

PLANNING & ZONING COMMISSION

ZONING CASE FINAL REPORT



DATE: September 17, 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
Christina D. Day, AICP, Director of Planning

SUBJECT: Results of Planning & Zoning Commission Meeting of September 16, 2024

AGENDA ITEM NO. 2A - ZONING CASE 2024-015

PETITIONERS: MY POSSIBILITIES & NTFB-PEROT FAMILY CAMPUS

Request to rezone from Corridor Commercial to Light Industrial-1 on 4.7 acres located on the east side of Mapleshade Lane, 605 feet north of State Highway 190, and within the 190 Tollway/Plano Parkway Overlay District. Project #ZC2024-015.

APPROVED: 8-0

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

RESULTS:

The Commission recommended the item for approval as submitted.

To view the hearing, please click on the provided link:
<https://planotx.new.swagit.com/videos/315227?ts=431>

DW/af

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: <https://maps.app.goo.gl/EZaKGk1EYTop6AWn9>

MEETING DATE	TIME	MEETING ID	ZONING CASE
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September 16, 2024	7:00 PM	PZ 09.16.24	ZC2024-015
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RESULTS for Ban Alali

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

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

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:

[]

[] Bicycle Transportation Plan Map

[] Future Land Use Map & Dashboards - Character Defining Elements

[] Parks Master Plan Map

[] Thoroughfare Plan Map & Cross-Sections

[] Undeveloped Land Policy

[] Other

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

I believe that supporting this case does not have a big impact as the CC zoning for my possibilities will stay and the only change is the moving the zoning line so the bank food will be under one zoning.

Ban Alali

Signature

September 16, 2024 @ 7:45:54 PM

Date

MEETING DATE	TIME	MEETING ID	ZONING CASE
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September 16, 2024	7:00 PM	PZ 09.16.24	ZC2024-015
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RESULTS for Bennett Ratliff

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

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

It is beneficial to the surrounding community and the City at large.

and

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

The North Texas Food Bank and My Possibilities provide important resources to Plano citizens and the surrounding community

and

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

[]

[] Bicycle Transportation Plan Map

[] Future Land Use Map & Dashboards - Character Defining Elements

[] Parks Master Plan Map

[] Thoroughfare Plan Map & Cross-Sections

[] Undeveloped Land Policy

[] Other

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

The current land uses remain consistent, only the dividing line between these uses is changed.

Bennett Ratliff

Signature

September 16, 2024 @ 7:40:23 PM

Date

MEETING DATE	TIME	MEETING ID	ZONING CASE
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September 16, 2024	7:00 PM	PZ 09.16.24	ZC2024-015
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RESULTS for Gary Cary

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

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

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:

[]

[] Bicycle Transportation Plan Map

[] Future Land Use Map & Dashboards - Character Defining Elements

[] Parks Master Plan Map

[] Thoroughfare Plan Map & Cross-Sections

[] Undeveloped Land Policy

[] Other

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



Signature

September 16, 2024 @ 7:40:24 PM

Date

MEETING DATE	TIME	MEETING ID	ZONING CASE
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September 16, 2024	7:00 PM	PZ 09.16.24	ZC2024-015
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RESULTS for J. Michael Brounoff

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

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

The proposed zoning supports the mission of the North Texas Food Bank to distribute food to people in need, which in turn enhances and preserves the welfare of the community and the city as a whole. The charitable distribution of food is certainly a moral guiding principal as well.

and

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

Distributing food to persons in need helps ward off the effects of poverty and is part of a hedge against crime and the deterioration of neighborhoods.

and

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

[]

[] Bicycle Transportation Plan Map

[] Future Land Use Map & Dashboards - Character Defining Elements

[] Parks Master Plan Map

[] Thoroughfare Plan Map & Cross-Sections

[] Undeveloped Land Policy

[X] Other

See above.

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

See above.

J. Michael Brounoff

September 16, 2024 @ 7:43:06 PM

Signature

Date

MEETING DATE	TIME	MEETING ID	ZONING CASE
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September 16, 2024	7:00 PM	PZ 09.16.24	ZC2024-015
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RESULTS for Michael Bronsky

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

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

and

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

I believe this change is would provide a substantial benefit to both the immediate neighbors and to the surrounding community. This change is also well within the general public interest for Plano today and Plano 2050.

and

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

[]

[] Bicycle Transportation Plan Map

[] Future Land Use Map & Dashboards - Character Defining Elements

[] Parks Master Plan Map

[] Thoroughfare Plan Map & Cross-Sections

[] Undeveloped Land Policy

[] Other

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



Signature

September 16, 2024 @ 7:40:30 PM

Date

MEETING DATE	TIME	MEETING ID	ZONING CASE
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September 16, 2024	7:00 PM	PZ 09.16.24	ZC2024-015
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RESULTS for Tosan Olley

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

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

Supports guiding principles 1.1 & 2.1

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:

[]

[] Bicycle Transportation Plan Map

[] Future Land Use Map & Dashboards - Character Defining Elements

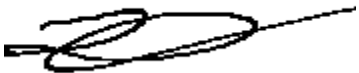
[] Parks Master Plan Map

[] Thoroughfare Plan Map & Cross-Sections

[] Undeveloped Land Policy

[] Other

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



Signature

September 16, 2024 @ 7:42:20 PM

Date

MEETING DATE

Monday, September 16, 2024

RESULTS

I, Chair/Commissioner Tianle 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: this site was zoned LI before and got rezoned to CC due to historic changes.
and and changing back to LI is align with the use of the original zoning.
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: it will be a great complementary property for the NTFB.
3. The request is consistent with other policies, actions, maps:
 - ☒ Future Land Use Map and Dashboards – Character Defining Elements
 - ☒ Thoroughfare Plan Map & Cross-Sections
 - ☐ Bicycle Transportation Plan Map
 - ☐ Parks Master Plan Map
 - ☐ Expressway Corridor Environmental Health Map
 - ☐ Undeveloped Land Policy
 - ☒ Other: Good use for this land at this location
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

9/16/2024
Date

PLANNING & ZONING COMMISSION
FINDINGS RELATED TO ZONING CASE 2024-015



MEETING DATE

Monday, September 16, 2024

RESULTS

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

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: IT MEETS A SIGNIFICANT NEED IN PLANO & SURROUNDING COMMUNITIES;
and
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: SO MANY IN OUR COMMUNITY LACK SUFFICIENT FOOD & NUTRITIONAL SOURCES
and
3. The request is consistent with other policies, actions, maps:
 - ☒ Future Land Use Map and Dashboards – Character Defining Elements
 - ☐ Thoroughfare Plan Map & Cross-Sections
 - ☐ Bicycle Transportation Plan Map
 - ☐ Parks Master Plan Map
 - ☐ Expressway Corridor Environmental Health Map
 - ☐ Undeveloped Land Policy
 - ☒ Other: BENEFICIAL USES
4. Comments on any of the above which further explain my position: NONE.

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.

David Downs
Signature

9/16/24
Date

AGENDA ITEM NO. 2A

PUBLIC HEARING: Zoning Case 2024-015

PETITIONERS: My Possibilities & NTFB-Perot Family Campus

CASE PLANNER: Destiny Woods

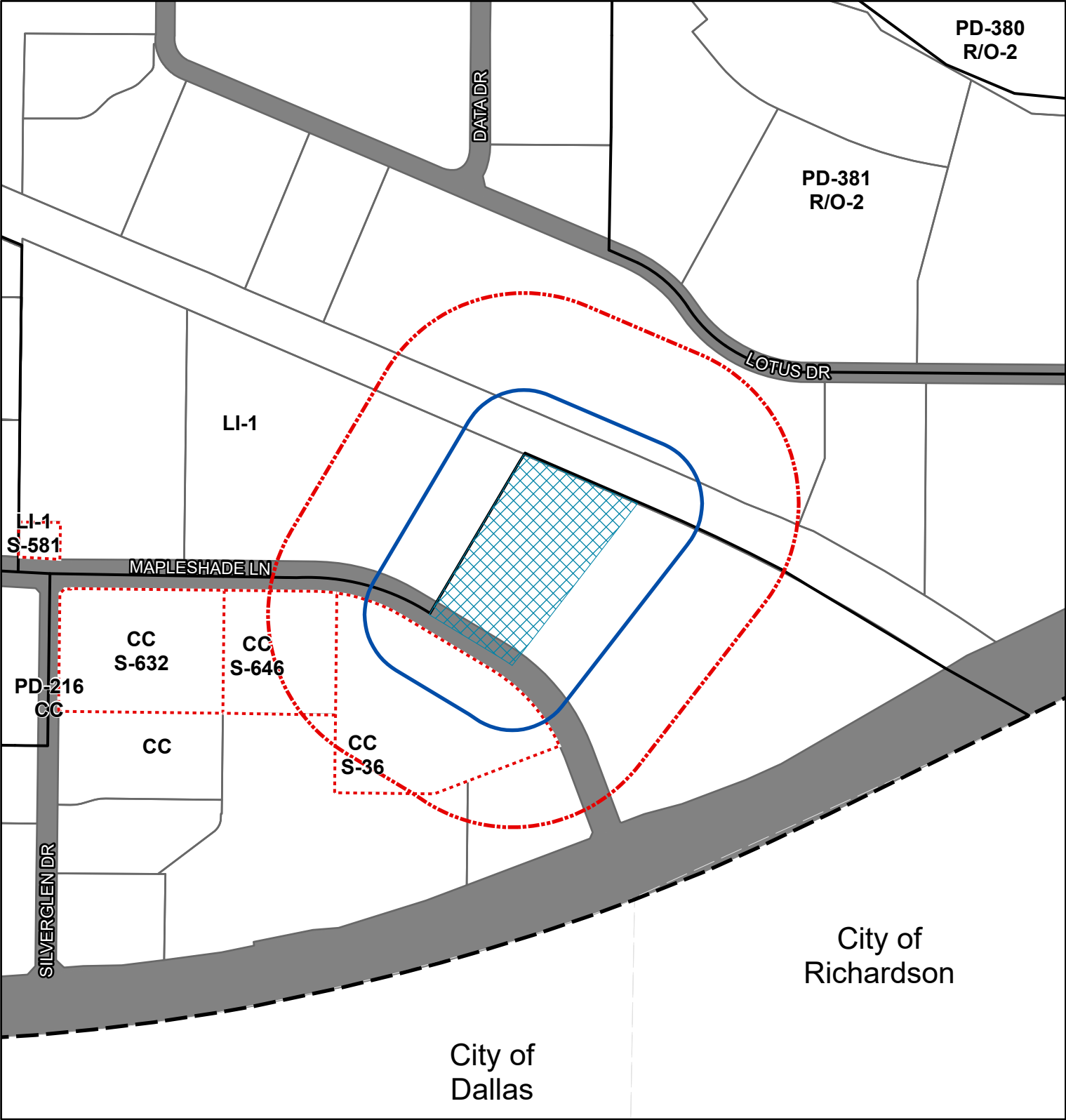
DESCRIPTION: Request to rezone **from** Corridor Commercial **to** Light Industrial-1 on 4.7 acres located on the east side of Mapleshade Lane, 605 feet north of State Highway 190, and within the 190 Tollway/Plano Parkway Overlay District. Project #ZC2024-015.

EXECUTIVE SUMMARY

The primary purpose of this request is to rezone the subject property from Corridor Commercial (CC) to Light Industrial-1 (LI-1) to facilitate the expansion of the North Texas Food Bank, located immediately to the west of the property. Major topics of consideration include:

- Proposed Change of Ownership – The subject property is currently part of a larger 20-acre lot developed with a non-profit trade school operation. The owner, My Possibilities, is proposing to sell 4.7 acres of property to their neighbor, North Texas Food Bank (NTFB), who owns the adjacent 13.1 acre lot to the west. This sale will facilitate expansion of the NTFB's warehouse/distribution center operations, as shown on the associated preliminary site plan in Agenda Item No. 2B. The proposed rezoning would extend the NTFB's current LI-1 zoning to cover the area of the expansion, which is required because warehouse/distribution center is not an allowed use in the CC district but is allowed in the LI-1 district. The lot should have consistent zoning, and this change will allow the expansion of the NTFB operations.
- Conformance to the Comprehensive Plan – The subject property is designated Suburban Activity Centers (SA) on the Future Land Use Map. Warehouse/Distribution Center is generally inconsistent with the SA designation. Approval of the request will require findings due to lack of consistency with the mix of uses in the SA future land use category.

This request is disfavored due to the lack of conformance with the mix of uses standards in the comprehensive plan. A preliminary site plan accompanies this request as Agenda Item 2B.



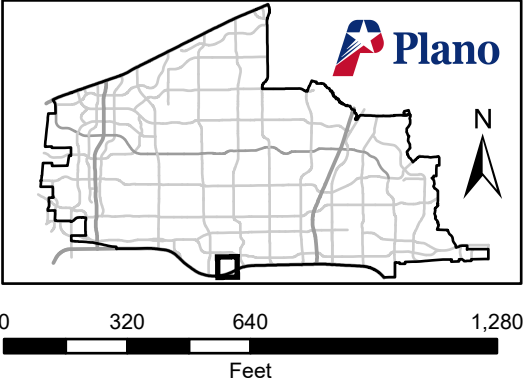
Zoning Case: 2024-015

Existing Zoning: Corridor Commercial

Proposed Zoning: Light Industrial-1

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

Source: City of Plano





LOTUS DR

MAPLESHADE LN



Zoning Case 2024-015



Area of Request

Source: City of Plano



STAFF PRELIMINARY REPORT – INTRODUCTORY REMARKS

The purpose of the request is to rezone from Corridor Commercial (CC) to Light Industrial-1 (LI-1).

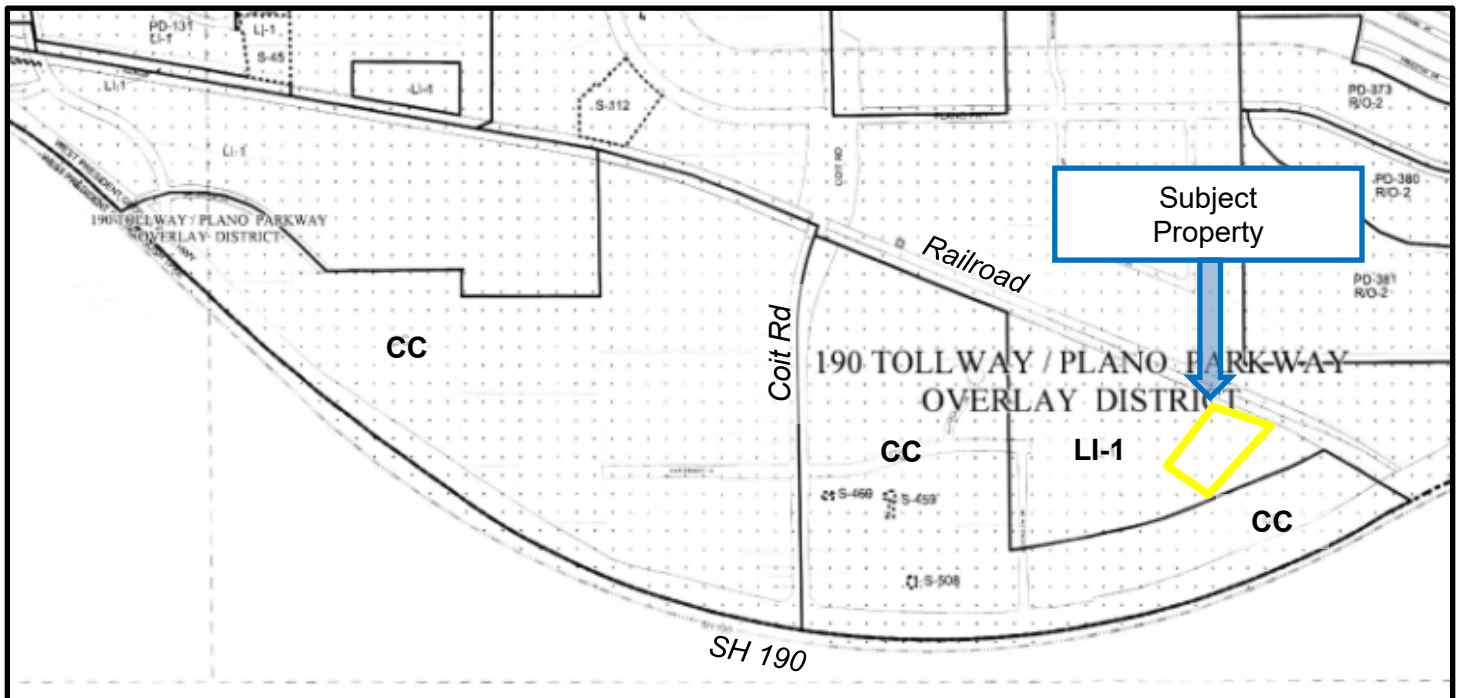
Zoning

Sections 10.600.1 and 10.1400.1 of the Zoning Ordinance state the purposes of the CC and LI-1 districts respectively, as follows:

- Corridor Commercial (CC): The CC district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors. The regulations and standards of this district are reflective of the high traffic volumes and high visibility of these regional highways.
- Light Industrial-1 (LI-1): The LI-1 district is intended to provide areas for light manufacturing firms engaged in processing, assembling, warehousing, research and development, and incidental services that are developed in accordance with the same performance standards applicable to all other zoning districts.

History

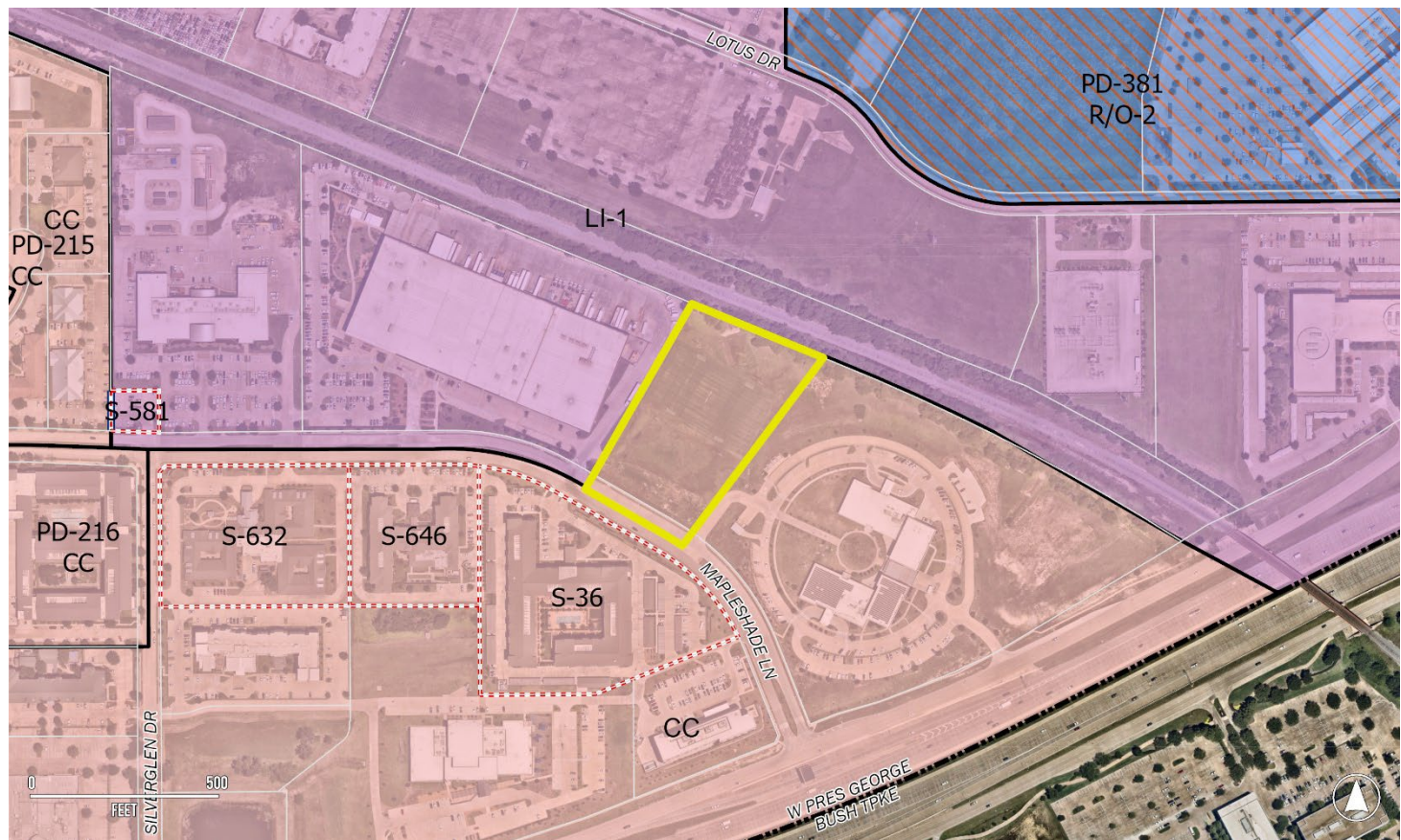
Much of the area along the Plano Parkway corridor was previously zoned LI-1. In the early 2000s, the land around the intersections of Coit Road and State Highway 190 was rezoned to CC as part of a city-initiated rezoning to align the area with the comprehensive plan. At the time, the subject property (shown in yellow) was part of a triangular area excluded from the rezoning and remained LI-1.



In 2017, My Possibilities acquired their current lot, which at the time had split zoning between LI-1 and CC. To remove the split zoning, the western portion of property (including the subject property) was rezoned from LI-1 to CC. This request would rezone a portion of that land back to its prior LI-1 zoning.

Surrounding Land Use and Zoning

North	The property to the north across the railroad is zoned Light Industrial-1 (LI-1) and is currently developed with a parking lot. A preliminary site plan for a light manufacturing use was approved earlier this year.
East	The property is zoned Corridor Commercial (CC) and is developed with a trade school.
South	The property is zoned CC with Specific Use Permit No. 36 (S-36) for Independent Living Facility and is developed with an independent living facility.
West	The property is zoned LI-1 and is developed with a warehouse/distribution center.



STAFF PRELIMINARY REPORT – CONFORMANCE TO THE COMPREHENSIVE PLAN

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.

Core Policies

The following policies serve as the fundamental basis for all staff recommendations for zoning cases.

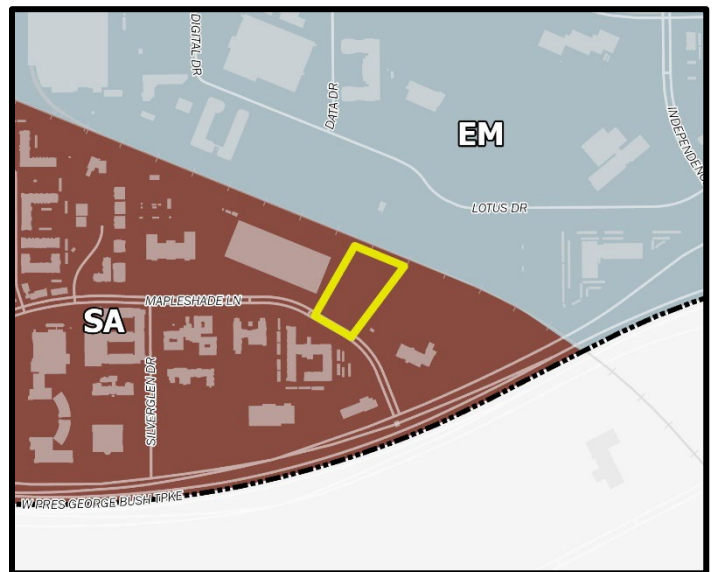
Land Use: *Plano will support a system of organized land use to provide housing and employment choices aligned with the market, where new and redevelopment areas respect the viability and quality of life for existing neighborhoods, businesses, and institutions.*

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.*

Future Land Use Map Category & Dashboard

Future Land Use – The subject property is located within the **Suburban Activity Centers (SA)** category of the Future Land Use Map (FLUM).

Description: *The SA category applies to areas with large commercial and mixed-use developments that serve the specialty shopping, dining, service, and entertainment needs at the intersections of high traffic corridors. These areas are typically 50-100 acres in size and anchored by major retailers, superstores, large grocers, or theaters. Hotels, office, and institutional uses are supportive uses in these centers. When provided, residential uses should be incorporated within cohesively planned, mixed-use developments of moderate density and intensity.*



The request to rezone 4.7 acres to allow for the expansion of the existing warehouse/distribution center is inconsistent with the description of the SA category. A warehouse/distribution center is an *Industrial Type* of use as classified by the Comprehensive Plan and is not identified as a primary or supported use within these areas.

FLUM – SA Description and Priorities		
Description		Does Not Meet
Priorities	#1: <i>Creating destination shopping and entertainment centers.</i>	N/A
	#2: <i>Activated open space, quality building materials, and walkable streetscapes internal to the development.</i>	N/A
	#3: <i>Thoughtfully and cohesively planned mix of uses.</i>	N/A

Mix of Uses – If approved, the request would result in an increase in the *Industrial Types* of uses within the Employment Mix, moving these types further away from the recommendation as shown in the table below. Therefore, this request is not supported by the SA Mix of Uses and Findings will be required to approve this request.

FLUM – SA Mix of Uses				
Mix of Uses	Type	Recommended	Proposed	Analysis
Land Use Mix (acres)	Employment	60-100%	73.6% (No Change)	Meets
	Housing	0-40%	24.5% (No Change)	Meets
Employment Mix (acres)	Retail Types	40-80%	45.3% (No Change)	Meets
	Office Types	20-40%	20.6% (No Change)	Meets
	Institutional Types	0-40%	20.0% (-2.02%)	Meets
	Industrial Types	0-5%	8.4% (+ 2.02%)	Does Not Meet (Triggers Findings)
Housing Mix (units)	—	—	—	N/A

Desirable Character Defining Elements in SA Designation – The request is consistent with most of the character defining elements of the SA designation except for Intensity and Open Space. The applicant is proposing 30% lot coverage per the associated preliminary site plan. This percentage is allowed by the proposed LI-1 zoning district but is inconsistent with the 50-75% lot coverage recommended by the SA designation. Additionally, there is no active open space proposed with this request; however, open space would not be appropriate in a warehouse/distribution center development.

FLUM – SA Desirable Character Defining Elements			
Element	Recommended	Proposed	Analysis
Building Height	1 to 5 Stories	1 and 2.5 Stories	Meets
Density	Single-Family: 4 to 22 DUA Multifamily: 10 to 50 DUA	N/A	N/A
Intensity	Moderate (50 to 75% Lot Coverage)	30% lot coverage	Does Not Meet
Open Space	15% to 20% Active Open Space	0% Active Open Space	Does Not Meet
Parking Orientation	Residential: Structured, on-street Non-residential: Mix of structured, on-street, surface lots, valet	Surface Parking	Meets
Block Pattern & Streetscape	Short to Medium Block Grid Urban and Traditional Streets	No new public or private streets are proposed	Meets
Multimodal Access Automobiles	Medium: May require short walk to destination	Direct access provided from Mapleshade Lane	Meets
Multimodal Access Transit	Medium: Served by bus	Site is served by DART Bus Route #236 and #241 located approximately 1.5 miles from the site.	Meets
Multimodal Access Micromobility	Medium: Connected to trails and bike routes	On-Street Bike Route #45 is directly adjacent to the site along Mapleshade Lane and Preston Ridge Trail is located approximately 1.5 miles from the site.	Meets
Multimodal Access Pedestrians	Medium: Highly walkable internal to the site	Existing sidewalks along Mapleshade Lane will be maintained.	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, or Parks Master Plan Map

[Expressway Corridor Environmental Health Map](#) – A portion of the subject site is located within Expressway Corridor Environmental Health boundary EHA-1; warehouse/distribution center uses are not considered a sensitive land use. Thus, staff finds that the request is in conformance with the Expressway Corridor Environmental Health Map.

Additional Comprehensive Plan Policies – The following policies are applicable on a case-by-case basis depending upon the type, location, and general nature of the request.

[Redevelopment of Regional Transportation Corridors Policy](#) – *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.

The subject site is located within the PGBT/190 expressway corridor. The request for the expansion of the existing warehouse/distribution center is inconsistent with the Future Land Use Map as it would exceed the SA Mix of Uses Dashboard recommendation for *Industrial Types*. Thus, staff finds that the request is not in conformance with the Redevelopment of Regional Transportation Corridors Policy.

[Undeveloped Land Policy](#) – *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.*

Approval of this request would allow for the expansion of the existing North Texas Food Bank warehouse/distribution center. The subject area is currently utilized, in part, as recreational open space (soccer field); if approved the expansion of the existing North Texas Food Bank warehouse/distribution center would offer skilled employment consistent with the Undeveloped Land Policy.

[Findings Policy Assessment](#)

Findings are required to approve this request because the request does not comply with the Mix of Uses recommendation of the SA Dashboard.

Adequacy of Public Facilities – The following items have been reviewed in support of the [Facilities & Infrastructure Policy](#).

[Water and Sewer](#) – 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.

[Parks](#) – N/A

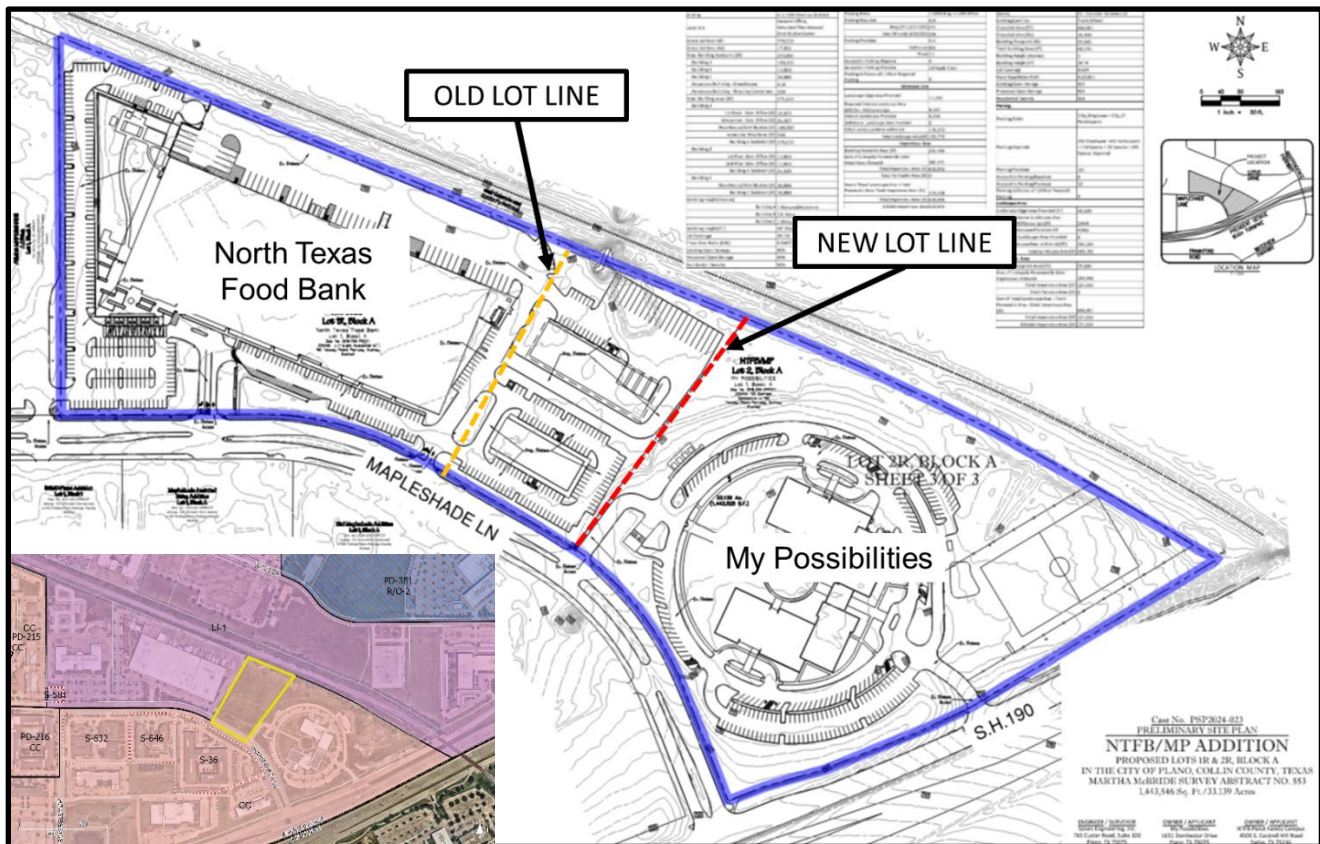
[Libraries](#) – N/A

Conformance to the Comprehensive Plan Summary

Policy or Study	Analysis
Future Land Use Map and Dashboards	
<i>Description & Priorities</i>	Does Not Meet
<i>Mix of Uses</i>	Does Not Meet (Triggers Findings Policy)
<i>Character Defining Elements</i>	Meets
Other Comprehensive Plan Maps	Meets
Redevelopment of Regional Transportation Corridors Policy	Does Not Meet
Undeveloped Land Policy	Meets
Findings Policy	Findings Required
Facilities & Infrastructure Policy	Meets

STAFF PRELIMINARY REPORT – ANALYSIS & RECOMMENDATION

Associated Replat – The subject property is currently a portion of a 20-acre lot developed with a trade school. To the west is the existing location of the North Texas Food Bank (NTFB). My Possibilities is proposing to sell a portion of their property to the NTFB, facilitating an expansion of the NTFB's operations. As shown in the image below, an associated replat will shift the property line separating the two lots from the current (old) location shown in orange to the proposed (new) location shown in red. The space between the two lines is the area proposed to be rezoned to LI-1 to match the NTFB's existing zoning.



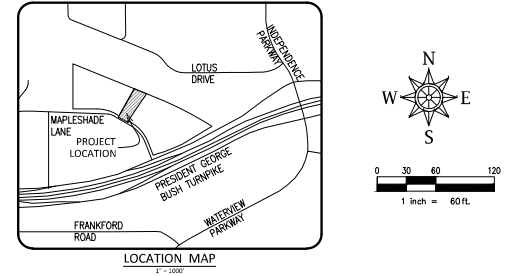
Proposed Zoning – The purpose of the LI-1 zoning is to provide areas for light manufacturing, warehousing, research and development, and other similar uses. An expansion of the LI-1 zoning is generally inconsistent with the city's goal of transforming the area into a Suburban Activity Center (SA); however, in this specific case, the rezoning would allow expansion of an existing warehouse/distribution center business on the edge of the SA designation in an area that historically been zoned for light industrial uses. The expansion of the business would not hinder the ability of the area to continue transformation into a viable activity center and enable a non-profit to expand food distribution to those in need which is substantially beneficial to the general public interest.

SUMMARY:

This request is intended to rezone the subject property from Corridor Commercial to Light Industrial-1 to allow for the expansion of the adjacent warehouse/distribution center. The contiguous expansion is an appropriate request given the surrounding zoning, land uses, and site history. However, the request is not in conformance with the recommendations of the comprehensive plan and will require findings.

RECOMMENDATION:

This request is disfavored under the Comprehensive Plan because the proposal does not conform to the mix of uses of the Suburban Activity Center Dashboard. The Planning & Zoning Commission may occasionally allow proposals that do not strictly conform to the plan's standards if the request is found consistent with the Guiding Principles of the Comprehensive Plan and substantially beneficial to the immediate neighbors, surrounding community, and general public interest.



BEING a tract of land situated in the Martha McBride Survey, Abstract No. 553, City of Plano, Collin County, Texas, being part of Lot 1, Block A, My Possibilities, an addition to the city of Plano, Collin County, Texas as recorded in Document No. 2018-339, Official Public Records, Collin County, Texas and being more particularly described as follows;

BEGINNING at a point in the centerline of Mapleshade Lane, a 92' public right-of-way as recorded in Instrument No. 20130702000917810, Public Records, Collin County, Texas and also bearing S 46°16'50" E, 2480.25 feet to the southeast corner of the Martha McBride Survey, Abstract No. 553;

THENCE along said centerline of Mapleshade Lane, a tangent curve to the left whose central angle is $05^{\circ}02'44''$, a radius of 586.00 feet, a chord of N $57^{\circ}36'59''$ W - 51.59 feet, and a arc length of 51.60 feet;

THENCE continuing along said centerline, N 60°08'05" W, 251.27 feet;

THENCE departing said centerline, N 29°10'09 E, passing at a distance of 45.99 feet an aluminum monument in concrete for the southwest corner of said My Possibilities addition and also being the southeast corner of Lot 1, Block A, North Texas Food Bank, an addition to the City of Pflug, Collin County, Texas as recorded in Document No. 2018-723, of Public Official Records, Collin County, Texas, for a total distance of 576.38 feet along the common line of said additions, to a 1/2" capped iron rod stamped "SPIARSEN" found for the common corner of said My Possibilities and North Texas Food Bank;

THENCE departing said common line and along the north line of said My Possibilities addition and Gulf Colorado and Santa Fe Railroad as recorded in Volume 503, Page 51, Deed Records, Collin County, Texas, S 67°42'00" E,

THENCE departing said north line of My Possibilities addition, S 36°13'36" W, and passing at a distance of 587.83 feet, a point on the southern line of My Possibilities addition, also being a north right-of-way line of said Mapleshade Lane, for a total distance of 633.85 feet to the POINT OF BEGINNING with the subject tract containing 204,589 square feet or 4.697 acres of land.

LOT 1R, BLOCK A
IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS
MARTHA McBRIDE SURVEY ABSTRACT NO. 553
204,589 Sq. Ft./4.697 Acres

O'WNER
My Possibilities
3601 Mapleshade Lane
Plano, TX 75075
Telephone: (469) 241-9100
Contact: Michael Thomas

APPLICANT
NTFB-Perot Family Campus
4500 S. Cockrell Hill Road
Dallas, TX 75236
Telephone: (214) 572-4094
Contact: Jeanne Clark

1. Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plot, or plan, approval of development standards shown hereon, or the initiation of the development process. Planning and zoning commission and/or city council action on studies, plots, or plans, relating to development of this property shall be considered as an action separate from action taken on this zoning case.

2. This document was prepared under 22 TAC §663.21 does not reflect the results of an on the ground survey and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

MEETING DATE

Monday, October 14, 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:
 - ☐ Bicycle Transportation Plan Map
 - ☐ Expressway Corridor Environmental Health Map
 - ☐ Future Land Use Map and Dashboards – Character Defining Elements
 - ☐ Parks Master Plan Map
 - ☐ Thoroughfare Plan Map & Cross-Sections
 - ☐ Undeveloped Land Policy
 - ☐ Other: _____
4. Comments on any of the above which further explain my position:

Overall, I believe the applicant's request should be supported; and the reasons I have indicated above outweigh the project's incompatibility with the mix of uses, density, or building heights favored by the Future Land Use Map Dashboard of the Comprehensive Plan.

Signature

Date

City Council Findings Form

The Guiding Principles establish overarching themes that apply to all policies and actions and express values for Today, 2050, and Together. These Principles are not intended to stand alone but to be used in concert with one another and carry across the Plan as a whole. Each principle must be judged through a lens that incorporates all of the other principles to be fully and accurately understood.

Guiding Principle 1 | Plano Today

- 1.1. The Plan enhances the quality of life in the near term, continually striving to meet the needs and priorities of current residents, businesses, and institutions of Plano.
- 1.2. The Plan promotes the safety, viability, and vibrancy of Plano's existing neighborhoods, managing growth and shaping change that complements the city's suburban character and rich history.
- 1.3. The Plan promotes the educational, recreational, and cultural centers of the community, providing an environment for world-class facilities, businesses, and institutions that support a vital economy.
- 1.4. The Plan respects the suburban character of Plano and seeks to preserve and enhance the built environment.
- 1.5. The Plan acknowledges that Plano is mostly developed and does not anticipate significant changes in population or residential development in the future.
- 1.6. Implementation of the Plan will be open and transparent, with a high standard for exceptions to land use principles, proactively seeking community input, and updated when needed with opportunities for the public to continually share their needs and priorities with community leaders and inform the decision-making process.

Guiding Principle 2 | Plano 2050

- 2.1. The Plan enhances the quality of life in the long term, preparing for future generations of residents, businesses, and institutions of Plano who may not yet have a voice but are impacted by the decisions of today.
- 2.2. The Plan successfully manages Plano's transition to a mature city, seeking innovative approaches and best practices to accommodate emerging trends, technologies, and opportunities that improve the quality of life and allow the city to remain attractive and vibrant into the future.
- 2.3. The Plan builds on Plano's strong history of thoughtful planning, guiding future development and redevelopment where it is safe, attractive, appropriate, and convenient; contributes to a variety of housing, employment, and social opportunities; and respects the natural environment.
- 2.4. Implementation of the Plan will be fiscally responsible, ensuring that alternatives are considered and completion of actions provides the greatest long-term value.

Guiding Principle 3 | Plano Together

- 3.1. The Plan serves people of all backgrounds, striving to meet the needs of an inclusive and vibrant community that calls Plano "home."
- 3.2. The Plan promotes a community that is safe, engaged, and rich in educational, cultural, and recreational opportunities that are highly desirable to residents and visitors alike.
- 3.3. The Plan embraces Plano's position as a leader in the region, demonstrating the city's standard of excellence and supporting our neighbors through linkages including health, economy, culture, transportation, and sense of community.
- 3.4. The Plan manages growth and redevelopment in a gradual manner, ensuring changes are beneficial to neighbors and the surrounding community based on real, city-level demand.
- 3.5. Implementation of the Plan will be done in partnership with the community and educational, nonprofit, civic, cultural, faith-based, and governmental organizations, promoting cooperation towards common goals that enhance the quality of life for the residents, businesses, and institutions of Plano.

MEETING DATE

Monday, October 14, 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: _____;
and

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

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

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

☐ Future Land Use Map and Dashboards – Description & Priorities

☐ Future Land Use Map & Dashboards – Mix of Uses

☐ Redevelopment of Regional Transportation Corridors Policy

☐ Other: _____

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

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

Signature

Date

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