

PLANNING & ZONING COMMISSION
ZONING CASE FINAL REPORT



DATE: October 22, 2025
TO: Honorable Mayor & City Council
FROM: Planning & Zoning Commission
VIA: Mike Bell, AICP, Assistant Director of Planning acting as Secretary of the Planning & Zoning Commission *MB*
Christina D. Day, AICP, Director of Planning *[Signature]*
SUBJECT: Results of Planning & Zoning Commission Meeting of October 20, 2025

AGENDA ITEM NO. 1A - ZONING CASE 2025-006
PETITIONER: TRAMMELL CROW COMPANY #43 ET AL

Request to rezone from Agricultural to Single-Family Residence Attached and for a Specific Use Permit for a Private Street Subdivision on one lot on 3.2 acres located on the southwest corner of Windhaven Parkway and Red Wolf Lane. Tabled August 18, 2025. Project #ZC2025-006.

APPROVED: 5-1

Speaker Card(s) Received:	Support:	<u>3</u>	Oppose:	<u>5</u>	Neutral:	<u>0</u>
Letters Received Within 200' Notice Area:	Support:	<u>0</u>	Oppose:	<u>12</u>	Neutral:	<u>0</u>
Letters Received Within the Subject Property	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>2</u>	Oppose:	<u>77</u>	Neutral:	<u>0</u>

RESULTS:

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

1. Any access to the adjacent property to the west must include a controlled access gate.
2. Any street/alley must have a minimum setback of 15 feet from the southern property line, and the setback must include a 10-foot-wide landscape buffer.
3. A minimum 6-feet tall landscape screen will be required between any street/alley and Red Wolf Lane, and no access may be provided to Red Wolf Lane.

To view the hearing, please click on the provided link:
<https://planotx.new.swagit.com/videos/358545?ts=323>

MC/hm

[GOOGLE LINK](#)

AGENDA ITEM NO. 1A

PUBLIC HEARING: Zoning Case 2025-006

PETITIONERS: Trammell Crow Company #43 Et Al

CASE PLANNER: Molly Coryell, AICP

DESCRIPTION: Request to rezone **from** Agricultural **to** Single-Family Residence Attached and for a Specific Use Permit for a Private Street Subdivision on one lot on 3.2 acres located on the southwest corner of Windhaven Parkway and Red Wolf Lane. Tabled August 18, 2025. Project #ZC2025-006.

EXECUTIVE SUMMARY

The purpose of the request is to rezone the 3.2-acre subject property from Agricultural (A) to Single-Family Residence Attached (SF-A) with a Specific Use Permit (SUP) for a Private Street Subdivision to facilitate development of a single-family attached residential subdivision.

This item was tabled at the August 18, 2025, meeting. Since that meeting, the following restrictions have been added to the request for an SUP for Private Street Subdivision. These changes are reflected in the associated concept plan.

- Any street/alley must have a minimum setback of 15 feet from the southern property line, and the setback must include a 10-foot-wide landscape buffer.
- A minimum 6-foot tall landscape screen will be required between any street/alley and Red Wolf Lane, and no access may be provided to Red Wolf Lane.

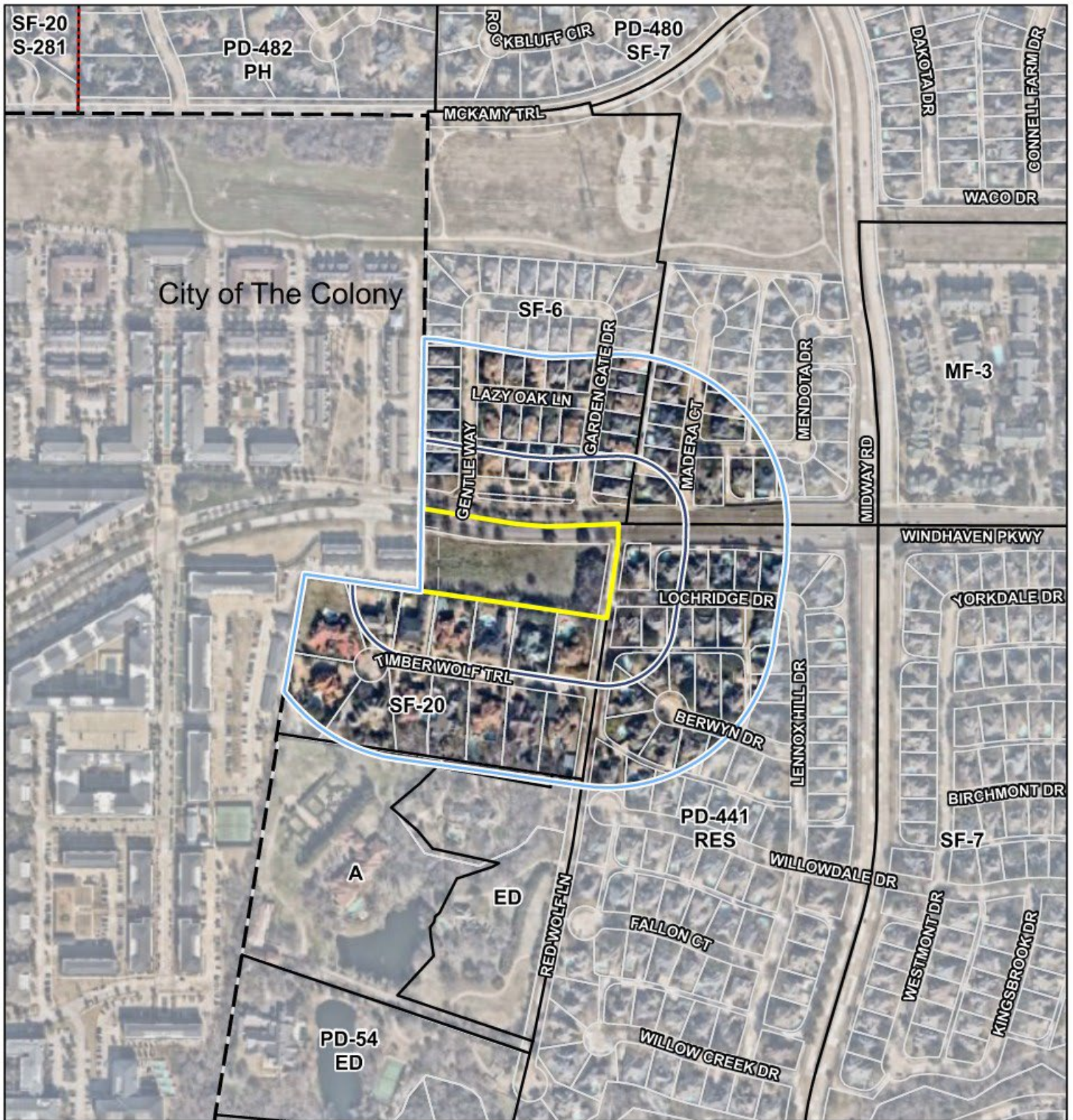
Major topics of consideration include:

- Compatibility with Surrounding Area – To the north, east, and south of the property are existing single-family detached neighborhoods. Multifamily uses are located west of the property within the City of The Colony. The proposed rezoning request would provide a compatible transition between the multifamily development and adjacent single-family neighborhoods. Additionally, the placement of higher density single-family along major arterial roadways is consistent with the Typical Neighborhood Design set forth in the Comprehensive Plan.
- Concept Plan – The associated concept plan proposes 15 single-family attached units with detached garages on a single lot. The applicant intends to operate the development as a cohesive rental community with the townhome development directly to the west. Primary access to the property is proposed from a one-way slip road parallel to Windhaven Parkway, which is required when single-family homes front a major roadway. The homes will be rear entry, served by an alley, which is a preferable design aesthetic to garage doors facing Windhaven Parkway.

Alley access will connect to the driveway serving the adjacent multifamily development to the west.

- Private Streets – The proposed slip road and alley are proposed as private streets designed in accordance with the city's Street Design Standards and meet the requirement for private streets in the Subdivision Ordinance. Staff finds the private streets appropriate in this instance, as they will function as an extension of the private driveway network on the adjacent property to the west. Maintenance responsibilities would belong to the property owner and not the city.
- Conformance to the Comprehensive Plan – The subject site is located within an area designated as [Neighborhoods \(N\)](#). The request is generally consistent with the N description, priorities, and applicable policies.

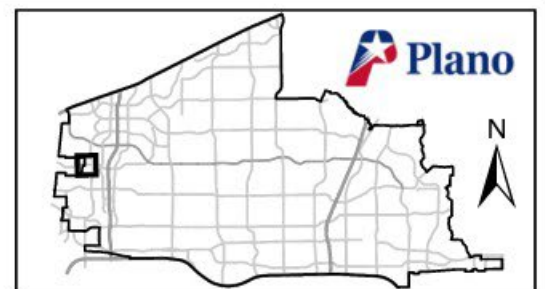
For these reasons, staff recommends approval of this request. A concept plan accompanies the request as Agenda Item No. 1B.



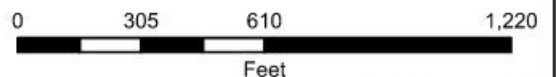
Project Number: ZC2025-006

Existing Zoning: Agricultural

Proposed Zoning: Single-Family Residence Attached and a
Specific Use Permit for a Private Street Subdivision



- Subject Property
- Zoning Boundary
- Parcels
- 200' Notification Buffer
- - - Specific Use Permit (SUP) Boundary
- Approved Parcels
- 500' Notification Buffer
- Zoning/SUP Boundary
- Municipal Boundaries



Source: City of Plano

STAFF PRELIMINARY REPORT – INTRODUCTORY REMARKS

The applicant is requesting to rezone the property from Agricultural (A) to Single-Family Residence Attached (SF-A) to allow for sixteen single-family attached units on a single lot.

Existing Zoning District – Article 9.200 of the Zoning Ordinance states the purpose of the A District as follows:

The A, Agricultural district is intended to provide for farming, dairying, pasturage, horticulture, animal husbandry, and the necessary accessory uses for the packing, treating, or storing of produce. It is anticipated that all “A” districts will be changed to other zoning classifications as the city proceeds toward full development.

Proposed Zoning District – Article 9.1000 of the Zoning Ordinance states the purpose of the SF-A District as follows:

The SF-A district is intended to provide for a variety of residential housing types and densities in the medium density range (5–10 units/acre) on individually-platted lots or multiple units on a single lot.

Single-Family Residence (Attached) Use – Article 8.200 of the Zoning Ordinance defines a single-family residence (attached) unit as follows:

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

Article 9.1000 of the Zoning Ordinance allows single-family attached units to be constructed on a single lot with a maximum density of 10 dwelling units per acre.

Private Streets and Alleys – Article 2.2.ddd of the Subdivision Ordinance defines Private Streets and Alleys as follows:

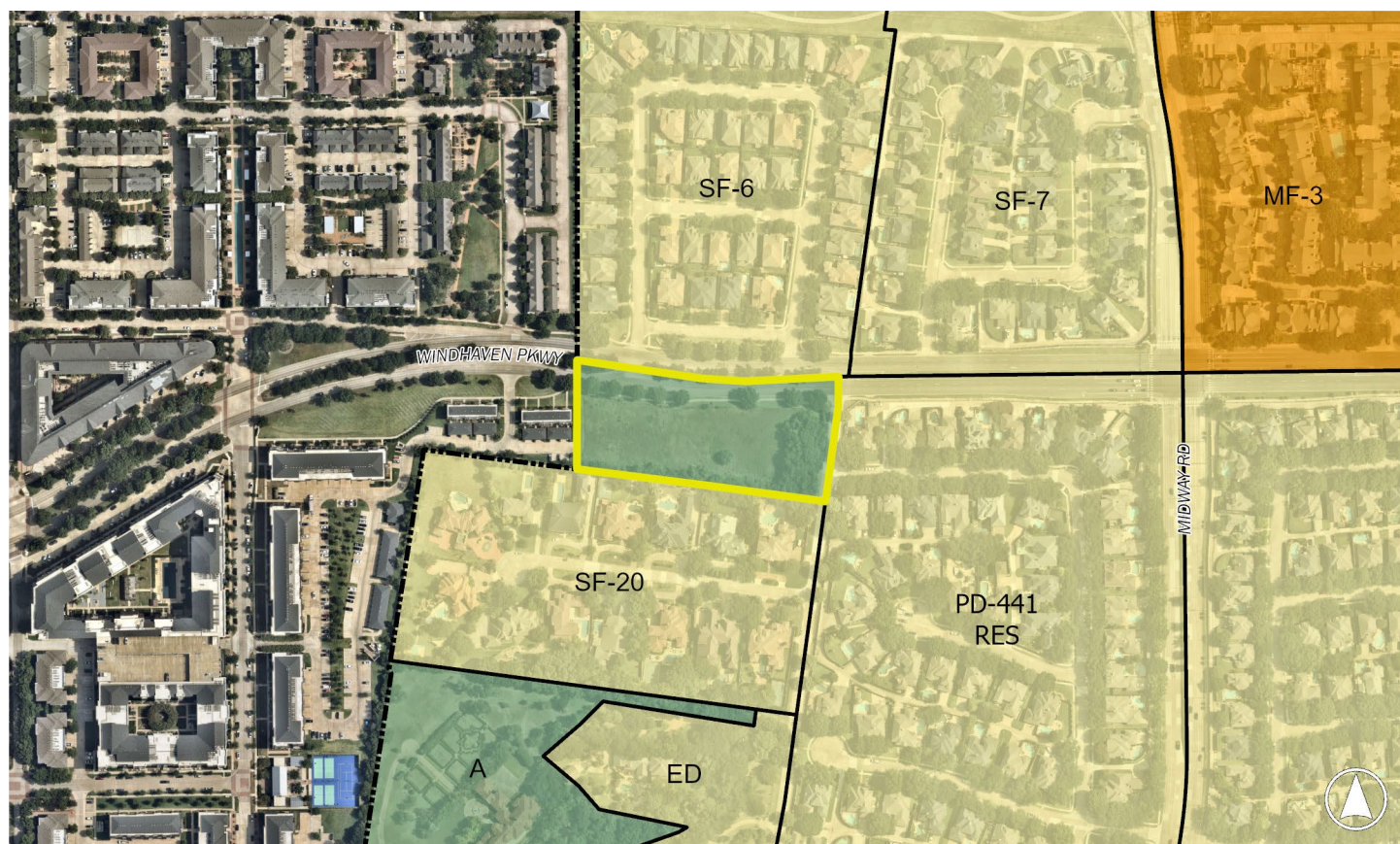
A private vehicular access way shared by and serving two or more lots, which is not dedicated to the public and is not publicly maintained. Private streets and alleys may be established only under the terms of this article. The term private streets shall be inclusive of alleys.

Site History

The property was zoned Agricultural (A) when annexed into the City of Plano in 1996, as part of a larger 21-acre tract including land with Windhaven Parkway and the Pointe West subdivision to the north. This property has never been platted and is undeveloped.

Surrounding Land Use and Zoning

North	The properties to the north across Windhaven Parkway are zoned Single-Family Residence-6 (SF-6) and are developed with single-family residence uses.
East	The properties to the east across Red Wolf Lane are zoned Planned Developed-441-Residential (PD-441-RES) and are developed with single-family residence uses.
South	The properties to the south are zoned Single-Family Residence-20 (SF-20) and are developed with single-family residence uses.
West	The property to the west is located within City of The Colony and is developed with multifamily residence use.



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 staff recommendations for zoning cases.

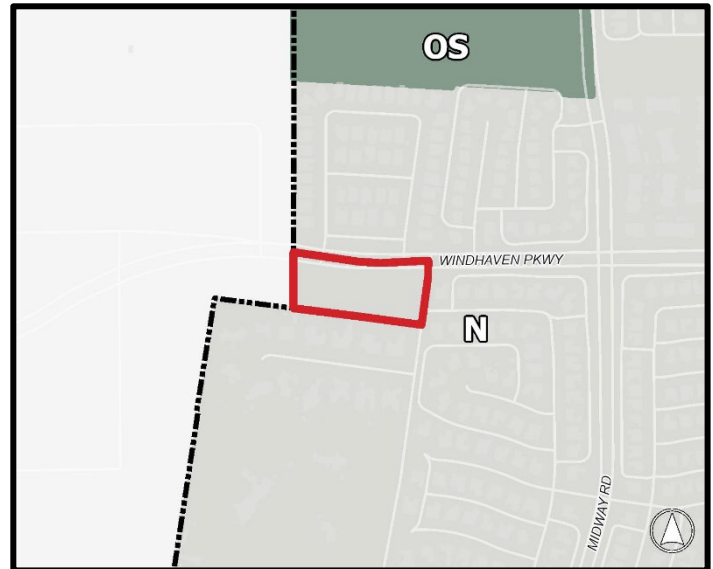
- **Land Use:** *Plano will support a system of organized land use to provide housing and employment choices aligned with the market, where new and redevelopment areas respect the viability and quality of life for existing neighborhoods, businesses, and institutions.*
- **Redevelopment & Growth Management:** *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 **Neighborhoods (N)** category of the Future Land Use Map (FLUM).

Description: *The N 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.*

The request to rezone the subject property from Agricultural (A) to Single-Family Residence Attached (SF-A) is consistent with the description of the N category as single-family residential is supported as the primary use within these areas.



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.*

The Residential Areas description of the N category emphasizes the need for new residential infill products to be within the context of the surrounding environment. The location of this development aligns with the Typical Neighborhood Design recommendation for locating attached residential development along major roadways and neighborhood edges to provide appropriate transitions and act

as a buffer for single-family detached neighborhoods from higher intensity uses. Additionally, the proposed development provides a cohesive neighborhood transition between the lower density single-family detached neighborhoods and continues the pattern of attached residential found immediately to the west in The Colony.

The following priorities are applicable to this request:

Priority #1: *Preserving neighborhood character and quality of life.*

The request preserves the surrounding neighborhood character and quality of life by integrating new single-family attached housing in a location that serves as a transition between the adjacent major roadway and the existing neighborhood, consistent with priority #1.

Priority #4: *Variety of housing heights, sizes, and type.*

The proposed single-family attached (SF-A) type adds variety to the area’s housing options, which consist primarily of single-family detached types, consistent with priority #4.



FLUM – N Description and Priorities		
Description		Meets
Priorities	#1: Preserving neighborhood character and quality of life	Meets
	#2: Upkeep of existing housing stock	N/A
	#3: Requiring adjacent commercial land uses to provide adequate transitions	N/A
	#4: Variety of housing heights, sizes, and types	Meets

[Mix of Uses](#) – The proposal would reclassify the site from *Undeveloped Employment* to *Attached Single-Family Types*. This results in a marginal increase to *Attached Single-Family Types* within the recommended range for Housing in the Land Use Mix and closer to the recommended range of Attached SF in the Housing Mix, as shown in the table below.

FLUM – N Mix of Uses				
Mix of Uses	Type	Recommended	Proposed	Alignment
Land Use Mix (acres)	Employment	0-10%	8.8% (-0.01%)	Meets
	Housing	90-100%	90.9% (+0.01%)	Meets
Employment Mix (acres)	Retail Types	0-10%	6.0% (+0.1%)	Meets
	Office Types	0-10%	5.9% (No Change)	N/A
	Institutional Types	80-100%	74.4% (+0.1%)	Meets
	Industrial Types	0-5%	5.4% (No Change)	N/A
Housing Mix (units)	Detached SF	70-95%	70.9% (-0.01%)	Meets
	Attached SF	5-25%	4.2% (+0.02%)	Meets
	Multifamily	0-20%	24.9% (No Change)	N/A

[Desirable Character Defining Elements in N Designation](#) – The request is in alignment with all elements of the N Desirable Character Defining Elements Dashboard as noted in the table below.

FLUM – N Desirable Character Defining Elements			
Elements	Recommended	Applicant Proposal	Alignment
Building Height	1 to 2 Stories	2 Stories	Meets
Density	SF: 0.5 to 10 DUA MF: 10 to 22 DUA	7.9 DUA (excludes private street area)	Meets
Intensity	Low (0 to 50% Lot Coverage)	38% Lot Coverage	Meets
Open Space	10% to 50% Passive Open Space	14% Open Space	Meets
Parking Orientation	Res: Garages with Driveways	Res: Garages with Driveways	Meets
Block Pattern & Streetscape	Gridded or Curvilinear Blocks & Traditional Residential Streets	Curvilinear Blocks & Traditional Residential Streets	Meets
Multimodal Access: Automobiles	HIGH: Direct access from local streets	Direct access to both a local and major arterial street.	Meets
Multimodal Access: Transit	MEDIUM: Served by bus on perimeter arterial streets	Served by Dart Bus Route #239, 0.5 mile from the subject site.	Meets

Multimodal Access: Micromobility	HIGH: Connected to trails and bike routes	On-street Bike Route #50 is located directly adjacent to the site along Windhaven Parkway.	Meets
Multimodal Access: Pedestrians	HIGH: Walkable to parks and schools (less than 1 mile)	Coyote Creek Park is located 0.5 mile from the subject site. Plano ISD serves this site, but associated schools are farther than 1.0 mile away.	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.

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.

[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.*

The request for new SF-A housing in the N category is consistent with the Future Land Use Map and other Comprehensive Plan recommendations outlined in the staff report and is therefore in alignment with the Undeveloped Land Policy.

[Redevelopment & Growth Management Policy, Action 8 \(RGM8\)](#) – *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.*

This request is in alignment with RGM8 as the site is suited for residential development, fits the context of existing residential development, and aligns with the N Future Land Use category and Dashboards.

[City of Plano Housing Trends Analysis](#) – The City of Plano Housing Trends Analysis aims to understand the housing needs of Plano residents, prepare for future growth and redevelopment, and guide community investment and sustainable development. This analysis notes that the city has supply-side constraints due to limited areas to facilitate additional growth, except for infill sites, redevelopment opportunities, and a few areas for new development. Additionally, rising construction costs have furthered housing affordability issues. The proposed 15 single-family residences would contribute to addressing supply-side housing constraints.

[Findings Policy Assessment](#) – Findings are not required to approve this request.

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

Water and Sewer – The site has access to existing water and sanitary sewer service which is anticipated to be adequate to service the site and the proposed use.

Traffic – A left turn lane on westbound Windhaven Parkway is required to provide access to the site. There is turn lane existing in this location, but it is currently striped off. Striping will be removed with this development. The table below shows the estimated traffic generation for a single hour during weekday peak hours (7:00-9:00 a.m. and 4:00-6:00 p.m.):

	<u>AM</u>	<u>PM</u>
15 Single-Family Attached Units	7	9

The table above shows that 15 townhome units would generate a marginal increase in peak hour morning and evening traffic. Staff met with nearby residents who voiced concerns about traffic in this area, including vehicles that use neighborhood streets to bypass the intersection of Windhaven Parkway and Midway Road. The applicant has agreed to gate the access between the proposed site and the existing multifamily development to the west in response to this concern. Staff believes the marginal additional traffic generated from this site would not add to this situation as access to Red Wolf Lane from Windhaven Road will still be available to vehicular traffic.

School Capacity – The subject property is within the Plano Independent School District (PISD). PISD has provided a letter regarding school capacity, which staff has included. This is provided for informational purposes only.

Public Safety Response Time – Based upon existing personnel, equipment, and facilities, fire emergency response times will be sufficient to serve the site.

Parks – The subject property is located within Park Fee Service Area 13.

Libraries – The subject property is located within the Parr Library's service area.

Conformance to the Comprehensive Plan Summary

Policy or Study	Analysis
Future Land Use Map and Dashboards - Description & Priorities - Mix of Uses - Character Defining Elements	Meets Meets Meets
Thoroughfare Plan Map	N/A
Bicycle Transportation Plan Map	N/A
Parks Master Plan Map	N/A
Undeveloped Land Policy	Meets
Redevelopment & Growth Management Policy, Action 8 (RGM8)	Meets
City of Plano Housing Trends Analysis	Meets
Facilities & Infrastructure Policy	Meets



July 6, 2025

Molly Coryell, AICP
Senior Planner
1520 K Avenue, 2nd Floor
Suite 250, Plano, Texas 75074

RE: Property located along the southwest corner of Windhaven Parkway and Red Wolf Lane, Plano.

Dear Molly,

You have inquired as to the capacities and enrollment projections for the schools impacted by a potential development property located on southwest corner of Windhaven Parkway and Red Wolf Lane, Plano.

Please Note: Property to the west of Garden Gate Drive and west of Red Wolf Lane does not fall within the Plano ISD district boundaries. Property to the east of both streets do fall within the Plano ISD boundaries and students residing in this area will follow the schools as listed below.

The following table provides both enrollment and capacity figures.

School	2024/25 Enrollment	2025-26 Enrollment (Projected)	2026-27 Enrollment (Projected)	2027-28 Enrollment (Projected)	2028-29 Enrollment (Projected)	Functional Capacity	Program Capacity
Barksdale ES	545	555	549	551	537	678	799
Renner MS	1,140	1,116	1,119	1,117	1,113	1,162	1,367
Shepton HS	1,358	1,383	1,282	1,236	1,245	1,765	2,077
Plano West Senior HS	2,560	2,480	2,468	2,455	2,355	2,632	3,097

The enrollment figures are derived from our most recent demographer's report. The 2024-2025 column represents actual enrollment as of October 2024. All other enrollment figures are projected and are based on City zoning as it existed in the Fall of 2024. 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 W. Hill, CPA
Deputy Superintendent of Business & Employee Services
Plano ISD
2700 W. 15th Street
Plano, Texas 75075

STAFF PRELIMINARY REPORT – ANALYSIS & RECOMMENDATION

Single-Family Residence Attached – This request to rezone to SF-A is to facilitate development of single-family attached residences. As shown on the associated concept plan, the proposal meets the requirements of the SF-A district without the need for modified development standards. The allowable maximum density by right for SF-A development is 10 units/acre. The proposed zoning is an appropriate transition in density and scale from existing multifamily in The Colony to existing single-family neighborhoods to the north, east, and south.

Concept Plan and Site Design – The associated concept plan shows the proposed single-family attached development with 15 two-story units platted on a single lot. In the SF-A zoning district, multiple residential units are allowed to be platted on a single lot by right. The proposal meets the zoning district's maximum density requirement of 10 units per acre. Internal private streets will serve the site, including a proposed one-way slip road and an alley for rear access of the units. Primary access is from the slip road, which includes 14 parallel parking spaces for on-street visitor parking. Detached garages are proposed with rear entry access from the alley.

The concept plan is in conformance with the area, yard, and bulk requirements for the SF-A District. Subdivisions with an alley-loaded design are typically preferred as it allows more parking along the front of the units for guest parking and the face of the garages will not dominate the front façades of the units. It should be noted the concept plan reflects the applicant's current plan for the site. If the property is rezoned the SF-A, the concept plan may be amended by right if it meets the standard requirements of the zoning district.

Specific Use Permit for Private Streets – Section 5.4.h of the Subdivision Ordinance provides development regulations for residential subdivisions developed with private streets with approval of a Specific Use Permit (SUP) and must meet the following requirements:

- i. *Controlled access streets should provide a minimum of 50 feet of frontage on Type D or larger thoroughfare as shown on the City's most recent Thoroughfare Plan Map. Primary access to the controlled access street system subdivision should come from this type of roadway.*

The proposed private slip road has frontage from Windhaven Parkway, a Type C (Neighborhood Context) thoroughfare, which is the primary access point for the proposed residential development, and meets this requirement.

- ii. *No more than two controlled access street entrances may face a Type D or larger thoroughfare within any one-mile segment.*

There are only two controlled access street entrances proposed along Windhaven Parkway.

- iii. *Controlled access streets may not disrupt or cross an existing or proposed City of Plano public pedestrian way, hike and bike trail, or park as shown on the City's most recent Parks Master Plan Map or Bicycle Transportation Plan Map.*

The proposed private street does not disrupt or cross any existing or proposed public pedestrian ways, hike and bike trails, or parks as shown on the City's most recent Parks Master Plan Map or Bicycle Transportation Plan Map.

- iv. *Proposed controlled access streets adjacent to an existing public street subdivision that can reasonably connect, including the need to build a bridge or culvert for example, shall not be approved as part of a controlled access street community. The two developments should be connected as public street subdivisions.*

There are no reasonable connections that can be made to adjacent public street subdivisions.

The proposed streets are designed in accordance with the Street Design Standards, including gated access from the property to the west. Staff finds the use of private streets particularly appropriate in this instance due to the applicant's intent to operate the site as an extension of the existing residential rental community to the west. As a private street, maintenance of the streets will belong to the property owner and not the city.

SUMMARY:

The applicant is requesting to rezone the 3.2-acre lot **from** Agricultural (A) **to** Single-Family Residence Attached (SF-A) and for a Specific Use Permit (SUP) for a Private Street Subdivision to facilitate development of a single-family attached residential subdivision. This request is consistent with the Neighborhoods (N) dashboard and other policies of the Comprehensive Plan. The proposed Private Street Subdivision meets the requirements of the Subdivision Ordinance and is appropriate for the site.

RECOMMENDATION:

Recommend the rezoning **from** Agricultural (A) **to** Single-Family Residence Attached (SF-A) for approval as submitted.

Recommend approval of the Specific Use Permit for Private Street Subdivision subject to:

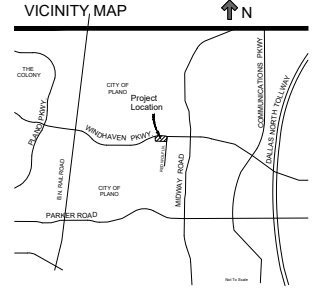
1. Any access to adjacent property to the west must be gated.
2. Any street/alley must have a minimum setback of 15 feet from the southern property line, and the setback must include a 10-foot-wide landscape buffer.
3. A minimum 6-foot tall landscape screen will be required between any street/alley and Red Wolf Lane, and no access may be provided to Red Wolf Lane.

LEGEND

- ① BUILDING NUMBER
- DG DETACHED GARAGE
- T TANDEM PARKING SPACE
- E.M. ELECTRIC METERS
- F.S.C. FIRE SPRINKLER CLOSET
- T TRANSFORMER

NOTE: ALL BUILDINGS INCLUDING DETACHED GARAGES TO BE EQUIPPED WITH NFPA 13R SPRINKLER SYSTEM.

VICINITY MAP



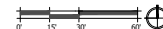
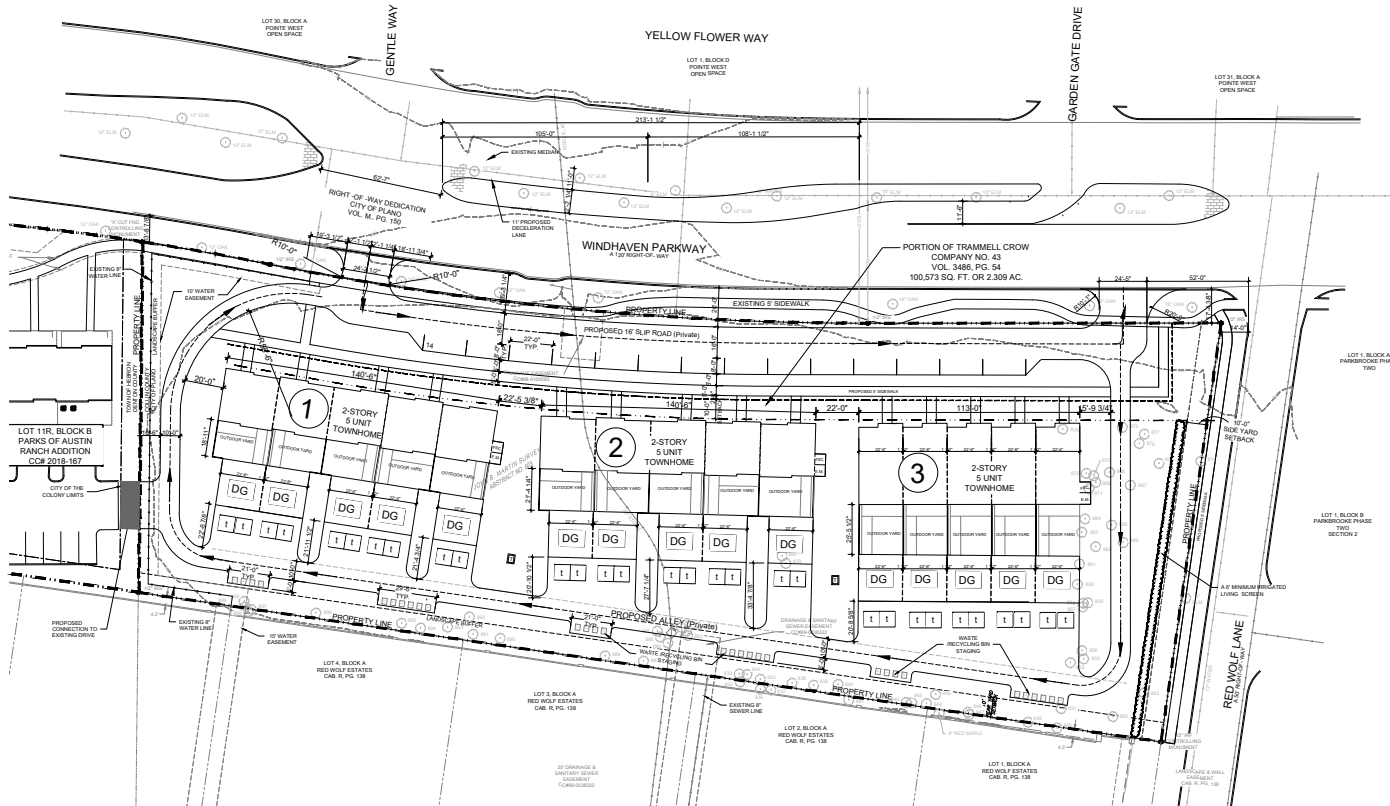
Site Data Summary Table CP2025-001

Item	LOT 1
General Site Data	
Zoning (from zoning map)	SP-4
Land Use (from Zoning Ordinance; include all applicable uses)	SP-4
Lot Area (square feet & acres)	100,875 SQ. FT. 0.230 AC.
Building Footprint Area (square feet)	15,486 SQ. FT.
Total Building Area (square feet)	30,940 SQ. FT.
Building Height (# stories)	3 STORIES
Building Height (feet - distance to tallest building element)	28'
Lot Coverage (percent - x.xx%)	20.2%
Floor Area Ratio (ratio x.xx:1)	
Existing Open Storage (square feet)	
Proposed Open Storage (square feet)	
Residential Density (Units/Net Acreage)	
*Net Acreage = Total acreage minus streets and open space	
Multifamily Units	
# of studios/apartments & Minimum unit size	0
# of 1 bedrooms & Minimum unit size	0
# of 2 bedrooms & Minimum unit size	15
# of 3 bedrooms & Minimum unit size	5
Total Unit Count	15
Residential Density (Units/Net Acreage)	6.49 UNITS/NET ACRE
*Net Acreage = Total acreage minus streets and open space	
Parking	
Parking Ratio (from Zoning Ordinance)	2 PER UNIT
Required Parking (# spaces)	
Standard Spaces	30
Accessible Spaces	0
Total Parking Required	30
Provided Parking (# spaces)	
On-Site Standard Spaces (Driveaway spaces behind garages) (900 min.)	30
On-Site Accessible Spaces	0
Off-Site Spaces	0
On-Site Standard Spaces (On-Site Parallel Spaces)	14
Total Parking Provided	44
Parking in Excess of 110% of required parking (# spaces)	

BILLINGSLEY COMPANY	OWNER/DEVELOPER/APPLICANT
1722 SOUTH STREET, SUITE 770	LUCIO LOPEZ
DALLAS, TEXAS 75201	214-270-5999
HENSLEY LAMKIN RACHEL, INC.	ARCHITECT/PLANNER
6201 W. PLANO PARKWAY SUITE 100	JUAN TORRES
PLANO, TEXAS 75083	972-726-9400



PLAN TYPE: CONCEPT PLAN
 PROJECT NAME: AUSTIN RANCH PHASE 8 ADDITION LOT 1, BLOCK A
 SITE ACREAGE: 2.309 ACRES
 LOCATION: CITY OF PLANO, COLLIN COUNTY, TEXAS
 SURVEY INFO: JOHN B. MARTIN SURVEY ABSTRACT NO. 603
 DATE OF PREPARATION: 09-29-25
 PROJECT NUMBER: CP2025-001



SCALE: 1"=30'-0"