

DATE: March 5, 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 March 4, 2024

AGENDA ITEM NO. 3 - ZONING CASE 2024-004
PETITIONER: AGAPE RESOURCE & ASSISTANCE CENTER, INC.

Request to expand Specific Use Permit No. 660 for Household Care Institution from 0.3 acre to 0.6 acre on two lots located on the north side of 19th Street, 400 feet west of N Avenue. Zoned General Office. Project #ZC2024-004.

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>2</u>	Oppose: <u>0</u>	Neutral: <u>1</u>
Petition Signatures Received:	Support: <u>0</u>	Oppose: <u>0</u>	Neutral: <u>0</u>
Other Responses:	Support: <u>0</u>	Oppose: <u>1</u>	Neutral: <u>0</u>

RESULTS:

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

- Maximum number of residents: 20 per building

To view the hearing, please click on the provided link:
<https://planotx.new.swagit.com/videos/298968?ts=981>

DS/ko

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

[Google Link](#)

AGENDA ITEM NO. 3

PUBLIC HEARING: Zoning Case 2024-004

PETITIONER: Agape Resource & Assistance Center, Inc.

CASE PLANNER: Donna Sepulvado

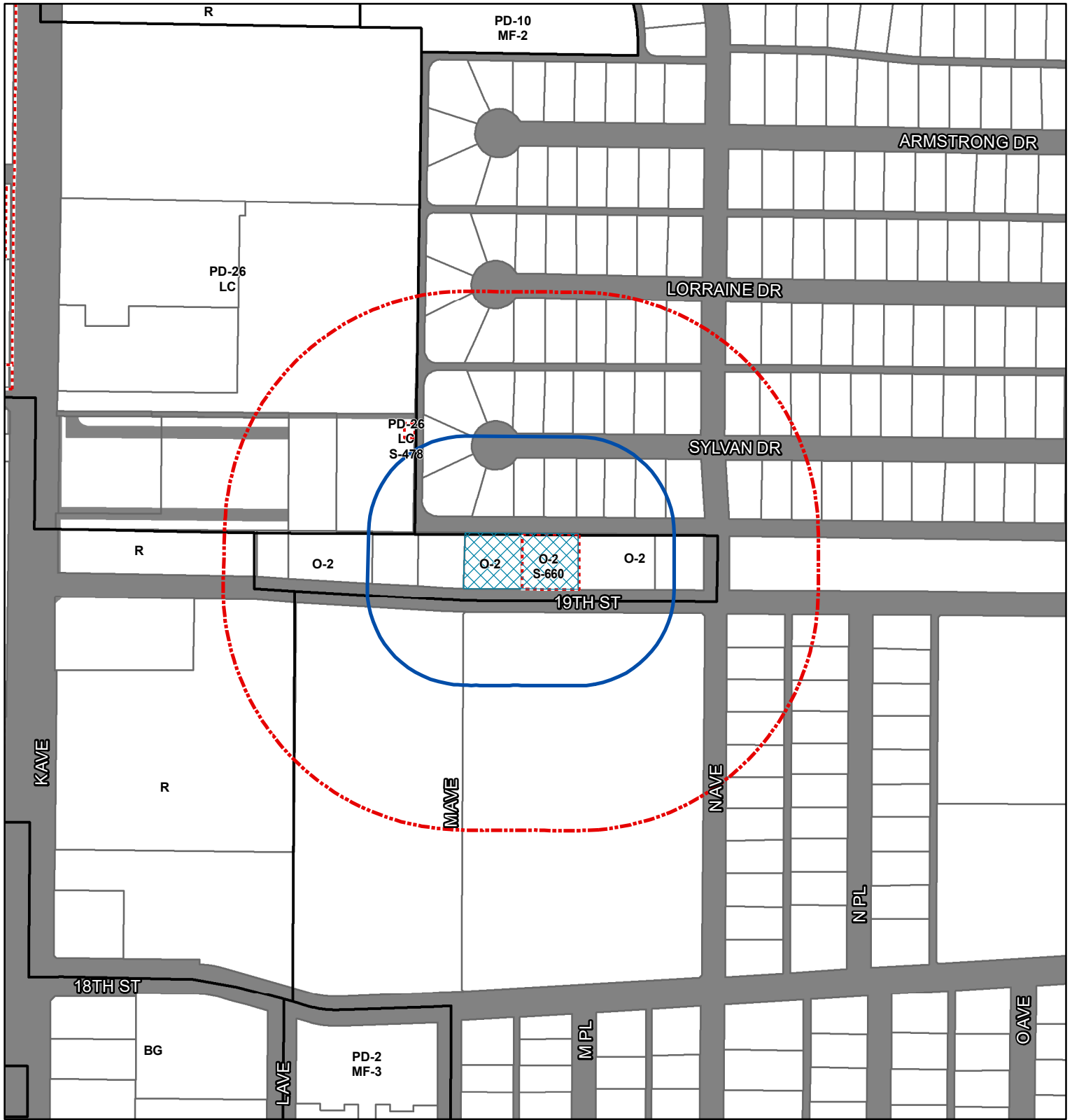
DESCRIPTION: Request to expand Specific Use Permit No. 660 for Household Care Institution from 0.3 acre to 0.6 acre on two lots located on the north side of 19th Street, 400 feet west of N Avenue. Zoned General Office. Project #ZC2024-004.

SUMMARY:

The applicant is requesting to expand Specific Use Permit No. 660 (S-660) for Household Care Institution, currently located at 1325 19th Street, to include the adjacent property at 1315 19th Street. Household Care Institutions are facilities that provide residence and care to eight or more persons, regardless of legal relationship, who are elderly; disabled; orphaned, abandoned, or neglected children; victims of domestic violence; convalescing from illness; or rendered temporarily homeless due to fire, natural disaster, or financial setback. Major topics of consideration in this request include:

- Existing Household Care Institution – S-660 for Household Care Institution was approved in 2015 on a 0.3-acre property located at 1325 19th Street. The site, currently occupied by Agape Resource & Assistance Center, includes a two-story, 4,564-square-foot building constructed in 1983. The organization is requesting to expand into the neighboring building to the west, also constructed in 1983 and of similar size, height, and architectural design.
- Number of Residents – S-660 currently restricts the use to no more than 20 residents. With the proposed expansion, the applicant is requesting an increase to 40 residents between the two buildings. As no new buildings are proposed with this request, staff recommends a restriction of 20 residents per building to match existing conditions.
- Proximity to nearby schools, libraries, parks, and transit – The subject property is within walking distance of many amenities and services that can serve future residents.
- Conformance to the Comprehensive Plan – The subject property is located within the Downtown Corridors (DT) category on the *Future Land Use Map*. The proposed expansion of the existing Household Care Institution is consistent with the DT Category of the Comprehensive Plan.


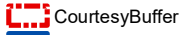


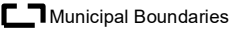

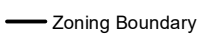

For these reasons, staff recommends approval of the request.

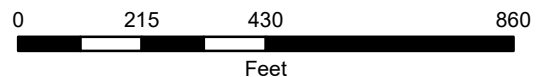
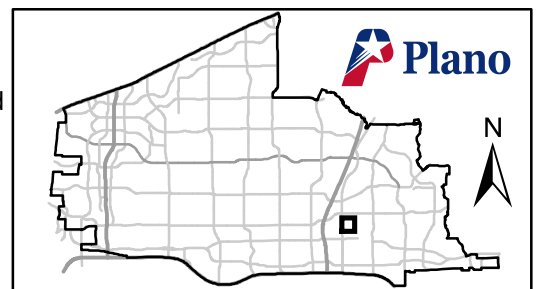


Zoning Case: 2024-004

Existing Zoning: General Office with Specific Use Permit No. 660 for Household Care Institution

Proposed Zoning: Expand Specific Use Permit No. 660 for Household Care Institution

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






LORRAINE DR

SYLVAN DR

NAVE

19TH ST


MAVE



Plano

N

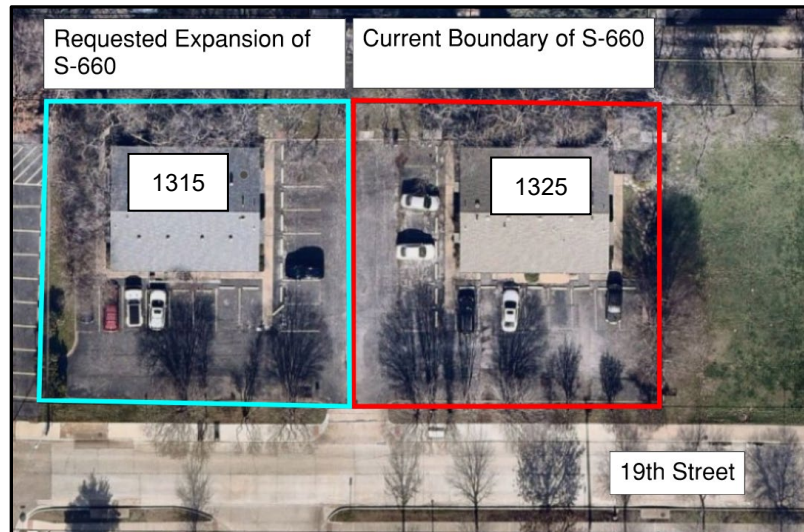
Zoning Case 2024-004

 Area of Request



STAFF PRELIMINARY REPORT – INTRODUCTORY REMARKS

The applicant is requesting to expand Specific Use Permit No. 660 (S-660) for Household Care Institution, approved in 2015 for the property at 1325 19th Street, to include the adjacent property at 1315 19th Street, as shown in the map below:



Both properties are zoned General Office (O-2). The building at 1315 19th Street is currently being used as a professional/general administrative office for the existing household care institution at 1325 19th Street.

Specific Use Permit – Section 6.100 (Specific Use Permits) of the Zoning Ordinance states:

The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district, which could benefit the general welfare in a particular case, provided that adequate development standards and safeguards are established.

Additionally, Section 6.100 (Specific Use Permits) states the following:

The Planning & Zoning Commission in considering and determining its recommendations to the City Council on any request for a specific use permit, may require from the applicant plans, information, operating data, and expert evaluation concerning the location, function, and characteristics of any building or use proposed. The City Council may, in the interest of the public welfare and to insure compliance with this ordinance, establish conditions of operation, location, arrangement, and type and manner of construction of any use for which a permit is authorized. In authorizing the location of any of the uses listed as specific use permits, the City Council may impose such development standards and safeguards as the conditions and locations indicate important to the welfare and protection of adjacent property from noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, offensive view, traffic, or other undesirable or hazardous conditions.

Proposed Use – The Zoning Ordinance defines Household Care Institution as follows:

Household Care Institution - A facility that provides residence and care to more than 8 persons, regardless of legal relationship, who are elderly; disabled; orphaned, abandoned, or neglected children; victims of domestic violence; convalescing from illness; or rendered temporarily homeless due to fire, natural disaster, or financial setback. Where applicable, a household care institution shall have appropriate licensing and/or registration by the State of Texas.

Zoning – The subject property is currently zoned General Office (O-2). Section 10.300.1 of the Zoning Ordinance states the purpose of the O-2 district is as follows:

The O-2 district is intended to allow for a variety of low-, mid-, and high-rise office developments providing for professional, financial, medical, and similar services to local residents; corporate offices for regional and national operations; and major centers of employment for Plano and surrounding communities.

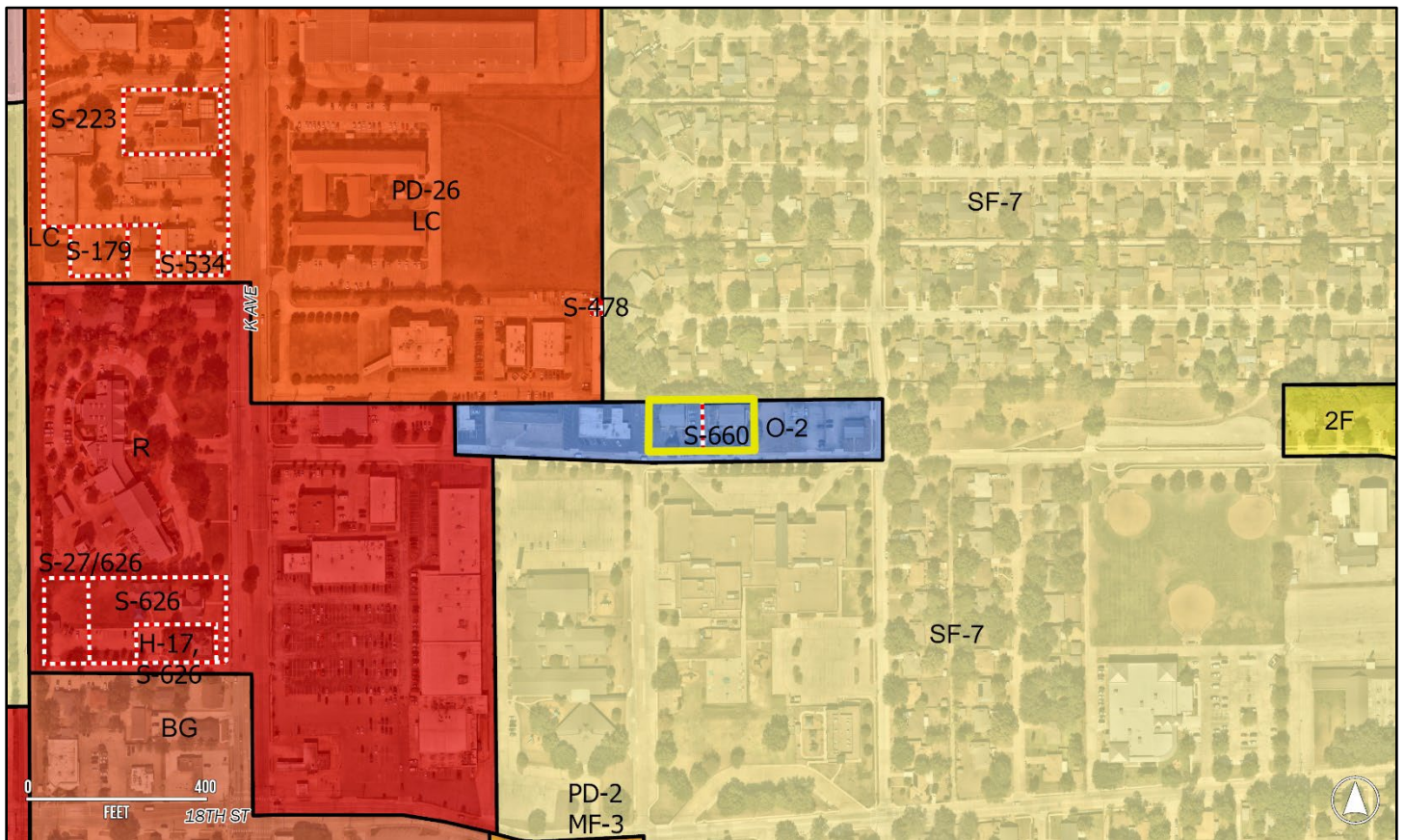
SUP Restrictions

S-660 restrictions are proposed to be modified as follows:

Maximum number of ~~20~~ residents: 20 per building

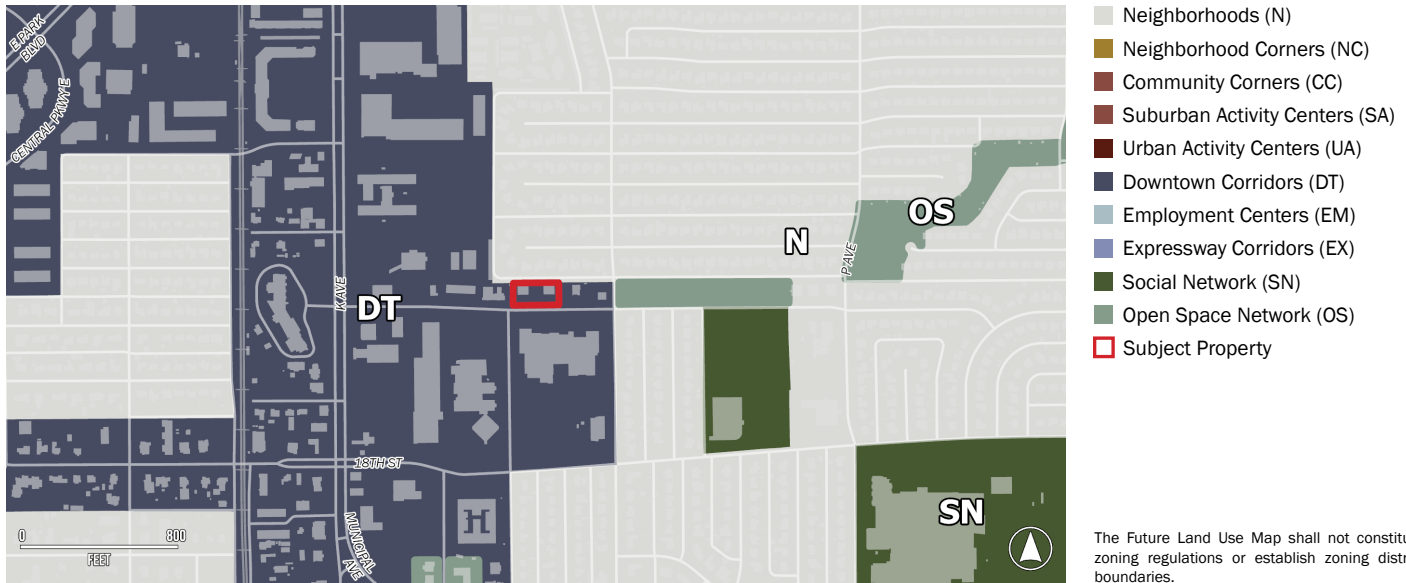
Surrounding Land Use and Zoning

North	The properties to the north are zoned Single-Family Residence-7 (SF-7) and are developed with single-family homes.
East	The property to the east is zoned General Office (O-2) and is developed with a professional/general administrative office.
South	The property across 19th Street to the south is zoned Single-Family Residence-7 (SF-7) and is developed with a public school.
West	The property to the west is zoned General Office (O-2) and is developed with an office building.



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 Future Land Use Map shall not constitute zoning regulations or establish zoning district boundaries.

Downtown Corridors (DT)

The Downtown Corridors future land use category applies to historic Downtown Plano and the K Avenue and 14th Street corridors. Located along former State Highway 5, FM 544, and the Houston & Texas Central and Cotton Belt Railroads (now the DART Red/Orange and Silver Line), these areas have long served as major gateways to Downtown for both car and rail. The Downtown Corridors category is intended to create attractive gateways and support the continued transformation of historic Downtown Plano into the civic and cultural heart of the city.

PRIORITIES	
1.	Enhancing bicycle and pedestrian connections
2.	Improving mobility connections between Downtown and Collin Creek area
3.	Focusing density in Downtown core and within 1/4 mile walking distance of rail stations

Transit-Oriented Development (TOD) Areas - The principles of transit-oriented development will be used at planned stations along both rail lines, with residential, employment, retail, and civic uses located within one-quarter mile of a rail transit stop. Development elsewhere in the corridors should be oriented towards the rail as secondary frontage, especially where elevated, to improve aesthetics and create welcoming gateways into the community.

Corridor Revitalization & Redevelopment - As some of the oldest parts of the city, development along the K Avenue and 14th Street corridors reflects many decades of growth, infill, and transition, resulting in an eclectic mix of warehouses, commercial centers, and neighborhoods. These corridors will redevelop to serve as gateways to Downtown Plano and transit nodes with street, bike, trail, and sidewalk improvements emphasized to create a more accessible, walkable, and unified corridor. Parking structures should be provided to reduce surface parking and encourage efficient use of land.

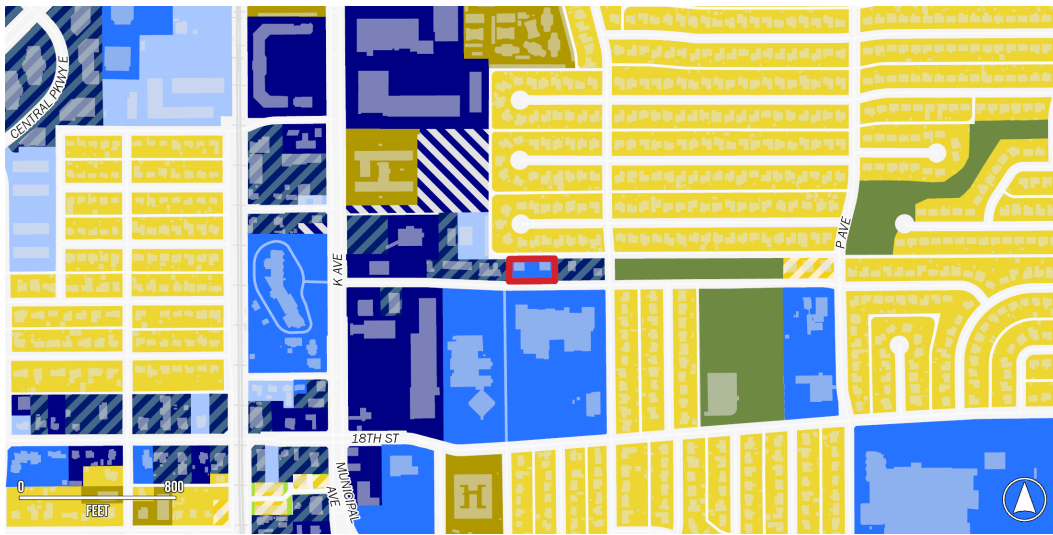
Historic Preservation - Development projects should respect the historic character of Downtown and surrounding neighborhoods. Creative opportunities should be supported which both allow Plano's heritage resources to remain in active and productive use and protect them from the pressures of growth and redevelopment.



2 | Mix of Uses

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

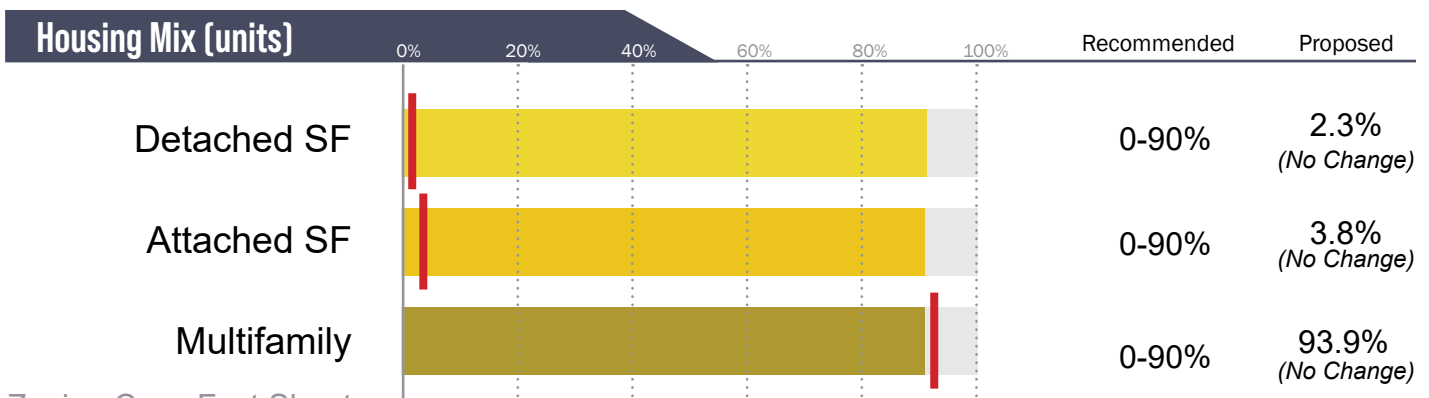
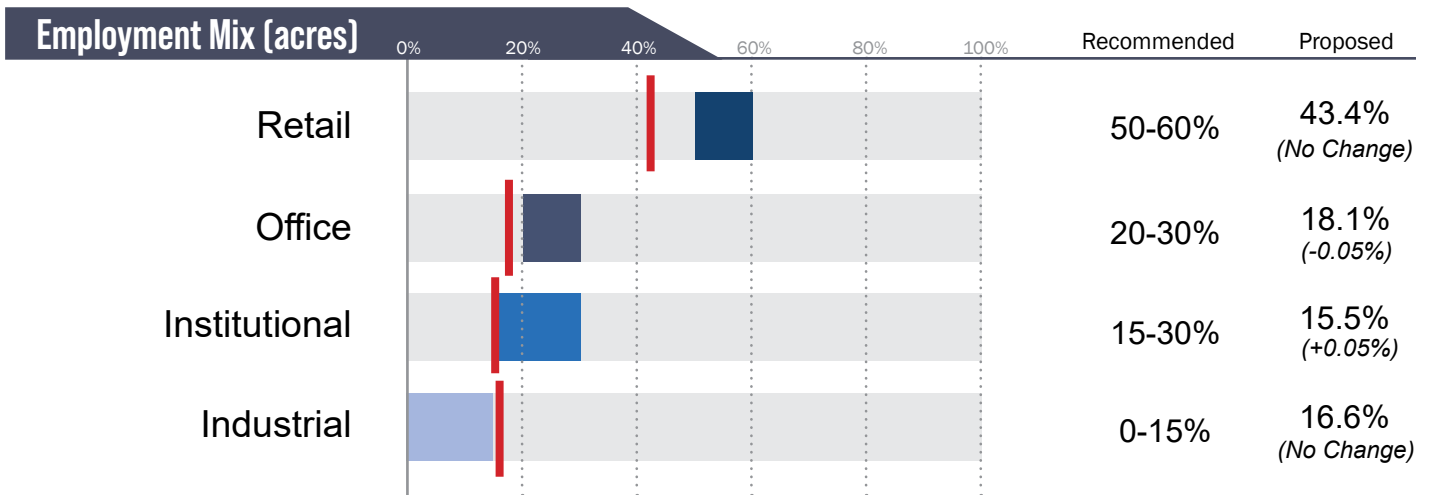
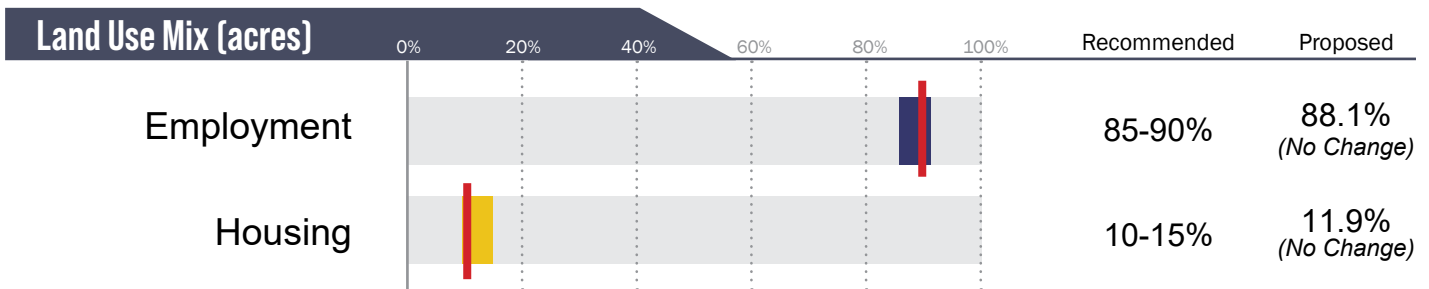
If approved, the request would result in the following Mix of Uses:



Land Use & Housing Inventory (LUHI)

- Employment, Retail Types
- Employment, Office Types
- Employment, Institutional Types
- Employment, Industrial Types
- Housing, Detached SF Types
- Housing, Attached SF Types
- Housing, Multifamily Types
- Housing, Open Space
- Employment, Undeveloped
- Housing, Undeveloped
- General Open Space
- Subject Property

LUHI Snapshot Date: 1/1/2023
Measurement Area: All properties within the EX Category along US 75



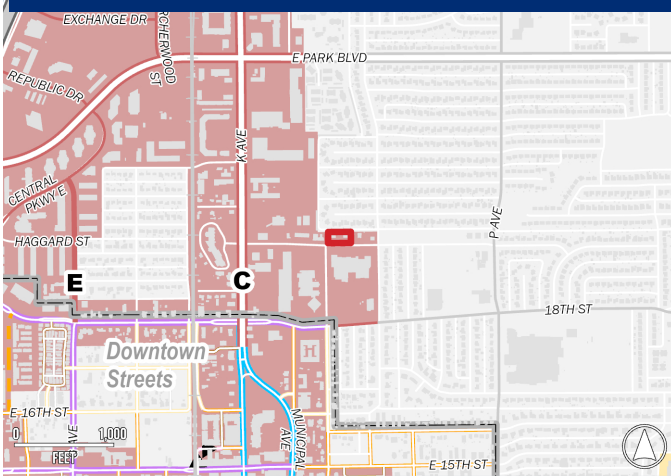
3 | Desirable Character Defining Elements

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

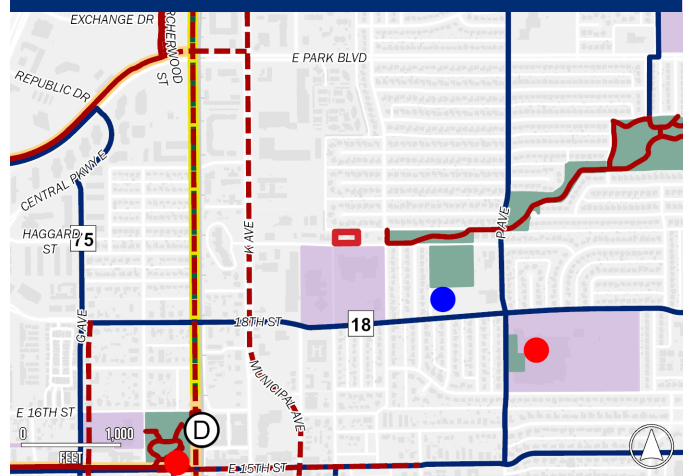
DESIRABLE CHARACTER DEFINING ELEMENT	RECOMMENDED BY COMPREHENSIVE PLAN	APPLICANT PROPOSAL
Building Heights	1 to 5 stories	
Density	Non-TOD Areas - SF: 4 to 22 DUA MF: 10 to 50 DUA TOD Areas - SF: 4 to 40 DUA MF: 10 to 100 DUA	
Intensity	Moderate (50 to 75% Lot Coverage)	
Open Space	TOD Areas: 5 to 10% Other: 10 to 20% Active Open Space	
Parking Orientation	Mix of garages, structured on-street, surface lots, and valet	
Block Pattern & Streetscape	Short block grid Urban Streets	
Multimodal Access		
1. Automobiles	MEDIUM: May require short walk to destination	
2. Transit	HIGH: Served by rail and bus stations	
3. Micromobility	HIGH: Connected to trails and bike routes	
4. Pedestrians	HIGH: Highly walkable	

4 | Other Comprehensive Plan Maps

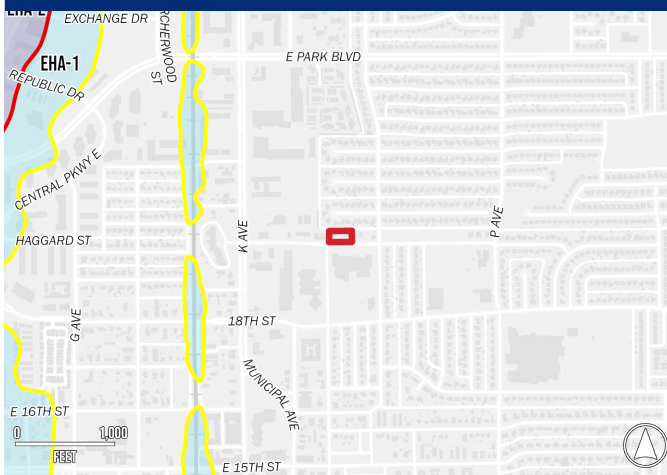
Thoroughfare Plan Map



Bicycle Transportation Plan Map

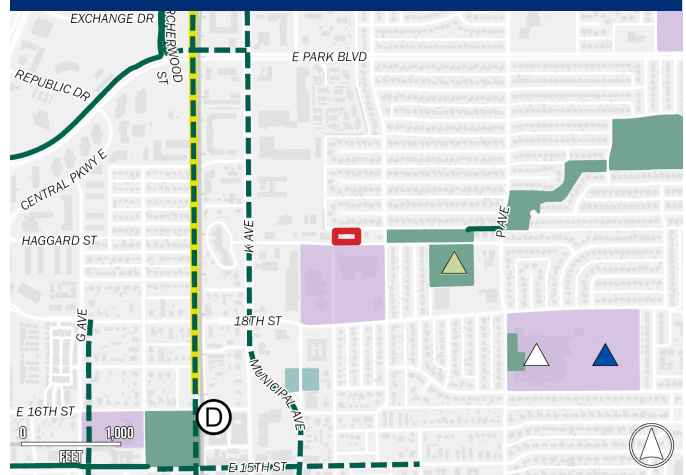


Expressway Corridor Environmental Health Map



EHA-1 EHA-2 Not Applicable

Parks Master Plan Map



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:

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

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, 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 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 Downtown Corridors (DT) category of the *Future Land Use Map* (FLUM). The proposed expansion of the existing Household Care Institution is consistent with the DT category as institutional uses are supported.

FLUM – DT Description and Priorities		
Description		Meets
Priorities	Enhancing bicycle and pedestrian connections	N/A
	Improving mobility connections between the Downtown and Collin Creek area	N/A
	Focusing density in the Downtown core and within 1/4 mile walking distance of rail stations	N/A

Mix of Uses – A Household Care Institution would be classified as *Institutional Types* in the Mix of Uses. The request would marginally increase the percentage of *Institutional Types* in this area by 0.05% to 15.5%, which is consistent with the 15-30% recommendation of the DT dashboard.

FLUM – DT Mix of Uses	
Land Use Mix	Meets
Employment Mix	Meets

Desirable Character Defining Elements – The expansion of the proposed use will occupy all suites within an existing multi-tenant building, and no significant changes are proposed to the site. Therefore, the Desirable Character Defining Elements section of the DT dashboard is not applicable to this request.

FLUM – DT Desirable Character Defining Elements
Not Applicable

Other Comprehensive Plan Maps – The scope of the request would not require improvements applicable to the *Thoroughfare Plan Map*, *Bicycle Transportation Plan Map*, *Expressway Corridor Environmental Health Map*, or *Parks Master Plan Map*.

Other Comprehensive Plan Maps
Not Applicable

Comprehensive Plan Summary

As the request is consistent with the description of the Downtown Corridors (DT) future land use category, staff finds the proposed expansion of a Household Care Institution consistent with the Comprehensive Plan.

Comprehensive Plan Policy Summary

Policy or Study	Analysis
Future Land Use Map and Dashboards: <ul style="list-style-type: none"> • Description & Priorities • Mix of Uses • Character Defining Elements 	Meets Meets N/A
Thoroughfare Plan Map	N/A
Bicycle Transportation Plan Map	N/A
Parks Master Plan Map	N/A
Expressway Corridor Environmental Health Map	N/A

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.

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 2.

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

Household Care Institution

The applicant is requesting to utilize the property for expansion of an existing household care institution, which includes providing temporary housing and associated services for their program participants. The existing buildings are each 4,564 square feet in size and divided into four suites. At this time, the applicant plans to use all suites for temporary housing. In order to limit the residential operations that could occur on-site, the applicant is proposing an SUP stipulation that would limit the number of residents to 20 per building, effectively capping the property at 40 total residents.

The proposed household care institution expansion is complementary with the nearby residential zoning to the north and south. Future residents would benefit from the subject property's proximity to nearby schools, libraries, parks, and transit which includes bus and light-rail options.

SUMMARY:

The applicant is requesting to expand Specific Use Permit No. 660 for Household Care Institution to an adjacent property with an allowance for 20 additional residents. This use is complementary to nearby residential zoning, and there is access to amenities and services for future residents. The request is in conformance with the policies of the Comprehensive Plan. For these reasons, staff is supportive of the request.

RECOMMENDATION:

Recommended for approval as follows: (Additions are indicated by underlining; deletions are indicated by strike-through):

Maximum number of ~~20~~ residents: 20 per building



February 27, 2024

Plano Planning and Zoning Commission

RE: Letter in Support of Specific Use Permit to utilize 1315 – 1325 19th St, Plano as Household Care Facility.

Dear Commissioners;

I respectfully offer this case for support of the application submitted by Agape Resource & Assistance Center, Inc. (Agape) to expand our 2015 Specific Use Permit to use 1325 19th St. as a Household Care Facility to include the quadplex Agape owns at 1315 19th St., a sister property built essentially the same as the 1325 19th street property.

Agape's proven, evidence based, transitional housing program, Housing 4 Hope (H4H) provides the ways, means, and support for women-led families to become economically and emotionally stable, increase their income through workforce and vocational training, and secure housing and become self-sufficient. This improves and enhances the community by decreasing the cost to taxpayers and adding viable, contributing members to the community.

Agape provides safe, stable housing and transitional support services to situationally homeless single women, moms and their children that empower them to move from crisis and homelessness to fulfilling, self-sustaining lives. Agape's Housing 4 Hope Program empowers homeless women led households (Agapeans) to overcome poverty, abuse, and homelessness through a customized, holistic approach, built on 5 pillars of excellence that help each household gain 1) Housing, 2) Developmental Childcare, 3) Transportation, 4) Vocation and Financial education towards higher income, and 5) Health and Wellness Support.

Building on safe stable program housing, Housing 4 Hope is a client-centered, trauma-based approach that improve each Agapean's economic & emotional stability. Aligned with the Texas Women's Foundation's economic security indicators, our holistic and 2-generational transitional housing program provides women with housing, education, life skills, childcare, and the confidence they need for personal independence. We also provide wrap-around services for their children, helping them heal and understand their future is not limited by their past. Building on a foundation of safe, stable housing, Agape helps each Agapean achieve self-sufficiency.

Agape has grown since 2013 to from 1 house, 2 beds and a cradle to supporting 5 housing units with 45 beds & many cradles! Agape's transitional housing is a shared housing model where households have private bedrooms and share common areas including baths, kitchen and living areas.

For over 10 years Agape has successfully empowered over 100 homeless women led families with over 140 children to move from crisis, poverty, and abuse to fulfilling, self-sustaining lives by providing safe, stable transitional housing and critical wrap around services. Over 75% of families served commit to increasing the economic stability of their families and graduate with increased education, higher income, and better jobs ready to live withing their means.

In 2015, Agape received a Special Use Permit from the City of Plano allowing us to remodel the office condos at 1325 19th St. into transitional housing to help the homeless moms and children who are enrolled in our program. Two office condos were remodeled into townhomes in 2015 and 2017. In 2020 Agape received a Plano Grant to remodel 2 units of 1325 19th St. into program townhomes. Remodel was completed and as of March 2022, all 4 office condos have been remodeled and are occupied by women-led families rebuilding their lives. All 4 units at 1325 19th St currently operating

under the 2015 Specific Use Permit to provide safe homes for up to 8 women led families. Safe housing allows these families to focus on gaining workforce education towards higher paying jobs, helping children attain age-appropriate developmental goals and address barriers to stability.

Approval of this request will allow Agape to expand our transitional housing by 4 additional program housing units, allowing us to provide safe homes for up to 8 additional homeless woman led households. We would like to begin to remodel the 2 back, or northern units in 2024 and continue to office and provide support services in the 2 southern units facing 19th street. Over the next 2 – 3 years, we plan to remodel the remaining 2 office condos into Agape townhomes which will expand our transitional living housing capacity from housing 10 families today, to 14 families in 2024 up to 18-20 families at any point in time.

The true impact on our community begins with the impact on our families. Here are just 3 recent success stories our graduates have shared:

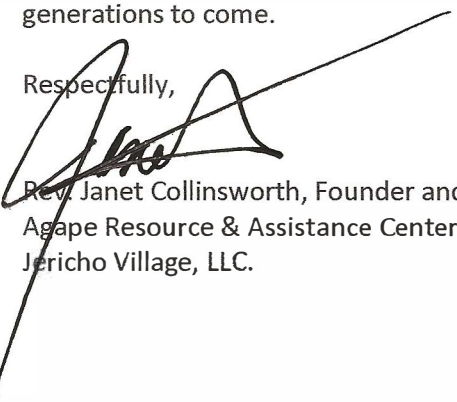
Andrea came to us from a very abusive marriage with 2 small children and without a place to live. She recently completed her nursing degree and will be starting in her new career in a few days with a very good wage with an Oncology clinic. Andrea will now be able to support her little family. She and her children are flourishing, looking forward to a new job, new home and those things that she has earned through hard work, determination and perseverance. "I would like to take this time to thank you all from the bottom of my heart. Without your help, this truly would not have been possible. I am so eternally grateful. Thank you, thank you, thank you."

Angela lost her apartment and Ubered to Agape after being unable to find a safe place to live she and her 10 year old son could afford. This single mom was working as a paraprofessional in a local school district. During her time at Agape, she worked, raised her son and attended classes resulting in 5 high level IT certifications. She is currently working in a private school providing marketing and IT support and continues to search for jobs in the area of her most recent certification as a certified scrum master. As a result of her progress at Agape, she has increased her salary from \$13 / hour at entry, to \$50k as a school IT / marketing tech with the potential and certifications to become a scrum master where she could make about \$70k / year. Through Agape's community partners, Angela received a gently used car! Through the support and empowerment programs of Agape, Angela has transformed her life from homeless to self-sustaining!

Janine came into Agape with a myriad of difficulties, including a felony. We were able to help her through the financial barriers, the educational trainings of program management and a professional license, but the legal barrier was very challenging. She applied to hundreds of jobs and was referred by several of the staff for various positions. Finally, she was able to find employment with a franchise because of her charisma and determination. She was the 46th interview and the hiring manager just loved her smile and personality. She was hired on the spot and is now managing two of the franchises earning nearly \$65K per year. She was able to receive rapid rehousing and save her money to have her legal issues resolved.

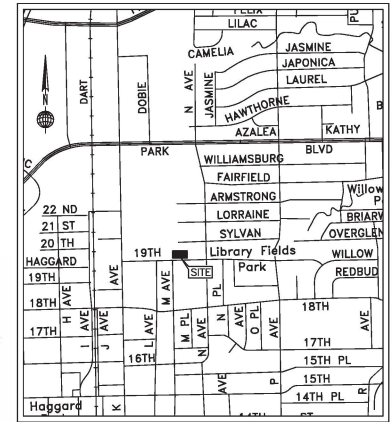
We respectfully ask that you approve our request to expand our 2015 Specific Use Permit to include both 1315 and 1325 19th St. In this way Agape and the City of Plano can work together to empower homeless women led families to move from crisis, abuse and poverty to fulfilling, self-sustaining lives breaking cycles of homelessness today and for generations to come.

Respectfully,



Rev. Janet Collinsworth, Founder and CEO
Agape Resource & Assistance Center, Inc.
Jericho Village, LLC.

ZONING EXHIBIT



PROPERTY DESCRIPTION:
 BEING SITUATED IN THE SANFORD BECK SURVEY, ABSTRACT NUMBER 73, IN PLANO, COLLIN COUNTY, TEXAS, BEING ALL OF LOT 1, AND ALL OF LOT 2, BLOCK 4, SYNERGY SQUARE ADDITION, AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME C, PAGE 295, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, BEING ALL OF SYNERGY SQUARE I CONDOMINIUMS, A CONDOMINIUM REGIME IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS, OF RECORD IN VOLUME 1491, PAGE 277, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, BEING ALL OF SYNERGY SQUARE II CONDOMINIUMS, A CONDOMINIUM REGIME IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS, OF RECORD IN VOLUME 1491, PAGE 298, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING ALL OF THOSE TRACTS OF LAND DESCRIBED IN DEEDS TO AGAPE RESOURCE & ASSISTANCE CENTER, INC., OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 2003000100797, COUNTY CLERK'S FILE NUMBER 200512200231780, COUNTY CLERK'S FILE NUMBER 201710100107010, COUNTY CLERK'S FILE NUMBER 20141020118540, COUNTY CLERK'S FILE NUMBER 20141024001184180, AND COUNTY CLERK'S FILE NUMBER 201707180004662, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF 19TH STREET (50' RIGHT-OF-WAY) AT THE SOUTHWEST CORNER OF SAID SYNERGY SQUARE ADDITION AND THE SOUTHWEST CORNER OF CATE ADDITION, AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME B, PAGE 228, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 89°36'18" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 19TH STREET AND THE SOUTH LINE OF SAID SYNERGY SQUARE ADDITION, A DISTANCE OF 238.40 FEET TO A 1" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID SYNERGY SQUARE ADDITION AND AT THE SOUTHWEST CORNER OF CATE ADDITION, AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME A, PAGE 92, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 00°34'10" WEST ALONG THE WEST LINE OF SAID SYNERGY SQUARE ADDITION AND THE EAST LINE OF SAID CATE ADDITION, A DISTANCE OF 112.40 FEET TO A 1" IRON ROD FOUND FOR CORNER AT THE COMMON NORTH CORNER THEREOF;

THENCE NORTH 89°24'11" EAST ALONG THE NORTH LINE OF SAID SYNERGY SQUARE ADDITION, A DISTANCE OF 238.40 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE NORTHEAST CORNER OF SAID SYNERGY SQUARE ADDITION AND THE NORTHWEST CORNER OF SAID KIDS ADDITION;

THENCE SOUTH 00°34'10" EAST ALONG THE EAST LINE OF SAID SYNERGY SQUARE ADDITION AND THE WEST LINE OF SAID KIDS ADDITION, A DISTANCE OF 112.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 26,884 SQUARE FEET OR 0.617 ACRES OF LAND.

- NOTES:**
- 1) ALL CORNERS LABELED HEREON AS "SET 5/8" I.R." HAVE A YELLOW CAP STAMPED "TPLS 5587".
 - 2) (P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.'S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.
 - 3) (MRO) INDICATES MONUMENTS OF RECORD DIGNITY THAT REPRESENT ORIGINAL CORNERS SET BY THE SURVEYOR OR A SURVEYOR FOLLOWING IN THE FOOTSTEPS OF THE ORIGINAL SURVEYOR OF THE SUBDIVISION OR TRACT REFERENCED IN LEGAL DESCRIPTION ABOVE UNLESS OTHERWISE NOTED.
 - 4) 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.

BASE OF SHOWN:
 ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH-CENTRAL ZONE (TX4202) DERIVED FROM GPS OBSERVATIONS TAKEN ON 02/15/2024 UTILIZING A TRIMBLE RBS RTK UNIT ON THE ALLTERRA RTK NETWORK.

**ZONING EXHIBIT
 ZC2024-004**

**SYNERGY SQUARE ADDITION
 LOT 1 AND LOT 2, BLOCK 4
 BEING 0.617 ACRES OF LAND
 SITUATED IN THE
 SANFORD BECK SURVEY, ABSTRACT NO. 73
 CITY OF PLANO, COLLIN COUNTY, TEXAS**

OWNER: ACAPÉ RESOURCE & ASSISTANCE CENTER, INC.
 JANEY COLLINSWORTH
 P.O. BOX 861664
 PLANO, TX 75086
 (972) 567-0973

SURVEYOR: GLOBAL LAND SURVEYING, INC.
 JASON MORGAN
 PLANO, TEXAS 75068
 PHONE (972) 891-1700
 JMO@GLOBLANDS.COM
 TPBLS FIRM NO. 10016300

ADDRESS: 1315-1325 16TH STREET, PLANO, TEXAS 75068
JOB NO.: 24-02-034
DATE: FEBRUARY 2024

