of this request.

Other Comprehensive Plan Maps	
Thoroughfare Plan Map	Meets
Bicycle Transportation Plan Map	Meets
Parks Master Plan Map	Meets
Expressway Corridor Environmental Health Map	Not Applicable

### Policies & Actions of the Comprehensive Plan and Other Studies

[Redevelopment and Growth Management Policy: Action 1 \(RGM1\)](#) – This action recommends that zoning requests conform to the recommended mix of uses, density, and building heights described in the EM dashboard. According to the provided preliminary site plan, the western portion of the request does not conform to the EM Land Use, Housing Mix, and Density recommendations. Thus, the request is inconsistent with RGM1, and findings will be required by the Commission to approve the request.

[Redevelopment and Growth Management Policy: Action 5A \(RGM5A\)](#) – This action recommends that mixed-use developments include no more than 50% residential square footage. The proposal includes 16% residential square footage, 995,000 square feet of residential out of the total 6.1 million square feet of total development. However, only 1.3 million square feet of nonresidential are committed to be added or improved in the PD stipulations. To ensure RGM5A is met, the applicant agreed to add a PD stipulation limiting residential square footage to no more than 50% of the total site. Thus, staff finds the request consistent with Action RGM5A.

[Redevelopment and Growth Management Policy: Action 5B \(RGM5B\)](#) – This action recommends phasing requirements to prevent a disproportionate completion of residential uses prior to nonresidential uses within the development. The request includes PD stipulations requiring a minimum of 1.3 million square feet of non-residential be constructed before the release of building permits for mid-rise or hotel. Thus, staff finds the request consistent with the detailed phasing recommendations of this action.

[Redevelopment and Growth Management Policy: Action 5C \(RGM5C\)](#) – This action recommends key design features be provided prior to or concurrent with residential uses. The request includes PD stipulations requiring at least 7 acres of the proposed open space to be completed before issuing building permits for residential. Thus, staff finds the request consistent with this action.

[Redevelopment and Growth Management Policy: Action 8 \(RGM8\)](#) – This action recommends

residential uses be limited to areas appropriate based on individual site considerations and the FLUM Dashboards. Furthermore, it recommends multifamily uses should further the city’s housing diversity or economic development goals. Although the mid-rise residential proposed is inconsistent with the EM Dashboard, it would contribute to housing diversity in the city, of which Mid-rise Multifamily comprises approximately 2% of the city’s existing housing stock. According to the applicant, housing will partially be needed for the associated office, research, and manufacturing business employees. If so, the residential component is associated with using the site for economic development purposes. For these reasons, staff finds the request partially consistent with this action.

[Heritage Preservation Plan \(Preservation Plano 150\)](#) – The city’s Heritage Preservation Plan includes policies and actions to identify preservation strategies for large corporate campuses as they become 50 years old. Although such strategies have not yet been developed, these buildings represent an era in Plano’s history where the city transitioned from a large bedroom community to a regional employment hub. The EDS building on the subject property is one of the most iconic of this era. Although not yet 50 years old, the applicant has agreed to a PD stipulated not to demolish this structure, preserving it for future generations.

Comprehensive Plan Policies and Actions/Other Studies	
Redevelopment & Growth Management Policy – Action 1	<b>Does Not Meet</b>
Redevelopment & Growth Management Policy – Action 5A	<b>Meets</b>
Redevelopment & Growth Management Policy – Action 5B	<b>Meets</b>
Redevelopment & Growth Management Policy – Action 5C	<b>Meets</b>
Redevelopment & Growth Management Policy – Action 8	<b>Partially Meets</b>
Heritage Preservation Plan	<b>Meets</b>

Findings Policy – Findings are required to approve this item due to inconsistency with action RGM1, which recommends rezoning requests conforming to the mix of uses, density, and building heights as described in the associated Dashboard. In this case, the request is inconsistent with the EM Dashboard Mix of Uses and Density recommendations.

**Comprehensive Plan Summary**

While this request has several positive aspects, staff finds the proposed development inconsistent with the EM Dashboard when taken as a whole. Major inconsistencies include the introduction of residential uses and a higher intensity-mixed use form on the western portion of the property. The applicant suggests these aspects complement adjacent development in the UA area to the west, are necessary to attract a large employer to the site, and collectively support the stated priorities of the Comprehensive Plan. Additional analysis has been provided for the Commission should it find merit in this perspective. Due to inconsistency with Action RGM1, approval of the request will require Findings by the Commission and City Council. The Findings Forms have been attached to this staff report for review.

Comprehensive Plan Summary			
Analysis Area	Total Site	Central/Eastern Segment <sup>1</sup>	Western Segment <sup>1</sup>
FLUM Category	EM	EM	UA
Description	<b>Does Not Meet</b>	<b>Meets</b>	<b>Meets</b>
Priorities	<b>Partially Meets</b>	<b>Meets</b>	<b>Meets</b>
Mix of Uses	<b>Does Not Meet</b>	<b>Meets</b>	<b>Partially Meets</b>
Character Defining Elements	<b>Does Not Meet</b>	<b>Mostly Meets</b>	<b>Mostly Meets</b>
Thoroughfare Plan Map	<b>Meets</b>	<b>Not reviewed</b>	



Bicycle Transportation Plan Map	Meets	by individual segments
Parks Master Plan Map	Meets	
Expressway Corridor Environmental Health Map	N/A	
Heritage Preservation Plan	Meets	
Redevelopment & Growth Management Policy	Does Not Meet	
RGM1	Meets	
RGM5A	Meets	
RGM5B	Meets	
RGM5C	Meets	
RGM8	Partially Meets	

<sup>1</sup>The analysis of segments is for informational purposes only and not part of the official Comprehensive Plan analysis.

Adequacy of Public Facilities

Wastewater Demand Summary – Analyzing the city’s existing gravity wastewater mains, the increase in sewer demand with the proposed land uses may prompt additional offsite wastewater improvements to meet the demand flows required with each phase as the property develops.

Water Demand Summary – It has been determined, through evaluation of the city’s existing water distribution system, that the proposed development can be supported during the existing maximum daily demand conditions and during fire flow demands.

Traffic Impact Analysis (TIA)

A TIA was submitted for this rezoning request and is being reviewed by the Engineering Department. Staff has compared the introduction of 775 mid-rise residential units with the introduction of 995,500 square feet of additional office if the mid-rise residential buildings were constructed with office uses. This analysis uses the average Institute of Traffic Engineers (ITE) trip generation rates.

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

	Building Area or Unit Total	AM	PM
<b>Office Development</b>			
	1,522,700 SF of Existing Office	2,360	2,268
	995,500 SF of Potential Office (in lieu of Mid-Rise Residential Development)	1,543	1,483
<b>Total:</b>		<b>3,903</b>	<b>3,751</b>
<b>Office and Mid-Rise Development</b>			
	1,522,700 SF of Existing Office	2,360	2,268
	775 Mid-Rise Residential units (995,500 SF)	271	341
<b>Total:</b>		<b>3,156</b>	<b>3,150</b>

From the table, the proposed development would generate less peak-hour morning and evening traffic.

Public Safety Response Time – Based on existing personnel, equipment, and facilities, fire emergency response times will be sufficient to serve the site. Residential units in this area will increase EMS and fire calls for service, and may impact future staffing levels and the type of equipment assigned to area fire stations.

Access to and Availability of Amenities and Services – Private open space will be provided to serve residents, guests, and employees within the subject property, per the proposed planned development standards

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



**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 southeast corner of Legacy Drive and Parkwood Boulevard, Plano

Dear Katya,

You have inquired as to the capacities and enrollment projections for the schools impacted by a potential development property located on the southeast corner of Legacy Drive and Parkwood Boulevard.

The following table provides both enrollment and capacity figures.

School	2022/23 Enrollment	2023/24 Enrollment (Projected)	2024/25 Enrollment (Projected)	2025/26 Enrollment (Projected)	2026-2027 Enrollment (Projected)	Program Capacity	Functional Capacity
Betty Haun ES	603	580	538	533	510	746	634
Robinson MS	1,018	1,044	1,048	1,018	1,006	1,410	1,199
Jasper HS	1,296	1,313	1,329	1,295	1,247	2,531	2,151
Plano West Senior HS	2,627	2,508	2,458	2,437	2,455	3,097	2,632

The enrollment figures are derived from our most recent demographer's report. The 2022-2023 column represents actual enrollment as of October 2022. All other enrollment figures are projected and are based on City zoning as it existed in the Fall of 2022. 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

## STAFF PRELIMINARY REPORT - ANALYSIS & RECOMMENDATION

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### Master Plan

As shown in the companion preliminary site plan, the applicant proposes a master plan for the property with research and development, moderate-intensity manufacturing uses, and areas for residents and visitors to live and recreate. The applicant includes language that would maintain the historic centerpiece office building (the primary central building in the proposed PD stipulations), add mid-rise residences to the western side of the property, and provide required open space and an urban-style privately-maintained street. The PD standards discussed in the following will support adding residents to the property while modifying standards to create the intended commercial development.

The request largely maintains the existing campus development form while adding new buildings, landscaping, and amenities. On the west side of the property, new residential development and a hotel would serve as an extension of the development west of Parkwood Boulevard, within the Shops at Legacy, albeit with taller buildings and greater setbacks. As proposed, this request would create a blend of new commercial and residential development with pedestrian-oriented standards and public open space.

### Mid-Rise Residential Use

The applicant is proposing a maximum of 775 mid-rise residential units. Mid-rise residential is a type of multifamily residence and is defined as buildings containing not less than five floors designed for residential occupancy and including accessory uses, including but not limited to parking garages, recreational amenities, meeting space, storage, and personal services. A mid-rise residential development may include a mix of residential and nonresidential uses in the same structure.

The applicant is proposing the following standards related to mid-rise residential:

1. **Building Setbacks** – Currently, the CE zoning requires a 50-foot setback. The applicant is proposing a reduced setback to accommodate flexibility in their development. The PD language specifies that along Parkwood Boulevard, buildings are allowed a minimum setback of 30 feet for any portion of buildings up to 50 feet in height. Any portion of buildings taller than 50 feet will require a minimum 50-foot setback. This standard will allow some flexibility, with a two-story height limit, within 30 feet of the property line.

The companion preliminary site plan shows three mid-rise residential buildings. The majority of the building facades are located between 35-40 feet from the property line. The southernmost building includes approximately 50% of the façade located at the 30-foot setback.

This reduced setback will create a different aesthetic than other properties within the Legacy Business Park, which maintain a 50-foot setback. The proposed buildings are currently shown at seven stories, much larger than the buildings to the west, across Parkwood Boulevard, which are two, three, and four-story in height. The preliminary site plan shows sufficient area to the east of the buildings to accommodate an additional 10-foot setback. For these reasons and to be more consistent with the preliminary site plan, staff recommends increasing the setback to 40 feet.



2. Building Placement – Buildings must be placed within 250 feet of Parkwood Boulevard. The purpose for this standard is to restrict the location of residential units to the western side of the subject property, placing them across from existing residences and the mixed-use activity within the Shops at Legacy and separating them from commercial uses in other portions of the property.
3. Balconies – A minimum of 50% of units must have a true balcony or patio with minimum dimensions to establish a sufficient size. These standards aim to ensure balconies or patios are provided for some units to enhance building aesthetics and serve as an amenity to residents.
4. Unit sizes – The applicant has included language to clarify that the units will follow the size standards required by the Multifamily Residence-1 (MF-1), Multifamily Residence-2 (MF-2), and Multifamily Residence-3 (MF-3) zoning districts.
5. Structured Parking – The applicant proposes a stipulation limiting structured parking to 8 stories at or above grade along Parkwood Boulevard.

With the exception of the setback proposed previously, staff is supportive of the proposed mid-rise residential stipulations.

### Nonresidential Use Restrictions

This request includes several nonresidential use restrictions:

1. Moderate-intensity manufacturing – The applicant intends to use a large portion of the subject property for moderate-intensity manufacturing. The Zoning Ordinance defines moderate-intensity manufacturing as the manufacturing of finished products and component products or parts, including the transportation, treatment, or processing of materials or substances, exclusive of basic industrial processing. This type of use can be impactful to residential uses, and as such, the applicant is proposing to prohibit the use within 700 feet of Parkwood Boulevard. Since the PD standards require that mid-rise residential be placed within 250 feet of Parkwood Boulevard, the proposed residence will have a minimum distance separation of 450 feet from moderate-intensity manufacturing uses.
2. Heliport and Helistop – The Zoning Ordinance defines these uses as follows:

*Heliport - An area of land or water or a structural surface which is used, or intended for use, for the landing and taking off of helicopters, and any appurtenant areas which are used, or intended for use for heliport buildings and other heliport facilities.*

*Helistop - The same as a heliport, except that no refueling, maintenance, repairs, or storage of helicopters is permitted.*

The preliminary site plan associated with this request shows an existing helistop adjacent to the eastern property line. The existing helistop and proposed mid-rise residential buildings have a 1,047-foot separation. The CE district allows these uses by right; however, they are prohibited within 1,000 feet of any lot upon which a residence is located. Currently, the applicant is not proposing to subdivide the property, so the proposed mid-rise residential developments would be on the same lot as the existing helistop. The proposed PD standards would allow heliport

and helistop uses on the same lot with mid-rise residential uses with a requirement that they must be a minimum of 1,000 feet from mid-rise residential buildings.

The proposed standards will allow these uses on the subject property while providing sufficient setbacks from proposed mid-rise residential uses.

### Phasing

The applicant is proposing that construction permits for the development of mid-rise residential and hotel uses will not be approved until all of the below standards are met:

1. A minimum of 946,700 square feet of the primary central building of the original EDS Headquarters campus must receive a certificate of occupancy; and
2. A minimum of 375,000 square feet of manufacturing must receive a certificate of occupancy; and
3. A minimum of 7 acres of open space is open for public use.

Additionally, mid-rise residential uses will not occupy more than 50% of the square footage within the district, consistent with the RGM5A in the Comprehensive Plan.

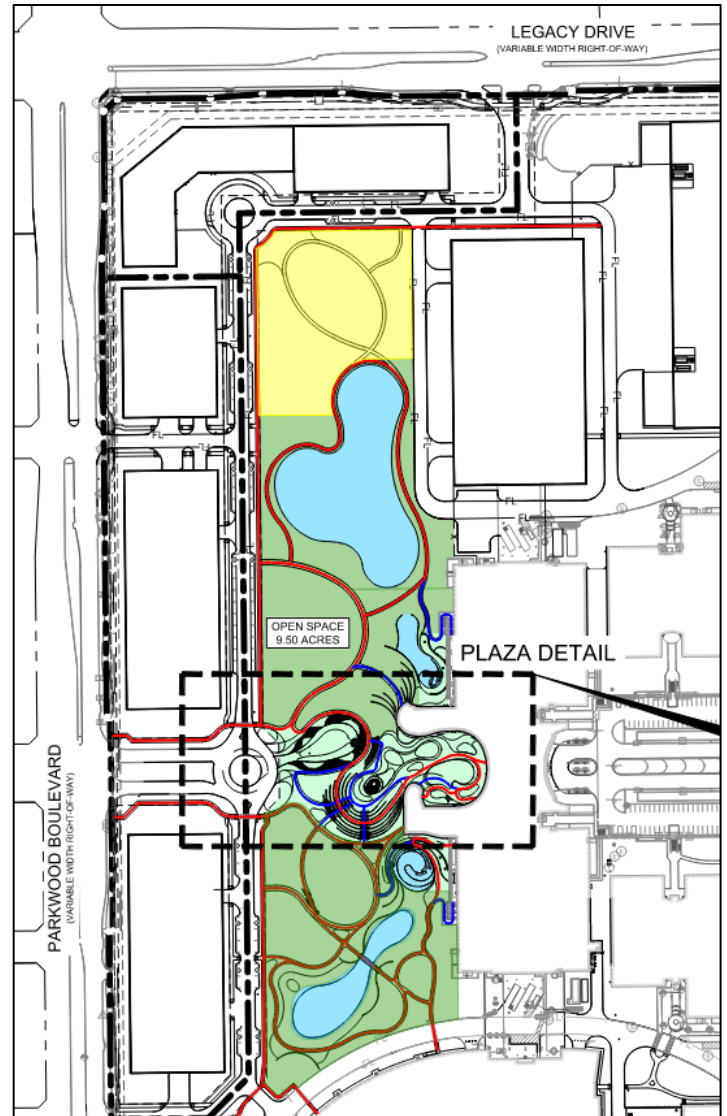
These commitments will ensure the subject property is activated for nonresidential uses and that sufficient open space is installed and open for use before the construction of mid-rise residential and hotel development. Staff supports these phasing standards and believes they are committed to establishing a large nonresidential presence on the subject property.

## Open Space

With this request, the applicant proposes maintaining a total of 9.5 acres of open space, which will be open to the public, adjacent to the primary central building, quasi-public street, and mid-rise residential units. This area is shown in green and blue in the adjacent image.

This dedication constitutes 10.4% of the subject property and, if designed as proposed in the associated open space plan, will be a significant amenity with landscaping, trails, and ponds that will serve employees, residents, and visitors to the subject property. The ponds will also serve as drainage features for the property.

Although this is a large commitment, there is also a large missed opportunity for open space, shown in the area in yellow. This area is approximately two acres, is currently designed as open space per the preliminary site plan and open space plan, and is connected to the 9.5 acres currently being proposed. Staff requested the applicant include this portion, but the applicant declined, stating they intend to reserve it for future development instead. This portion would be a meaningful addition and would complete the open space area within the central portion of the property, increasing the total open space to 11.5 acres.



Since this zoning request includes a large residential component, reduced building setbacks, and other development allowances, staff believes this area should be included as a further commitment to the property and the ultimate development opportunities requested with this zoning case. The property is sufficiently large to accommodate development in other portions of the site, and this area is already designed as open space. For these reasons, if the Commission recommends approval of this request, staff recommends that the remaining area be included in the required open space.

## Additional Planned Development Stipulations

This request includes additional planned development stipulations as follows:

1. Parking Garages:

- a. Screening and Design – The applicant requires cars and light fixtures to be screened from view at the ground level. Additionally, facades must be consistent with the buildings they serve, and ramps must be hidden from view. These standards will create a facade that provides effective screening and blends facades into the buildings they support. An example of this type of design is in the image provided. This building is located across from the subject property on the west side of Parkwood Boulevard and was discussed with the applicant to reflect the PD language. The Commission may wish to clarify that this image is indicative of the PD language:



- b. Heights – Garages are proposed with height restrictions of five stories, 60 feet for structures within 250 feet of Legacy Drive, and elsewhere are limited to eight stories at or above grade. The purpose for these restrictions is to confirm the heights of parking structures will be limited, and as heights increase, ensure they will be set back further from Legacy Drive to lessen the height impact on the right-of-way and properties to the north.
- c. Entrances – Pedestrian entrances are required to be accessed by a sidewalk or through an internal building.
2. Quasi-Public Street: A quasi-public street, a privately maintained but publicly accessible driveway, is required to connect Legacy Drive and Parkwood Boulevard. This street will have required on-street parking, sidewalks, and street trees and is proposed to provide a pedestrian-oriented form of access through the western portion of the property, adjacent to the mid-rise residential units and required open space.
3. Street Trees: As mentioned previously, the PD standards require street trees along the quasi-public street and along public streets. Currently, there is a significant tree canopy along Parkwood Boulevard. The applicant has stated that many of these trees are beginning to decline and therefore is proposing to remove them per the proposed setbacks and replace the canopy with future plantings.
4. Screening: The Zoning Ordinance requires screening to consist of masonry walls and, in some cases, irrigated living screens. For flexibility, the applicant proposes decorative metal panels to create a unique aesthetic for screening.

5. **Building Materials:** The applicant has included language that confirms the development will meet the building material requirements of the Zoning Ordinance.

These proposed planned development stipulations will add design, street, landscaping, and building standards to support the subject property's residential and commercial developments.

**SUMMARY:**

The applicant is requesting to rezone the subject property from Commercial Employment to Planned Development-Commercial Employment to allow mid-rise residential units and modify various development standards to create a mixed-use office campus. The request is intended to revitalize this unique property through the construction and improvement of nonresidential buildings, preservation of the existing central office building, and the introduction of required open space and pedestrian-oriented site standards. However, this request is disfavored because the proposal lacks conformity with key Comprehensive Plan policies. There are opportunities to align the zoning language more fully with the associated preliminary site plan regarding open space and setbacks. Although this request is disfavored, should the Commission choose to support this request, staff recommends consideration of these two remaining issues and how they could benefit future residents, visitors, and employees.

**RECOMMENDATION:**

This request is disfavored because the proposal lacks conformity with a number of Comprehensive Plan policies. It does not align with the Future Land Use Map and Dashboards Priorities and Description, Mix of Uses, or Character-Defining Elements of the Employment Centers (EM) future land use designation. Additionally, due to inconsistency with Action RGM1, approval of the request will require Findings by the Planning & Zoning Commission and City Council.



## The Texas Research Quarter

*An Innovation District Designed to Foster Breakthroughs and Collaboration Among Companies and Institutions Across the Life Science Sector*

### Project Overview

NexPoint is proposing to create a life sciences focused innovation district, dubbed the Texas Research Quarter, or “the Quarter.” The project will be centered on the 91-acre former EDS campus at Legacy and Parkwood, which is the focus of this application; eventually, the broader development will comprise 200 total contiguous acres within the Legacy neighborhood, all connected through a combination of hardscaping, landscaping, and internal transit.

The main campus will feature a mix of lab, office, and therapeutic production spaces, a community park, and educational facilities. Eventually, the project will also add at the main 91-acre site a small hotel with conference space and limited high-quality mid-rise residential designed primarily to house employees working and living at the Quarter. It may also house patients seeking treatment at a proposed cancer center and research hospital to be located on one of the adjacent parcels.

The project will preserve the legacy and architectural character of the EDS campus while breathing new life into this landmark building through significant upgrades and modifications to the property. Enhancements include opening the main campus to the community with the construction of an open space park with public access and improving walkability and connectivity to existing Legacy retail developments, driving employees, residents, and visitors to the world-class shopping and dining that already exists in the surrounding area.

### NexPoint Background

The proposed project is being developed by NexPoint, a North Texas firm that possesses an extensive and proven track record of investing in and developing real estate across the country.

NexPoint acquired the former EDS campus in 2018. Around that time, the firm also made investments in life sciences real estate outside of Texas. Based on its experience investing in this sector, NexPoint realized the EDS property has several attributes that make it ideal for life science use, owing primarily to the high quality of its construction and its ideal location within the thriving Legacy corridor. NexPoint engaged CRB Group, a facility design, engineering, construction, and consulting firm that specializes in the life sciences, to confirm the suitability of the former EDS campus for this use, and ultimately to develop the detailed plans and renderings that would bring this vision to life.

In 2022, NexPoint hired Frank Zaccanelli to oversee development of the Quarter as head of NexPoint Development Company. Mr. Zaccanelli brings over 40 years of real estate development experience to this project, including as part of the Perot and Hillwood teams that brought the original vision for the EDS campus to life more than three decades ago. More importantly, he has also been a Plano resident for over 40 years and is therefore passionate about ensuring this project contributes to the long-term growth and success of his hometown. NexPoint and Mr. Zaccanelli alike are focused on celebrating the historical significance of the former EDS buildings as well as the entrepreneurial spirit they embody. Converting this

91-acre site into a world-class life sciences campus will return the existing buildings, the Legacy neighborhood, and Plano to the cutting edge of innovation and advancement.

### **Life Sciences Ecosystem**

The project aims to help establish North Texas as the next major life sciences hub in the U.S. Until now, the life sciences industry has been concentrated in coastal communities such as San Francisco and Boston. The Quarter fills a critical gap in the evolution of the industry as the first-of-its-kind district in the middle of America.

The Quarter is equipped to serve life sciences companies at every point in their development – from discovery to delivery – with its unique combination of lab/office space in close proximity to therapeutic production activities, cold storage facilities, and patient points of care in a proposed cancer center and research hospital. This is something the coastal developments currently cannot offer due to space and cost constraints.

### **Development Plans**

The Quarter’s development will proceed in four phases. Phases one and two will focus on the 91-acre main campus—the heart of the Quarter—beginning with modernizing and enhancing the existing EDS buildings to give life to new research and development capabilities. The community park will be completed in the first phase, as will all sitework across the main campus, in order to minimize disruption during subsequent phases.

In phase three, after the initial R&D and therapeutic production facilities have created a demand among Quarter employees, the main 91-acre campus will add limited, high-quality midrise residential opportunities and a small hotel with conference space. Because many Quarter employees will likely live onsite, this part of the project is intended to enhance the livability and convenience of the Quarter, while managing the impact of growth on the broader community and minimizing additional car traffic.

NexPoint has engaged JLL for all leasing activity for the Quarter and is working with the firm’s Life Sciences industry practice group on the project. A competitive analysis conducted by JLL shows that successful life science developments across the country provide a “live, work, play” environment, and the Quarter is looking to deliver that component on the 91-acre campus in the first three phases.

Future phases will feature the development of additional life sciences facilities on the adjacent parcels outside of the main 91-acre campus (all of which will be part of future planning and zoning submissions) to give companies room to grow within the Quarter as their work evolves. Specifically, future phases may include the above-referenced cancer center and research hospital, which will elevate Plano on the global map of select locations solving life’s most difficult challenges.

### **Community Impact**

Inviting new business and investment to the Quarter will also bring new jobs and neighbors to Plano. NexPoint has partnered with experts at The Perryman Group, a leading economic and financial analysis firm, to study the impact of building the Quarter. The results are compelling. The first phase of development alone is estimated to create more than 7,800 jobs in the city of Plano. Once completed, the Quarter can bring more than 31,000 new jobs to the city, creating new opportunities for its residents and in turn further accelerating Plano’s economic growth.

The Quarter will also have a positive impact on the local tax base year after year once complete, bringing up to \$40.5 million to the City of Plano, \$63.9 million to the Plano Independent School District, \$9 million to Collin County, and additional revenue to the Dallas Area Rapid Transit, other local governments, and the State of Texas annually – all of which helps improve the quality of life not only at the Quarter or in Legacy, but across all of Plano and, indeed, the North Texas region.

NexPoint is excited about this project's potential and committed to partnering with local businesses and civic leaders to ensure the Quarter is a source of pride for Plano for generations to come.



*Frank Zaccanelli*

*President, NexPoint Development Company*

**MEETING DATE**

Monday, September 11, 2023

**RESULTS**

I, Mayor/Council Member \_\_\_\_\_, 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 – Priorities
  - Thoroughfare Plan Map & Cross-Sections
  - Bicycle Transportation Plan Map
  - Parks Master Plan Map
  - Heritage Preservation Plan (Preservation Plano 150)
  - Redevelopment & Growth Management Policy – Action 5A
  - Redevelopment & Growth Management Policy – Action 5B
  - Redevelopment & Growth Management Policy – Action 5C
  - Redevelopment & Growth Management Policy – Action 8
  - 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, September 11, 2023

**RESULTS**

I, Mayor/Council Member \_\_\_\_\_, 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: \_\_\_\_\_.

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 – Description & Priorities
- Future Land Use Map & Dashboards – Mix of Uses
- Future Land Use Map & Dashboards – Character Defining Elements
- Redevelopment & Growth Management Policy – Action 1
- Redevelopment & Growth Management Policy – Action 8
- 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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