

DATE: April 16, 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 April 15, 2024

AGENDA ITEM NO. 1A - ZONING CASE 2024-007

PETITIONERS: 701 LEGACY DRIVE, LLC, 701 LEGACY DRIVE II, LLC, 701 LEGACY DRIVE IV, LLC

Request to amend Planned Development-489-Multifamily Residence-1 to modify development standards on 36.5 acres located on the north side of Legacy Drive, 770 feet west of Chase Oaks Boulevard. Tabled on March 18, 2024. Project #ZC2024-007.

APPROVED: 6-2

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

RESULTS:

The Commission recommended the item for approval subject to the following amendments to the stipulations (additions are indicated by underline; deletions are indicated by strike-through):

1. Maximum Number of Units: ~~346~~ 416
2. Minimum Front Yard Setback: 70 feet
3. Minimum Landscape Edge along Legacy Drive: 50 feet
4. Maximum Height: ~~2-story (35 feet),~~ 3 story, 45 feet. Three-story buildings will be set back a minimum of 150 feet from Legacy Drive and any single-family residential zoning district boundary.
5. Minimum Side and Rear Yard Setbacks: 50 feet

6. Additional amenities will be constructed concurrent or prior to increasing the total number of multifamily units above 346, including:
 - a. Clubhouse expansion of not less than 2,000 square feet.
 - b. Two (2) dog parks, each not less than 2,000 square feet and enclosed with decorative metal fencing.
7. Parking: 716 spaces required (14% reduction from the required two parking spaces per dwelling unit).
8. Minimum Open Space: 25%

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

<https://planotx.new.swagit.com/videos/302674>

KC/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

AGENDA ITEM NO. 1A

PUBLIC HEARING: Zoning Case 2024-007

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

CASE PLANNER: Katya Copeland, AICP

DESCRIPTION: Request to amend Planned Development-489-Multifamily Residence-1 to modify development standards on 36.5 acres located on the north side of Legacy Drive, 770 feet west of Chase Oaks Boulevard. Tabled on March 18, 2024. Project #ZC2024-007.

EXECUTIVE SUMMARY:

The applicant is requesting to amend Planned Development-489-Multifamily Residence-1 (PD-489-MF-1) to allow for additional residential units within an existing multifamily development and other modified development standards to reduce required parking, increase building height, and stipulate open space amenities. Two similar rezoning requests were denied in 2020 (ZC2020-010) and 2022 (ZC2022-015). The applicant has modified the request to reduce number of units and maintain the base district of Multifamily Residence-1 (MF-1). Other aspects of the request remain generally the same as the previous cases. Major topics of consideration in this request include:

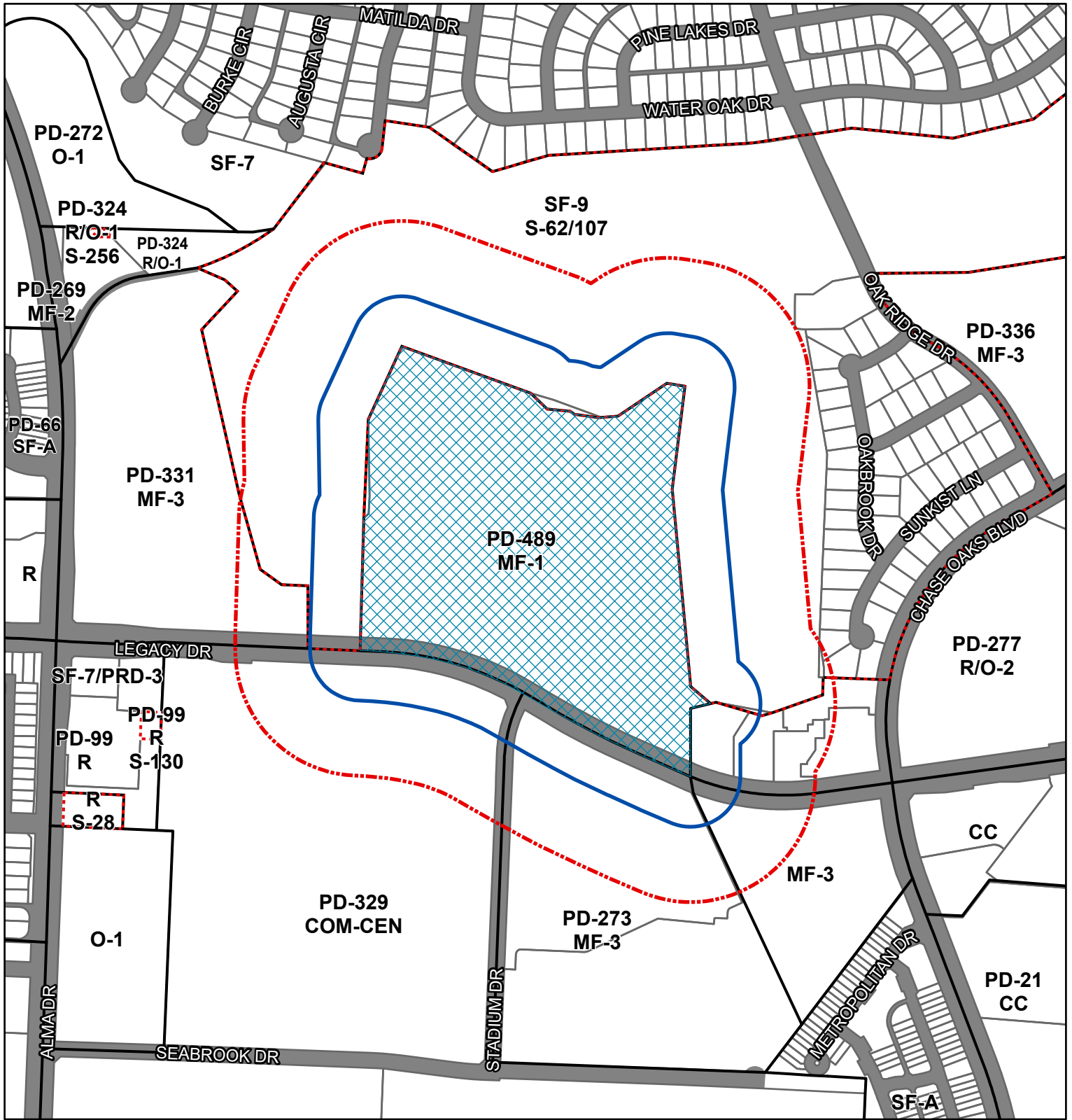
- Number of Dwelling Units – PD-489 currently restricts the property to a maximum of 346 residential units. The applicant is requesting to remove this cap from the PD standards, reverting the property to the 12 units per acre maximum density allowance of the Multifamily Residence-1 (MF-1) base zoning district. This would allow an additional 70 residential units to be built on the property (416 total). The applicant is proposing to distribute the 70 new units amongst nine new buildings as shown on the associated revised concept plan.
- Modified Development Standards – Along with the cap on residential units, the PD currently includes stipulations related to setbacks, landscape edges, and building height. The applicant is requesting to maintain existing setback and landscape edge stipulations, but make the following changes to other development standards:
 - Building Height – PD-489 currently restricts building height to 2 stories, 35 feet. The applicant is requesting to amend the PD to allow 3 stories, 45 feet. Standard MF-1 zoning allows 3 stories, 40 feet. This request was also part of the previous two requests.
 - Parking – The applicant is requesting to reduce parking requirements by 14%. Previous requests included a parking requirement of one space per bedroom rather than the two spaces per unit as required by MF-1. The applicant modified the stipulation at the recommendation of staff based on recent Zoning Ordinance changes that allow the Commission to grant parking reductions for multifamily. Staff is supportive of this reduction, as the site has more than adequate parking through surface spaces, enclosed

garages, tuck-under parking spaces, and tandem parking in front of garages. The parking reduction will allow more of the site to remain as green space, which is a distinct characteristic of the complex.

- Amenities – The applicant is proposing new stipulations to require a clubhouse and two dog parks. These stipulations were also part of the two previous requests.
- Development Character – PD-489 was approved in 1995. This property is unique and provides low-density housing in a park-like setting. The introduction of additional units, reduction in open space, and changes in parking standards impact the existing character of the development.
- Market Competitiveness – The applicant states that the additional units are necessary to renovate existing units and maintain market competitiveness. Staff is concerned with setting a precedent that upkeep and maintenance of existing multifamily residences are dependent upon allowing additional units, especially in instances where there are no clear comprehensive plan objectives to merit such consideration.
- Conformance to the Comprehensive Plan – The subject property is located within the Neighborhoods (N) category on the Future Land Use Map. The proposed building height and additional units is not consistent with the N Category of the Comprehensive Plan. Due to inconsistency with the recommended height and mix of uses of the N Dashboard, findings are required by the Planning & Zoning Commission and City Council to approve this request.

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

A revised concept plan accompanies this request as Agenda Item No. 1B.

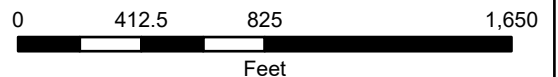
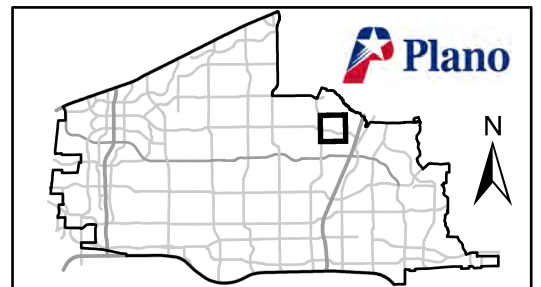


Zoning Case: 2024-007

Existing Zoning: Planned Development-489-Multifamily Residence-1

Proposed Zoning: Amend Planned Development-489-Multifamily Residence-1

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



OAK RIDGE DR



LEGACY DR

STADIUM DR



Zoning Case 2024-007

Area of Request



Source: City of Plano

STAFF PRELIMINARY REPORT – INTRODUCTORY REMARKS

The applicant is requesting to amend Planned Development-489-MF-1 (PD-MF-1) to allow for additional residential units within an existing multifamily development and other modified development standards.

Zoning – Sections 9.1300 of the Zoning Ordinance state the purpose of the MF-1 district, as follows:

Multifamily Residence-1 (MF-1): The MF-1 district is intended to accommodate condominiums and apartments at a density of 12 residential units per acre in a park-like setting with extensive areas of usable open space and landscaping. MF-1 districts should be located along or near major thoroughfares and should not have principal access to standard residential streets

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 Stipulation Amendments

PD-489 stipulations are proposed to be amended as follows (additions are indicated by underline; deletions are indicated by strike-through):

Proposed Restrictions:

1. Maximum Number of Units: ~~346~~ 416
2. Minimum Front Yard Setback: 70 feet
3. Minimum Landscape Edge along Legacy Dr.: 50 feet
4. Maximum Height: ~~2 story (35 feet),~~ 3 story, 45 feet. Three-story buildings will be setback a minimum of 150 feet from Legacy Drive and any single-family residential zoning district boundary.

5. Minimum Side and Rear Yard Setbacks: 50 feet
6. Additional amenities will be constructed concurrent or prior to increasing the total number of multifamily units above 346, including:
 - a. Clubhouse expansion of not less than 2,000 square feet.
 - b. Two (2) dog parks, each not less than 2,000 square feet and enclosed with decorative metal fencing.
7. Parking: 716 spaces required (14% reduction from the required two parking spaces per dwelling unit).

History

1995 – PD-489-MF-1 Established

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

- It provided much greater setbacks, a significantly larger amount of open space, and preserved a greater number of existing mature trees;
- The total number of units of the property would be identical to the existing SF-A zoning;
- The number of school children per unit would be somewhat lesser in number, and there would be less overall traffic load; and
- The surrounding neighborhoods and golf course management were in favor of the change.

The City Council approved the zoning change by a vote of 8-0 with the current stipulations on number of units, setbacks, landscape edge, and building heights.

2020 – Zoning Case 2020-010

In 2020, the applicant requested a similar zoning change to the current request, but which included several notable differences:

1. The request was to amend the base district of the PD from Multifamily Residence-1 (MF-1) to Multifamily Residence-2 (MF-2) with a maximum of 470 units;
2. Buildings were placed closer to the Legacy Drive right-of-way, decreasing the landscape edge and building setback; and
3. A walking path amenity was proposed around the perimeter of the development;

The Commission recommended approval of the request by a vote of 6-2; City Council denied the request by a vote of 6-2.

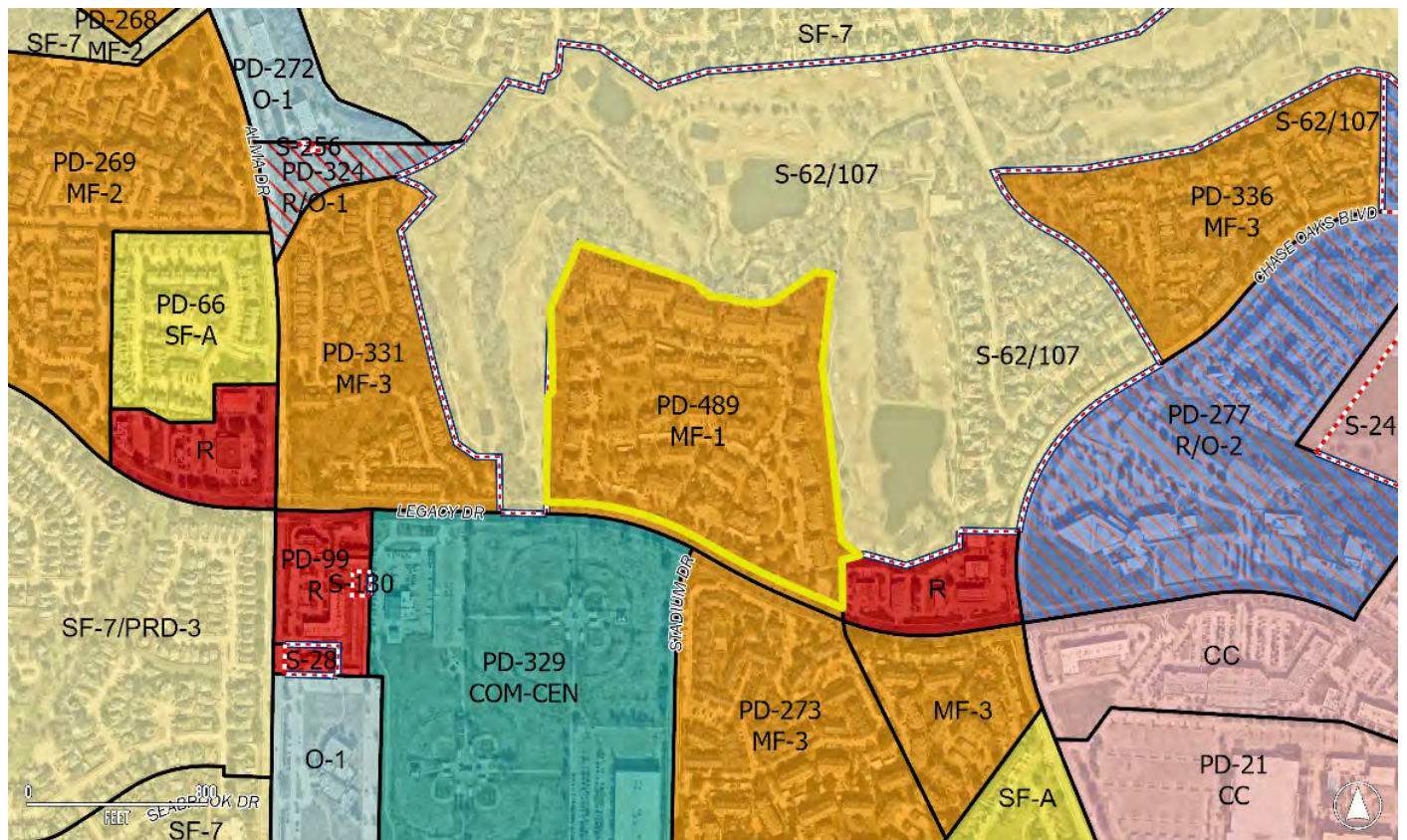
2022 – Zoning Case 2022-015

In 2022, the applicant returned with a second request similar to the first. It included the same cap of 470 units but maintained the larger setbacks and landscape edges along Legacy Drive. The walking path amenity around the perimeter of the development was also removed, but a second dog park was included.

The Commission recommended approval of the request by a vote of 5-2; City Council denied the request by a vote of 6-2.

Surrounding Land Use and Zoning

North	The property is zoned Single-Family Residence-9 (SF-9) with Specific Use Permits No. 62 (S-62) for Golf Course and No. 107 (S-107) for Private Club and is used as a golf course.
East	The properties are zoned SF-9 and Retail (R) and are developed with golf course and medical office uses. Farther east is a single-family neighborhood.
South	The properties to the south across Legacy Drive are zoned Planned Development-273-Multifamily Residence-3 (PD-273-MF-3) and Planned Development-329-Community Center (PD-329-COM-CEN) and are developed as multifamily residence and golf course uses.
West	The property is zoned SF-9 with S-62 for Golf Course and S-107 for Private Club and is used as a golf course.



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



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. Requiring adjacent commercial land uses to provide adequate transitions
4. Variety of housing heights, sizes, and types

2 | Mix of Uses

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

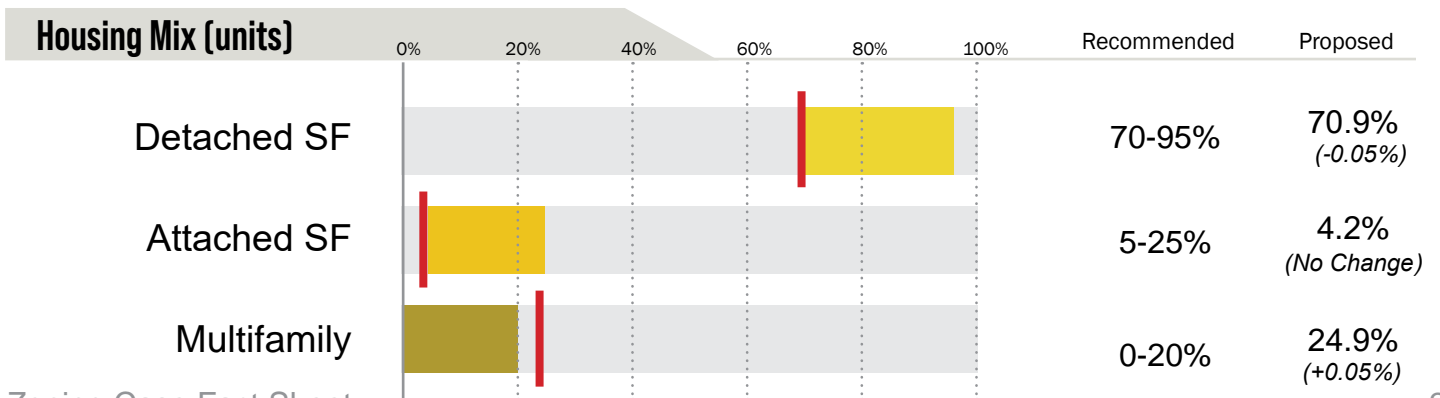
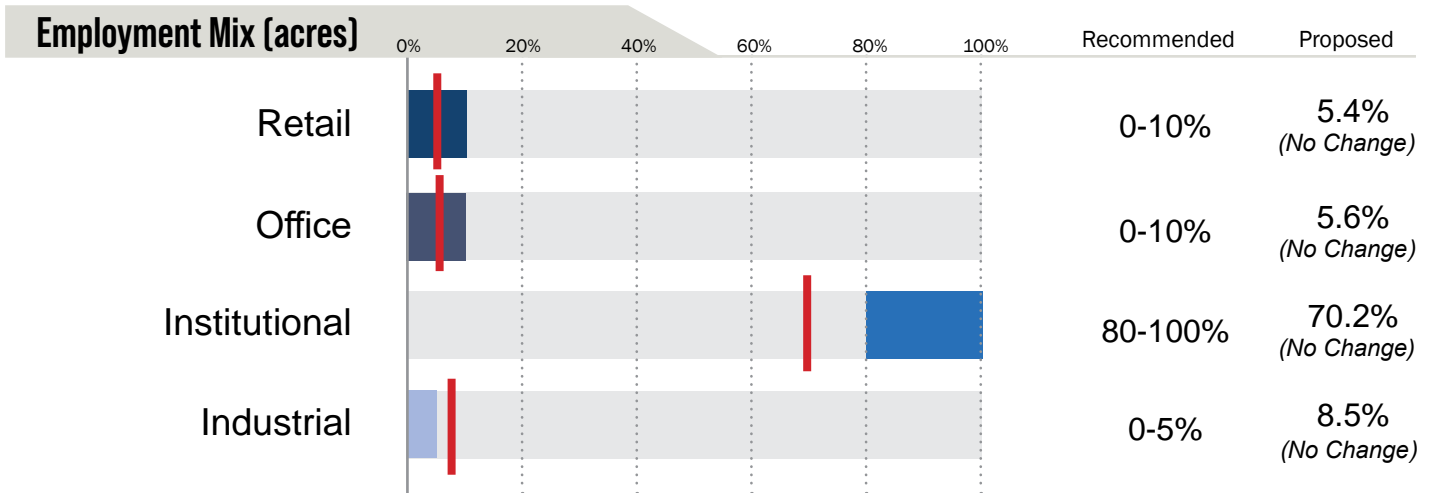
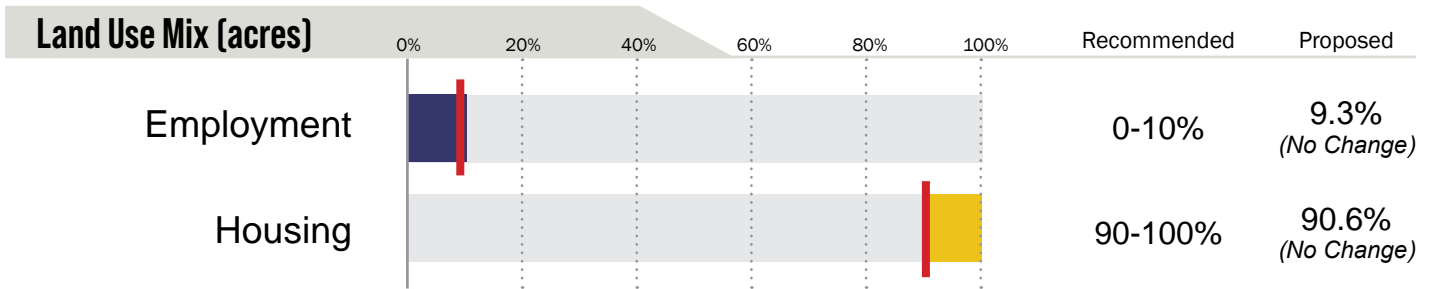
If approved, the request would result in the following Mix of Uses:



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



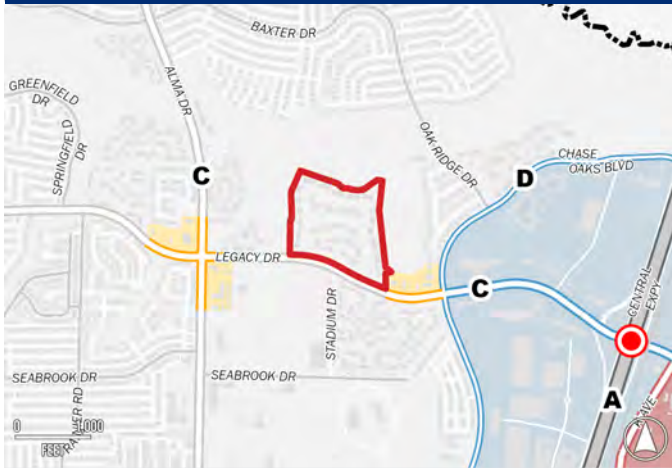
3 | Desirable Character Defining Elements

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

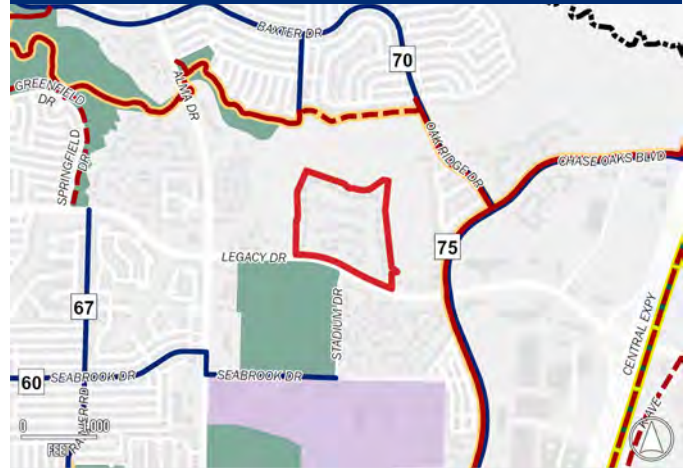
DESIRABLE CHARACTER DEFINING ELEMENT	RECOMMENDED BY COMPREHENSIVE PLAN	APPLICANT PROPOSAL
Building Heights	1 to 2 stories	
Density	SF: 0.5 to 10 DUA MF: 10 to 22 DUA	
Intensity	Low (0 to 50% Lot Coverage)	
Open Space	10% to 50% Passive Open Space	
Parking Orientation	<i>Res:</i> garages with driveways <i>Non-res:</i> surface lots	
Block Pattern & Streetscape	Gridded or curvilinear blocks Traditional Residential Streets	
Multimodal Access		
1. Automobiles	HIGH: Direct access from local streets	
2. Transit	MEDIUM: Served by bus on perimeter arterial streets	
3. Micromobility	HIGH: Connected to trails and bike routes	
4. Pedestrians	HIGH: Walkable to parks and schools	

4 | Other Comprehensive Plan Maps

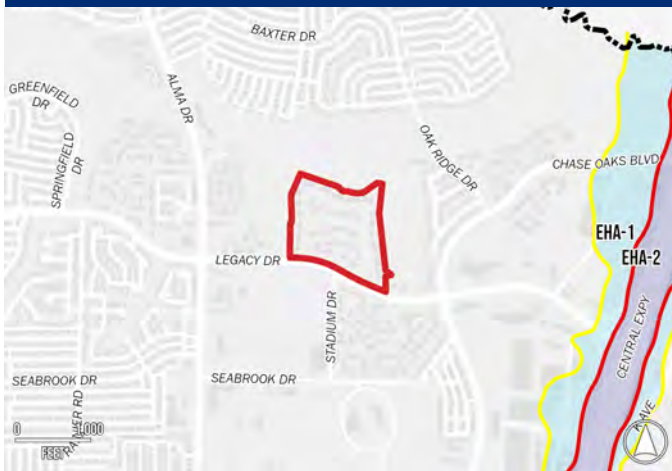
Thoroughfare Plan Map



Bicycle Transportation Plan Map

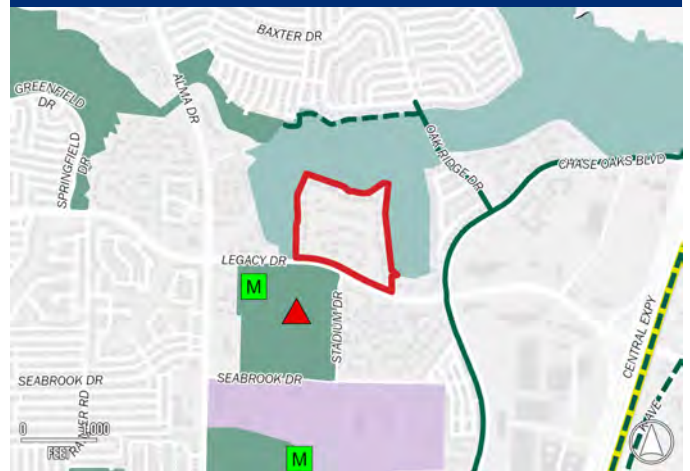


Expressway Corridor Environmental Health Map



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 – The subject property is located within the **Neighborhoods (N)** category of the Future Land Use Map (FLUM). As proposed, the request partially meets the description and priorities of the N category.

Priority No. 1 of the N category recommends “preserving neighborhood character and quality of life.” Additional multifamily units and an increase in building height to three stories would result in a denser product that would impact the unique character of the existing development. Although supplemental benefits for residents such as two dog parks and an expansion of the amenity center, are proposed with this request, they do not offset the overall impact of additional height and reduction of overall open space for the property.

Furthermore, the long-term maintenance and upkeep of existing multifamily developments is emphasized in the description of the N category and Priority No. 2, which recommends upkeep of existing housing stock. While property maintenance is a priority of the community, regular updates and typical maintenance of the existing units do not justify a request for additional units.

Lastly, the height restrictions and open space specified by PD-489-MF-1 create a unique development within multifamily products in the city. Maintaining that uniqueness is in keeping with the recommendation to provide a variety of housing heights, sizes, and types.

Based on these considerations, the proposed request is partially consistent with the description and priorities of the N category.

FLUM – N Description and Priorities		
Description		Partially Meets
Priorities	Preserving neighborhood character and quality of life	Partially Meets
	Upkeep of existing housing stock	Partially Meets
	Requiring adjacent commercial land uses to provide adequate transitions	N/A
	Variety of housing heights, sizes, and types	Does not Meet

[Mix of Uses](#) – The N Mix of Uses recommends a Land Use Mix of 90-100% Housing and 0-10% Employment. Furthermore, within the Housing Mix, 0-20% Multifamily Types are supported. Currently, Multifamily Types account for 24.8% of the Housing Mix which exceeds the recommended threshold. Approval of additional units would move *Multifamily Types* further away from the recommendation; therefore, this request is not supported by the Mix of Uses.

FLUM – N Mix of Uses	
Land Use Mix	Meets
Employment Mix	N/A
Housing Mix	Does Not Meet

[Desirable Character-Defining Elements in N Designation](#) – 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, which is inconsistent with the one- to two-story building height recommendation.

FLUM – N Desirable Character Defining Elements			
Building Height	Does Not Meet	Multimodal Access	Meets Meets Meets Meets
Maximum Density	Meets	• Automobiles	
Intensity	N/A	• Transit	
Open Space	Meets	• Micromobility	
Parking Orientation	Meets	• Pedestrians	
Block Pattern & Streetscape	Meets		

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

[Neighborhood Conservation Policy](#) – The proposed zoning change will decrease the amount of open space on site, which is a fundamental aesthetic to the identity of this specific development. The existing abundant open space at this site contributes to the residents’ quality of life in a way that is unique to the existing development. The request as proposed would result in the site being homogenous in density to other housing stock and, therefore, reduces its original design value, impacting the character of the subject property. Although the two 2,000-square-foot dog parks and the 2,000-square-foot expansion of the amenity center are beneficial to residents, they do not offset the other considerations. Thus, this request is not in conformance with the Neighborhood Conservation Policy as this request if approved would greatly alter the existing development.

[Land Use Policy – Action 4 \(LU4\)](#) – The applicant has noted that one of the purposes of the request is to allow for reinvestment and improvements to the multifamily property. The comprehensive plan supports incentives for underperforming development. However, this location does not appear to meet an objective standard for underperforming. Built in 1997, it has an A exterior inspection grade and B interior inspection grade. For perspective, while most properties in Plano are inspection grades A and B, there are properties with grades D and F.

[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 dashboards. The request as proposed does not conform to the Mix of Uses and building height recommended by the N dashboard, and is consequently inconsistent with RGM1. 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 appropriate based on individual site considerations and the FLUM Dashboards. Although the site is appropriate for residential uses based on the existing zoning and the request does provide additional units, the request does not meet the city's housing diversification or economic development need.

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

Comprehensive Plan Policy Summary

Policy or Study	Analysis
Future Land Use Map and Dashboards – <ul style="list-style-type: none"> Description & Priorities Mix of Uses Character Defining Elements 	<ul style="list-style-type: none"> Partially Meets Does Not Meet (Triggers Findings Policy) Does Not Meet (Triggers Findings Policy)
Thoroughfare Plan Map	Meets
Bicycle Transportation Plan Map	Meets
Parks Master Plan Map	Meets
Expressway Corridor Environmental Health Map	Meets
Neighborhood Conservation Policy	Does Not Meet
Land Use Policy – Action 4 (LU4)	Does Not Meet
Redevelopment & Growth Management Policy – Action 1 (RGM1)	Does Not Meet
Redevelopment & Growth Management Policy – Action 8 (RGM8)	Partially Meets
Housing Trends Analysis	Meets

[Adequacy of Public Facilities](#) – Water and sanitary sewer services are available to serve the subject property; however, the applicant may be responsible for making improvements to either the water and/or sanitary sewer system to increase the system capacity if required.

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

School Capacity – Plano Independent School District has provided a letter regarding school capacity, which 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 4. Private open space will be provided to serve residents within the subject property per the open space requirements noted in the Zoning Ordinance. Additionally, Park Fees for additional units will support public parks in the area.

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

February 29, 2024

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

RE: Property located on Legacy Drive - near Alma Drive and Chase Oaks Blvd, Plano

Dear Katya,

You have inquired as to the capacities and enrollment projections for the schools impacted by a potential development property located on Legacy Drive - near Alma Drive and Chase Oaks Blvd, Plano

The following table provides both enrollment and capacity figures.

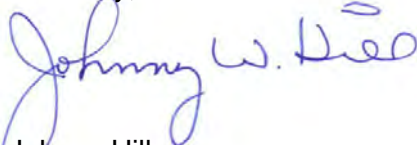
School	2023/24 Enrollment (Actual)	2024/25 Enrollment (Projected)	2025/26 Enrollment (Projected)	2026/27 Enrollment (Projected)	2027/28 Enrollment (Projected)	Program Capacity	Functional Capacity
Rasor ES	415	403	398	391	391	588	500
Hendrick MS	559	561	582	561	543	1,163	988
Clark HS	1,271	1,174	1,052	1,045	1,069	2,439	2,073
Plano Senior HS	2,260	2,350	2,287	2,197	2,039	3,494	2,970

The enrollment figures are derived from our most recent demographer's report. The 2023/2024 column represents actual enrollment as of October 2023. All other enrollment figures are projected and are based on City zoning as it existed in the Fall of 2023. The impact of any zoning changes since that time (including this requested rezoning) are not yet factored into the projections.

Program capacity figures are based on current building floor plans, and the application of the District's maximum class size to every standard classroom. 22 students max for Kindergarten and Grades 1 through 4, 26 max for Grade 5, and 28 max at the Secondary level.

Functional capacity figures recognize there will always be inherent/uncontrollable inefficiencies in classroom utilization. For instance, as mentioned above, the District limits class sizes in kindergarten through grade 4 to a maximum of 22 students. If a building has three first grade classrooms, it can accommodate up to 66 students (Program Capacity). However, if only 54 students are enrolled in first grade, each class will actually only serve 18 students. The additional capacity of 12 students (66-54) is not utilized as it is not available to other grades or other campuses. In recognition of this variable, the functional capacity is calculated at 85% of the program capacity.

Sincerely,



Johnny Hill
 Deputy Superintendent for Business and Employee Services
 Plano ISD

STAFF PRELIMINARY REPORT – ANALYSIS & RECOMMENDATION

Purpose of Request

As noted in the applicant's letter, the main purpose of this request is to allow for reinvestment and improvement of the subject property. Although rehabilitation of the city's housing stock is necessary, there is concern about using additional units or density as tools for leveraging capital needed for that purpose, without serving another substantial public purpose consistent with adopted public land use policy. Similarly, zoning for additional units and increased building height cannot be the revitalization solution for all existing apartment sites in Plano without adequately planning for the economic, social, and infrastructure impacts of such a policy shift.

Building Height

The applicant is proposing one stipulation related to building height. Under the current PD stipulations, building height is limited to 2 stories, 35 feet, consistent with the prior SF-A zoning. The requested zoning change includes height changes to allow three-story structures not to exceed 45 feet. Standard MF-1 zoning allows a maximum height of 3 stories, 40 feet. The associated concept plan shows nine new buildings proposed, four of which are proposed at two stories, 35' maximum height, and five that are proposed to be three stories, 45' maximum height.

Three-story buildings would also require a minimum setback of 150 feet from Legacy Drive and 50 feet from rear and side yard property lines as noted in the PD restrictions. A measurement of 180 feet is the shortest setback distance from Legacy Drive to one out of the five buildings proposed to be three stories. A golf course surrounds the subject property on three sides, all of which is zoned SF-9 with Specific Use Permit No. 62 for Golf Course and Specific Use Permit No. 107 for Private Club. A three-story building with the shortest setback from the surrounding SF-9 zoning is 200 feet.

The proposed stipulation will ensure the required height setbacks are maintained. However, as mentioned in the analysis above, the Comprehensive Plan does not support three-story buildings. The applicant notes in the attached letter that the additional 5 feet of building height is necessary to provide 10-foot ceilings and a customary roof pitch. A review of the site appears to indicate roof pitches that are generally equivalent to one full story of the building, though existing buildings may not have 10-foot ceilings.

Parking

For this request, the applicant is proposing to meet the number of spaces required by implementing a 14% parking reduction from the MF-1 requirement in their PD stipulations. The applicable required parking for multifamily residences within the MF-1 zoning districts is two parking spaces for each dwelling unit with one or more bedrooms. The site as it exists is quite well designed, as many units have attached garages with surface parking spaces behind the garage door, similar to the convenience enjoyed by many single-family homes in Plano. All the new units are designed with tuck-under parking spaces, while others provide an additional single-stacked (tandem) parking space in front of the building. This tandem parking is not being counted towards the total parking count for the proposed buildings but will likely be used by residents and guests.

Previous requests and the original application for this request included a reduction by requiring one space per bedroom. At the request of staff, the applicant modified the stipulation to include a 14% parking reduction from the required parking count, as recently allowed under Article 16 of the Zoning Ordinance.

	Number of Units	Parking Required Per Ordinance	Parking Required Per Request	Parking Provided
Existing	346	692	N/A	692 At. Garages = 258 Surface = 434
Proposed	416	832	716	731 At. Garages = 258 Surface = 407 Tuck-Under = 66

Article 16.100.1.C. of the Zoning Ordinance allows the Planning & Zoning Commission (Commission) to approve up to a 20% reduction in the amount of required parking for infill, redevelopment, or expansions on nonresidential property as follows:

- a. *The reduction is not anticipated to create parking issues for any public or private property in the vicinity;*

As stated in the applicant's letter, the 722 parking spaces proposed meet the site's anticipated parking demand. Staff does not anticipate any parking issues for neighboring properties given the layout of the site.

- b. *The reduction is not anticipated to result in parking spillover into any neighborhoods in the vicinity;*

There are no residential neighborhoods immediately adjacent to the property.

- c. *Available parking has not been impacted by vehicle storage or other site modifications, and*

There is no vehicle storage onsite or other site modifications that impact available parking.

- d. *The site is not under condominium ownership unless all owner participation is verified.*

A single entity owns the site.

Additionally, the Commission may approve the reduction for multifamily properties when the area that would be used by the reduced parking spaces is exchanged for an equivalent area of additional usable open space in excess of the minimum requirements applicable to the development. For this property, the 110-space reduction is equivalent to approximately 17,820 to 19,800 square feet depending on parking space size, or 1.1 to 1.3 percent of the site. This amount of space is easily provided in the associated concept plan and helps preserve the park-like setting of the complex.

Site Amenities

The applicant is proposing two stipulations to require the construction of three additional amenities for future residents. These additional amenities include an enlarged clubhouse and two additional dog parks. These amenities are intended to enhance the quality of life for tenants and balance out the additional density added. These requested changes are supported.

Topography

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

Opportunities

The request could meet other policy objectives of the Comprehensive Plan that would influence staff's recommendation in the preliminary report. Examples include:

- Special Housing Needs Action 6 in Comprehensive Plan: Identify methods to incorporate Universal Design practices and encourage their implementation in new housing projects and home renovations.
- Priority Need 1 (Affordable Housing) per the Consolidated Plan (Also SHN1 in the Comprehensive Plan): Development of new affordable rental housing units in the city of Plano.

A recommendation for approval is not achievable for this request due to the conflicts with the mix of uses and height standards in the N Future Land Use category. Staff agreed to recommend the request as disfavored under the Comprehensive Plan, rather than denied, if another city land use policy objective was met as part of the Planned Development. Since the applicant wished to proceed forward without this opportunity, the recommendation is for denial.

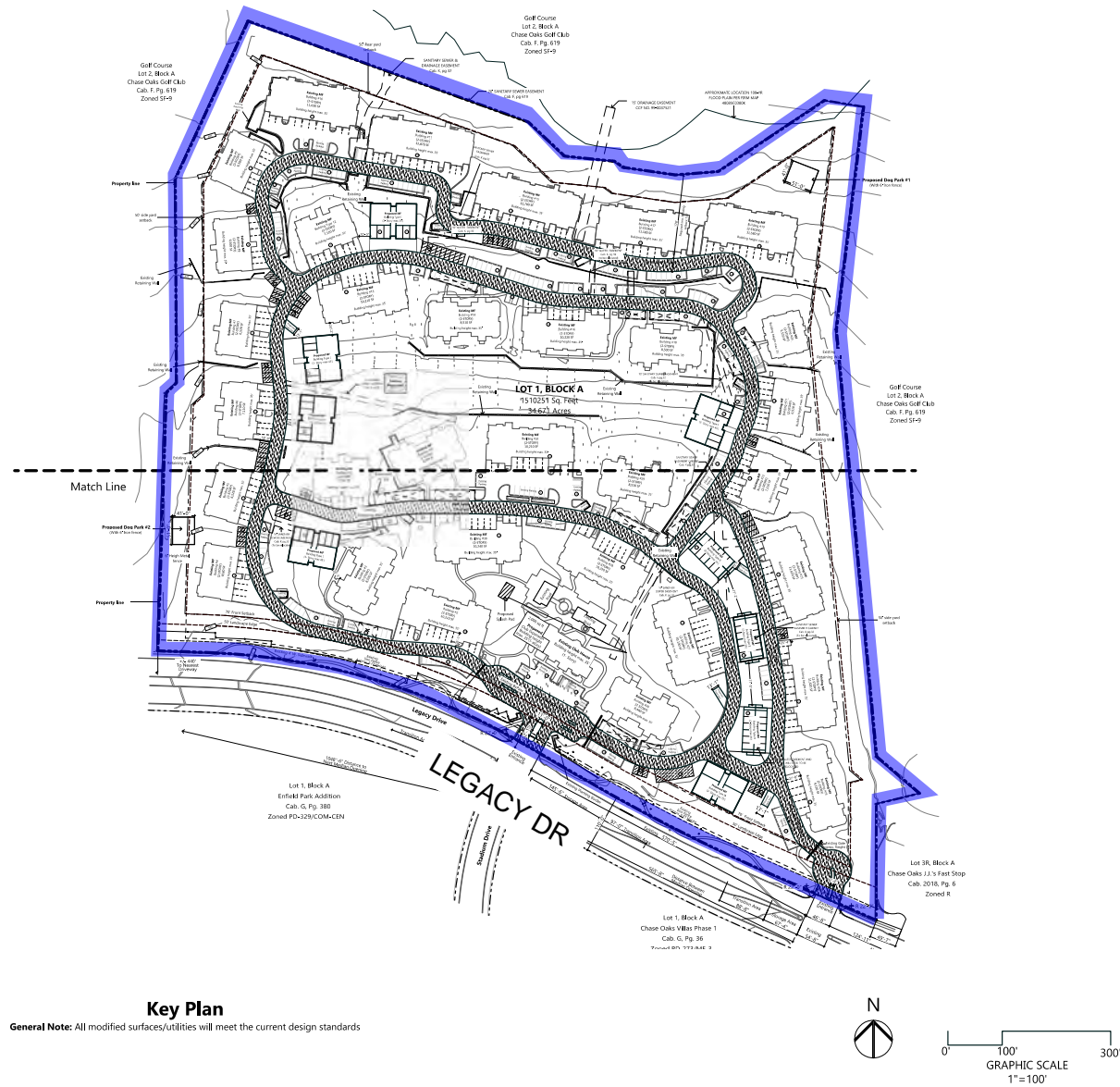
SUMMARY:

The applicant is requesting to amend Planned Development-489-Multifamily Residence-1 (PD-489-MF-1) to allow for additional residential units within an existing multifamily development and other modified development standards. The request is intended to spark reinvestment opportunities by increasing the unit count to meet the density allowance in the MF-1 zoning district; however, the need to increase units to justify site maintenance and market competitiveness is a concern. This request lacks conformity with the mix of uses and building heights of the Comprehensive Plan.

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

RECOMMENDATION:

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



VICINITY MAP
NTS

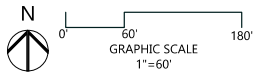
Owner
701 Legacy Drive LLC &
701 Legacy Drive II LLC &
701 Legacy Drive IV LLC
Attn: Stephen Schmid
433 N. Camden Drive, Suite 1000
Beverly Hills, California 90210
Telephone (310) 247-0550

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

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

Revised Concept Plan
RCP2024-001

**CHASE OAKS
APARTMENTS**
LOT 1, BLOCK A
VOL. K, PG. 32
M.R.C.C.T.
Zoned PD-489/MF-1
34.671 ACRES/ 1,510,251 SF
Situated in the
DANIEL ROWLETT SURVEY~ ABST.738
04/12/2024
PLANO, COLLIN COUNTY, TEXAS



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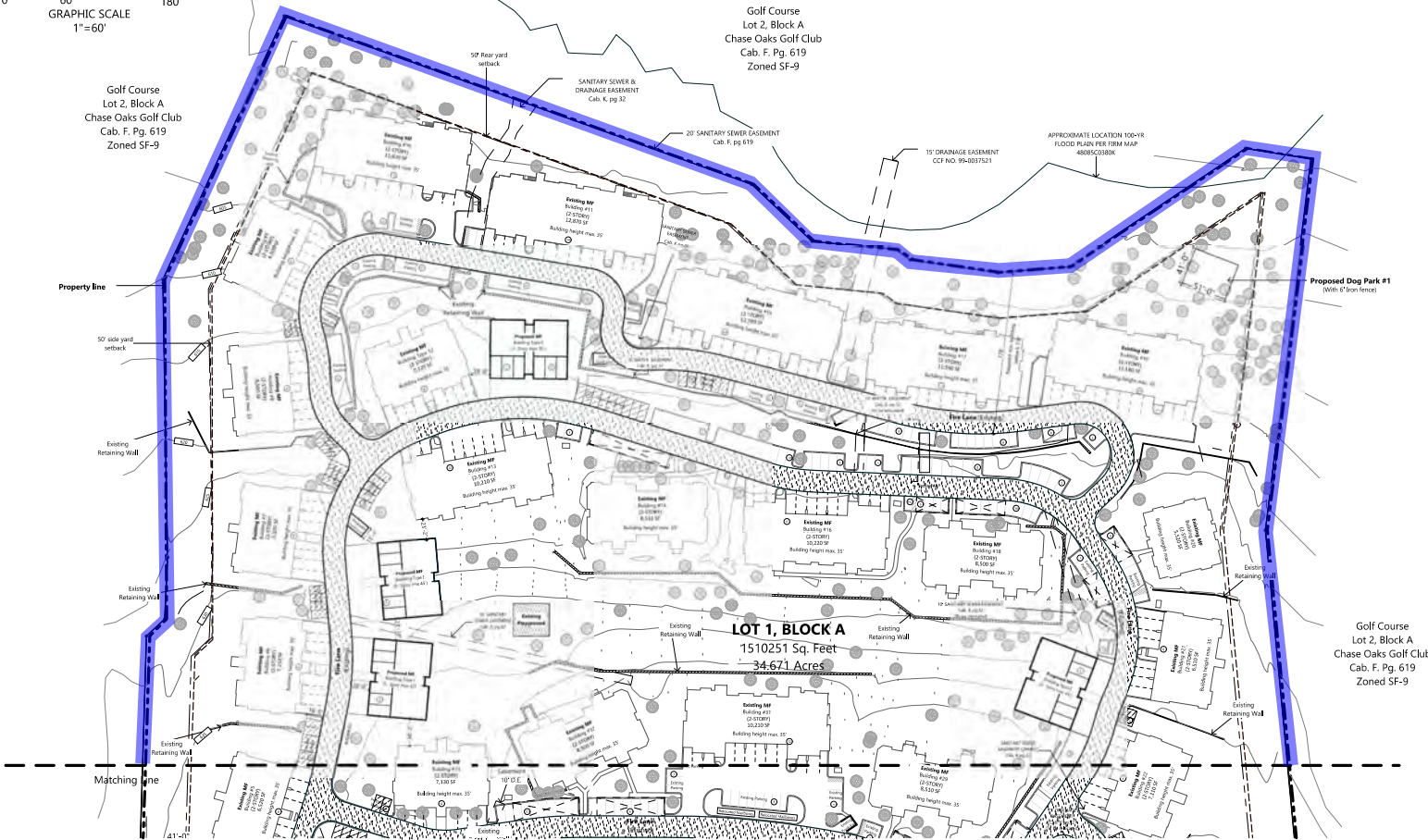
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Minimum separations between apartment buildings on the same lot are as follows:	
Building Orientation	Distance
Face to Face (1)	30 feet
Face to Face (2)	20 feet
Corner to Corner	15 feet
Angled Corner to Face (60 degree to 90 degree angle)	20 feet
Courtyard - Face to Face (3)	30 feet
End to End	15 feet

(1) Face: Exterior plane of a building that is 60 feet in length or greater.
 (2) End: A secondary exterior plane of a building that is less than 60 feet in length.
 (3) No Balcony or canopy shall extend into such courtyard area for a distance greater than 5 feet.
 (See "courtyard" definition in Sec. 8.200)

General Note: All modified surfaces/utilities will meet current design standards



VICINITY MAP
NTS

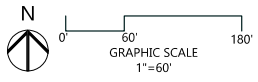
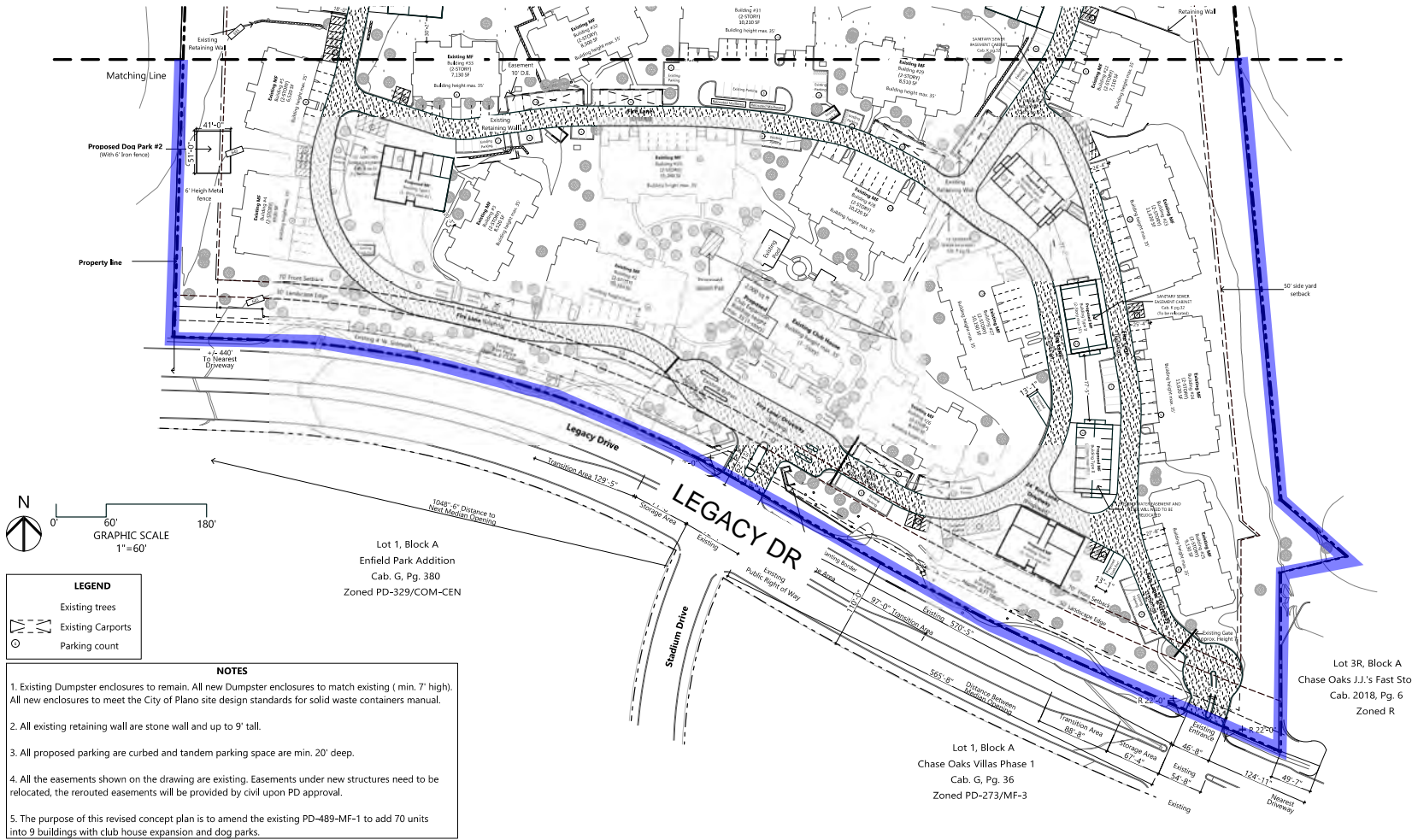
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LEGEND

- Existing trees
- Existing Carports
- Parking court

- NOTES**
- Existing Dumpster enclosures to remain. All new Dumpster enclosures to match existing (min. 7' high). All new enclosures to meet the City of Plano site design standards for solid waste containers manual.
 - All existing retaining wall are stone wall and up to 9' tall.
 - All proposed parking are curbed and tandem parking space are min. 20' deep.
 - All the easements shown on the drawing are existing. Easements under new structures need to be relocated, the rerouted easements will be provided by civil upon PD approval.
 - The purpose of this revised concept plan is to amend the existing PD-489-MF-1 to add 70 units into 9 buildings with club house expansion and dog parks.

Lot 1, Block A
Enfield Park Addition
Cab. G, Pg. 380
Zoned PD-329/COM-CEN

Lot 1, Block A
Chase Oaks Villas Phase 1
Cab. G, Pg. 36
Zoned PD-273/MF-3

Lot 3R, Block A
Chase Oaks J.J.'s Fast Stop
Cab. 2018, Pg. 6
Zoned R

PROPOSED UNIT DATA

UNIT	TYPE	TOTAL NUMBER	TOTAL	Sq. Ft.	PERCENT OF TOTAL	PERCENTAGE OF MIX	UNIT NET TOTAL
A1	1B/1B	12	14	785	17.1%	20%	9,420
A2	1B/1B	2		930	2.9%		1,860
B1	2B/2B	22		1,200	31.45%		26,400
B2	2B/2B	22	44	1,236	31.45%	62.9%	27,192
C1	3B/2B	12	12	1,500	17.1%	17.1%	18,000
UNIT TOTAL/AVG.	70	70	70	100%	100%		82,872 SF

EXISTING UNIT DATA

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

NOTE FOR PARKING DATA

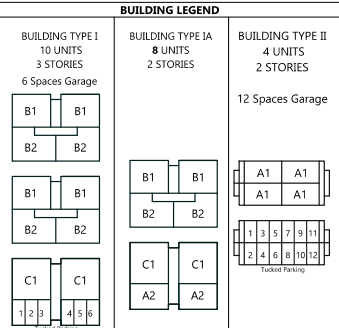
Existing Garage Parking = 258 sps
Existing Remaining Surface Parking = 337 sps
(Including 77 sps of Carports)

Proposed Tuck under Parking = 66 sps
Proposed Surface Parking = 70 sps

Total Parking Provided = 731 sps
(Including 10 sps of Accessible Parking)

Site Data Summary Table

Item	Lot #
General Site Data	Lot #1
zoning (non zoning)	PD-489-MF-1
Land Use (non zoning) (reference: include all sq ft)	Multifamily Residence
Lot Area (square feet) & acres	1,510,251 Sq. Ft. (34.671 Acres)
Building Footprint Area (square feet)	380,000 Sq. Ft.
Lot Coverage Area (square feet) / F.A.S.	655,000 Sq.Ft. (Without garages) / 6.4
Net Carport Area (square feet)	3,000 sq. ft.
Building Area (net) - storage (to be built) (square feet)	45'
Lot Coverage (percent) - curbs	43%
Lot Area Ratio (ratio x:1)	1:3.4
Carport Area (square feet)	1,980 Sq. Ft.
Enclosed Open Storage (square feet)	2,100 Sq. Ft. (Location 1'BD)
Residential Density (Units/Net Acreage)	12 (Units/Net Acreage)
Net Acreage = Total acreage minus streets and open space	12 (Units/Net Acreage)
Multifamily Units	
# of 1 bedrooms & Minimum unit size	76
# of 2 bedrooms & Minimum unit size	180 units, 692 Sq. Ft.
# of 3 bedrooms & Minimum unit size	103 units, 1,262 Sq. Ft.
Total Units (Total)	359 units, 1,952 Sq. Ft.
Residential Density (Units/Net Acreage)	118 units
Residential Density (Units/Net Acreage)	12 (Units/Net Acreage)
Net Acreage = Total acreage minus streets and open space	12 (Units/Net Acreage)
Carport	
Permitted Ratio (from zoning Ordinance)	2 sps per unit with 14% reduction (per PD stipulations)
Required Parking (if spaces)	716 sps
Proposed Parking (if spaces)	731 sps
Accessible Parking (Required if spaces)	10 sps
Accessible Parking (Provided if spaces)	10 sps
Parking in Excess of 110% of required parking (if spaces)	None

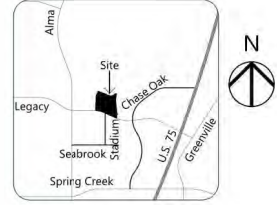


LEGEND

- 3-Story Proposed Buildings
- 2-Story Proposed Buildings
- Existing Buildings



Not To Scale



VICINITY MAP
NTS

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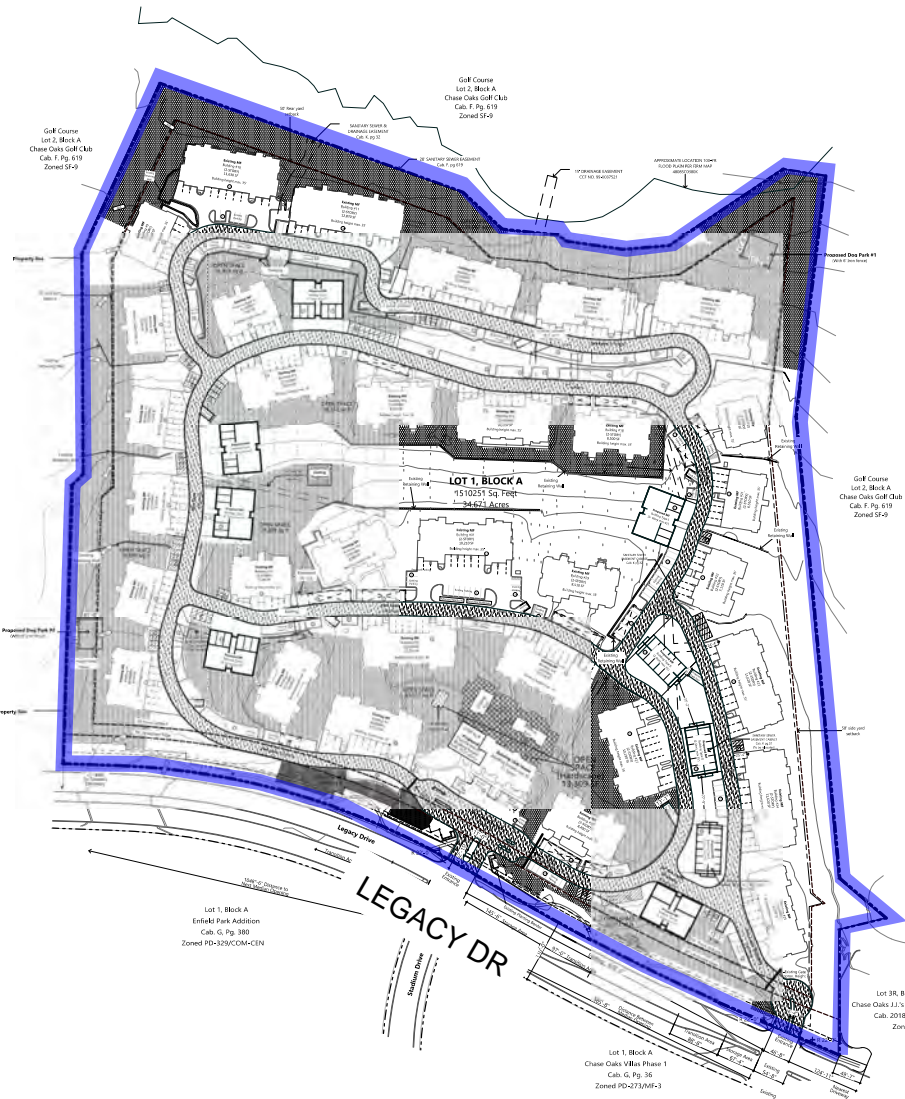
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Illustrative Site Plan

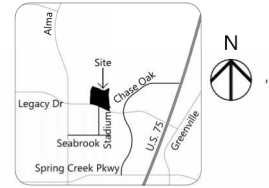
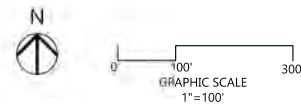
**CHASE OAKS
APARTMENTS**

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VOL. K, PG. 32
M.R.C.C.T.
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03/15/2024
PLANO, COLLIN COUNTY, TEXAS



Private Usable Open Space Provided (square feet)	432,532 sf	
% and square feet of green space	96.9% (419,223 sf)	
% and square feet of hardscape	3.1% (13,309sf)	
Required Usable Open Space		
1 Bedroom Unit (600 sf)	190 Units	114,000 sf
2 Bedroom Unit (900 sf)	194 Units	174,600 sf
3 Bedroom Unit (1,200 sf)	32 Units	38,400 sf
Total Required Open Space	327,000 sf	

The new development site plan will meet Plano open space requirement for slope with credits if needed



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NTS

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Open Space Diagram
OSP2024-002

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03/12/2024
PLANO, COLLIN COUNTY, TEXAS



April 3, 2024
Mr. David Downs, Chairman
City of Plano Planning and Zoning Commission
P. O. Box 86358
Plano, Texas 75086-0358

Subject: Rezoning PD 489 MF-1, Amended Stipulations

Dear Chairman Downs and Commissioners:

We request your support for our application to rezone the Legends at Chase Oaks. Developed in 1997, Legends is integral to the Chase Oaks neighborhood. We want to strengthen Legends through reinvestment and improvements that contribute to its long-term viability and the vibrancy of the larger community. In 2022, we requested the rezoning of Legends to permit an additional 124 units, raising the density from 10 to 13.5 units per acre. The Commission favored our request; however, the Council denied the rezoning primarily over concerns about the plan layout. We were encouraged to continue our work. Our revised request is for 70 additional units (12 units per acre), as permitted under MF-1 zoning. The plan preserves the existing Planned Development District (PD) setbacks, including the gracious 70-foot setback and 50-foot landscaped edge along Legacy Drive. Even with the additional units, open space significantly exceeds MF-1 standards (433,034 sq. ft. vs. 327,000 sq. ft.). We request two PD changes to MF-1 standards about building height and parking.

The revised concept plan accompanying the rezoning request includes nine new buildings. Five of the buildings are three stories, and four buildings are two stories. Three-story buildings are permitted in MF-1 but are limited to 40 feet. We request a maximum height of 45 feet for ten-foot ceilings and a customary roof pitch. Three-story apartment buildings are common throughout Plano and Chase Oaks. They are a more efficient building design and preserve open space. The new buildings are in the development's interior and meet all setback standards. Further, Legends is separated by more than 500 feet from nearby single-family homes by the Courses at Watters Creek (City of Allen golf course).

We request a 14% reduction in the minimum required parking at the staff's suggestion, as provided in Section 16.100.1.C.iii, Plano Zoning Ordinance. MF-1 requires two spaces per unit or 832 spaces. The reduction lowers the amount of required parking to 716 spaces. The concept plan shows 722 garage, tucked, and surface spaces. This number is consistent with national parking studies and a local study of Legends. There are an additional 294 tandem parking spaces (not counted) in front of the parking garages. Lowering the required parking reflects actual parking needs and helps preserve open space. Legends is separated from adjacent development by the surrounding golf course, and off-site parking is highly unlikely.

We have included other PD stipulations addressing building setbacks based on the current zoning provisions or in response to concerns expressed by the staff, commission, and council. A PD stipulation ensures our commitment to expanding the clubhouse and providing two dog parks.



Our request for 70 additional units permits reinvestment in Legends to keep it competitive and sustainable. Legends is 25 years old, and while performing well, it needs further investment through new construction and upgrading existing units. Because of the robust North Texas economy, the demand for multifamily housing is strong in Plano and Collin County. However, housing demand alone is insufficient to ensure long-term sustainability. New construction will modernize and diversify the apartment mix consistent with changing market demands. Our goal is to preserve the low-density character of Legends while improving the economic viability of the entire development.

The Chase Oaks Homeowners Association supports our request, and we are meeting with area homeowners in mid-March to discuss our improvement plans. The City of Allen supports our plans for reinvesting in the Legends development and has no objection to the proposed rezoning. We will work closely with existing Legends residents to ensure construction is not disruptive and provide frequent reports on the construction status. Residents will have direct access to on-site management to report construction problems. Residents will also receive priority in leasing new apartments. This aids us in upgrading existing apartments. Our proposed improvement plan does not adversely impact area schools, city services, utilities, or roads. The improvements are within the interior of Legends and will not be visible to nearby single-family residents nor change the low-density character of the community.

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

“1.2 The Plan promotes the safety, viability, and vibrancy of Plano's existing neighborhoods, managing growth and shaping change that complements the city's suburban character and rich history.

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

2.1 The Plan enhances the quality of life in the long term, preparing for future generations of residents, businesses,

and institutions of Plano who may not have a voice but are impacted by the decisions of today.

3.4 The Plan Manages growth and redevelopment in a gradual manner, ensuring changes are beneficial to neighbors and the surrounding community based on real demand. “

The proposed rezoning allows for reinvestment and continuing improvement of Legends. Allowing 70 additional units is a modest zoning change but significant to our reinvestment plans. It maintains Legend's low-density suburban character, preserves perimeter setbacks and landscaping, expands amenities, and retains more than 28% of the site as usable open space. Permitting the additional 70 units does not set a precedent for rezoning other multifamily properties in the area.



Absent redevelopment, other area multifamily properties are higher density (averaging close to 18 units per acre) and are not feasible for infill development. The proposed 70 additional units are permitted under standard MF-1 zoning density (12 units per acre), and the proposed plan provides 9.94 acres of usable open space, 2.43 acres more than required.

We wish to improve Legends to ensure its long-term viability and contribution to the Chase Oaks neighborhood and the City of Plano. The excellent health of existing multifamily communities is essential to meeting housing demands, sustaining neighborhoods, and attracting a skilled workforce.

We are proud to be part of Plano, the City of Excellence, and we thank you for your consideration.

Sincerely,

Michael Farahnik

Michael Farahnik
SVP of Leasing & Risk Management

MEETING DATE

Monday, May 13, 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
 - Thoroughfare Plan Map & Cross Sections
 - Bicycle Transportation Plan Map
 - Parks Master Plan Map
 - Expressway Corridor Environmental Health Map
 - Redevelopment & Growth Management Policy – Action 8 (RGM8)
 - Housing Trends Analysis
 - 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

Planning & Zoning Commission 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, May 13, 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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- 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.
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- 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.
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- 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.
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Guiding Principle 3 | Plano Together

- 3.1. The Plan serves people of all backgrounds, striving to meet the needs of an inclusive and vibrant community that calls Plano "home."
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- 3.5. Implementation of the Plan will be done in partnership with the community and educational, nonprofit, civic, cultural, faith-based, and governmental organizations, promoting cooperation towards common goals that enhance the quality of life for the residents, businesses, and institutions of Plano.

MEETING DATE

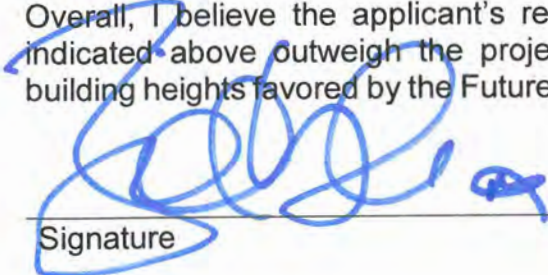
Monday, April 15, 2024

RESULTS

I, Chair/Commissioner Bill Lishka, 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: this spurs development in an aging Property. and
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: it improves this Property. and
3. The request is consistent with other policies, actions, maps:
 - Future Land Use Map and Dashboards – Description & Priorities
 - Thoroughfare Plan Map & Cross Sections
 - Bicycle Transportation Plan Map
 - Parks Master Plan Map
 - Expressway Corridor Environmental Health Map
 - Redevelopment & Growth Management Policy – Action 8 (RGM8)
 - Housing Trends Analysis
 - Other: _____
4. Comments on any of the above which further explain my position: NA.

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

4/15/24
Date

MEETING DATE

Monday, April 15, 2024

RESULTS

I, Chair/Commissioner OLLAY, 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: SUPPORTS PLANO TODAY, TO GROWER < 205th;
and
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: N/A;
and
3. The request is consistent with other policies, actions, maps:
 - Future Land Use Map and Dashboards – Description & Priorities
 - Thoroughfare Plan Map & Cross Sections
 - Bicycle Transportation Plan Map
 - Parks Master Plan Map
 - Expressway Corridor Environmental Health Map
 - Redevelopment & Growth Management Policy – Action 8 (RGM8)
 - Housing Trends Analysis
 - 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

4/15/24
Date

MEETING DATE

Monday, April 15, 2024

RESULTS

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

- I agree with the conclusions in the preliminary report provided by staff because:
I do not believe this will provide a benefit nor
or does it provide for the BEST use of this property
- 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: _____.

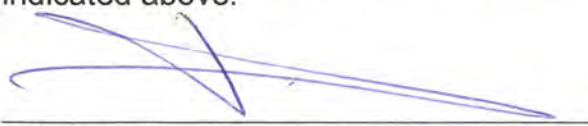
The request is inconsistent with other policies, actions, maps:

- Future Land Use Map and Dashboards – Description & Priorities
- Future Land Use Map and Dashboards – Mix of Uses
- Future Land Use Map and Dashboards – Character Defining Elements
- Neighborhood Conservation Policy
- Land Use Policy – Action 4 (LU4)
- Redevelopment & Growth Management Policy – Action 1 (RGM1)
- Redevelopment & Growth Management Policy – Action 8 (RGM8)

Other: They ignore the special housing need action 6

Comments on any of the above which further explain my position: I do not
see this will provide for long-term maintenance
on page 10 of staff report

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



Signature

4/15/24

Date

MEETING DATE

Monday, April 15, 2024

RESULTS

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

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: IT CONSIDERS THE NEED FOR FUTURE HOUSING and MAINTENANCE OF EXISTING STOCK
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: DIVERSITY IN THE HOUSING STOCK and UNIQUE PARTS LIKE HOUSING EQUIPMENT.
3. The request is consistent with other policies, actions, maps:
 - Future Land Use Map and Dashboards – Description & Priorities
 - Thoroughfare Plan Map & Cross Sections
 - Bicycle Transportation Plan Map
 - Parks Master Plan Map
 - Expressway Corridor Environmental Health Map
 - Redevelopment & Growth Management Policy – Action 8 (RGM8)
 - Housing Trends Analysis
 - Other: _____
4. Comments on any of the above which further explain my position: HOUSING DEMANDS IN THE CITY REMAINS VERY HIGH

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

4/15/24

Date

MEETING DATE

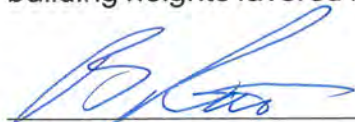
Monday, April 15, 2024

RESULTS

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

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: provides diversity of housing; and
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: maintains a quality low density development and
3. The request is consistent with other policies, actions, maps:
 - Future Land Use Map and Dashboards – Description & Priorities
 - Thoroughfare Plan Map & Cross Sections
 - Bicycle Transportation Plan Map
 - Parks Master Plan Map
 - Expressway Corridor Environmental Health Map
 - Redevelopment & Growth Management Policy – Action 8 (RGM8)
 - Housing Trends Analysis
 - Other: _____
4. Comments on any of the above which further explain my position: density is still below MF-1 requirements and additional open space will maintain park-like atmosphere of the project.

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

4/15/24

Date

MEETING DATE

Monday, April 15, 2024

RESULTS

I, Chair/Commissioner Gary Curry, 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:
It was aligned with Comp plan

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: Building Height + Parking Reduction.

The request is not substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: It increases density + reduces green space.

The request is inconsistent 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
- Neighborhood Conservation Policy
- Land Use Policy – Action 4 (LU4)
- 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.

Gary Curry
Signature

4/15/24
Date

MEETING DATE

Monday, April 15, 2024

RESULTS

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

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: It's consistent w/ MF-1 Density requirements; and

2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: It maintains all set back requirements & has lower density than all surrounding Multifamily communities; and

3. The request is consistent with other policies, actions, maps:
- Future Land Use Map and Dashboards – Description & Priorities
 - Thoroughfare Plan Map & Cross Sections
 - Bicycle Transportation Plan Map
 - Parks Master Plan Map
 - Expressway Corridor Environmental Health Map
 - Redevelopment & Growth Management Policy – Action 8 (RGM8)
 - Housing Trends Analysis
 - Other: _____

4. Comments on any of the above which further explain my position: This development adds 2 or 3 bedroom units which are needed.

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]
Signature

4/15/2024
Date

MEETING DATE

Monday, April 15, 2024

RESULTS

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

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: It appears and appears the results would be consistent with the overall goals of the Comprehensive Plan and with the City's goal of providing a high quality, walkable, transit-oriented community for present and future generations. It meets the goals of the Comprehensive Plan.
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
 - Thoroughfare Plan Map & Cross Sections
 - Bicycle Transportation Plan Map
 - Parks Master Plan Map
 - Expressway Corridor Environmental Health Map
 - Redevelopment & Growth Management Policy – Action 8 (RGM8)
 - Housing Trends Analysis
 - 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.

A. Michael Brownoff
Signature

4/15/2024
Date

* There is no substantial opposition. The proposal is consistent w. surrounding properties.