

DATE: February 6, 2024
TO: Honorable Mayor & City Council
FROM: Planning & Zoning Commission
VIA: Mike Bell, AICP, Development Review Manager acting as Secretary of the Planning & Zoning Commission *MB*
Christina D. Day, AICP, Director of Planning *CD*
SUBJECT: Results of Planning & Zoning Commission Meeting of February 5, 2024

AGENDA ITEM NO. 3A - ZONING CASE 2023-021
PETITIONER: FAIRVIEW FARM LAND COMPANY, LTD.

Request to rezone 5.0 acres located on the west side of Enterprise Drive, 175 feet north of Park Boulevard from Corridor Commercial to Planned Development-Single-Family Residence Attached. Tabled on December 18, 2023 and January 2, 2024. Project #ZC2023-021.

APPROVED: 7-0

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

Commissioner Bronsky was not in attendance.

RESULTS:

The Commission recommended the item for approval subject to the following stipulations:

The permitted uses and standards shall be in accordance with the Single-Family Residence Attached (SF-A) zoning district unless otherwise specified herein:

1. Maximum Height: 3 story, 45 feet. Outdoor living areas, patios, and roof decks are allowed above the third story, and associated improvements shall not exceed the maximum 45-foot height.
2. Minimum townhouse lot setback from southern property line: 35 feet
3. Minimum townhouse building setback from northern property line: 30 feet

4. A minimum 10-foot-wide landscape buffer at least 90 feet in length shall be provided along the southern property line, exclusive of the floodplain and shared driveways with the adjacent property. The buffer shall include a minimum 6-foot-tall wrought iron fence with irrigated evergreen shrubs with a minimum of 36 to 40 inches in height, supplemented by existing trees preserved in accordance with Section 17.800 (Tree Preservation and Protection) of the Zoning Ordinance.
5. A minimum 4-foot landscape buffer shall be provided along the northern property line, exclusive of the floodplain. The buffer shall contain a minimum 6-foot tall ornamental metal fence and irrigated evergreen shrubs with a minimum of 36 to 40 inches in height at planting or other living screen as approved by the Director of Planning.
6. A 10-foot-wide sidewalk and associated easement shall connect the internal street network to the City of Plano Chisholm Trail.
7. A 6-foot metal fence, at least 50% open in construction, shall be constructed along the top of the masonry retaining wall adjacent to the drainage and floodway easement.
8. At least 1 acre of open space shall be provided along the western property line and shall be dedicated as a drainage and floodway easement. At least 0.5 acre of open space shall be provided, exclusive of floodplain, and shall be exempt from the dimensional standards of Section 13.800 (Usable Open Space) of the Zoning Ordinance.

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

<https://planotx.new.swagit.com/videos/296510?ts=370>

KC/kob

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

MEETING DATE

Monday, February 5, 2024

RESULTS

I, Chair/Commissioner David Downs, after review of the written information and listening to the hearing participants, voted in **SUPPORT** of this case, finding the following:

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: VARIETY OF HOUSING OPTIONS AVAILABLE; and
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: HOUSING NEEDS, HIGH QUALITY DEVELOPMENT and
3. The request is consistent with other policies, actions, maps:
 - Future Land Use Map and Dashboards – Description & Priorities
 - Future Land Use Map and Dashboards – Mix of Uses
 - Future Land Use Map and Dashboards – Character Defining Elements
 - Thoroughfare Plan Map & Cross Sections
 - Bicycle Transportation Plan Map
 - Parks Master Plan Map
 - Expressway Corridor Environmental Health Map
 - Undeveloped Land Policy – Action 3 (UL3)
 - Redevelopment & Growth Management Policy – Action 8 (RGM8)
 - 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

02/05/24

Date

MEETING DATE	TIME	MEETING ID	ZONING CASE
February 5, 2024	7:00 PM	PZ 02.05.24	ZC2023-021

RESULTS for Bennett Ratliff

I, **Bennett Ratliff**, 2nd Vice Chair, after review of the written information and listening to the hearing participants, voted in **SUPPORT** to this case, finding the following:

(1) The request is consistent with the overall Guiding Principles of the Comprehensive Plan because:

I provides a variety of housing types, heights and sizes as recommended by the plan

and

(2) The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because:

Adds a new residential housing option on an otherwise vacant tract.

and

(3) The request is consistent with other policies, actions, maps:

- Bicycle Transportation Plan Map
- Expressway Corridor Environmental Health Map & Guidelines
- Future Land Use Map & Dashboards - Mix of Uses
- Future Land Use Map and Dashboards - Priorities
- Heritage Preservation Plan (Preservation Plano 150)
- Redevelopment & Growth Management Policy - Action 1 (RGM1)
- Redevelopment & Growth Management Policy - Action 5C (RGM5C)
- Redevelopment & Growth Management Policy - Action 8 (RGM8)
- Redevelopment & Growth Management Policy - Action 8 (RGM8)
- Other

(4) Comments on any of the above which further explain my position:

The only deviation from the plan is the building height, which is not a significant enough reason for denial on this parcel given a commercial development could be built to the same or greater height.



Signature

February 5, 2024 @ 7:40:20 PM

Date

MEETING DATE	TIME	MEETING ID	ZONING CASE
February 5, 2024	7:00 PM	PZ 02.05.24	ZC2023-021

RESULTS for Bill Lisle

I, **Bill Lisle**, Commissioner, after review of the written information and listening to the hearing participants, voted in **SUPPORT** to this case, finding the following:

(1) The request is consistent with the overall Guiding Principles of the Comprehensive Plan because:

The only thing not in conformance is the height. I don't believe that the height in this location is a concern to the adjacent properties. I believe that the added height creates a better product for those that eventually occupy.

and

(2) The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because:

This development takes an empty lot and creates a niche pocket neighborhood that I expect to be a positive to the area.

and

(3) The request is consistent with other policies, actions, maps:

- Bicycle Transportation Plan Map
- Expressway Corridor Environmental Health Map & Guidelines
- Future Land Use Map & Dashboards - Mix of Uses
- Future Land Use Map and Dashboards - Priorities
- Heritage Preservation Plan (Preservation Plano 150)
- Redevelopment & Growth Management Policy - Action 1 (RGM1)
- Redevelopment & Growth Management Policy - Action 5C (RGM5C)
- Redevelopment & Growth Management Policy - Action 8 (RGM8)
- Redevelopment & Growth Management Policy - Action 8 (RGM8)
- Other

(4) Comments on any of the above which further explain my position:



Signature

February 5, 2024 @ 7:41:10 PM

Date

MEETING DATE	TIME	MEETING ID	ZONING CASE
February 5, 2024	7:00 PM	PZ 02.05.24	ZC2023-021

RESULTS for Gary Cary

I, **Gary Cary**, 1st Vice Chair, after review of the written information and listening to the hearing participants, voted in **SUPPORT** to this case, finding the following:

(1) The request is consistent with the overall Guiding Principles of the Comprehensive Plan because:

It provides for a variety of housing types and sizes and is aligned with the FLUM.

and

(2) The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because:

Provides housing in an area that has never been developed

and

(3) The request is consistent with other policies, actions, maps:

- Bicycle Transportation Plan Map
- Expressway Corridor Environmental Health Map & Guidelines
- Future Land Use Map & Dashboards - Mix of Uses
- Future Land Use Map and Dashboards - Priorities
- Heritage Preservation Plan (Preservation Plano 150)
- Redevelopment & Growth Management Policy - Action 1 (RGM1)
- Redevelopment & Growth Management Policy - Action 5C (RGM5C)
- Redevelopment & Growth Management Policy - Action 8 (RGM8)
- Redevelopment & Growth Management Policy - Action 8 (RGM8)
- Other

(4) Comments on any of the above which further explain my position:

Gary Cary

February 5, 2024 @ 7:40:05 PM

Signature

Date

MEETING DATE	TIME	MEETING ID	ZONING CASE
February 5, 2024	7:00 PM	PZ 02.05.24	ZC2023-021

RESULTS for J. Michael Brounoff

I, **J. Michael Brounoff**, Commissioner, after review of the written information and listening to the hearing participants, voted in **SUPPORT** to this case, finding the following:

(1) The request is consistent with the overall Guiding Principles of the Comprehensive Plan because:

It creates a variety of housing types which helps to preserve and enhance the surrounding existing neighborhood while establishing a new one. This plan makes creative use of a small, oddly shaped infill lot with a residential development that promises to enhance Plano today and in 2050.

and

(2) The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because:

It creates a variety of housing types by introducing townhomes into the mix of housing types in the neighborhood, and reinforces the residential character of the neighborhood.

and

(3) The request is consistent with other policies, actions, maps:

- Bicycle Transportation Plan Map
- Expressway Corridor Environmental Health Map & Guidelines
- Future Land Use Map & Dashboards - Mix of Uses
- Future Land Use Map and Dashboards - Priorities
- Heritage Preservation Plan (Preservation Plano 150)
- Redevelopment & Growth Management Policy - Action 1 (RGM1)
- Redevelopment & Growth Management Policy - Action 5C (RGM5C)
- Redevelopment & Growth Management Policy - Action 8 (RGM8)
- Redevelopment & Growth Management Policy - Action 8 (RGM8)
- Other

(4) Comments on any of the above which further explain my position:

See above.

J. Michael Brounoff

February 5, 2024 @ 7:42:03 PM

Signature

Date

MEETING DATE	TIME	MEETING ID	ZONING CASE
February 5, 2024	7:00 PM	PZ 02.05.24	ZC2023-021

RESULTS for Tianle Tong

I, **Tianle Tong**, Commissioner, after review of the written information and listening to the hearing participants, voted in **SUPPORT** to this case, finding the following:

(1) The request is consistent with the overall Guiding Principles of the Comprehensive Plan because:

It meets all the requirements except for the height, which would have been allowed by right if the project were for corridor commercial development

and

(2) The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because:

This piece of property has never been developed for decades. This development will definitely help improve the surrounding communities.

and

(3) The request is consistent with other policies, actions, maps:

- Bicycle Transportation Plan Map
- Expressway Corridor Environmental Health Map & Guidelines
- Future Land Use Map & Dashboards - Mix of Uses
- Future Land Use Map and Dashboards - Priorities
- Heritage Preservation Plan (Preservation Plano 150)
- Redevelopment & Growth Management Policy - Action 1 (RGM1)
- Redevelopment & Growth Management Policy - Action 5C (RGM5C)
- Redevelopment & Growth Management Policy - Action 8 (RGM8)
- Redevelopment & Growth Management Policy - Action 8 (RGM8)
- Other

(4) Comments on any of the above which further explain my position:

It looks like a great addition to the neighborhood of that location.



Signature

February 5, 2024 @ 7:42:03 PM

Date

MEETING DATE	TIME	MEETING ID	ZONING CASE
February 5, 2024	7:00 PM	PZ 02.05.24	ZC2023-021

RESULTS for Tosan Olley

I, **Tosan Olley**, Commissioner, after review of the written information and listening to the hearing participants, voted in **SUPPORT** to this case, finding the following:

(1) The request is consistent with the overall Guiding Principles of the Comprehensive Plan because:

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

and

(2) The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because:

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.

and

(3) The request is consistent with other policies, actions, maps:

- Bicycle Transportation Plan Map
- Expressway Corridor Environmental Health Map & Guidelines
- Future Land Use Map & Dashboards - Mix of Uses
- Future Land Use Map and Dashboards - Priorities
- Heritage Preservation Plan (Preservation Plano 150)
- Redevelopment & Growth Management Policy - Action 1 (RGM1)
- Redevelopment & Growth Management Policy - Action 5C (RGM5C)
- Redevelopment & Growth Management Policy - Action 8 (RGM8)
- Redevelopment & Growth Management Policy - Action 8 (RGM8)
- Other

Largely supports the Undeveloped Land Policy Plan guidelines

(4) Comments on any of the above which further explain my position:



Signature

February 5, 2024 @ 7:41:15 PM

Date

AGENDA ITEM NO. 3A

PUBLIC HEARING: Zoning Case 2023-021

PETITIONERS: Fairview Farm Land Company, Ltd.

CASE PLANNER: Katya Copeland, AICP

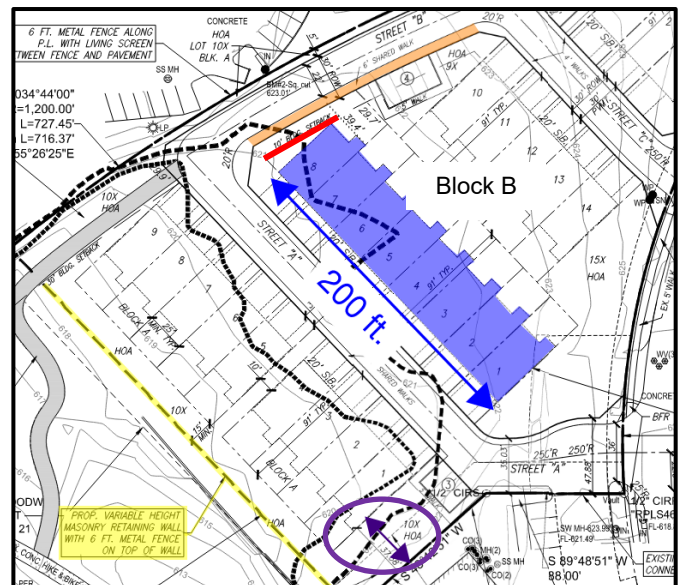
DESCRIPTION: Request to rezone 5.0 acres located on the west side of Enterprise Drive, 175 feet north of Park Boulevard **from** Corridor Commercial **to** Planned Development-Single-Family Residence Attached. Tabled December 18, 2023, and January 2, 2024. Project #ZC2023-021.

EXECUTIVE SUMMARY:

The applicant is requesting to rezone the subject property from Corridor Commercial (CC) to Planned Development-Single-Family Residence Attached (PD-SF-A) to allow 25 residential units and modify development standards. The request creates standards to allow infill residential development within this unique property. However, this request is disfavored because the proposal lacks conformity with the building height recommendations of the Comprehensive Plan.

On January 2, 2024, the Planning & Zoning Commission (Commission) tabled the zoning case to the February 5, 2024, meeting and requested the applicant make modifications related to the building length, side yard setbacks, and fencing along the proposed retaining wall. To address the Commission's concerns, the applicant has made the following revisions to the proposed Planned Development (PD) stipulations and associated concept plan:

1. Reduced the number of proposed lots from 26 to 25 by eliminating a lot in Block B within the building shown in **blue**.
2. Building lengths were reduced to comply with the SF-A district's maximum length of 200 feet. The previously proposed PD stipulation allowing up to 250 feet of building length has been removed (shown in **blue**).
3. Side yard setbacks for corner lots now conform to the base zoning district at 10 feet. The previously proposed PD stipulation reducing the minimum side yard setback has been removed (shown in **red**).



4. The applicant previously proposed a stipulation to allow a maximum height of "3 stories, 45 feet inclusive of roof decks." The Commission questioned whether this language was sufficient to allow the proposed rooftop decks. In response, the PD stipulation regarding building B height has

been modified to state that outdoor living areas, patios, and roof decks are allowed above the third story. The building height, including associated rooftop improvements, shall not exceed the maximum total height of 45 feet. Planning staff has confirmed that the language is adequate to construct the buildings as proposed.

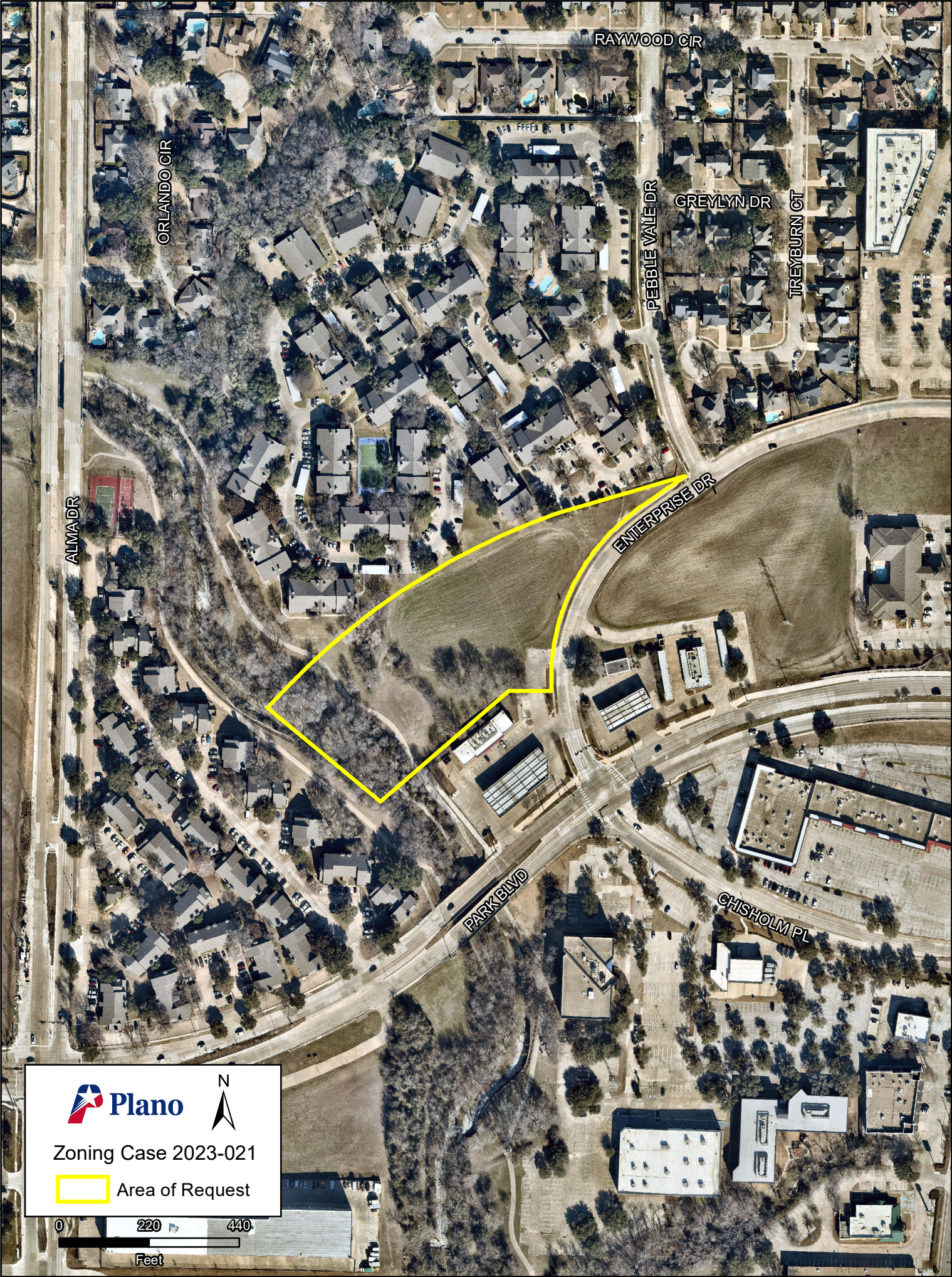
5. The minimum setback from the southern property line adjacent to the convenience store was increased from 33 feet to 35 feet (shown in purple).
6. A PD stipulation was added to require a metal fence along the top of the retaining wall adjacent to the drainage and floodway easement (shown in yellow).
7. The sidewalk along the mews street, running parallel to the adjacent property to the north, was increased from 4 to 6 feet in width (shown in orange).

Major topics of consideration in this request include:

- Conformance to the Comprehensive Plan – The subject property is located within the Neighborhoods (N) and Open Space Network (OS) categories of the Future Land Use Map. While a new single-family attached neighborhood is consistent with the N category, the applicant's request to increase the maximum building height to 3 stories with an allowance for rooftop decks does not meet the 2-story maximum height recommendations of the N Dashboard. The context of the area includes multifamily residential development immediately adjacent to the north, which is limited to 2 stories, 35 feet in height. The heights allowed under the Corridor Commercial (CC) zoning to the east will be substantially limited by proximity to residential. Due to the requested height, findings are required by the Planning & Zoning Commission and City Council to approve this request.
- Residential Use – The subject property has long been zoned for commercial purposes; however, commercial development has not occurred due to several challenges. First, the site has limited visibility from major roadways. Second, it is uniquely shaped with a significantly sized drainage and floodway easement, placing various constraints on the allowable buildable area. A rezoning to allow residential uses is benefited by adjacency with other residential zoning to the north and west and direct access to the Chisholm Hike and Bike Trail.
- Modified Development Standards – The requested Planned Development will vary from the standard requirements of the SF-A district for building height. Additional modifications, including buffers and setbacks from adjacent uses, required open space, additional fencing, and connections to the city's trail system, are also recommended to provide protection and amenities for future residents.
- Street Design – The applicant is requesting to use mews streets rather than the standard Type G residential local streets. Mews streets are often appropriate for small, infill developments. The proposed concept plan includes the typical mews street design in most locations; however, one segment of mews street will include a 6-foot sidewalk on one side of the street rather than 3-foot sidewalks on both sides. Staff finds this acceptable in this instance due to its proximity to the property line and the proposed sidewalk's width.
- Adjacency and Access – The site currently provides shared access to an adjacent convenience store to the south. As shown in the associated concept plan, the applicant proposes maintaining this access point, with a portion of the current drive aisle converted to a collector street design.

A second access to the SF-A development will be located on the northern portion of the property. Shared access between a residential street and a commercial drive is not ideal. Still, it may be unavoidable due to the unique shape of the property, existing development, and the change in land use.

A concept plan accompanies this request as Agenda Item No. 3B.



ALMADR

ORLANDO CIR

RAYWOOD CIR

PEBBLE VALE DR



GREYLYN DR

TREYBURN CT


ENTERPRISE DR

PARK BLVD

CHISHOLM PL

 **Plano** 

Zoning Case 2023-021

 Area of Request



STAFF PRELIMINARY REPORT – INTRODUCTORY REMARKS

The applicant is requesting to rezone the subject property from Corridor Commercial (CC) to Planned Development-Single-Family Residence Attached (PD-SF-A) to allow for modified development standards.

Zoning – Sections 10.600.1 and 9.1000.1 of the Zoning Ordinance state the purpose of the CC and SF-A districts, respectively, as follows:

- Corridor Commercial (CC): *The CC district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors. The regulations and standards of this district are reflective of the high traffic volumes and high visibility of these regional highways.*
- Single-Family Residence Attached (SF-A): *The SF-A district is intended to provide for a variety of residential housing types and densities in the medium density ranges (5-10 units/acre) on individually platted lots or multiple units on a single lot.*

Proposed Uses – The Zoning Ordinance defines Single-Family Residence (Attached) as follows:

Single-Family Residence (Attached) – A dwelling that is part of a structure containing 3 or more dwellings, each designed and constructed for occupancy by one family, with each dwelling attached by a common wall to another with a minimum length of attachment of 20 feet, in which each dwelling is located on a separate platted lot (unless the dwelling is part of a planned residential development approved without separate platted lots); except that 20% of the total dwellings in a single-family attached project may be included in structures containing only 2 dwellings.

Planned Developments – 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. Section 12.100 (Purpose) of Article 12 (Planned Development District) of the Zoning Ordinance guides the establishment of planned development districts. This section states that planned developments are intended for the following purposes:

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

Proposed Planned Development Stipulations

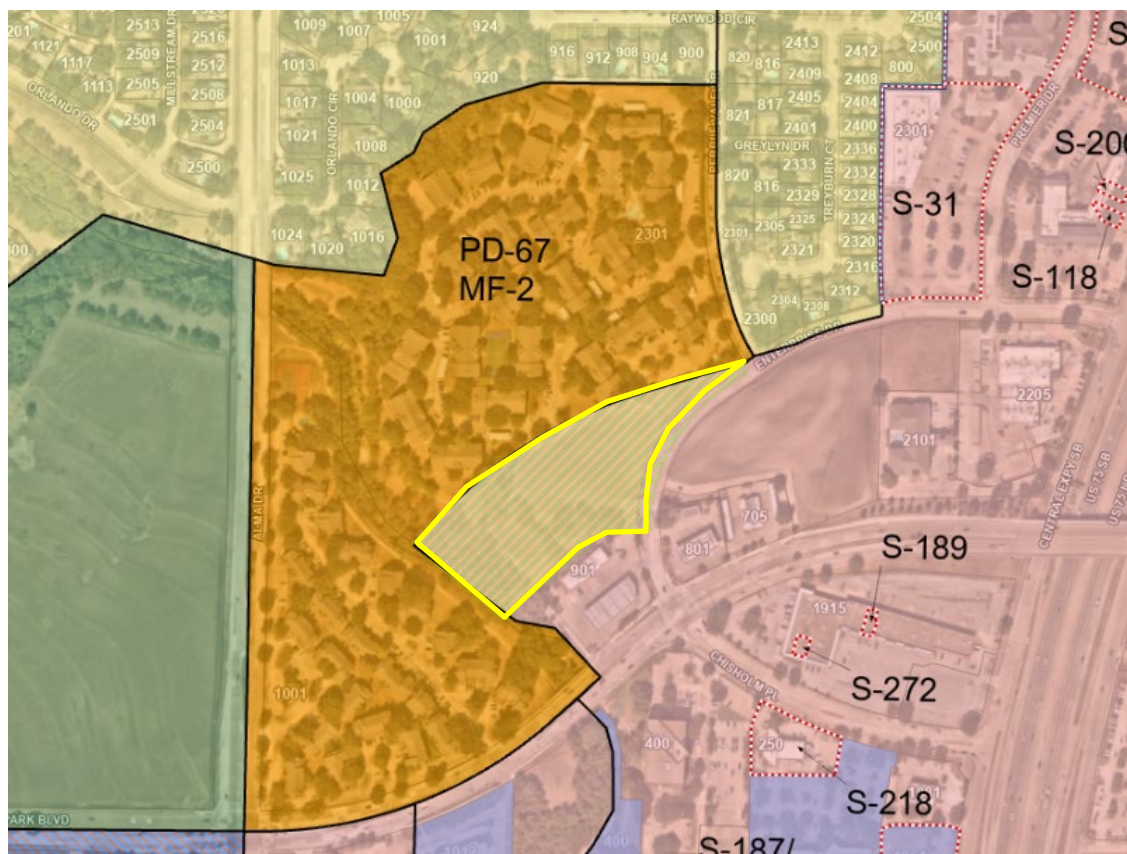
The proposed planned development language is as follows:

The permitted uses and standards shall be in accordance with the Single-Family Residence Attached (SF-A) zoning district unless otherwise specified herein:

1. Maximum Height: 3 story, 45 feet. Outdoor living areas, patios, and roof decks are allowed above the third story, and associated improvements shall not exceed the maximum 45-foot height.
2. Minimum townhouse lot setback from southern property line: 35 feet
3. Minimum townhouse building setback from northern property line: 30 feet
4. A minimum 10-foot-wide landscape buffer at least 90 feet in length shall be provided along the southern property line, exclusive of the floodplain and shared driveways with the adjacent property. The buffer shall include a minimum 6-foot-tall wrought iron fence with irrigated evergreen shrubs with a minimum of 36 to 40 inches in height, supplemented by existing trees preserved in accordance with Section 17.800 (Tree Preservation and Protection) of the Zoning Ordinance.
5. A minimum 4-foot landscape buffer shall be provided along the northern property line, exclusive of the floodplain. The buffer shall contain a minimum 6-foot tall ornamental metal fence and irrigated evergreen shrubs with a minimum of 36 to 40 inches in height at planting or other living screen as approved by the Director of Planning.
6. A 10-foot-wide sidewalk and associated easement shall connect the internal street network to the City of Plano Chisholm Trail.
7. A 6-foot metal fence, at least 50% open in construction, shall be constructed along the top of the masonry retaining wall adjacent to the drainage and floodway easement.
8. At least 1 acre of open space shall be provided along the western property line and shall be dedicated as a drainage and floodway easement. At least 0.5 acre of open space shall be provided, exclusive of floodplain, and shall be exempt from the dimensional standards of Section 13.800 (Usable Open Space) of the Zoning Ordinance.

Surrounding Land Use and Zoning

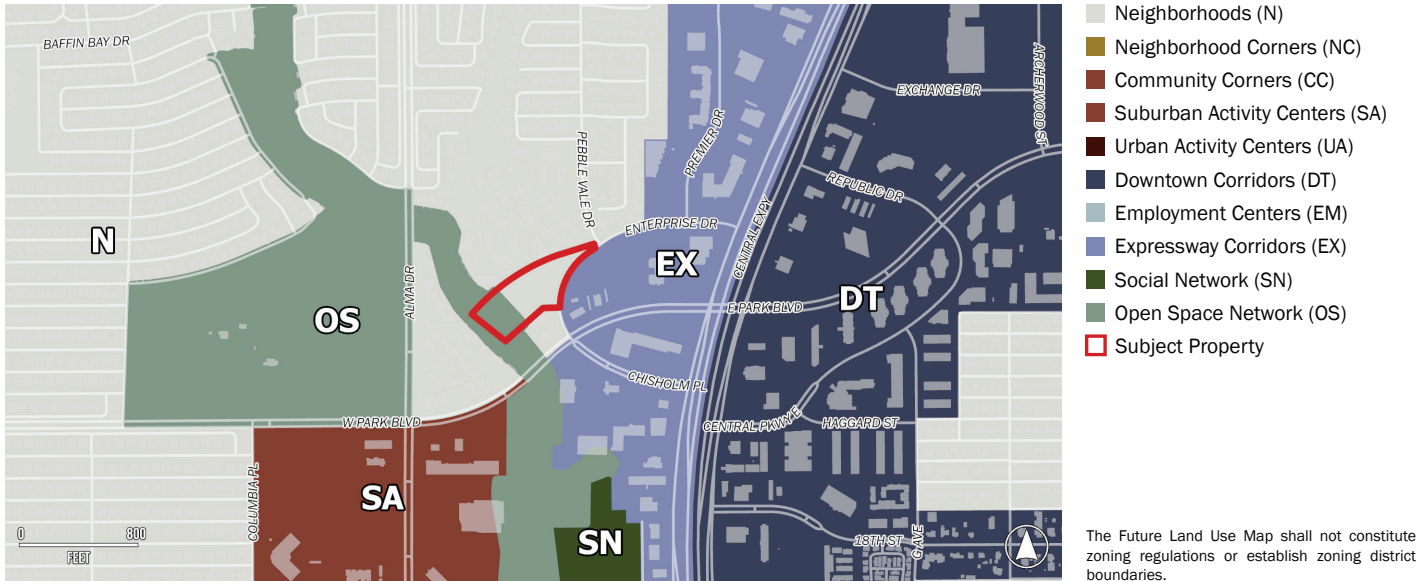
North	The property to the north is zoned Planned-Development-67-Multifamily Residence-2 (PD-67-MF-2) and is developed with a multifamily residence development.
East	There are two properties to the east across Enterprise Drive zoned Corridor Commercial (CC). The property to the northeast is undeveloped. The property to the southeast is developed with a vehicle fueling station that is not in operation today.
South	The property to the south is zoned CC and is developed with a convenience store and a vehicle fuel dispensing station.
West	The property to the west is zoned PD-67-MF-2 and is developed with a multifamily residence development and the City of Plano Chisholm Trail.



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

The subject property is located within the **Neighborhoods and Open Space Network Future Land Use designations**



Neighborhoods (N)

PRIORITIES

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

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

Non-Residential Areas - Institutional, light office, and service uses are considered secondary uses and may be located along the frontage of arterial streets and intersections.

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

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

Open Space Network (OS)

PRIORITIES

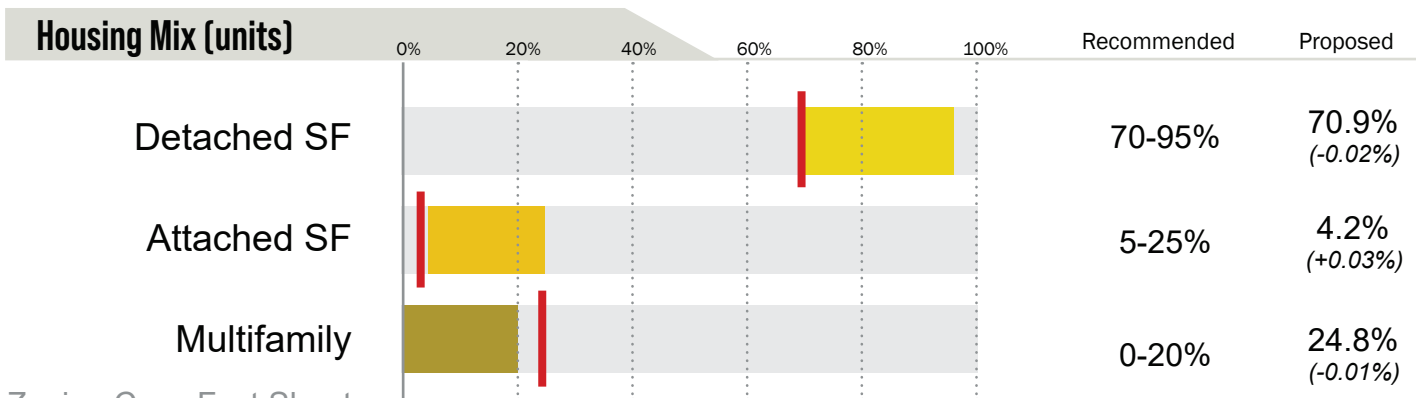
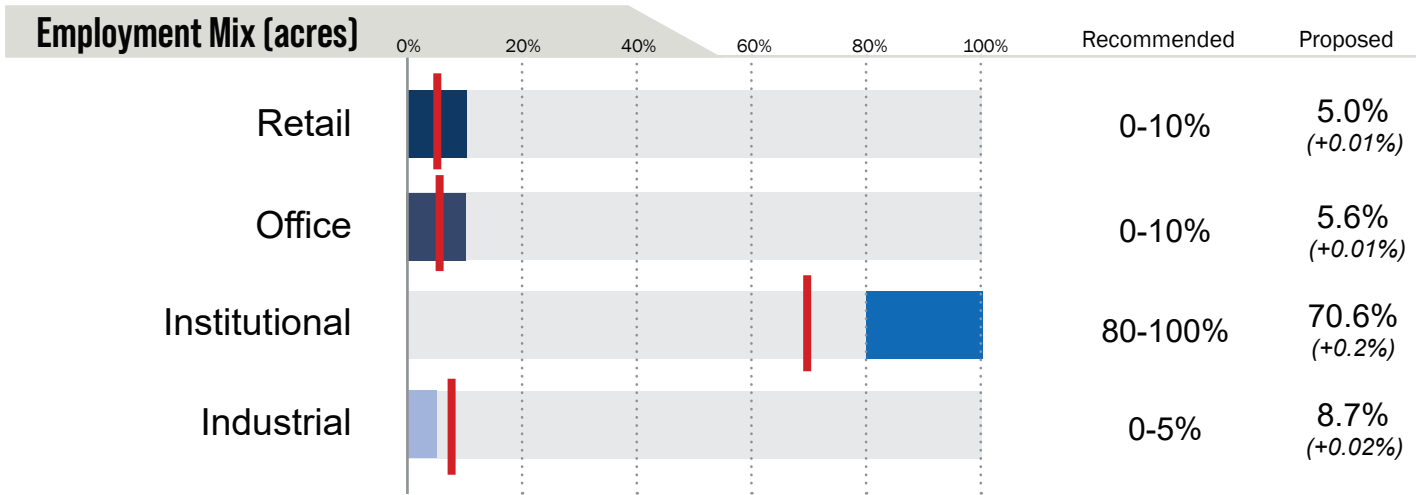
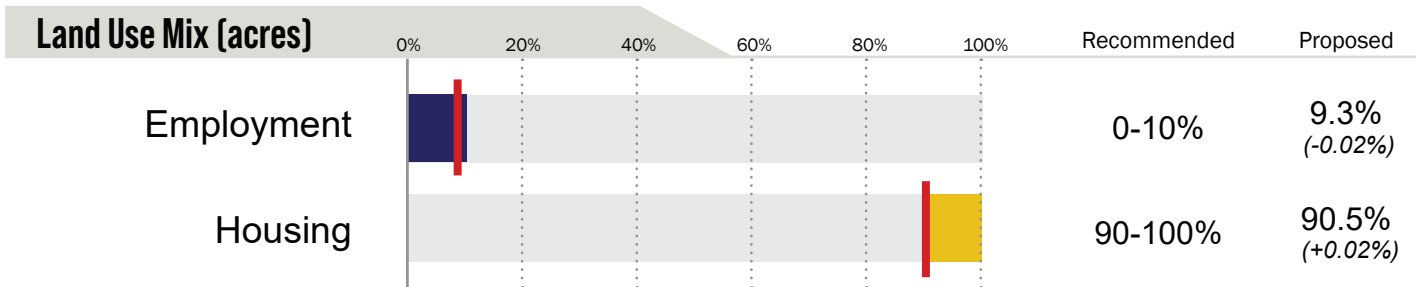
The Open Space Network future land use category includes major public open space preserves, community parks, neighborhood parks, linear parks, and trails. These areas are intended to retain their character to provide regional recreation and leisure opportunities

1. Maintain and upgrade parks and open spaces as needed to serve the health and recreational needs of the diverse community.
2. Improve access to these areas through transit and micromobility options.

2 | Mix of Uses

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

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



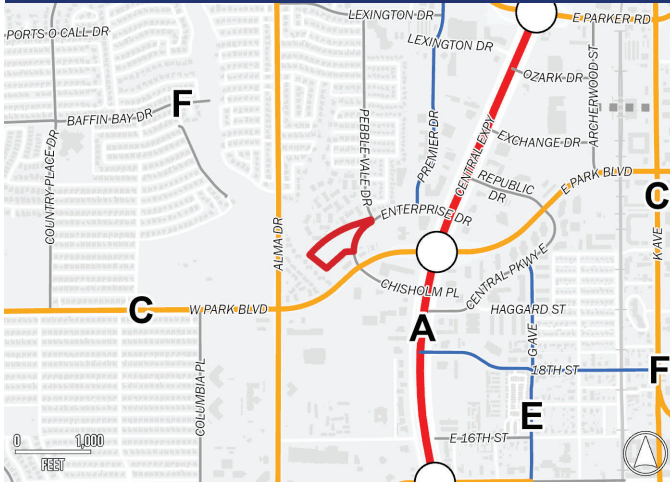
3 | Desirable Character Defining Elements

 Click here for "How to Read The Dashboards"

DESIRABLE CHARACTER DEFINING ELEMENT	RECOMMENDED BY COMPREHENSIVE PLAN	APPLICANT PROPOSAL
Building Heights	<p>Neighborhoods: 1 to 2 stories</p> <p>Open Space: 1 to 2 stories</p>	<p>Neighborhoods: 3 stories with a roof deck above the third story</p> <p>Open Space: N/A</p>
Density	<p>Neighborhoods: SF: 0.5 to 10 DUA MF: 10 to 22 DUA</p> <p>Open Space: N/A</p>	<p>Neighborhoods: 9.1 Dwelling Units Per Acre (DUA)</p> <p>Open Space: N/A</p>
Intensity	<p>Neighborhoods: Low (0 to 50% Lot Coverage)</p> <p>Open Space: Low (0 to 50% Lot Coverage)</p>	<p>Neighborhoods: N/A</p> <p>Open Space: N/A</p>
Open Space	<p>Neighborhoods: 10% to 50% Passive OS</p> <p>Open Space: 100% Active and Recreational OS</p>	<p>Neighborhoods: 19.9% Passive Open Space + 12.2% Active Open Space (32% total open space)</p> <p>Open Space: 100% Recreational Open Space</p>
Parking Orientation	<p>Neighborhoods: Res: garages with driveways Non-res: surface lots</p> <p>Open Space: surface lots</p>	<p>Neighborhoods: Residential garages with driveways</p> <p>Open Space: N/A</p>
Block Pattern & Streetscape	<p>Neighborhoods: Gridded or curvilinear blocks Traditional Residential Streets</p> <p>Open Space: Wide blocks, OS Corridor Streets</p>	<p>Neighborhoods: Curvilinear blocks, Traditional Residential Streets</p> <p>Open Space: N/A</p>
Multimodal Access		
1. Automobiles	<p>Neighborhoods: HIGH Direct access from local streets</p> <p>Open Space: MEDIUM Limited access to major and local streets</p>	<p>Neighborhoods: HIGH Direct access to the site is available from Enterprise Drive</p> <p>Open Space: N/A</p>
2. Transit	<p>Neighborhoods: MEDIUM Served by bus on perimeter arterial streets</p> <p>Open Space: MEDIUM Served by bus</p>	<p>Neighborhoods: LOW - There are currently no bus routes serving the arterial streets immediately adjacent to the subject property. Parker Road Station is approximately 0.75 mile east of the site.</p> <p>Open Space: N/A</p>
3. Micromobility	<p>Neighborhoods: HIGH Connected to trails and bike routes</p> <p>Open Space: HIGH Integrated trails and bike routes</p>	<p>Neighborhoods: HIGH - The subject property has direct access to the Chisholm Trail and On-Street Bike Routes 73 and 75.</p> <p>Open Space: HIGH - Integrated connectivity to the Chisholm Trail</p>
4. Pedestrians	<p>Neighborhoods: HIGH Walkable to parks and schools</p> <p>Open Space: HIGH Short walk from neighborhoods</p>	<p>Neighborhoods: HIGH - The subject property has direct access to the Chisholm Trail, is located within 0.10 miles of the Proposed South Central Community Park Site and is within 0.40 miles of Harrington Park as well as the Sam Johnson Senior Recreation Center.</p> <p>Open Space: HIGH - Direct access between Chisholm Trail and proposed neighborhood</p>

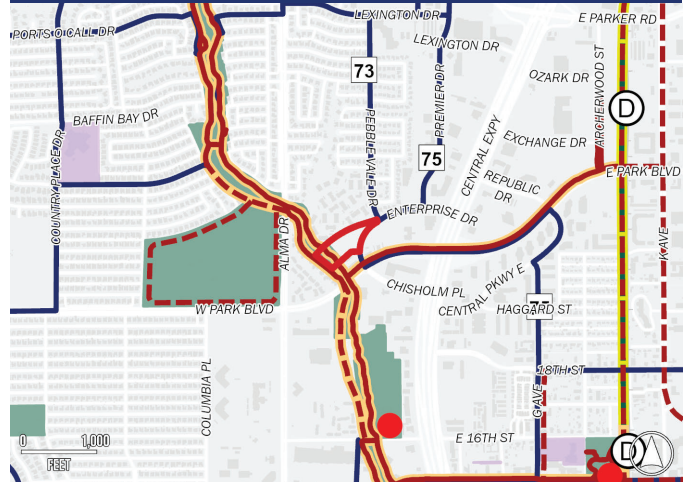
4 | Other Comprehensive Plan Maps

Thoroughfare Plan Map



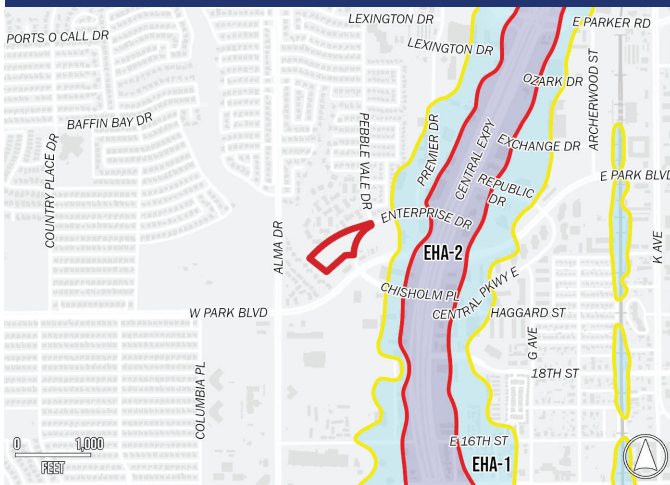
Access to the subject property will be from Enterprise Drive which is designated as a Type F: Minor Collector (Commercial Context).

Bicycle Transportation Plan Map



On-Street Bike Routes 73 and 75 are located along Enterprise Drive and the Chisholm Trail is a designated shared-use path located along the western edge of the subject property.

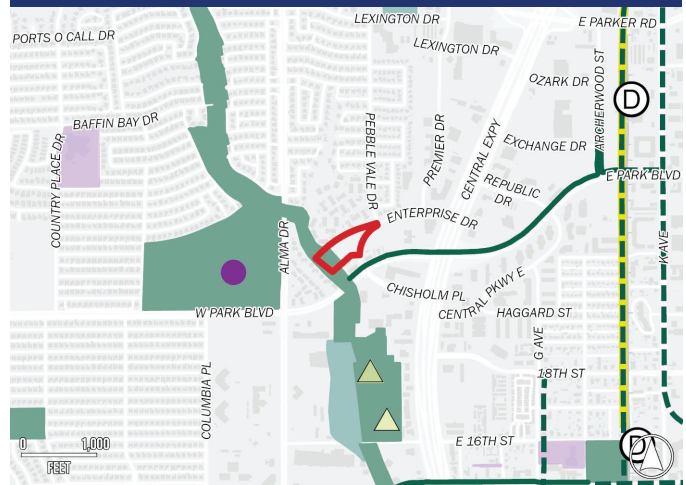
Expressway Corridor Environmental Health Map



The subject property is not within the Expressway Corridor Environmental Health Map areas.

- EHA-1
- EHA-2
- Not Applicable

Parks Master Plan Map



The subject property can directly access Chisholm Trail, is located within 0.10 miles of the proposed South Central Community Park Site, and is within 0.40 miles of Harrington Park and the Sam Johnson Senior Recreation Center.

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:

Undeveloped Land Policy Action #3:
 Ensure that new housing growth on undeveloped land provides functional and appropriate environments for residential uses and activities such as proximity to existing compatible residential development, configuration to support housing, and access to neighborhood parks, and ensure any development standards include adequate green space. When adjacent to existing residential neighborhoods a compatible transition in building height and bulk should be provided.

- Envision Oak Point (2018)
 Downtown Vision & Strategy Update (2019)
 Spring Creekwalk Master Plan (1990)
 Preservation Plano 150 (2018)
 Other

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 below; 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 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 [Neighborhoods \(N\)](#) and [Open Space Network \(OS\)](#) categories of the Future Land Use Map (FLUM). The request partially meets the description and priorities of the N category, which recommends primarily single-family uses. However, this request would allow for heights that are outside the recommended threshold. These heights are distinct from the one- and two-story residential developments which are adjacent to the subject property.

Although the height associated with this request is not completely in keeping with the surrounding context, it is important to note that Priority #4 in the N designation recommends a “*variety of housing heights, sizes, and types.*” Additionally, the request aligns with the N description relative to infill projects, as the site cannot fit the typical neighborhood design block pattern due to the size of the subject property and the floodplain limitations.

The western portion of the subject property is within the OS designation and will be utilized as open space and include a connection to the existing Chisholm Trail. This request is in conformance with the OS designation.

Based on these considerations, the proposed request is generally consistent with the description and priorities of the N and OS categories.

FLUM – N Description and Priorities		
Description		Partially Meets
Priorities	Preserving neighborhood character and quality of life	N/A
	Upkeep of existing housing stock	N/A
	Requiring adjacent commercial land uses to provide adequate transitions	N/A
	Variety of housing heights, sizes, and types	Meets
FLUM – OS Description and Priorities		
Description		Meets
Priorities	Maintain and upgrade parks and open spaces as needed to serve the health and recreational needs of the diverse community.	Meets
	Improve access to these areas through transit and micromobility options.	Meets

[Mix of Uses](#) – The Mix of Uses in the N designation recommends 90-100% Housing Land Uses within this category, consistent with this request. Additionally, the request would increase the number of units within the *Attached Single-Family Types* within the Housing Mix in the Neighborhoods measurement area from 4,135 units to 4,160 units, or 4.2%. This percentage is below the recommended 5-25% threshold within the N Dashboard, but the request does provide marginal improvements.

The Mix of Uses in the OS designation recommends no housing be allowed. As the western portion of the property will be utilized as open space, the mix of uses is consistent with this request.

FLUM – N Mix of Uses	
Land Use Mix	Meets
Employment Mix	N/A
Housing Mix	Meets
FLUM – OS Mix of Uses	
Land Use Mix	Meets
Employment Mix	N/A
Housing Mix	Meets

[Desirable Character-Defining Elements in N Designation](#) – The proposed use is located within an undeveloped property. The request meets the character-defining elements of the N designation, with the exception of building height. The applicant proposes building heights up to three stories, with an allowance for roof decks above the third story, which is inconsistent with the one- to two-story height recommendation.

[Desirable Character-Defining Elements in OS Designation](#) – The zoning request meets the applicable character-defining elements of the OS designation.

FLUM – N Desirable Character Defining Elements			
Building Height	Does Not Meet	Multimodal Access <ul style="list-style-type: none"> • Automobiles • Transit • Micromobility • Pedestrians 	Meets Meets Meets Meets
Maximum Density	Meets		
Intensity	N/A		
Open Space	Meets		
Parking Orientation	Meets		
Block Pattern & Streetscape	Meets		
FLUM – OS Desirable Character Defining Elements			
Building Height	N/A	Multimodal Access <ul style="list-style-type: none"> • Automobiles • Transit • Micromobility • Pedestrians 	N/A N/A Meets Meets
Maximum Density	N/A		
Intensity	N/A		
Open Space	Meets		
Parking Orientation	N/A		
Block Pattern & Streetscape	N/A		

Other Comprehensive Plan Maps

The request is in conformance with and would not require improvements applicable to the Thoroughfare Plan Map, Bicycle Transportation Plan Map, Parks Master Plan Map, or Expressway Corridor Environmental Health Map.

Other Comprehensive Plan Maps	
Thoroughfare Plan Map	Meets
Bicycle Transportation Plan Map	Meets
Parks Master Plan Map	Meets
Expressway Corridor Environmental Health Map	Meets

Policies & Actions of the Comprehensive Plan and Other Studies

[Undeveloped Land Policy – Action 3 \(UL3\)](#) – This policy recommends that the city ensure that new housing on undeveloped land meets appropriate criteria. The request is in an appropriate environment, with setbacks and buffers from the adjacent convenience store. Additionally, the site is configured appropriately to support housing with internal public streets. The proposed land use is consistent with the recommended threshold for *Single-Family Attached Types* within the Mix of Uses for the N category, and the request is adjacent to existing residential uses and has access to amenities such as open space, trails, on-street bike routes, and parks. Although the request exceeds the threshold for building height recommended by the N category, the description does offer direction that infill projects such as this proposal may not fit the typical neighborhood design. For these reasons, this request is generally in conformance with this policy.

[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 N and OS dashboards. The request is in conformance with the mix of uses and density described in the dashboards. However, due to the proposed height, the request is inconsistent with RGM1, and findings will be required by the Commission to approve the request.

[Redevelopment and Growth Management Policy – Action 8 \(RGM8\)](#) – This action recommends residential uses be limited to areas based on individual site considerations and the FLUM Dashboards. As mentioned previously, there are significant elements of this request that are appropriate based on individual site considerations and the Future Land Use Map and Dashboards. However, due to the proposed height, staff finds the request is neutral with RGM8.

Comprehensive Plan Summary

The N and OS categories generally support the request for SF-A. However, the request includes inconsistencies with the N Future Land Use Category description and the recommended maximum height. For this reason, approval of this request will require findings by the Commission and City Council.

Comprehensive Plan Policy Summary

Policy or Study	Analysis
Future Land Use Map and Dashboards – (combining both the N and OS analyses) <ul style="list-style-type: none"> • Description & Priorities • Mix of Uses • Character Defining Elements 	<ul style="list-style-type: none"> • Partially Meets • Meets • Partially Meets (Triggers Findings Policy)
Thoroughfare Plan Map	Meets
Bicycle Transportation Plan Map	Meets
Parks Master Plan Map	Meets
Expressway Corridor Environmental Health Map	Meets
Undeveloped Land Policy – Action 3 (UL3)	Meets
Redevelopment & Growth Management Policy – Action 1 (RGM1)	Does Not Meet
Redevelopment & Growth Management Policy – Action 8 (RGM8)	Neutral

Adequacy of Public Facilities – Water and sanitary sewer services are available to serve the subject property.

Traffic Impact Analysis (TIA) – A TIA is not required for this rezoning request.

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

Public Safety Response Time – Fire emergency response times will be sufficient to serve the site based on existing personnel, equipment, and facilities.

Access to and Availability of Amenities and Services

Parks: The subject property is located within Park Fee Service Area 5. Private open space will be provided to serve residents within the subject property per the planned development standards.

Libraries: The subject property is within the Harrington Library’s service area, and service to future residents would be possible with the current library resources.

STAFF PRELIMINARY REPORT – ANALYSIS & RECOMMENDATION

Single-Family Attached Uses

This request is an infill development project consisting of 25 single-family attached residences. As indicated on the companion concept plan, the applicant is proposing the buildings which are three stories, 45 feet in height, and include roof decks above the third story. Internal public streets will serve the site, and the applicant is also proposing open space within the development as well as along the creek with a connection to the City of Plano Chisholm Trail (South) Shared Use Path.

*Infill development refers to the development of vacant or underutilized land (usually individual lots or leftover properties) within areas that are already largely developed.
- from Glossary of Terms in the Comprehensive Plan*

Building Height

The SF-A district allows a maximum height of two stories. The applicant proposes allowing a maximum of three stories in height, with an allowance for rooftop decks, outdoor living areas, and patios above the third floor. This rooftop deck design was used by the applicant in a similar development located in The Colony ([see photo to the right](#)), which has views of Lake Lewisville.



Adjacent properties include 1-story convenience stores and 2-story multifamily residences. The existing Corridor Commercial zoning allows a maximum height of 20 stories, which is limited by residential adjacency, and the adjacent MF-2 zoning to the north and west allows a maximum height of two stories. Additional

height may be needed to provide the necessary square footage to justify the development; however, the height would also be inconsistent with the heights of other nearby buildings.

Other PD Stipulations

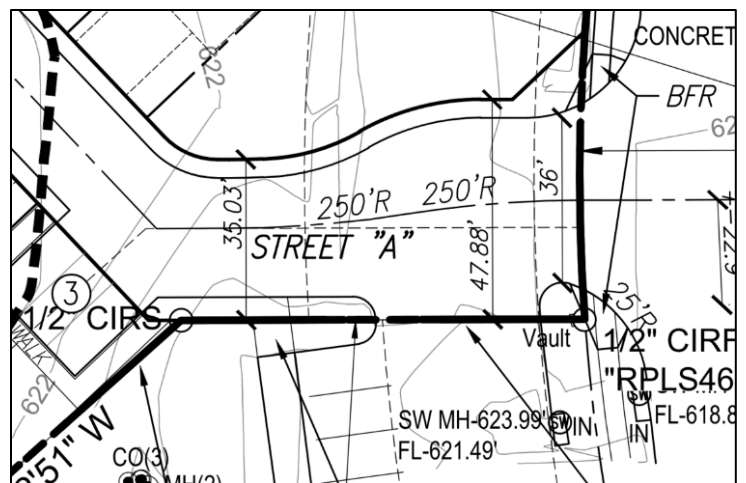
Other Planned Development stipulations, in addition to the modified development standards, include those related to the setback from adjacent properties, landscape buffers, additional fencing, trails, and open space. Staff is generally supportive of these changes.

- **Setbacks from Property Lines** – The applicant proposes minimum building setbacks of 30 feet from the northern property line and 35 feet from the southern property line. These are intended to restrict buildings from being located closer to the adjacent uses, the convenience store to the south, and the multifamily development to the north.

- *Screening/Landscape Buffers* – The Zoning Ordinance typically requires screening walls to be constructed by multifamily or nonresidential uses when located adjacent to single-family zoning districts. The existing convenience store and multifamily residences cannot be forced to retroactively construct these walls; therefore, some form of screening or buffering is needed. The PD stipulations include requirements for a 10-foot landscape buffer with a double tree row to buffer from the convenience store to the south and a wrought iron fence and a 6-foot tall hedgerow to buffer from the multifamily residences to the north.
- *Fencing* – As the associated concept plan shows, the applicant proposes a variable-height retaining wall adjacent to the existing drainage and floodway easement. For additional guest and resident protection, a stipulation has been added to include the installation of a six-foot metal fence, at least 50% open in construction, along the retaining wall.
- *Trails and Open Space* – As shown in the associated concept plan, the applicant proposes 0.5 acre of open space within the development, 1.0 acre of open space along the western property line adjacent to the Chisholm Trail, and a direct connection to the trail. PD stipulations are included to ensure these amenities are provided.

Adjacency & Access

The companion concept plan shows two driveways off Enterprise Drive for the development. The southern access point will be shared with the convenience store to the south to maintain existing conditions. Shared access was negotiated in 2000 to create a second access point to the convenience store from Enterprise Drive to mitigate traffic issues caused by vehicles blocked by southbound traffic waiting to turn on Park Boulevard. The existing driveway on the subject property will be converted to a collector street section into the townhome development to maintain this access and connect to the existing drive on the convenience store property. As shown, the driveway connection created does not meet the minimum separation requirements of the Street Design Standards. This situation is not ideal; however, the Engineering Department has accepted the design due to the low volume of vehicles anticipated to use this access.



As shown, the driveway connection created does not meet the minimum separation requirements of the Street Design Standards. This situation is not ideal; however, the Engineering Department has accepted the design due to the low volume of vehicles anticipated to use this access.

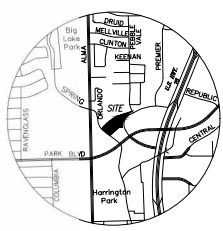
FINAL SUMMARY:

The applicant is requesting to rezone the subject property from Corridor Commercial to Planned Development-Single-Family Residence Attached to allow 25 residential units and modify development standards. The request is intended to create standards to allow infill development within this unique property. However, this request is disfavored because the proposal lacks conformity with building heights of the Neighborhoods Dashboard. Although this request is disfavored, should the Commission choose to support it, staff recommends consideration of which design standards will produce the best residential project over the long-term.

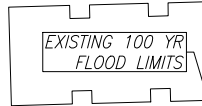
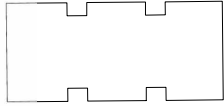
RECOMMENDATION:

This request is disfavored because the proposal lacks conformity with Comprehensive Plan policies. Approval of the request will require Findings by the Planning & Zoning Commission and City Council.

Block	Lot	Sq. Ft.	Acres
A	1	2,303.4	0.053
A	2	2,275.0	0.052
A	3	2,275.0	0.052
A	4	2,303.4	0.053
A	5	2,303.4	0.053
A	6	2,303.4	0.053
A	7	2,275.0	0.052
A	8	2,275.0	0.052
A	9	2,303.4	0.053
A	10X	94,334.4	2.166
B	1	2,303.4	0.053
B	2	2,275.0	0.052
B	3	2,275.0	0.052
B	4	2,275.0	0.052
B	5	2,275.0	0.052
B	6	2,275.0	0.052
B	7	2,275.0	0.052
B	8	3,602.2	0.083
B	9X	2,415.9	0.055
B	10	2,303.4	0.053
B	11	2,275.0	0.052
B	12	2,275.0	0.052
B	13	2,275.0	0.052
B	14	2,312.5	0.053
B	15X	7,884.3	0.181
C	1	3,231.1	0.074
C	2	2,275.0	0.052
C	3	2,303.4	0.053
C	4X	15,900.7	0.344



VICINITY MAP
NOT TO SCALE



PLANO PUBLIC FACILITY CORP.
C.C. 202300046556

LOT 1, BLOCK 1
CHISHOLM PLACE II
APARTMENTS
VOL. G, PG. 524

ZONED
PD-67 MF-2

HOA O.S.
1/2" IRF CM
1/2" CIRS

BL C

BL B

BL A

ENTERPRISE DR

PEBBLE VALE DR

ZONING DESCRIPTION

BEING a tract of land situated in the J.M. Salmons Survey, Abstract No. 814, in the City of Plano, Collin County, Texas; and being all of Lot 2, Block A, Chisholm Enterprise Addition, an addition to the City of Plano, Collin County, Texas according to the plat thereof recorded in Volume M, Page 21, Plat Records Collin County Texas (PRCT); also being a portion of Enterprise Drive, a 60 ft. right-of-way dedication to the City of Plano; and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with capped stamped "Cole/1039" for corner at the intersection of Enterprise Drive (said 60 ft. wide right-of-way) with the west line of Pebble Vale Drive (a 60 ft. right-of-way);

THENCE South 35 deg 47 min 09 sec East, departing the south line of Enterprise Drive; for a distance of 30.00 ft. to a point for corner on the centerline of said Enterprise Drive;

THENCE South 54 deg 12 min 51 sec West, along the centerline of said Enterprise Drive, for a distance of 114.09 ft. to a point for corner and for the beginning of a circular curve to the left having a central angle of 58 deg 20 min 22 sec, a radius of 400.00 ft., and a chord which bears South 25 deg 02 min 40 sec West for a distance of 389.92 ft.;

THENCE continuing along said centerline with the said circular curve to the left for an arc distance of 407.29 ft. to a point for corner;

THENCE South 85 deg 52 min 29 sec West, departing said centerline, for a distance of 30.00 ft. to a 1/2 inch rod with cap stamped "RPLS 4613" found for corner on the west line of said Enterprise Drive; said point being the northeast corner of Lot 2 Block A of said Chisholm Enterprise Addition;

THENCE South 89 deg 48 min 51 sec West, departing said west line and along the north line of said Lot 2 Block A, for a distance of 88.00 ft. to a 1/2 inch iron capped rod set for corner;

THENCE South 48 deg 12 min 51 sec West, continuing along the west line of said Lot 2 Block A, for a distance of 345.47 ft. to a 1/2 inch iron capped rod set for corner at the southwest corner of said Lot 2 Block A; said point being on the northeast line of Lot 1, Block 1 of Chisholm Apartments Phase 1 per plat recorded in Volume C, Page 562 PRCT;

THENCE North 51 deg 34 min 55 sec West, along said northeast line, for a distance of 304.06 ft. to a 1/2 inch iron capped rod set for corner; said point being the southeast corner of Lot 1, Block 1 of Chisholm Place II Apartments per the plat recorded in Volume G, Page 524 PRCT; said point being the beginning of a circular curve to the right along the south line of said Lot 1 Block 1, said curve having a central angle of 34 deg 44 min 00 sec, a radius of 1,200.00 ft., and a chord which bears North 55 deg 26 min 25 sec East for a distance of 716.37 ft.;

THENCE continuing along said south line, with the said circular curve to the right for an arc distance of 727.45 ft. to a 1/2 inch iron rod found for corner;

THENCE North 72 deg 48 min 23 sec East, continuing along said south line, for a distance of 276.21 ft. to the POINT OF BEGINNING, and containing 219,510 sq. ft. or 5.039 Acres of land, more or less.

"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, PLATS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE."

ZONING EXHIBIT
PROJECT NO. ZC2023-021
VILLAS AT PARK ADDITION

5.039 ACRES
25 SINGLE FAMILY RESIDENCES - ATTACHED
LOTS 1-9, 10X BLOCK A, LOTS 1-8, 9X, 10-14, 15X BLOCK B
LOTS 1-3, 4X BLOCK C
4 H.O.A. LOTS

AN ADDITION TO THE CITY OF
PLANO, TEXAS
SITUATED IN THE
J.M. SALMONS SURVEY, ABSTRACT NO. 814
COLLIN COUNTY, TEXAS
JANUARY, 2024

ZONED
PD-67 MF-2

CHISHIMA REAL ESTATE
CO., LTD.
CC #20170510000599240
LOT 1, BLOCK 1
CHISHOLM
APARTMENTS PHASE I
VOL. C, PG. 562

DRAINAGE & FLOODWAY
EASEMENT
VOL. M, PG. 21

F.E.M.A. FLOOD ZONE AE-1 PER
F.I.R.M. PANEL NO. 4806620300K
DATED JUNE 2, 2017

F.E.M.A. FLOOD ZONE AE-1 SHADDED, PER
F.I.R.M. PANEL NO. 4806620300K, DATED
JUNE 2, 2017

PROPOSED 100 YR
FULLY DEVELOPED
FLOODPLAIN

SHIV FOOD & FUEL LLC
C.C. 202200011766
LOT 1, BLOCK A
CHISHOLM ENTERPRISE
ADDITION
VOL. M, PG. 21

ZONED
CORRIDOR COMMERCIAL

SLOPE EASEMENT
VOL. 4536 PG. 2381
C.C. 99-0135575

ACCESS EASEMENT NO. 2
VOL. 4536 PG. 2381
C.C. 99-0135575

POINT OF
BEGINNING

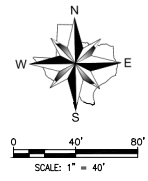
KARWAN INC.
C.C. 20210817001665240

ACCESS EASEMENT NO. 1
VOL. 4536 PG. 2381
C.C. 99-0135575

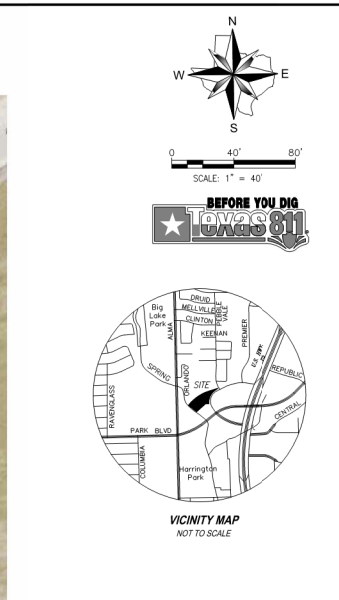
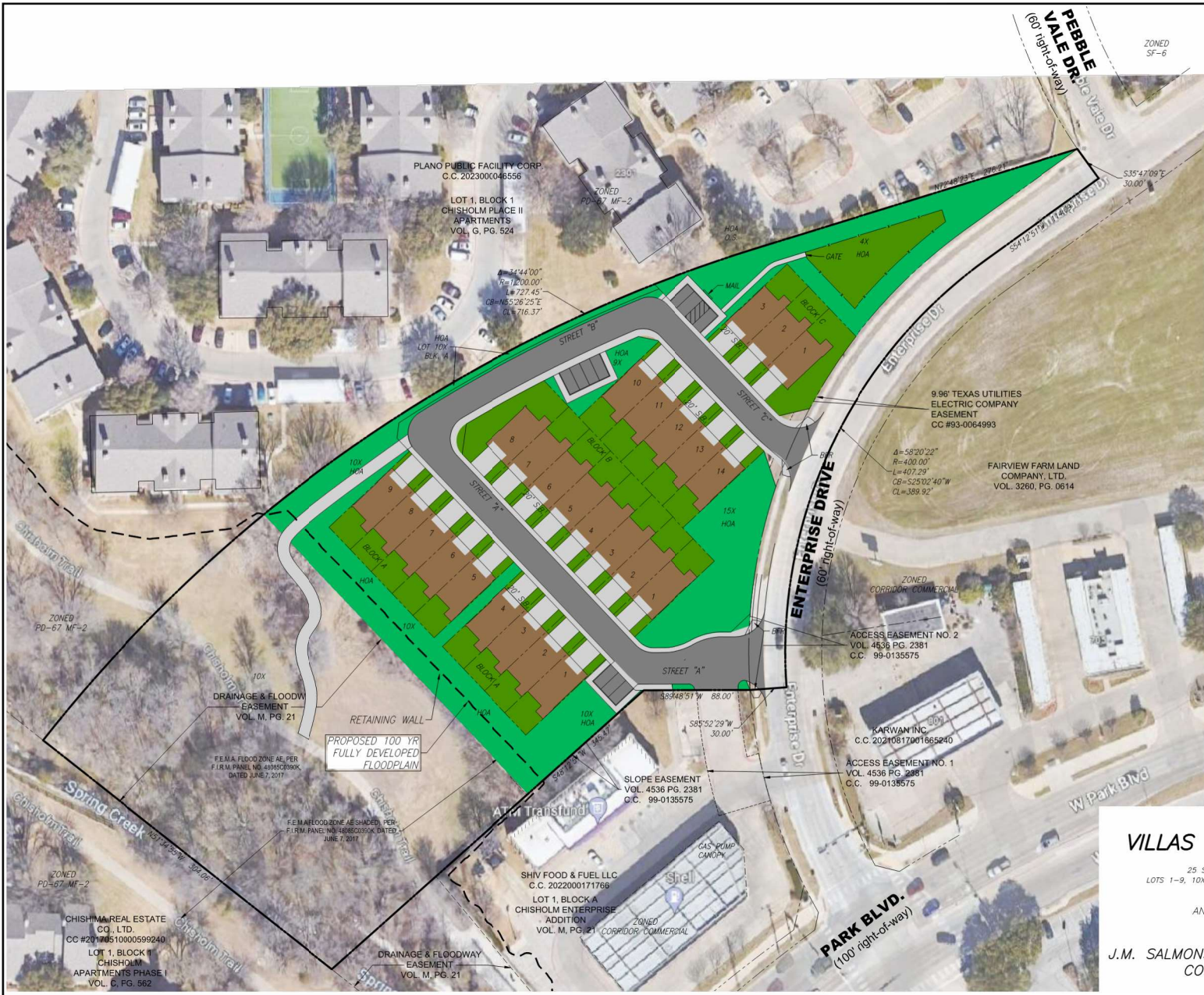
OWNER:
FAIRVIEW FARM LAND CO., LTD.
3369 PREMIER DR.
SUITE 100
PLANO, TEXAS 75023
CONTACT: RODNEY HAGGARD

DEVELOPER:
P CUSTOM HOMES, LLC
1680 PRINCE WILLIAM LANE
FRODO, TEXAS 75034
CONTACT: WARREN PACKER
PH. 214-837-2792

ENGINEER/SURVEYOR:
WINKELMANN & ASSOCIATES, INC.
6750 HILLCREST PLAZA DR.
SUITE 215
DALLAS, TEXAS 75230
CONTACT: MARIA BONILLA, P.E.
PH. 972-490-7090



 WINKELMANN & ASSOCIATES, INC. 6750 HILLCREST PLAZA DR. SUITE 215 DALLAS, TEXAS 75230 (972) 490-7090 WWW.WINKELMANN-AND-ASSOCIATES.COM	ZONING EXHIBIT ENTERPRISE DRIVE PLANO, TEXAS ZEXH01
2-8-2024	NO. DATE
REVISION	
APPROVAL	



NO.	DATE	REVISION	APPROVAL

Winkelmann & Associates, Inc.
 6750 HILLCREST PLAZA DR., SUITE 215
 DALLAS, TEXAS 75230
 (972) 490-7090
 WWW.WINKELMANN.COM

ZONING EXHIBIT

**ENTERPRISE DRIVE
PLANO, TEXAS**

ZEXH01

2-8-2024

7/10/19

2,907 acres of area out of the floodplain.

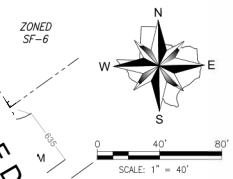
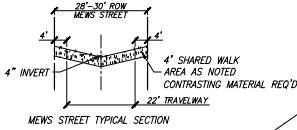
Townhome min. lots:
 25 ft. standard lot width
 30 ft. corner lot min. width
 25.5 ft. end lot min. width
 91 ft. depth

R.O.W. for residential streets to be 30 ft. with 22 ft. of pavement and a 4 ft. shared walk area on each side of Street A and Street C, and 6 ft. on southeast side of Street B.

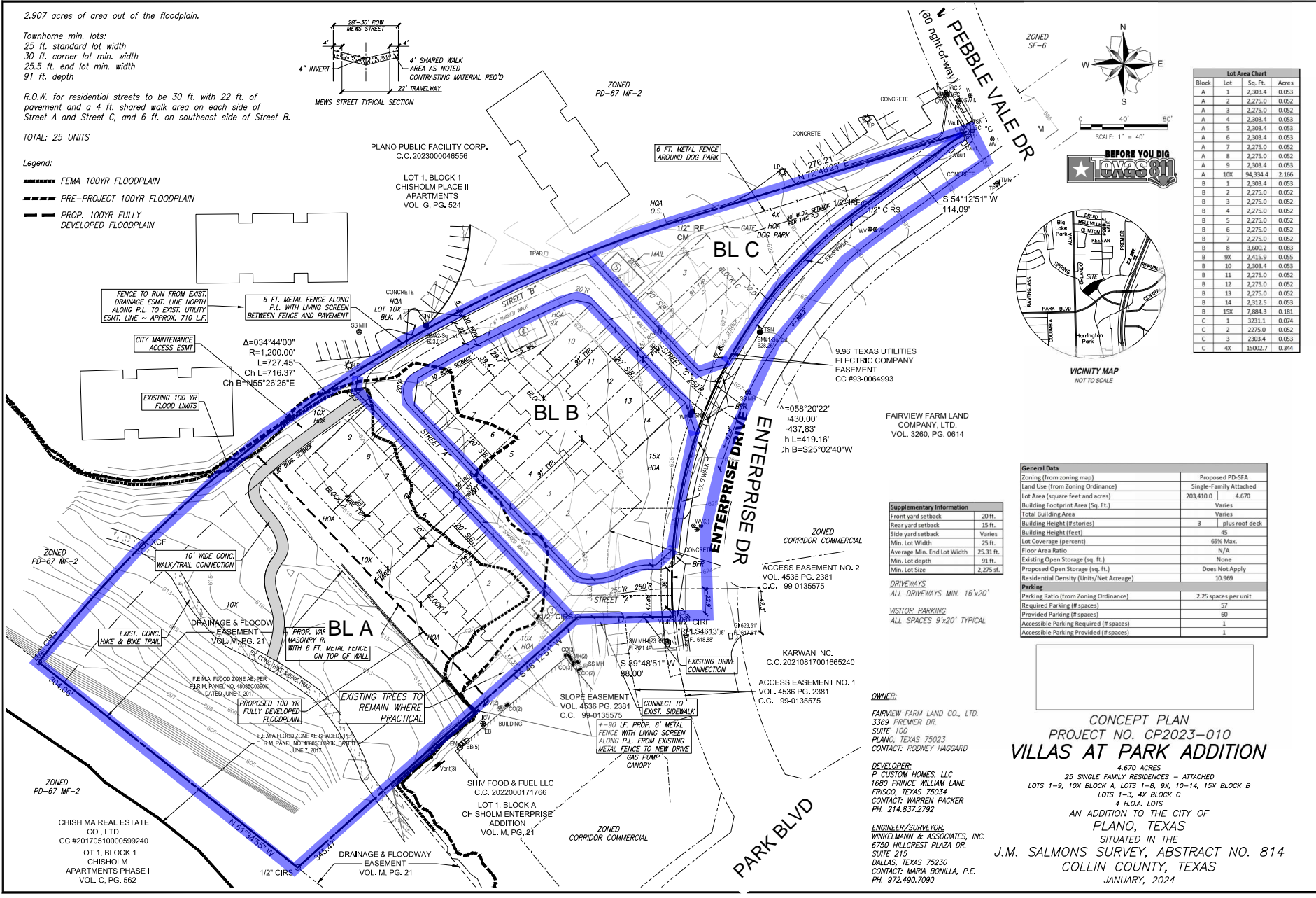
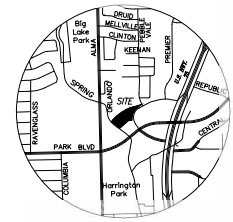
TOTAL: 25 UNITS

Legend:

- FEMA 100YR FLOODPLAIN
- PRE-PROJECT 100YR FLOODPLAIN
- PROP. 100YR FULLY DEVELOPED FLOODPLAIN



Block	Lot	Sq. Ft.	Acres
A	1	2,303.4	0.053
A	2	2,275.0	0.052
A	3	2,275.0	0.052
A	4	2,303.4	0.053
A	5	2,303.4	0.053
A	6	2,303.4	0.053
A	7	2,275.0	0.052
A	8	2,275.0	0.052
A	9	2,303.4	0.053
A	10K	54,334.4	2.166
B	1	2,303.4	0.053
B	2	2,275.0	0.052
B	3	2,275.0	0.052
B	4	2,275.0	0.052
B	5	2,275.0	0.052
B	6	2,275.0	0.052
B	7	2,275.0	0.052
B	8	3,600.2	0.083
B	9K	2,415.9	0.055
B	10	2,303.4	0.053
B	11	2,275.0	0.052
B	12	2,275.0	0.052
B	13	2,275.0	0.052
B	14	2,312.5	0.053
B	15K	2,884.3	0.181
C	1	1,931.1	0.074
C	2	2,275.0	0.052
C	3	2,303.4	0.053
C	4K	15,002.7	0.344



Supplementary Information	
Front yard setback	20 ft.
Rear yard setback	15 ft.
Side yard setback	Varies
Min. Lot Width	25 ft.
Average Min. End Lot Width	25.31 ft.
Min. Lot depth	91 ft.
Min. Lot Size	2,275 sq. ft.

General Data	
Zoning (from zoning map)	Proposed PD-SFA
Land Use (from Zoning Ordinance)	Single-Family Attached
Lot Area (square feet and acres)	203,410.0 / 4.670
Building Footprint Area (Sq. Ft.)	Varies
Total Building Area	Varies
Building Height (# stories)	3 / plus roof deck
Building Height (feet)	45
Lot Coverage (percent)	65% Max.
Floor Area Ratio	N/A
Existing Open Storage (sq. ft.)	None
Proposed Open Storage (sq. ft.)	Does Not Apply
Residential Density (Units/Net Acreage)	10.969

Parking	
Parking Ratio (from Zoning Ordinance)	2.25 spaces per unit
Required Parking (# spaces)	57
Provided Parking (# spaces)	60
Accessible Parking Required (# spaces)	1
Accessible Parking Provided (# spaces)	1

**CONCEPT PLAN
 PROJECT NO. CP2023-010
 VILLAS AT PARK ADDITION**

4.670 ACRES
 25 SINGLE FAMILY RESIDENCES - ATTACHED
 LOTS 1-9, 10X BLOCK A, LOTS 1-8, 9X, 10-14, 15X BLOCK B
 LOTS 1-3, 4X BLOCK C
 4 H.O.A. LOTS

AN ADDITION TO THE CITY OF
PLANO, TEXAS
 SITUATED IN THE
J.M. SALMONS SURVEY, ABSTRACT NO. 814
COLLIN COUNTY, TEXAS
 JANUARY, 2024

CONCEPT PLAN

ENTERPRISE DRIVE
 PLANO, TEXAS

ZCP01

2-8-2024

APPROVAL

REVISION

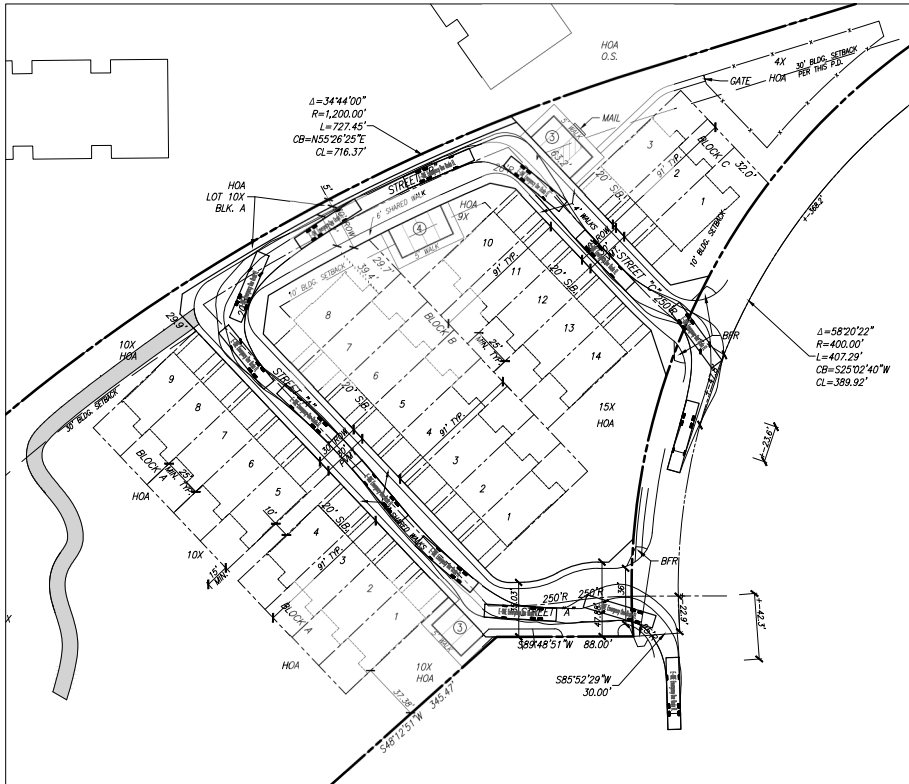
NO.

DATE

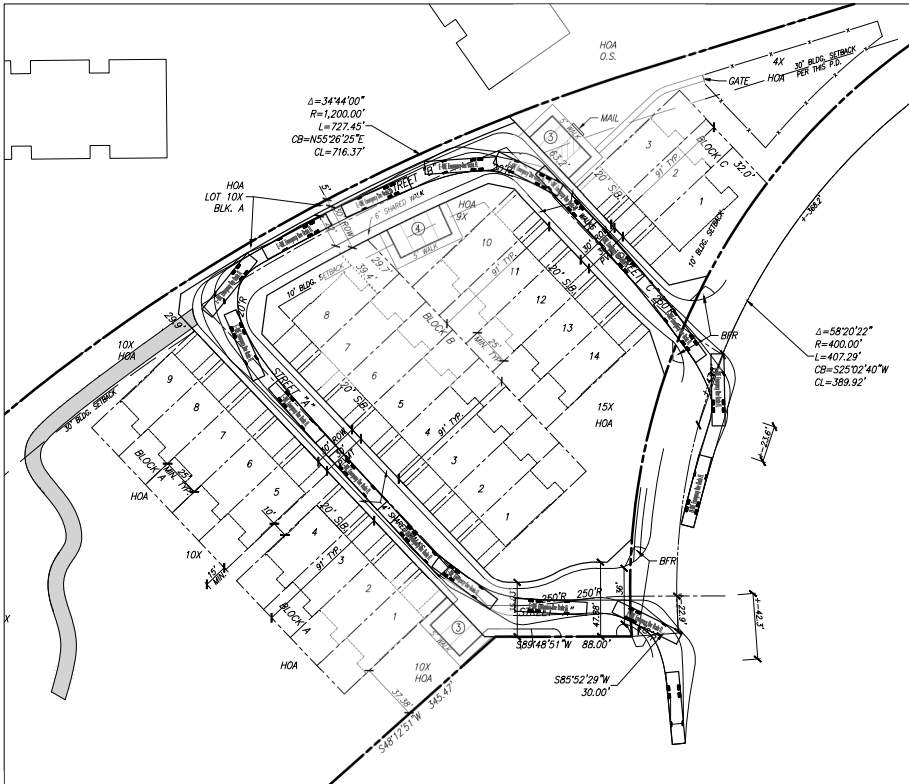
© 2024 J.M. SALMONS SURVEY, ABSTRACT NO. 814, COLLIN COUNTY, TEXAS

Winkelmann & Associates, Inc.

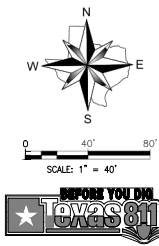
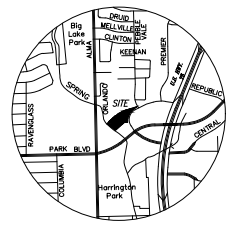
1500 HILLCREST PLAZA DR. SUITE 215
 FRODO, TEXAS 75234
 PHONE: 972.490.7090
 FAX: 972.490.7090
 WWW.WINKELMANNANDASSOCIATES.COM



**FIRE APPARATUS
CLOCKWISE PATH**



**FIRE APPARATUS
COUNTER CLOCKWISE PATH**



CONCEPT PLAN
 PROJECT NO. CP2023-010
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 4.670 ACRES
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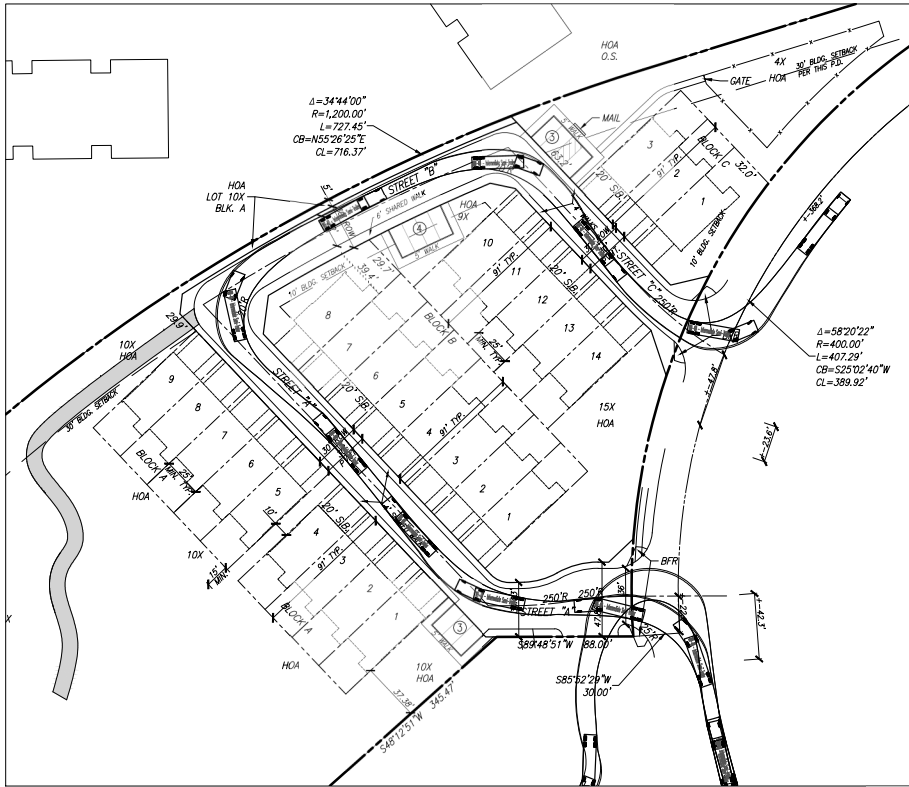
NO.	DATE	REVISION	APPROVAL

Winkelmann & Associates, Inc.
 5700 HUNTER FIELDS DRIVE, SUITE 201
 FORT WORTH, TEXAS 76116
 (817) 441-1111
 WWW.WINKELMANN-ASSOCIATES.COM
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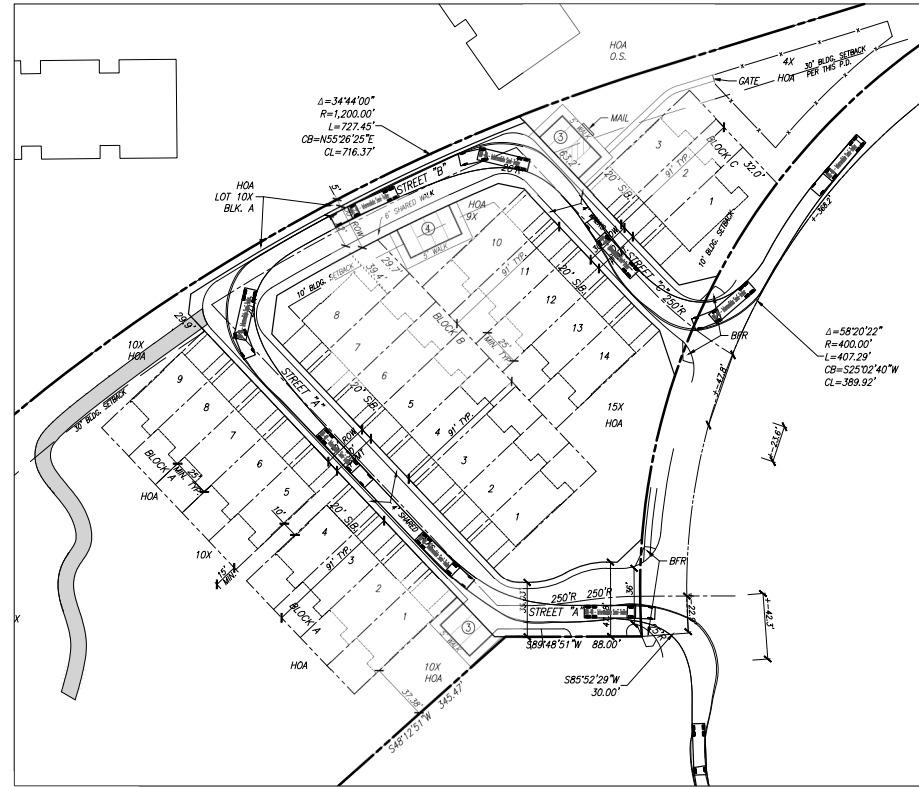
2-8-2024

FIRE APPARATUS TURNING PLAN
 ENTERPRISE DRIVE
 PLANO, TEXAS

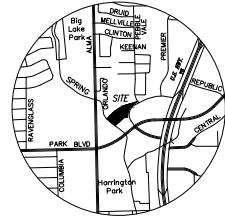
ZCP01



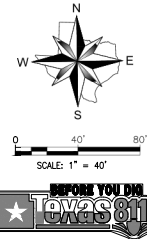
WB-40 CLOCKWISE PATH



WB-40 COUNTER CLOCKWISE PATH



VICINITY MAP
NOT TO SCALE



CONCEPT PLAN
 PROJECT NO. CP2023-010
VILLAS AT PARK ADDITION

4.670 ACRES
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 LOTS 1-3, 4X BLOCK C
 4 H.O.A. LOTS

AN ADDITION TO THE CITY OF
 PLANO, TEXAS
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 J.M. SALMONS SURVEY, ABSTRACT NO. 814
 COLLIN COUNTY, TEXAS
 JANUARY, 2024

NO.	DATE	REVISION	APPROV.

Winkelmann & Associates, Inc.
 5700 HUNTER ROAD, SUITE 201
 PLANO, TEXAS 75075
 (972) 481-1000
 WWW.WINKELMANN-ASSOCIATES.COM

2-8-2024

WB-40 TRUCK TURNING PLAN
 ENTERPRISE DRIVE
 PLANO, TEXAS

ZCP01

MEETING DATE

Monday, February 12, 2024

RESULTS

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

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: _____;
and
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: _____;
and
3. The request is consistent with other policies, actions, maps:
 - Future Land Use Map and Dashboards – Description & Priorities
 - Future Land Use Map and Dashboards – Mix of Uses
 - Future Land Use Map and Dashboards – Character Defining Elements
 - Thoroughfare Plan Map & Cross Sections
 - Bicycle Transportation Plan Map
 - Parks Master Plan Map
 - Expressway Corridor Environmental Health Map
 - Undeveloped Land Policy – Action 3 (UL3)
 - Redevelopment & Growth Management Policy – Action 8 (RGM8)
 - 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, February 26, 2024

RESULTS

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

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

or

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

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 and Dashboards – Character Defining Elements
- Redevelopment & Growth Management Policy – Action 1 (RGM1)
- Redevelopment & Growth Management Policy – Action 8 (RGM8)
- Other: _____

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

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

Signature

Date

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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