


PLANNING & ZONING COMMISSION
ZONING CASE FINAL REPORT



DATE: November 20, 2025
TO: Petitioners with Items before the Planning & Zoning Commission
FROM: Planning & Zoning Commission
VIA: Christina D. Day, AICP, Director of Planning 
SUBJECT: Results of Planning & Zoning Commission Meeting of November 17, 2025

AGENDA ITEM NO. 1 – ZONING CASE 2023-028

PETITIONER: TODD A. MOORE – JONATHAN MOORE FAMILY LIMITED PARTNERSHIP, LTD.

Request to rezone 215.7 acres out of the Joseph Russell Survey, Abstract No. 776, and the J. Salmons Survey, Abstract No. 815, located on the west side of Jupiter Road, 490 feet north of Parker Road in the City of Plano, Collin County, Texas, from Agricultural to Residential Community Design. Projects #ZC2023-028 & #DP2023-001.

APPROVED: 8-0

Speaker Card(s) Received:	Support:	<u>4</u>	Oppose:	<u>2</u>	Neutral:	<u>0</u>
Letters Received Within 200' Notice Area:	Support:	<u>0</u>	Oppose:	<u>2</u>	Neutral:	<u>0</u>
Letters Received Within the Subject Property	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>8</u>	Oppose:	<u>64</u>	Neutral:	<u>2</u>

RESULTS:

The Commission recommended the item for approval subject to consideration of a signed development agreement outlining infrastructure phasing and participation for the full 215-acre development.

To view the hearing, please click on the provided link:
<https://planotx.new.swagit.com/videos/361129?ts=358>

MB/hm

[GOOGLE LINK](#)

AGENDA ITEM NO. 1

PUBLIC HEARING: Zoning Case 2023-028

PETITIONER: Todd A. Moore – Jonathan Moore Family Limited Partnership, Ltd.

CASE PLANNER: Mike Bell, AICP

DESCRIPTION: Request to rezone 215.7 acres out of the Joseph Russell Survey, Abstract No. 776, and the J. Salmons Survey, Abstract No. 815, located on the west side of Jupiter Road, 490 feet north of Parker Road in the City of Plano, Collin County, Texas, **from** Agricultural **to** Residential Community Design. Projects #ZC2023-028 and #DP2023-001.

EXECUTIVE SUMMARY:

The purpose of the request is to rezone the subject property to Residential Community Design (RCD) to allow for a residential development with a mix of housing types, a pedestrian-friendly street network, and some supporting nonresidential uses. Major considerations of the request include:

- Envision Oak Point – The subject property is located within the boundaries of the Envision Oak Point small area plan, which includes the following vision statement:

“Oak Point enhances community and establishes place by unifying northeast Plano, serving as its social hub and shaping unique, amenity-rich neighborhoods connecting the area’s diverse population to its vast network of natural features and civic spaces.”

The request includes a variety of residential uses and densities, extensive open space opportunities, and other standards intended to further development goals within the eastern and southern quadrants of the Envision Oak Point small area plan.

- Residential Community Design (RCD) Zoning – The RCD district was created to implement the vision of the Envision Oak Point plan by providing a planning, regulatory, and management framework for the design and integration of small lot residential development. RCD is designed to reinforce surrounding neighborhood character, provide appropriate transitions in use and building scale, ensure appropriate allocation and design of open space, and achieve a well-connected street and pedestrian network. It is appropriate primarily for undeveloped properties and redevelopment of retail or commercial corners, redevelopment of commercial corridors, in transit-oriented development areas, or when implementing a small area plan. The standards are intended to ensure compatibility between the district and surrounding residential neighborhoods.

- Associated Development Plan – The RCD district requires a development plan to be approved and adopted as part of the zoning. The development plan for this request proposes to divide the property into three areas:
 - Subdistrict A will consist of a variety of detached and attached housing types, focused on single-family residential uses with supporting streets and privately maintained open space areas.
 - Subdistrict B will consist of multifamily housing in two, three, and four-story buildings with supporting streets and privately maintained open space areas.
 - Subdistrict C is proposed as a farm reserve and will include some nonresidential uses to support the district at large, as well as single-family residential uses and privately maintained open space areas.
- Land Uses – The request includes allowances for a variety of residential uses throughout the site to implement Envision Oak Point as detailed below:
 - Subdistrict A: 129.2 acres with 596 units consisting of 50% Tier One; 39% Tier Two; and 11% Tier 3 units. 30.7 acres of public open space.
 - Subdistrict B: 51 acres with 1,052 units of multifamily housing (the applicant is identifying this as “Tier Four” in their request) in two, three, and four-story buildings. 2.8 acres of public open space.
 - Subdistrict C (Rural Preserve/Family Reserve): 33.8 acres with a minimum of 7,000 square feet of commercial development and five Tier One units are proposed. 3.3 acres of public open space.
 - The applicant is retaining property in the southern and western portions of Subdistrict C and seeks approval to develop single-family homes in the future using Single-Family Residence-6 (SF-6) zoning standards.
 - Consistent with Envision Oak Point, the applicant is proposing to continue farm operations and allow other nonresidential uses in Subdistrict C. These uses include assembly hall, farmers market, grocery/food store, garden center, nursery, restaurant, retail store, and private club. Moderate-intensity manufacturing (to continue farm operations) and food truck park uses are also proposed if placed at least 150 feet away from any residential use.

Independent living facility is also proposed as an allowed use; however, no units are currently shown on the proposed development plan.

- Phasing – RCD exceptions specify the following phasing requirements:
 - Phase 1: With the construction of the first phase of multifamily units in Subdistrict B, not to exceed 500 units, the applicant will be preparing a phase of single-family development for construction. This includes installing necessary streets, utilities, and open space and filing a final plat.

- Phase 2: With the second (and last) phase of multifamily units in Subdistrict B, not to exceed 552 units, the applicant will be providing the following:
 - An additional phase of single-family development prepared for construction; and
 - A minimum of 2,000 square feet of nonresidential uses in Subdistrict C must gain an occupancy permit; and
 - A minimum of 5,000 square feet of nonresidential uses in Subdistrict C must be constructed and ready for occupancy.
- Additional phases of RCD development may occur in any sequence as infrastructure and amenities are provided to serve the properties.
- Lastly, an important aspect of development on this property is the east-west, four-lane thoroughfare that connects K Avenue to the traffic circle and ultimately to Jupiter Road. The entire portion of the street west of the traffic circle is required to be constructed with the first phase of development in the western portion of the subject property.

The phasing standards strike a balance of housing products, require some supporting nonresidential development, and create predictability and flexibility for development throughout the property.

- Open Space & Amenities – The development plan adopts the locations of privately maintained open space throughout the district. The applicant is proposing 35.2 acres of privately maintained public open space but may get credit for any open space acquired by the city as public park. These proposals meet the requirements of the RCD district regulations.
- Development Agreement – A development agreement outlining the city's participation in parks, infrastructure, and architectural review is anticipated to accompany the request to city council. If approved, the city may attain up to 27 acres as city parkland.

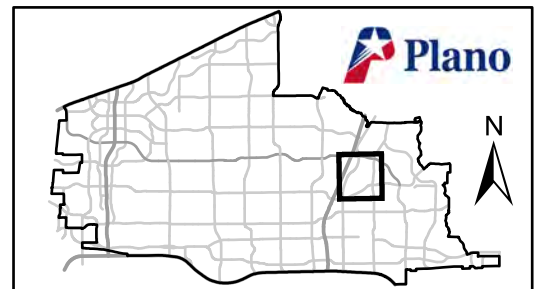
For these reasons, staff recommends approval of the request, subject to concurrent City Council consideration of a signed development agreement outlining infrastructure phasing and participation for the full 215-acre development.



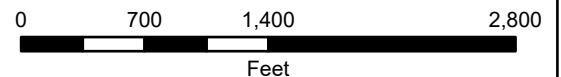
Project Number: ZC2023-028

Existing Zoning: Agricultural

Proposed Zoning: Residential Community Design



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



Source: City of Plano

STAFF PRELIMINARY REPORT – INTRODUCTORY REMARKS

The purpose of the request is to rezone the subject property from Agricultural (A) to Residential Community Design (RCD) to allow a variety of residential development options with specific design standards, open space, and supporting nonresidential uses.

Existing Zoning – Section 9.200.1 of the Zoning Ordinance states the purpose of the A district is as follows:

The A 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 towards full development.

Proposed Zoning – Section 9.1700.1 of the Zoning Ordinance states that the purpose of the RCD district is as follows:

The RCD district is intended to provide a planning, regulatory, and management framework for the design and integration of small lot residential development. The district is designed to reinforce surrounding neighborhood character, provide appropriate transitions in use and building scale, ensure appropriate allocation and design of open space, and achieve a well-connected street and pedestrian network. The zoning district is appropriate primarily for undeveloped properties and redevelopment of retail or commercial corners, redevelopment of commercial corridors, in transit-oriented development areas, or when implementing a small area plan. The standards are intended to ensure compatibility between the district and surrounding residential neighborhoods.

At the time the zoning petition was submitted, the RCD district allowed three tiers of housing types:

- *Tier One housing types consist of detached single-family and two-family residences characterized by a lower density and modest scale. Of the three tiers, Tier One is the most appropriate for adjacency to existing single-family neighborhoods outside of an RCD district.*
- *Tier Two housing types consist of detached and attached residences that vary in character and scale. Tier Two housing types provide an appropriate transition between Tier One and Tier Three types.*
- *Tier Three housing types consist of moderate-scale and density residential buildings. These housing types are best suited within and adjacent to mixed-use areas and are not appropriate adjacent to single-family residences located outside the RCD district.*

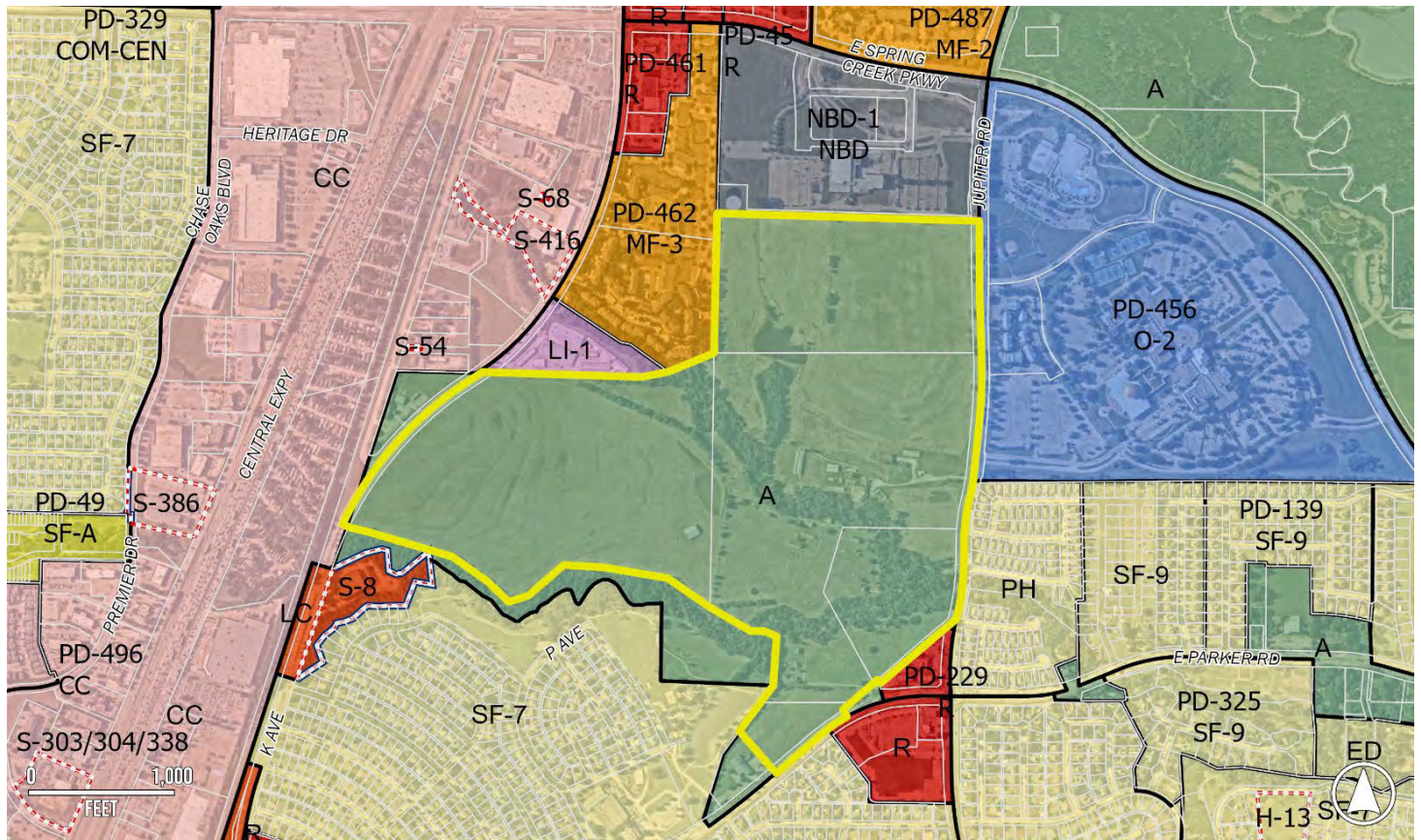
Refer to the attached brochure that was prepared with adoption of the RCD district for more information on the RCD district and allowed housing types.

Site History

The subject property is undeveloped and currently in use as a farm. The property was annexed into the city in 1999 and has been zoned Agricultural (A) since that time.

Surrounding Land Use and Zoning

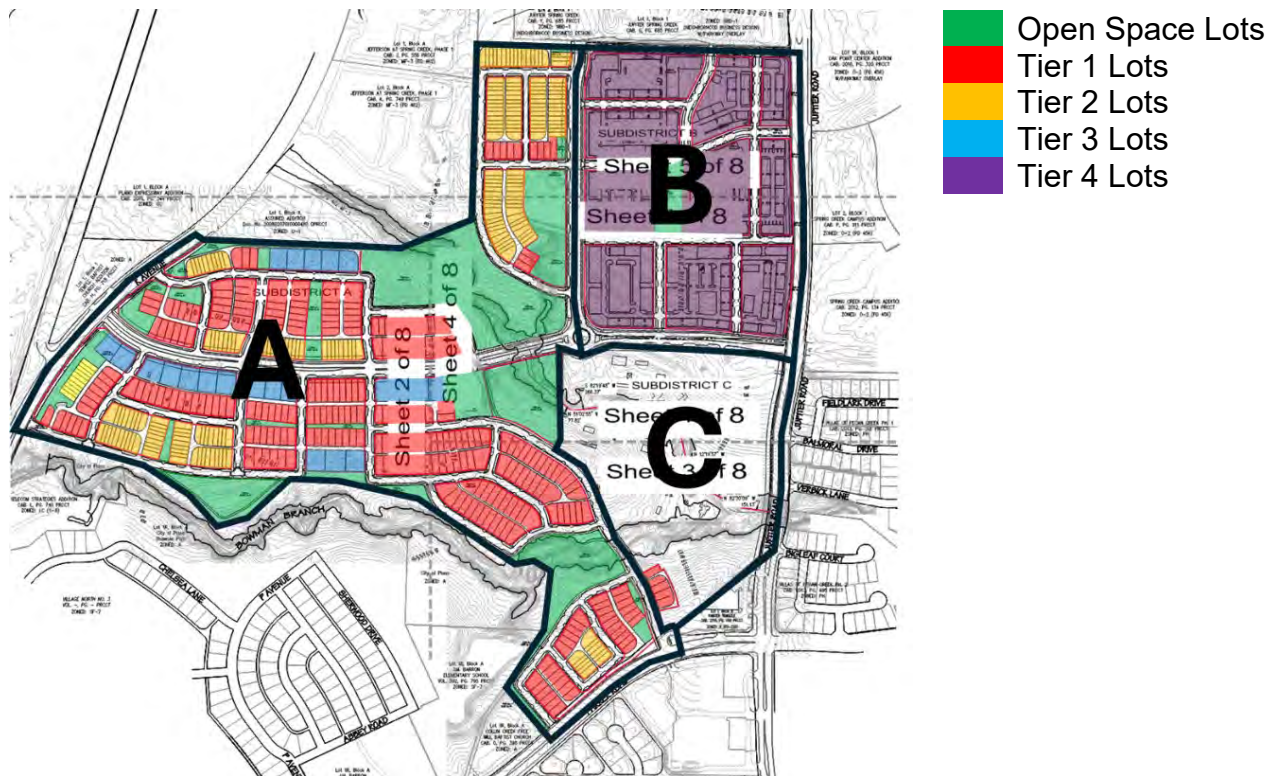
North	The properties are zoned Light Industrial-1 (LI-1), Planned Development-462-Multifamily Residence-3 (PD-462-MF-3), and Neighborhood Business Design-1 (NBD-1) and are developed with a mini-warehouse/public storage development, a multifamily residence development, a community center (Plano Event Center), and a water tower.
East	Across Jupiter Road, the properties are zoned Planned Development-456-General Office (PD-456-O-2) and Patio Home (PH) and are developed with a community center, a college, and single-family residences.
South	The properties are zoned Agricultural (A), Single-Family Residence-7 (SF-7), Planned Development-229-Retail (PD-229-R), and Light Commercial (LC) with Specific Use Permit No. 7 (S-7) for a Day Care. Developments include park/playground (Shawnee Park), single-family residences, a convenience store with fuel pumps, a private school and day care center, and a religious facility.
West	Across K Avenue, properties are zoned Corridor Commercial (CC) and Agricultural (A) and are partially developed with a religious facility and Dallas Area Rapid Transit (DART) right-of-way.



Associated Development Plan

Similar to Urban Mixed-Use (UMU) districts, the RCD district requires approval of a development plan that is adopted as part of the zoning. The adopted development plan secures primary development features, such as the location of buildings, open space, and streets, except where minor adjustments are needed through the civil engineering design process. It creates a predictable development pattern, so the community has an expectation of the outcome of the site design.

The associated development plan (DP2023-001) is attached. As shown in the image and table below, the proposed development plan includes three subdistricts (A, B, and C). Subdistrict A includes a mix of the three standard RCD housing tiers. Subdistrict B incorporates a “Tier 4” housing of two to four-story multifamily residences. Subdistrict C includes a “Family Preserve” area that includes non-residential uses that are intended to promote an agrarian environment, including farmers’ markets, restaurants, food truck parks, garden centers, nurseries and agricultural operations. A portion of Subdistrict C may also be developed with single-family housing.



	Subdistrict A	Subdistrict B	Subdistrict C
Tier One Units	298	0	5
Tier Two Units	232	0	0
Tier Three Units	66	0	0
Tier Four Units	Not Allowed	1,052	Not Allowed
TOTAL	596	1,052	5*

*Single-Family Residence-6 (SF-6) lots are proposed to accommodate the existing home and development of future homes.

The development plan also includes exhibits with proposed street sections, a phasing plan, and a photo inventory of existing agricultural structures that may be incorporated into the development to create an agrarian aesthetic.

Residential Community Design Exceptions

The permitted uses and standards will be in accordance with the Residential Community Design (RCD) zoning district standards unless otherwise specified herein. Where an approved development plan conflicts with an adopted regulation and no variance or exception is expressly approved, the RCD district standards shall apply.

Use Category	Use Type	Allowed	Restrictions	Subdistrict(s)
Educational, Institutional, Public, and Special Uses	Assembly Hall	P		C
	Private Recreation Facility	P		A
Retail Uses	Farmers Market	P		C
	Grocery/Food Store	P		C
	Garden Center	P		C
	Golf Driving Range	C		A
	Nursery	P		C
	Restaurant	P		C
	Retail Store	P		C
Service Uses	Food Truck Park	P	Must be located a minimum of 150 feet from any residential use.	C
	Private Club	P		C
Commercial, Manufacturing, and Industrial Uses	Manufacturing (Moderate-intensity)	P	Must be located a minimum of 150 feet from any residential use. Allowed only as part of a farm use.	C
Primary Residential	Independent Living Facility	P	In Subdistrict A, must be developed in Tier 3 housing only.	A, B
Agricultural	All uses allowed	P		A, B, C
P = Use permitted in subdistrict(s) indicated C = Conditional use as described below in General Exceptions				

General Exceptions

1. Phasing: In each phase, all development must be in accordance with the exceptions below and the adopted development plan.
 - a. No Certificate of Occupancy for the first multifamily phase for a maximum of 500 units may occur until: A final plat of all residential lots and open space of a single-family residential phase is approved.
 - b. No Certificate of Occupancy for the second multifamily phase for a maximum of 552 units may occur until:
 - i. A final plat of all residential lots and open space of a second single-family residential phase is approved.

- ii. A minimum of 2,000 square feet of nonresidential development in Subdistrict C receives a Certificate of Occupancy for one or more tenants; and
 - iii. A commercial shell building permit has been finalized for one or more buildings totaling an additional 5,000 square feet of nonresidential development in Subdistrict C.
 - c. Any final plat for units within any phase shown on the development plan must include associated open space and infrastructure in that phase, except as noted below in 4(b).
 - d. The western extension roadway will be built prior to, or concurrent with, the first single-family phase in the area designated by the development plan in compliance with the Subdivision Ordinance and state law.
 - e. Streets and related infrastructure will be provided by the developer in accordance with the required mitigation of TIA2023-003, the Subdivision Ordinance, and state law, unless the City and the Owner enter into a development agreement, in which case the development agreement terms will control.
 - f. The developer will construct the 12-foot Shared Use Trail on Tract 5Y of the development plan. If this tract is acquired by the city as parkland, the city will reimburse the cost of constructing the trail pursuant to the Subdivision Ordinance.
2. Green Infrastructure: A minimum of two of the following green infrastructure elements to be maintained by the governance association shall be provided, subject to approval of the Director of Engineering or designee. The elements shall be installed as recommended by the North Central Texas Council of Governments Integrated Stormwater Management guidelines:
- a. Public Open Space
 - i. Bioswale
 - ii. Dry Swale
 - iii. Filter Strip
 - iv. Alternate paving materials as approved by the City Engineer or designee for sidewalks and trails located outside of the floodplain
 - v. Infiltration Basin
 - vi. Infiltration Trench
 - vii. Rain Garden
 - viii. Riparian Buffer
 - ix. Alternate elements as approved by the Director of Engineering or designee.
 - b. Multifamily and Nonresidential Lots
 - i. Bioswale
 - ii. Dry Swale
 - iii. Filter Strip
 - iv. Gravel or other Pervious Paving, except for required parking, trails, and sidewalks.
 - v. Infiltration Fence

- vi. Rain Garden
- vii. Rainwater Harvesting
- viii. Alternate elements as approved by the Director of Engineering or designee.

3. Screening: An irrigated evergreen landscape screen with staggered plantings to create a solid screen shall be installed to create at least a 6-foot-tall solid screen at the time of installation in the following locations:

- a. Adjacent to the property line abutting Assured Addition, Block A, Lot 1.
- b. Adjacent to the portions of the street with visibility to the loading and service areas within Jupiter Spring Creek Addition, Block A, Lot 1.
- c. Adjacent to the rear property line of Parker Triangle, Block A, Lot 1.
- d. The screening requirements in Section 5.7 a. 4. of the Subdivision Ordinance shall not apply.

4. Public Usable Open Space:

a. Calculation:

- i. For the purpose of calculating required public usable open space, dedicated parkland shall be considered public usable open space if acquired by the City of Plano.
 - ii. Up to five acres of usable, private open space, outside the floodplain, in Subdistrict C may be credited toward the public usable open space requirement for the overall development, where the space is dedicated as open space via a recorded instrument acceptable to the City Attorney.
- b. Development: Open space shown on the development plan will be developed within the associated phase. Areas designated as open space in Subdistrict A may be repurposed as residential uses consistent with RCD requirements, unless the open space is necessary to meet the 15% minimum area required by the zoning district for the phasing to date.

c. Design Elements: All areas designated as public usable open space, excluding parkland, shall include the following elements at the rate listed below:

Open Space Area Size:	Minimum Number of Open Space Design Elements:
< 20,000 Square Feet	1 primary and 1 secondary
20,000 Square Feet to <1 Acre	2 primary and 1 secondary
1 to <3 Acres	3 primary and 2 secondary
3 to <5 Acres	4 primary and 3 secondary
5 Acres and Above	5 primary and 4 secondary

i. Primary Design Elements:

- 1. All-inclusive Playground

2. Dog Park
3. Game Lawn
4. Pavilion
5. Performance Space
6. Public Art
7. Trails
8. Water Feature

ii. Other elements approved by the Director of Planning or designee.

1. Secondary Design Elements
2. Drinking Fountain
3. Exercise Stations
4. Pedestrian-Oriented Lighting
5. Picnic Area with Tables
6. Public Seating
7. Other elements approved by the Director of Planning or designee.

5. Residential lots that front on public streets may be served by an alley in lieu of a mews street.

Subdistrict A

1. Maximum block size: 6 acres
2. Maximum density: 25 dwelling units per acre
3. If model homes are constructed, they will include the following universal design standards:
 - a. Lower cabinets with pullout drawers
 - b. Minimum 23-inch-wide doorways
 - c. Stepless entryways
 - d. Light controls installed within easy reach per ADA guidelines
4. Golf Driving Range is an allowed use subject to the following standards:
 - a. Use is limited to a 5- to 30-acre site with frontage on a Type C Thoroughfare.
 - b. Location of driving range must accommodate future residential development consistent with the street and block layout of the development plan.
 - c. Design must adequately mitigate impacts to any adjacent residential lots through design and natural elements subject to discretion of the Director of Planning.
 - d. No fencing in excess of 8 feet above grade is allowed.

Subdistrict B

1. Maximum Density: 33 dwelling units per acre
2. Maximum Block Size: 5 acres
3. Maximum Block Length: 665 feet
4. Section 9.1700.4(C) of the Zoning Ordinance is not applicable.
5. Tier Four Housing Standards:
 - a. Tier Four Housing Type: Multifamily residence as defined in the Zoning Ordinance.
 - b. Area, Yard, and Bulk Regulations:
 - i. Minimum Lot Area: None
 - ii. Minimum Units: None
 - iii. Maximum Units: 1,052
 - iv. Maximum Lot Width: None
 - v. Maximum Lot Depth: None
 - vi. Maximum Height: 4 stories, 65 feet, with the following restrictions:
 1. A minimum of 25% of buildings must be a maximum height of 2 stories, 35 feet.
 2. A maximum of 50% of buildings may be a maximum height of 4 stories, 65 feet.
 3. Within 100 feet of Jupiter Road and 75 feet of the east-west Type D throughfare, the maximum height shall be 2 stories, 35 feet.
 4. Between 100-200 feet of Jupiter Road, the maximum height shall be 3 stories, 50 feet.
 - vii. Yard Regulations:
 1. Front Yards:
 - a. Along Type C Thoroughfares:
 - i. Minimum: 30 feet
 - ii. Maximum: None
 - b. Along Type D Thoroughfares:

- i. Minimum: 10 feet

- ii. Maximum: 25 feet

- iii. 75% of the building face must be within 25 feet of the property line. If easements, a landscape edge, public usable open space, patio dining, public plaza, or other similar amenity prohibit conformance with this standard, a minimum of 75% of the building face must be built to the easement line, landscape edge, usable open space, or public amenity.

- c. Along Type F and Type G Thoroughfares:

- i. Minimum: 5 feet

- ii. Maximum: 15 feet

- iii. 75% of the building face must be within 15 feet of the property line. If easements, a landscape edge, public usable open space, patio dining, public plaza, or other similar amenity prohibit conformance with this standard, a minimum of 75% of the building face must be built within 5 feet of the easement line, landscape edge, usable open space, or public amenity.

- 2. Side Yards: None

- 3. Rear Yards: None

- viii. Lot Coverage

- 1. Minimum: None

- 2. Maximum: 75%, 90% if structured parking is included

- ix. Floor Area Ratio: None

- c. Parking Requirements

- i. All off-street surface parking must be located behind the front building line.

- ii. One bedroom or less: one parking space per dwelling unit.

- iii. Two bedrooms: one and one-half parking spaces per dwelling unit.

- iv. Three bedrooms or more: 2 parking spaces per dwelling unit.

- v. Maximum parking requirements: 2 parking spaces per dwelling unit.

- vi. Surface parking spaces

1. A maximum of 200 parking spaces is allowed per parking lot, exclusive of attached parking.
 2. Garage or off-street parking spaces may only be accessed from a fire lane.
 3. Adjacent on-street parallel spaces may be credited to meet required parking if located within 150 feet of the building being served.
- d. Landscape edge: Along Type C thoroughfares, a 30-foot landscape edge is required. Along Type D thoroughfares, a 10-foot landscape edge is required. Along Type G thoroughfares, no landscape edge is required.
- e. Building Placement and Design: Buildings comprised of attached housing types must not exceed 350 feet in length and must be separated by a minimum distance of 10 feet.

Subdistrict C

1. Block CC of Subdistrict C shall be developed in accordance with Single-Family Residence-6 (SF-6) zoning district standards, except that all residential lot lines must be at least 150 feet away from the fuel canopies on Parker Triangle, Block A, Lot 1.
2. Block BB of Subdistrict C shall be developed in accordance with Single-Family Residence-6 (SF-6) zoning district standards with the following exceptions:
 - a. Maximum Block Size: 12 acres
 - b. All residential lot lines must be at least 150 feet away from the fuel canopies on Parker Triangle, Block A, Lot 1
3. Block AA of Subdistrict C shall be developed in accordance with the Agricultural (A) zoning district standards with the following exceptions:
 - a. Maximum Block Size: 24 acres
 - b. Front Yard Regulations:
 - i. Minimum Front Yard: 15 feet
 - ii. Maximum Front Yard: None
 - c. A maximum of 50% of parking spaces and associated drives may be of gravel construction.
 - d. A minimum of 50% of existing building square footage in this Subdistrict must be retained and repurposed. If buildings cannot be retained and repurposed due to an unanticipated hardship, this percentage may be reduced if buildings are recreated using an agrarian design aesthetic in accordance with Envision Oak Point.

- e. The following improvements must be retained unless removal or demolition is authorized by the Director of Planning: Existing silos, windmill, and the stone entrance adjacent to Jupiter Road as shown on the development plan.
- f. New development must be in the agrarian aesthetic as specified within Envision Oak Point.

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.*

Envision Oak Point: This area is guided by the **Envision Oak Point** small area plan. As noted in the **Future Land Use Map & Dashboards** section of the Comprehensive Plan, “*Small Area Plans are considered an extension of the Comprehensive Plan and may be used to further refine the community’s vision for specific locations within the city. If there are conflicts with the dashboards, the existing Small Area Plan controls due to the extensive public outreach and additional detail within these plans.*”

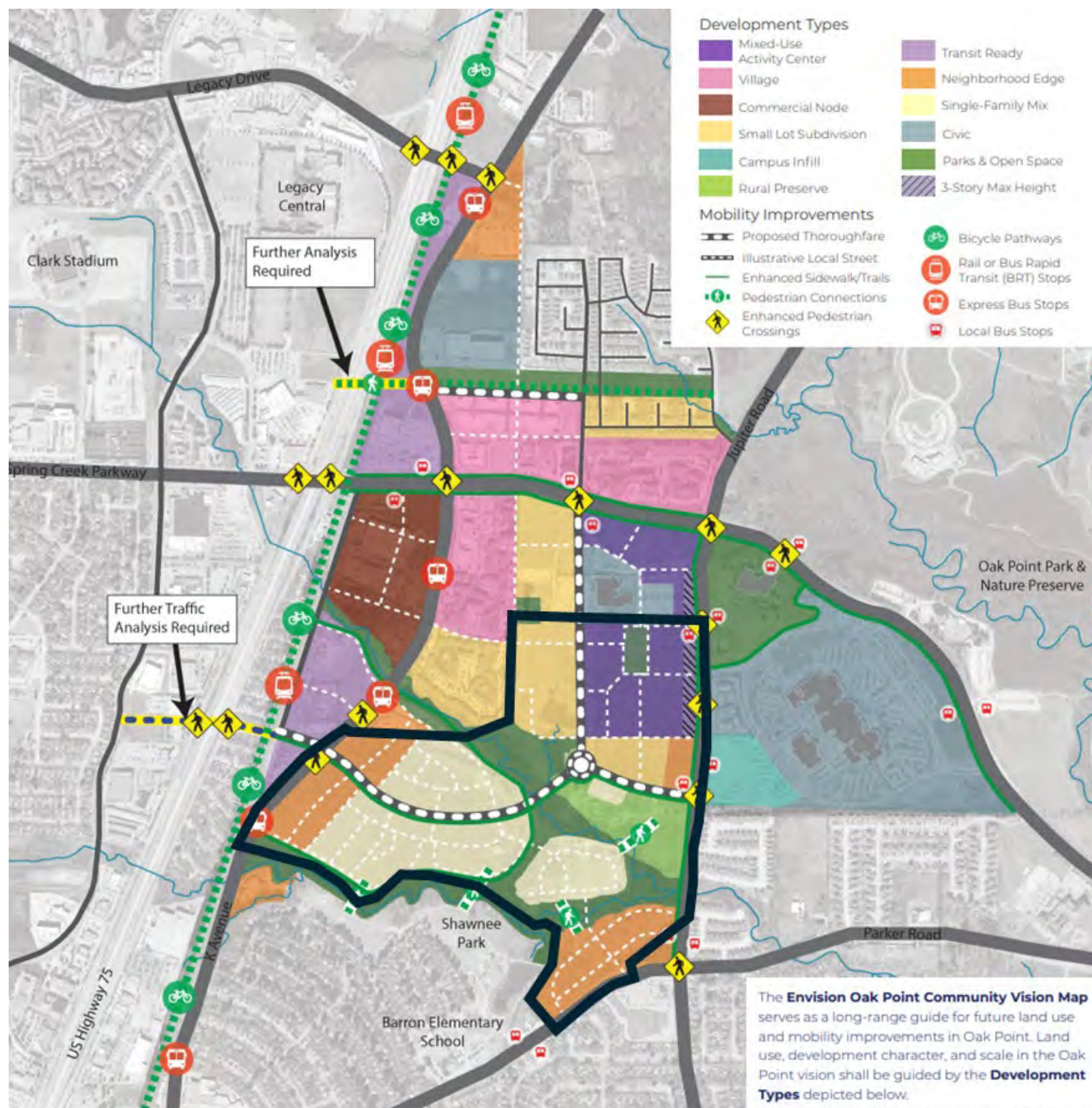
Adopted in 2018, Envision Oak Point serves as a guide for development for approximately 730 acres in northeast Plano, including the subject property. The plan’s vision states:

“Oak Point enhances community and establishes place by unifying northeast Plano, serving as its social hub and shaping unique, amenity-rich neighborhoods connecting the area’s diverse population to its vast network of natural features and civic spaces.”

The Envision Oak Point Community Vision is shaped by three components. These include:

- A Community Vision Map that applies desired Development Types, mobility improvements, and social amenities to the Oak Point area.
- A Strategic Framework that communicates shared goals, policies, and actions for the future of the Oak Point area.
- Sub-Area Strategies that provide site-specific design guidance for critical elements of the community vision.

[Community Vision Map](#) – The Envision Oak Point Community Vision Map guides future development, mobility improvements, and social amenities within the plan area. Land use, development character, and scale in the Oak Point vision are represented by a set of 11 development types.



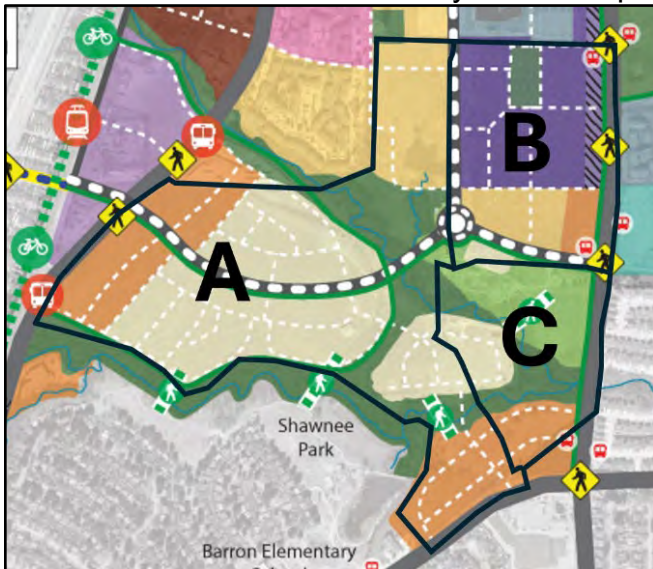
The subject property, as outlined in black above, is within six development type areas:

- [Mixed-Use Activity Center](#) – This is the social hub of Oak Point, with retail, dining, entertainment, and housing options, as well as open space amenities where residents and Plano Event Center visitors can gather with family, friends, neighbors, and colleagues.

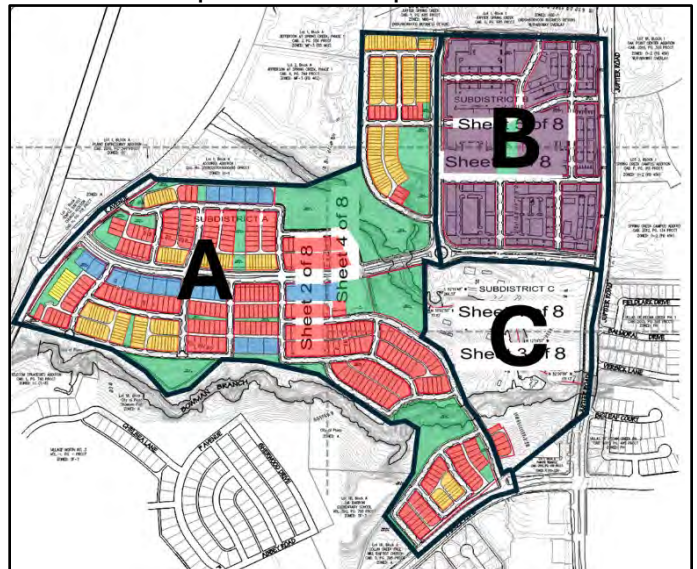
- [Neighborhood Edge](#) – These areas allow for active uses along major street frontages adjacent to single-family residential areas. Small-scale, neighborhood-serving commercial buildings such as banks, small grocery stores, and cafes may be located to provide a buffer and compatible transition to the residential areas.
- [Small Lot Subdivision](#) – This is an exclusively single-family area, which consists of a mix of townhouses, cottage housing, and single-family detached homes on small lots.
- [Single-Family Mix](#) – These areas have a balanced mix of 1- to 2-story small- and medium-lot single-family detached homes, townhomes, and cottage housing.
- [Rural Preserve](#) – A segment of the subject property is intended to be preserved as a micro farm and ranch and can be used to support a heritage farm and public education center. The site could also host a farmers' market, food park, and provide community gardens and abundant open space.
- [Parks and Open Space](#) – The existing creek network of Brown Branch and Bowman Branch serves as the organizing spine between open space amenities in the area. An interconnected open space network connects new developments to the Oak Point Recreation Center as well as adjacent open space destinations such as the Oak Point Park and Nature Preserve, Oak Point Amphitheater, and Shawnee Park.

A wide variety of uses, recommendations, and development types are proposed. The request, as shown in the associated development plan, includes detached and attached single-family residential uses, multifamily residential uses, publicly-accessible open space, and a pedestrian-friendly street network. To fulfill the recommendations of the Envision Oak Point Community Vision Map, the applicant is proposing to divide the subject property into three areas (A, B, and C) as shown below:

Envision Oak Point Community Vision Map



Proposed Development Plan



Subdistrict A – Subdistrict A includes areas designated as Single-Family Mix, Small Lot Subdivision, Neighborhood Edge, and Parks and Open Space on the Envision Oak Point Community Vision Map. As shown on the associated development plan, the applicant is proposing a mix of single-family detached (red), single-family attached (orange), and manor homes (blue) with supporting private open space areas (green), and a pedestrian-friendly street network (white). The variety of single-family housing density generally reflects the placements of Small Lot Subdivision and Single-Family Mix on the development plan. However, rather than placing townhomes and supportive non-residential uses on the edges, the housing and density types reflective of the Neighborhood Edge areas have been strategically placed throughout this area to provide a diverse housing pattern. Private open space and walkable streets will help connect the neighborhood. The proposed design generally supports the Envision Oak Point goals of creating balanced, walkable neighborhoods with diverse housing types that support the needs of all ages, incomes, and abilities.

The Neighborhood Edge type allows active uses, such as a bank, small grocery store, or café, as a transition. No active uses are proposed in these areas; however, the market may not support successful commercial development in these areas. The Neighborhood Edge supports residential uses as the primary use of the property; thus, the request meets the intent of the Neighborhood Edge development type within Subdistrict A.

Subdistrict B – Located just south of the Plano Event Center, Subdistrict B includes areas designated as Mixed-Use Activity Center, Small Lot Subdivision, Neighborhood Edge, and Parks & Open Space on the Envision Oak Point Community Vision Map. As shown on the associated development plan, the applicant is proposing multifamily housing (purple). A centrally located open space area and a pedestrian-friendly street network are also provided. Buildings are set back close to the street and parking areas are located internal to the site to promote the walkable character of the area.

The Envision Oak Point plan envisions the Mixed-Use Activity Center as the civic and social hub of Oak Point. Infill development around the Plano Event Center is intended to facilitate a mix of retail, dining, and entertainment options via the Neighborhood Business Design-1 district. Multifamily housing on the northeast portion of the subject property serves to activate and support the commercial NBD district to the north. The proposal complies with the height recommendations in the Envision Oak Point plan along Jupiter Road.

Although multifamily housing is supported within the Mixed-Use Activity Center, it is not supported within the Small Lot Subdivision and Neighborhood Edge Areas to the south, which are intended for single-family housing types. However, the proposal limits this area to a 2-story height limit, which is the height and scale of townhomes.



Subdistrict C – Subdistrict C is located within the areas designated as Rural Preserve, Parks & Open Space, Neighborhood Edge, and Small Lot Subdivision designations on the Envision Oak Point Community Vision Map. A mix of uses and various agrarian-related standards meet the intent of the Rural Preserve.

To conform with the housing recommendations in this area, SF-6 housing is proposed within the Neighborhood Edge and Small Lot Subdivision portions of Subdistrict C. The housing proposal meets the general intent of these development types. Lastly, although the overall request includes a significant amount of open space, there is none preserved via zoning in this portion of the property. The development plan shows a very low lot coverage in this area, and the area benefits from an extensive floodplain. This could change if SF-6 develops in the future.

Overall, the request meets the recommendations for the Envision Oak Point Development Types, with some variations to support the specific layout of the property defined by the Development Plan. The associated development plan and RCD exceptions commit to a balanced mix in the types of housing and employment uses proposed and meets the overall intent of the Envision Oak Point Vision Map.

Sub-Area Strategies

Envision Oak Point also contains Sub-Area strategies. The subject property is within the eastern and southern subareas. The following strategies that apply to this request are:

Eastern Quadrant

2. *Extend a multi-use trail and make intersection improvements to support pedestrian access between this sub-area and Oak Point Park & Nature Preserve.*
4. *Establish a Rural Preserve area to serve as a community amenity and to maintain connections to the area's agrarian past.*



Southern Quadrant

1. *Establish an east/west collector street that serves as the gateway for future development in Lavon Farms.*
2. *Maintain access to natural corridors and amenitize these areas with trails and other recreational features.*
3. *Achieve a broad range of single-family housing options to serve Oak Point's diverse housing needs.*
4. *Provide bicycle and pedestrian connections to Shawnee Park and Barron Elementary School.*

The applicant is complying with all the applicable sub-area strategies through the associated Development Plan and requested exceptions.

Development Type Character Defining Elements – Each Envision Oak Point Development Type includes Character Defining Element (CDE) recommendations pertaining to building height, block pattern and streetscape, parking orientation, and civic/open space. It should be noted that the Rural Preserve and Parks and Open Space Development Types do not include CDE recommendations as these areas are generally intended to be most, if not all, open green space. Additionally, the information provided regarding the applicant's proposal is for the site as a whole and not for the development proposed within each of the Development Type areas. Overall, the proposal, as shown in the associated Development Plan and committed to by the RCD Exceptions, generally meets or exceeds the CDE recommendations for the Development Types.

Parks, Open Space & Mobility Improvements – The proposed Parks & Open Space Improvements and Mobility Improvements shown on the Development Plan are consistent with the improvements recommended in the Comprehensive Plan and Envision Oak Point [Community Vision Map](#).

Parks Master Plan Map – The Parks Master Plan Map and Envision Oak Point Community Vision Map includes 24.7-acres of proposed park site within the boundary of the subject property. The applicant is proposing 35.2 acres of public open space as shown on the associated development plan. The Parks department has accepted the development plan as aligning with the design of the Parks Master Plan. The city may acquire up to 27 acres of city parkland from the 35.2 acres of public open space, pending agreement of the City Council.

Bicycle Transportation Plan Map – The Bicycle Transportation Plan Map and Envision Oak Point Community Vision Map recommend a shared-use path along the proposed east-west Type D thoroughfare. The applicant's proposed development plan includes a 12-foot shared-use path consistent with this recommendation.

Thoroughfare Plan Map – The Thoroughfare Plan Map and Envision Oak Point Community Vision Map recommend the construction of an east-west Type D thoroughfare between K Avenue and Jupiter Road, as well as a north-south Type D thoroughfare connecting Spring Creek Parkway to the proposed east-west thoroughfare. The applicant's proposed development plan incorporates both Type D thoroughfares in the locations consistent with the Thoroughfare Plan Map. Therefore, the proposed development plan meets the requirements of the city's Thoroughfare Plan.

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 Use 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 proposal presents a unique opportunity to redevelop a significant portion (215.7 acres) of remaining undeveloped land. The request, as outlined in the associated development plan and exceptions, commits to distinctive design elements which contribute to the development's overall character. Additionally, the proposal includes new housing, which is generally consistent with the Future Land Use Map and more specifically the Housing Mix recommendations for the Envision Oak Point Development Types. There are some variations from the Housing Mix to support the specific layout and commit to a balanced mix in the types of housing uses proposed but meets the overall intent of the Envision Oak Point Vision Map. Therefore, the proposal meets the intent of the Undeveloped Land Policy.

Adequacy of Public Facilities – The following have been reviewed in support of the [Facilities & Infrastructure Policy](#). Approximately 3,600 new residents are expected in Plano with completion of this subdivision; city services will need to be added to accommodate additional demand from these individuals, including the potential for new staff, programs, and facilities proportional to the growth.

Water and Sewer – There is adequate infrastructure to accommodate anticipated water demand. Offsite improvements will be required to provide sufficient sewer capacity, and City participation may be necessary if utility oversizing is needed to support the broader sewer network. Based on the initial information provided, the Engineering Department anticipates that water and sewer needs can be appropriately addressed through the City's established engineering plan review and permitting process.

Roadways – A Traffic Impact Analysis was provided that showed the anticipated trip generation of the proposed development and its impact on the surrounding road network.

Trip Generation	
AM Peak	848
PM Peak	1,096
Total Daily	14,619

To accommodate the area traffic, the following improvements will be required to serve the development:

- Construction of a four-lane, Type D arterial roadway connecting Jupiter Road to K Avenue and with a north-south connection toward Spring Creek Parkway.
- Installation of a traffic signal at the intersections of the proposed Type D Thoroughfare with Jupiter Road.
- Construction and/or reconfiguration of turn lanes at street intersections with Jupiter Road, K Avenue, and Parker Road into the subject property.

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.

Phasing and Participation – A development of this scale may be done in phases. As such, the infrastructure may not be fully completed, leaving piecemeal and disconnected public services. In order to ensure completion of necessary public assets in a timely manner, staff has been working with the owner on a development agreement which details the phasing and participation in significant infrastructure elements in the development, such as park acquisition and major thoroughfares. Due to the significant increase in density related to this request, staff recommends that the zoning should not move forward without the City Council having the opportunity to consider a proposal on infrastructure for the development as a whole. This is reflected in the recommendation. Since the development agreement is a contract, it is not considered directly by the Planning & Zoning Commission, but they may appropriately consider infrastructure needs.

STAFF PRELIMINARY REPORT – ANALYSIS & RECOMMENDATION

Development Plan & Uses

Residential Uses

The proposal has been planned in accordance with RCD requirements and with Envision Oak Point recommendations. The RCD district specifies density requirements, minimum unit counts, and other standards. However, when development occurs, there is flexibility within each Tier of housing to allow some variety. As an example, of the 298 Tier One Units in Subdistrict A, those homes could be developed as:

- Single-Family Residence-3 – One home on a minimum 3,000 square foot lot size.
- Single-Family Residence-2 – One home on a minimum 2,000 square foot lot size.
- Duplex – Two connected homes on a minimum 3,000 square foot lot size.

In Subdistrict B, the applicant is proposing “Tier Four Housing,” which meets the definition of multifamily residence per the Zoning Ordinance, with height, setbacks, and other standards. Although some uniquely designed multifamily products are allowed within Tier Three Housing requirements, the Tier Four Housing product is a more traditional multifamily development within two, three, and four-story buildings, primarily with surface parking. Units within 100 feet of Jupiter Road and 75 feet of the future “Type D Thoroughfare” are limited to two stories in height, and units within 100 to 200 feet of Jupiter Road are limited to three stories in height. These height limits reflect restrictions in the Envision Oak Point plan. The units are proposed in areas recommended by Envision Oak Point, with access to Jupiter Road, proximity to Collin County Community College supporting student housing, in support of a walkable Mixed Use Activity Center around Plano Event Center.

Five Tier One units are currently proposed in Subdistrict C; however, additional single-family detached lots are allowed if developed in accordance with the Single-Family Residence-6 (SF-6) district standards.

Overall, the applicant has designed the development to accommodate a variety of residential products that balance the recommendations of Envision Oak Point and the requirements of the RCD district. The mix of residential uses within the subject property will allow new residential products with walkable streets and amenities that will create neighborhoods to provide activity and interest throughout the subject property.

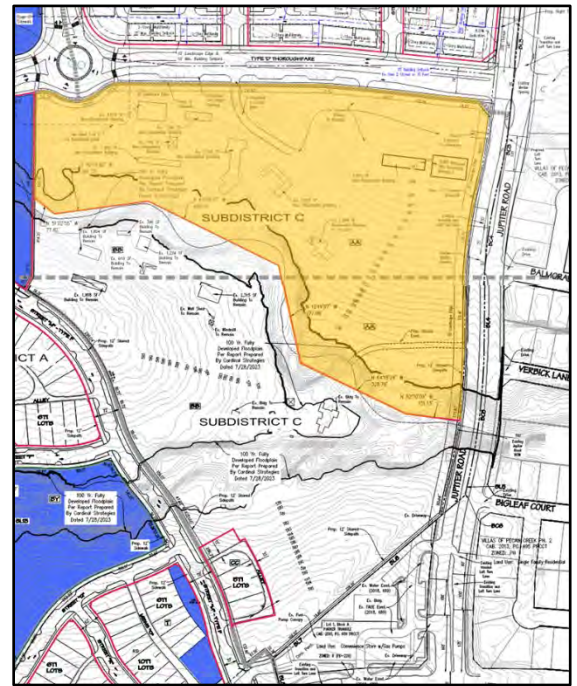
Open Space & Amenities

The applicant is proposing a total of 35.2 acres of privately maintained open space. The proposed mix of open space meets the recommendations of Envision Oak Point and the requirements of the RCD zoning district. The areas are placed throughout the development, and include connections to Shawnee Park to the south, natural areas through the central portion of the property, and various smaller open spaces. If purchased by the city, these areas may be credited towards the usable open space requirements of the district.

To complement these areas, design elements such as playgrounds, public art, and other options are required to be provided. Additionally, a private recreation facility is proposed within Subdistrict A to serve as an amenity to residents.

Family Reserve/Rural Preserve

An important component of this development is Subdistrict C, labeled as Family Reserve on Block AA of the development plan and recommended as a “Rural Preserve” within Envision Oak Point (shown in orange on the image to the right). The continuation of farm activities and the allowance of supporting nonresidential uses such as retail, farmers’ market, restaurant, and other uses are important components of Envision Oak Point. To fulfill these recommendations, the applicant is setting aside the southeastern portion of the subject property.

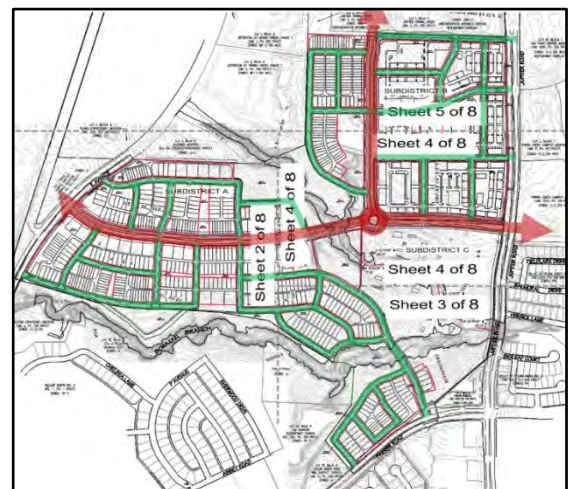


The applicant is committing to preserving a minimum of 50% of the existing structures in this area, including maintaining the existing silos, windmill, and stone entryway adjacent to Jupiter Road, as long as they are determined structurally sound. An agrarian theme is also proposed to maintain the farm aesthetic. This proposal will allow the applicant to continue the legacy of farming on this property and provide a unique amenity for future residents and the general area.

A significant portion of Block BB is also intended to remain agrarian in nature with preservation of several existing buildings and structures; however, it also may be developed with single-family residences in accordance with the Single-Family Residence-6 (SF-6) district standards.

Streets

The development plan includes a pedestrian-friendly street network supportive of the Envision Oak Point vision. This includes a 4-lane thoroughfare connecting K Avenue, Jupiter Road, and Spring Creek Parkway (see red on map to the right). On-street parking will be provided along one side of the roadway and a 12-foot-wide sidepath along the other. Local streets (green) will be developed to the city’s mixed-use standard, including wider sidewalks, on-street parking, and street trees. A system of mews, alleys, and paseos will also provide interconnectivity and opportunities for homes to front on open space. The street network is consistent with the mobility goals and potential street configurations proposed in Envision Oak Point. Detailed street cross sections are included in the development plan.



Phasing Plan

The development plan includes a phasing exhibit with two multifamily phases and five single-family phases. This exhibit depicts the open space and infrastructure that are required with the development in each phase. Multifamily units in Subdistrict C will be allowed in two phases:

- Phase 1 allows issuance of a Certificate of Occupancy for up to 500 multifamily units following the final plat of a single-family phase. This phase will include the construction of the roundabout and northern and eastern segments of the four-lane thoroughfare system, as well as a minimum of 3.2 acres of private open space.
- Phase 2 allows issuance of a Certificate of Occupancy for the 552 remaining multifamily units following a final plat for a second single-family phase, a Certificate of Occupancy for 2,000 square feet of non-residential, and another 5,000 square feet of non-residential buildings constructed.
- The remaining single-family phases may develop independently of the phasing requirements. However, the western segment of the four-lane thoroughfare must be built in its entirety prior to any adjacent single-family phases. This will ensure that the portion of the roadway across the creek is constructed in a timely manner to serve the development's additional traffic and not deferred to the last phase or abandoned entirely.

Other Requirements

The applicant is proposing the following development standards for conformance with Envision Oak Point recommendations:

1. Green Infrastructure – Bioswales, rain gardens, and other elements must be provided in keeping with stormwater and placemaking recommendations. This directly supports the Envision Oak Point Plan Stormwater Management Action #2: *“...promote the use of green infrastructure as a placemaking and stormwater management feature in private development.”*
2. Universal Design – The applicant is proposing to install universal design standards in a model home and in some of the Tier Four housing units. This directly supports the Envision Oak Point Plan Diverse Housing Action #2: *“...encourage and permit universal design in all types of housing.”*
3. Formal and Rustic Landscape Design – Landscape design is critical to create aesthetically pleasing environments, and a commitment to both *“formal and rustic landscape design”* is proposed. This directly supports the Envision Oak Point Plan Preservation of Agrarian Character Action #4 through mixing *“formal and rustic landscape design elements in public spaces to reflect the historic farming character.”*

Lastly, landscape screens are required to be installed to provide a buffer for residential development from adjacent nonresidential uses.

SB 15 Impacts

Although zoned Agricultural, recent changes to the Zoning Ordinance in response to Senate Bill 15 (SB 15) would allow the site development with small lot single-family subdivisions (3,000 square feet minimum lot size) without the need for a zoning change.

SUMMARY:

This request is to allow for a mixed residential neighborhood with walkable streets, open space, and supporting nonresidential uses. The proposal significantly conforms to the recommendations of the Envision Oak Point Plan and supports other city policies and studies. It will provide a variety of new housing options in this area while preserving substantial open space, an agrarian aesthetic, and provide unique amenities.

RECOMMENDATION:

Recommended for approval subject to concurrent City Council consideration of a signed development agreement outlining infrastructure phasing and participation for the full 215-acre development.

Residential Community Design (RCD) District

The Residential Community Design (RCD) district looks to create a diverse mix of smaller-lot residential uses.

Envision Oak Point Policy encourages diverse housing and neighborhoods that support inclusive communities. The RCD district accomplishes that with various styles of homes designed to encourage a high quality of life for all ages, household types, and income levels. The proposed ordinance includes a **tiered system** so that the majority of homes provided are one- or two-family homes.



Housing Variety

The RCD district is designed to provide housing variety consisting mostly of single-family detached and attached homes. This is accomplished through a tiered system of housing types, requiring:

- Maximum density: 20 dwelling units per acre
- At least 50% of all units must be Tier One units (single-family or duplex)
- Any housing type used must be at least 10% of the total dwelling units
- Tier Three units (Stacked Townhomes and/or Stacked Flats) are limited to 25% of the total dwellings in the district

See more details on the proposed housing types on the next pages.



Walkable Areas

RCD districts will be pedestrian-oriented, with:

- Wide sidewalks
- Shorter blocks
- Connected street grid
- On-street parking
- Street trees
- Curb bulb outs
- Low-rise buildings
- Reduced building setbacks
- Active ground floor buildings
- Paseos (wide pedestrian-only pathways)



Open Space

Usable open space must be provided at a minimum of 15% of the gross acreage of the development. The open space may be:

- Greens
- Parks
- Greenbelts
- Public art displays

All open space and streets must be maintained by a governance association (such as a homeowners association).



Protecting Existing Residential Neighborhoods

To provide appropriate transitions from established neighborhoods, buildings in the RCD district will be subject to height and setback standards from existing residential zoning districts or uses. See the proposed options on the [Residential Transitions page](#).

Residential Community Design (RCD) District Housing Types

- A mix of Housing Types is required. Higher Tiers are allowed as the overall number of dwelling units increases.
- Minimum overall district size: 5 acres.
 - Permitted dwelling units per acre: between 10 and 20 for entire RCD district.

Images are generally representative and may not meet all district requirements.

TIER ONE minimum 50% of total units in RCD district



Single-Family-3

- Single-family detached dwellings
- 1 to 2 stories in height
- 1 unit per lot
- 3,000 sq ft minimum lot
- 800 sq ft minimum dwelling unit



Single-Family-2

- Single-family detached dwellings
- 1 to 1.5 stories in height
- Can be arranged around a courtyard or individually platted (maximum of 10 units per lot)
- 2,000 sq ft minimum lot per unit
- 800 sq ft minimum dwelling unit



Duplex

- Two-family dwellings
- 1 to 2 stories in height
- 2 units per building
- 3,000 sq ft minimum lot
- 800 sq ft minimum dwelling unit

TIER TWO



Single-Family-1.5

- Single-family detached dwellings
- 1 to 3 stories in height
- 1 unit per lot
- 1,500 sq ft minimum lot
- 800 sq ft minimum dwelling unit



Townhome

- Single-family attached dwellings
- 1 to 3 stories in height
- 1 unit per lot
- 1,200 sq ft minimum lot
- 800 sq ft minimum dwelling unit



Manor Home

- Multiple unit dwellings
- 1 to 2 stories in height
- 3 to 6 units per lot
- 800 sq ft minimum dwelling unit
- Appears as single-family home with one common entrance

TIER THREE only permitted when district contains over 100 units | limited to 25% of the total units in district



Stacked Townhome

- Single-family attached dwellings separated horizontally and/or vertically
- 1 to 3 stories in height
- 1 to 2 units per lot
- 1,200 sq ft minimum lot
- 700 sq ft minimum dwelling unit



Stacked Flat

- Multiple unit dwellings
- 1 to 3 stories in height
- Maximum of 9 units per building
- 1 building per lot
- 8,000 sq ft minimum lot
- 700 sq ft minimum dwelling unit
- Appears as single-family home with one common entrance

RCD District Restrictions

KEY REQUIREMENTS

8 different housing types are possible from **3** tiers

20 dwelling units per acre maximum

At least **50%** of all units in every RCD district must be **Tier One** housing types *Single-Family-3, Single-Family-2, and/or Duplex*

Each housing type used must make up at least **10%** of overall number of units

No more than **25%** of total units can be **Tier Three** housing types *Stacked Townhome and/or Stacked Flat*

Tier Three housing types permitted only when over **100** units in the RCD district

RESTRICTIONS RESULT IN MAJORITY SINGLE-FAMILY UNITS

HOUSING MIX

	50 Units or Less	51-100 Units	Over 100 Units
Minimum Housing Types Required	1	2	3
Tier One Units	50% to 100%	50% to 100%	50% to 100%
Tier Two Units	Up to 50%	Up to 50%	Up to 50%
Tier Three Units	Not permitted	Not permitted	Up to 25%

TIER ONE



Single-Family-3



Single-Family-2



Duplex

At least 50% of all units in district must be Tier One housing types.

TIER TWO



Single-Family-1.5

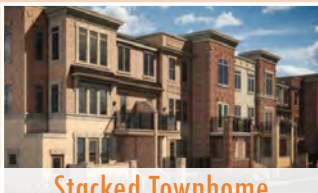


Townhome



Manor Home

TIER THREE



Stacked Townhome



Stacked Flat

Tier Three units are permitted only when district has over 100 units.

No more than 25% of all units in district may be Tier Three units.

Images are generally representative and may not meet all district requirements.

Find out more at: www.plano.gov/implementEOP

Revised: July 16, 2020



November 7, 2025

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

RE: Property located near the west side of Jupiter Road and north of Parker Road, Plano.

Dear Molly,

You have inquired as to the capacities and enrollment projections for the schools impacted by a potential development property located near the west side of Jupiter Road and north of Parker Road, Plano.

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
McCall Elementary School	487	490	490	484	487	615	720
Bowman Middle School	858	1,222	1,278	1,285	1,311	1,433	1,685
Williams High School	1,101	995	884	855	832	1,873	2,204
Plano East Senior High School	3,029	2,884	2,723	2,712	2,701	3,375	3,494

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.

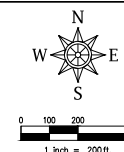
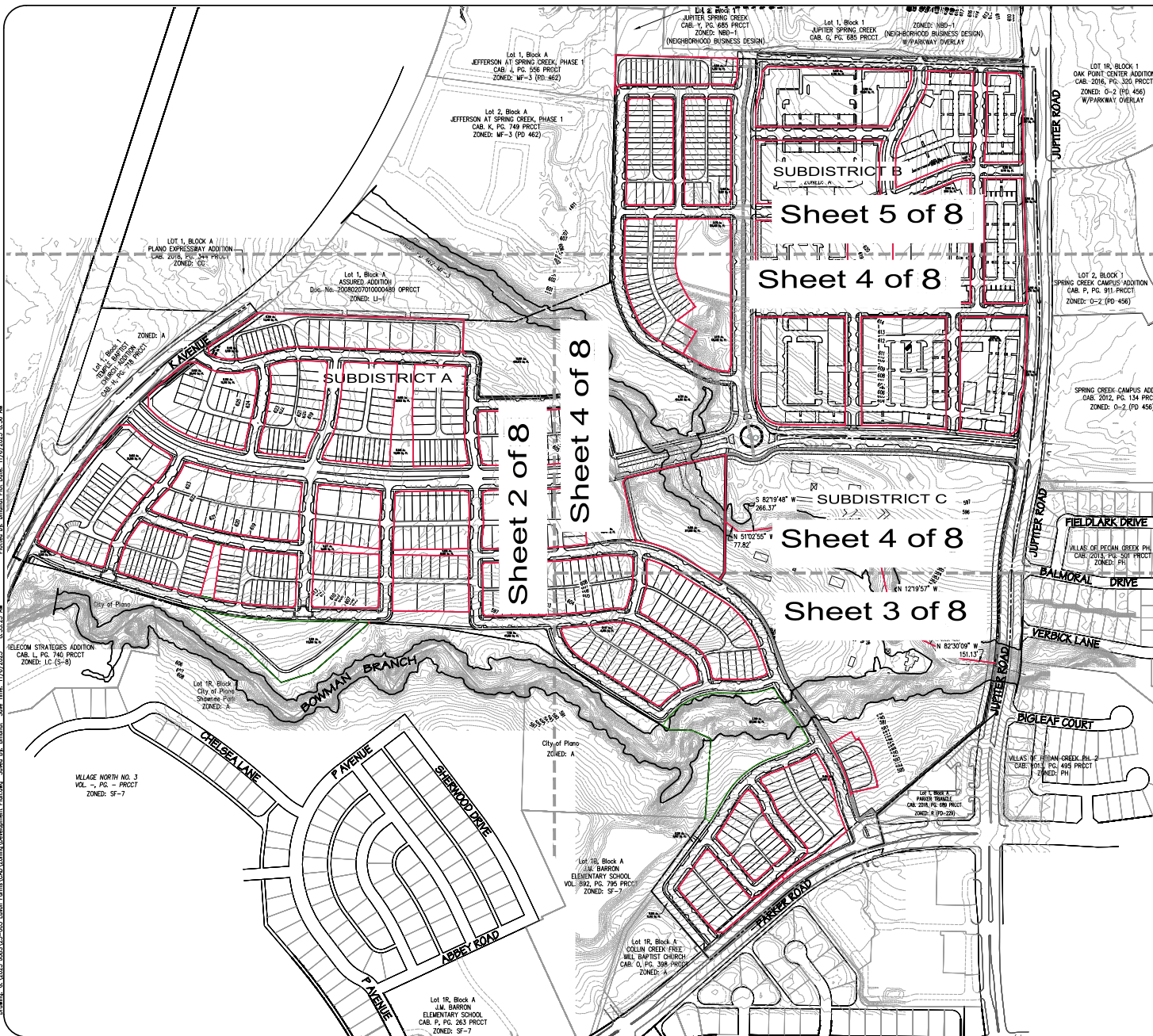
Program capacity figures are based on current building floor plans, and the application of the District's maximum class size to every standard classroom. 22 students max for Kindergarten and Grades 1 through 4, 26 max for Grade 5, and 28 max at the Secondary level.

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



RCD District Summary		
District Area	215,707 Acres	
District Area Net of ROW, Open Space	117,889 acres	
Public Usable Open Space in Foodland	4,871 Acres	13.8% of Total Public Usable Open Space
Public Usable Open Space	36,860 Acres	16.3% of Gross Acreage
Tier One Lots	303	19%
Tier Two Lots	232	14%
Tier Three Lots	22	1%
Tier Four Units	1052	65%
Total	1469	90%

Subdistrict "A" Summary		
Land Use	RCD - Tier One/Two/Three Housing	
Subdistrict Area	129,222 Acres	
Subdistrict Area Net of ROW, Open Space	52,049 acres	
Flatland in Open Space	4,871 Acres	16%
Public Open Space	30,717 Acres	
Tier One Units	298	50%
Tier Two Units	232	39%
Tier Three Units (3 per Lot)	66	11%
Total	596	100%
Density	11.45	Units/Net_Acre

Subdistrict "A" Allowable Tier			
Allocations	Minimum Allowed		Maximum Allowed
Tier One	50% =	298	No Max
Tier Two	10% =	60	238
Tier Three	10% =	60	25% = 149

Subdistrict "B" Summary		
Land Use	RCD - Tier Four Housing per RCD Exceptions	
Subdistrict Area	51,231 Acres	
Subdistrict Area Net of ROW, Open Space	32,011 Acres	
Public Open Space	2,831 Acres	
Tier Four Units	1052	
Density	32.86	Units/Acre
Building Count	58	100%
Buildings = 2 Story (35' Height)	37	64%
Buildings = 3 Story (45' Height)	8	14%
Buildings = 4 Story (65' Height)	13	22%

Subdistrict "C" Summary		
Land Use		RCD = Family Reserve
Subdistrict Area	33.83 Acres	
Subdistrict Area Net of ROW, Open Space	31.927 Acres	
Public Open Space	3.312 Acres	10%
Tier One Units	5	100%
Tier Two Units	0	0%
Tier Three Units (3 per Lot)	0	0%
Total	5	100%
Weight*	0.15	Units/2000 Acres

CASE No. DP-2023-001
DEVELOPMENT PLAN - KEY MAP

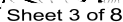
LAVON FARMS

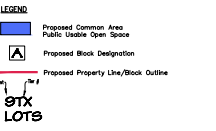
IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS
JOSEPH RUSSELL SURVEY ABSTRACT NO. 776
J. SALMONS SURVEY ABSTRACT NO. 815
9,396.207 Sq. Ft./215.707 Ac.

OWNER / APPLICANT
Todd Andrew Moore/Jonathan Allen Moore
Family Limited Partnership, Ltd.
3721 N. Jupiter Road
Piano, TX 75074

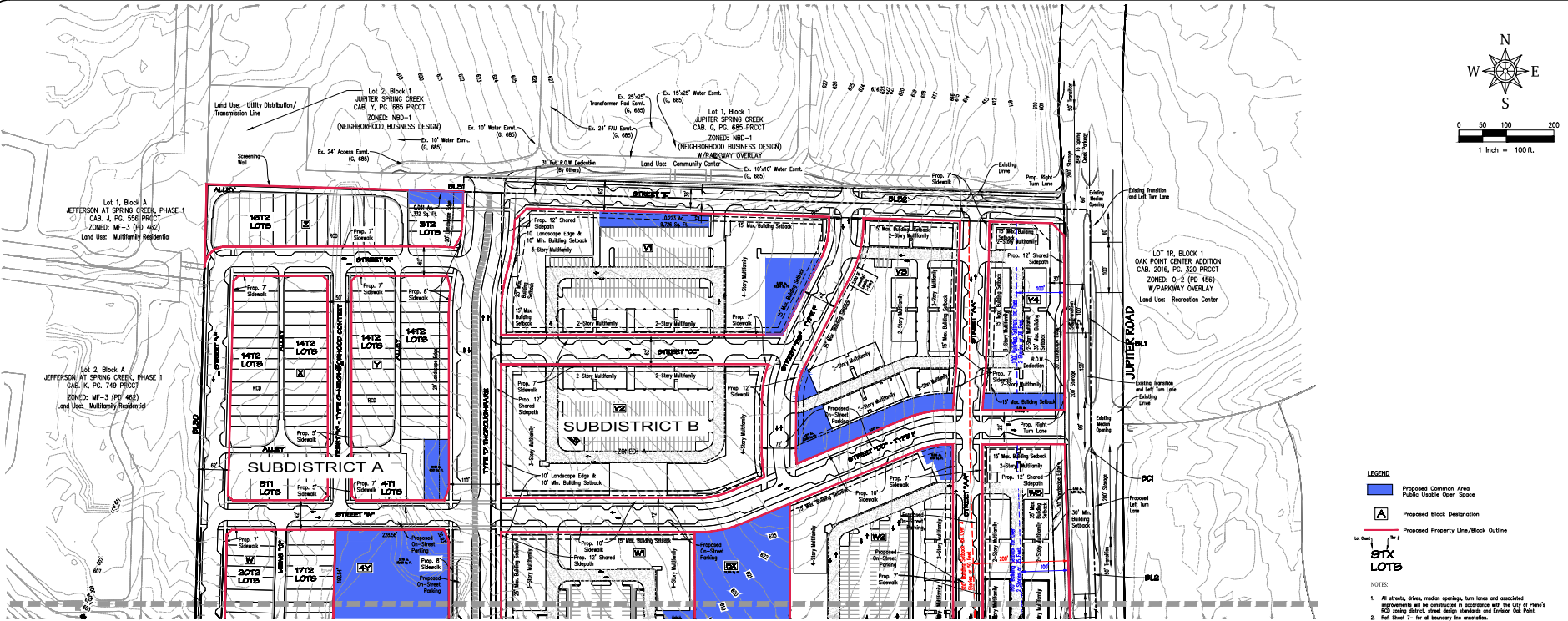
ENGINEER / SURVEYOR /
Spilars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121

APPLICANT
High Street Residential
2100 McKinney Avenue, Suite 800
Dallas, TX 75201
Telephone: (214) 863-4277
Contact: Kevin Hickman

[illegible]



- [illegible]



Sheet 4 of 8

Block X			
Area	RCD - Tier One/Two/Three Housing	3,202 AC	16,951 SF
Net Area (per Note 11)	3,202 AC	16,951 SF	16,951 SF
Use	Count	Units	%
2 Story TH	5	10%	
3 Story TH	18	36%	
3 Story MF	39	75%	
Total Units	62	121%	
Density	19.4	Units/Acre	
Open Space	- SF	0%	

Block Y			
Area	RCD - Tier One/Two/Three Housing	2,214 AC	11,513 SF
Net Area (per Note 11)	2,214 AC	11,513 SF	11,513 SF
Use	Count	Units	%
2 Story TH	1	2%	
3 Story TH	18	36%	
3 Story MF	39	75%	
Total Units	58	113%	
Density	15.4	Units/Acre	
Open Space	2,208 SF	0%	

Block Z			
Area	RCD - Tier One/Two/Three Housing	1,333 AC	6,879 SF
Net Area (per Note 11)	1,333 AC	6,879 SF	6,879 SF
Use	Count	Units	%
2 Story TH	0	0%	
3 Story TH	18	36%	
3 Story MF	39	75%	
Total Units	57	111%	
Density	14.8	Units/Acre	
Open Space	- SF	0%	

Block V1			
Area	RCD - Tier Four Housing per RCD	3,767 AC	194,088 SF
Net Area (per Note 11)	3,767 AC	194,088 SF	194,088 SF
Use	Count	Units	%
2 Story TH	2 Bldg	13 Units	
3 Story TH	0 Bldg	0 Units	
3 Story MF	1 Bldg	40 Units	
4 Story MF	1 Bldg	71 Units	
Total	4 Bldg	133 Units	
Density	40.07	Units Per Acre	
Open Space	- SF	0%	

Block V2			
Area	RCD - Tier Four Housing per RCD	3,497 AC	182,335 SF
Net Area (per Note 11)	3,497 AC	182,335 SF	182,335 SF
Use	Count	Units	%
2 Story TH	2 Bldg	13 Units	
3 Story TH	0 Bldg	0 Units	
3 Story MF	1 Bldg	40 Units	
4 Story MF	1 Bldg	71 Units	
Total	4 Bldg	124 Units	
Density	42.58	Units Per Acre	
Open Space	- SF	0%	

Block V3			
Area	RCD - Tier Four Housing per RCD	2,823 AC	147,970 SF
Net Area (per Note 11)	2,823 AC	147,970 SF	147,970 SF
Use	Count	Units	%
2 Story TH	0 Bldg	0 Units	
3 Story TH	0 Bldg	0 Units	
3 Story MF	1 Bldg	40 Units	
4 Story MF	1 Bldg	40 Units	
Total	2 Bldg	80 Units	
Density	18.53	Units Per Acre	
Open Space	- SF	0%	

Block V4			
Area	RCD - Tier Four Housing per RCD	1,466 AC	76,874 SF
Net Area (per Note 11)	1,466 AC	76,874 SF	76,874 SF
Use	Count	Units	%
2 Story TH	0 Bldg	0 Units	
3 Story TH	1 Bldg	40 Units	
3 Story MF	0 Bldg	0 Units	
4 Story MF	0 Bldg	0 Units	
Total	1 Bldg	40 Units	
Density	18.53	Units Per Acre	
Open Space	- SF	0%	

LEGEND

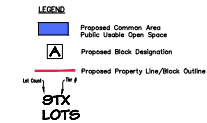
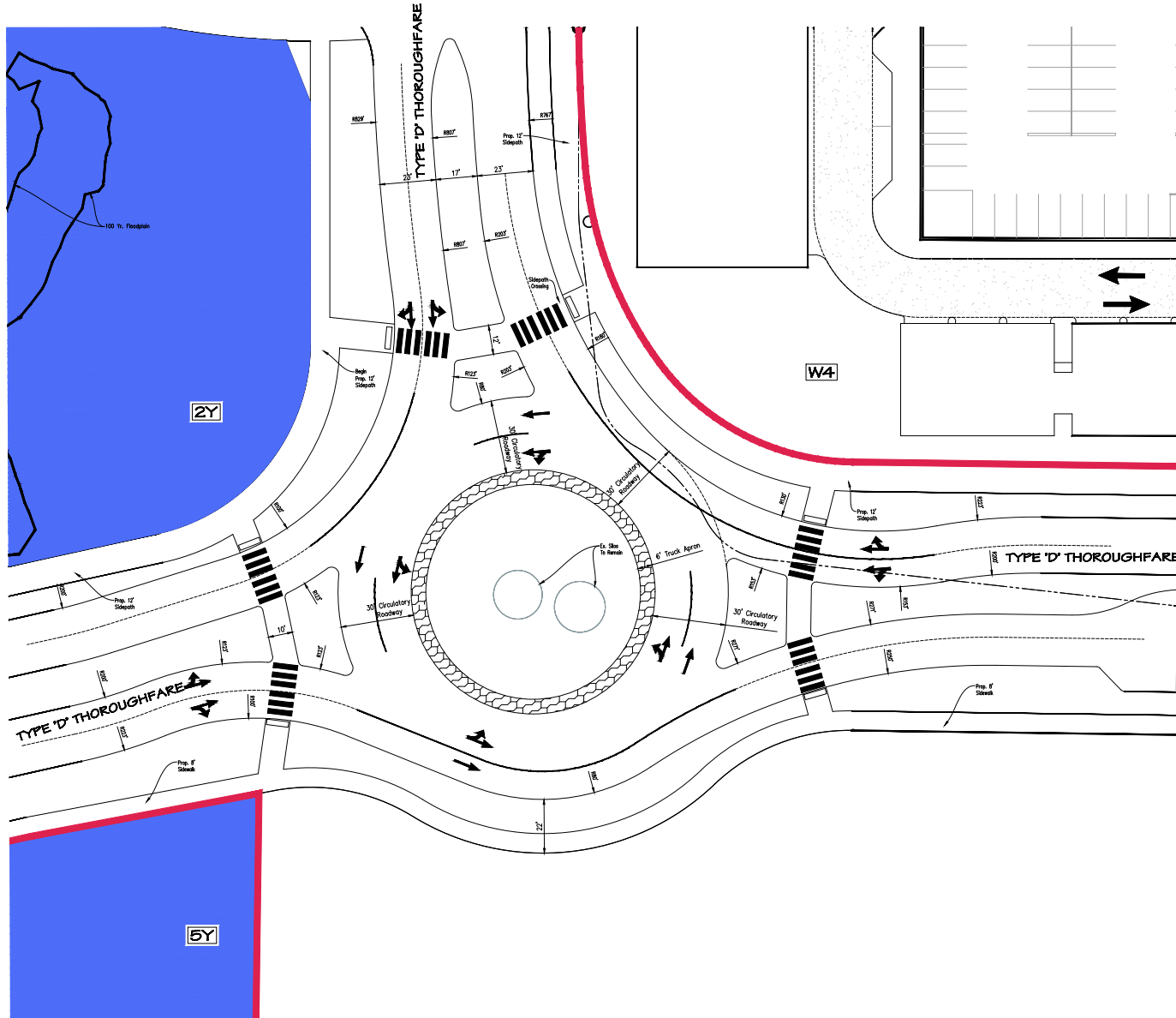
- Proposed Common Area
- Public Usable Open Space
- Proposed Block Designation
- Proposed Property Line/Block Outline

8TH LOTS

- NOTES:**
- All streets, drives, median openings, turn lanes and associated improvements shall be constructed in accordance with the City of Plano's 2022 utility district, street design standards and Unified Oak Point.
 - Prop. 7: for all boundary line variations.
 - All streets are "Type 1" Mixed Use Context right-of-way unless otherwise noted.
 - Single family lot lines are illustrative and may change subject to confirmation with the RCD district and regulations.
 - Residential lot lines are illustrative and may change subject to confirmation with the RCD district and regulations.
 - All RCD districts or a group of buildings within the district may not be within, located or modified from general public access.
 - The permitted uses and standards must be in accordance with the Residential Community Design District (RCD) zoning district standards unless otherwise specified. When an approved development plan conflicts with an adopted regulation and no variance or exception is requested, the RCD regulations will apply.
 - All RCD lot 1, 2 and 3 lots shall meet setback requirements and setbacks to the RCD zoning.
 - Location of parking is conceptual in nature and all comply with all engineering standards such as visibility triangles and sight triangles.
 - Street 2 and 3 are at least 100 feet wide.
 - All "Net Area" calculations within site data tables exclude City Park, Parkway, Street Corridor and primary paved Public Open Space.
 - All density calculations within site data tables are based on "Net Area" per RCD standards.
 - All landscape edges along major thoroughfares shall be established by a properly licensed landscape architect.

CASE No. DP-2023-001
DEVELOPMENT PLAN - KEY MAP
LAVON FARMS
IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS
JOSEPH RUSSELL SURVEY ABSTRACT NO. 776
J. SALMONS SURVEY ABSTRACT NO. 815
9,396,207 Sq. Ft./215,707 Ac.

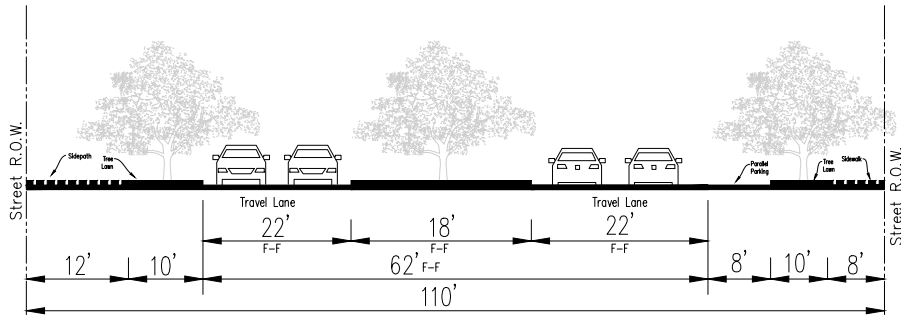
OWNER / APPLICANT Todd Andrew Moore/Jonathon Allen Moore Family Limited Partnership, LLC 3721 N. Jupiter Road Plano, TX 75074	ENGINEER / SURVEYOR Sparks Engineering, Inc. 7650 Guster Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBP No. F-2121 Contact: Kevin Wier	APPLICANT 2100 McKinney Avenue, Suite 800 Dallas, TX 75201 Telephone: (214) 863-4277 Contact: Kevin Hickman
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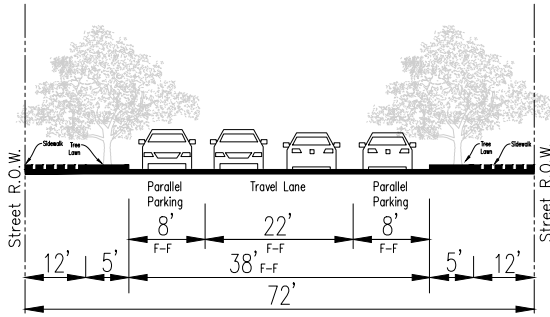
CASE No. DP-2023-001
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IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS
JOSEPH RUSSELL SURVEY ABSTRACT NO. 776
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OWNER / APPLICANT Todd Andrew Moore/Jonathan Allen Moore Family Limited Partnership, Ltd. 5721 N. Jupiter Road Plano, TX 75074	ENGINEER / SURVEYOR Sotara Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBE No. F-212 Contact: Kevin Wier	APPLICANT High Street Residential 2100 McKinney Avenue, Suite 800 Dallas, TX 75201 Telephone: (214) 863-4277 Contact: Kevin Hickman
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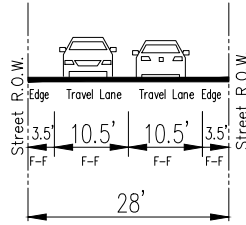
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Printed by: Jmsdell Date: 11/6/2025, 8:17 AM
8:30:25 AM



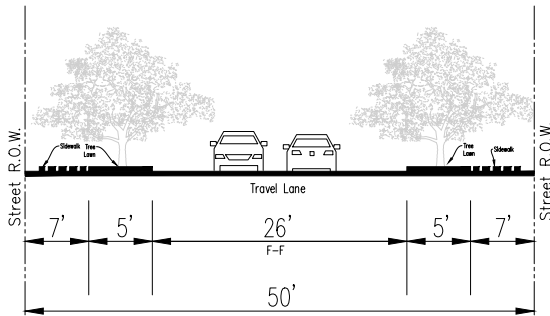
Envleion Oak Point Secondary Thoroughfare
Not To Scale



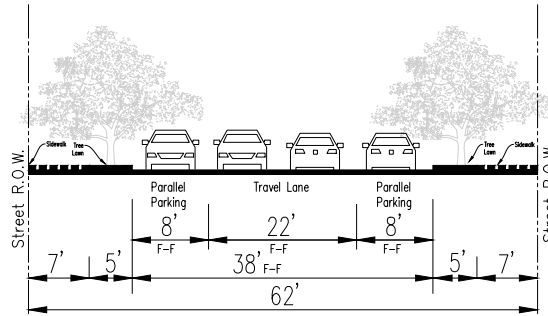
Minor Collector Street
(Type 'F' Mixed Use Land Context)
Not To Scale



Mews Street
Not To Scale



Minor Residential Street
(Type 'G' Neighborhood Context)
Not To Scale



Minor Residential Street
(Type 'G' Mixed Use Land Context)
Not To Scale

Boundary Line Table		
Line #	Bearing	Distance
BL1	S00°13'11"E	463.00'
BL2	S01°47'46"E	421.12'
BL3	S02°44'39"W	344.84'
BL4	S02°31'51"W	131.41'
BL5	S12°54'29"W	26.22'
BL6	S49°37'52"W	539.25'
BL7	S49°17'02"W	171.90'
BL8	S14°53'17"E	139.56'
BL9	S48°49'43"W	417.67'
BL10	N47°34'56"W	401.24'
BL11	N36°27'51"E	401.57'
BL12	N04°04'11"E	353.04'
BL13	N65°55'35"W	92.47'
BL14	N85°50'09"W	99.48'
BL15	N59°38'52"W	334.17'
BL16	N55°14'36"W	367.71'
BL17	N87°16'51"W	460.42'
BL18	N86°36'42"W	285.92'
BL19	S48°40'32"W	330.71'
BL20	S72°17'39"W	148.05'

Boundary Line Table		
Line #	Bearing	Distance
BL21	N46°04'36"W	210.14'
BL22	N54°34'58"W	306.59'
BL23	N73°24'46"W	623.39'
BL24	N76°36'18"W	142.30'
BL25	N64°09'23"W	55.00'
BL26	N38°38'22"E	13.34'
BL27	S37°09'02"E	55.00'
BL28	S88°03'11"E	1139.97'
BL29	N67°44'45"E	453.41'
BL30	N01°31'02"E	1010.82'
BL31	S88°18'16"E	1049.60'
BL32	S88°24'43"E	809.74'

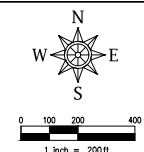
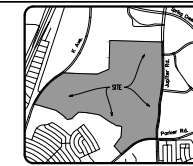
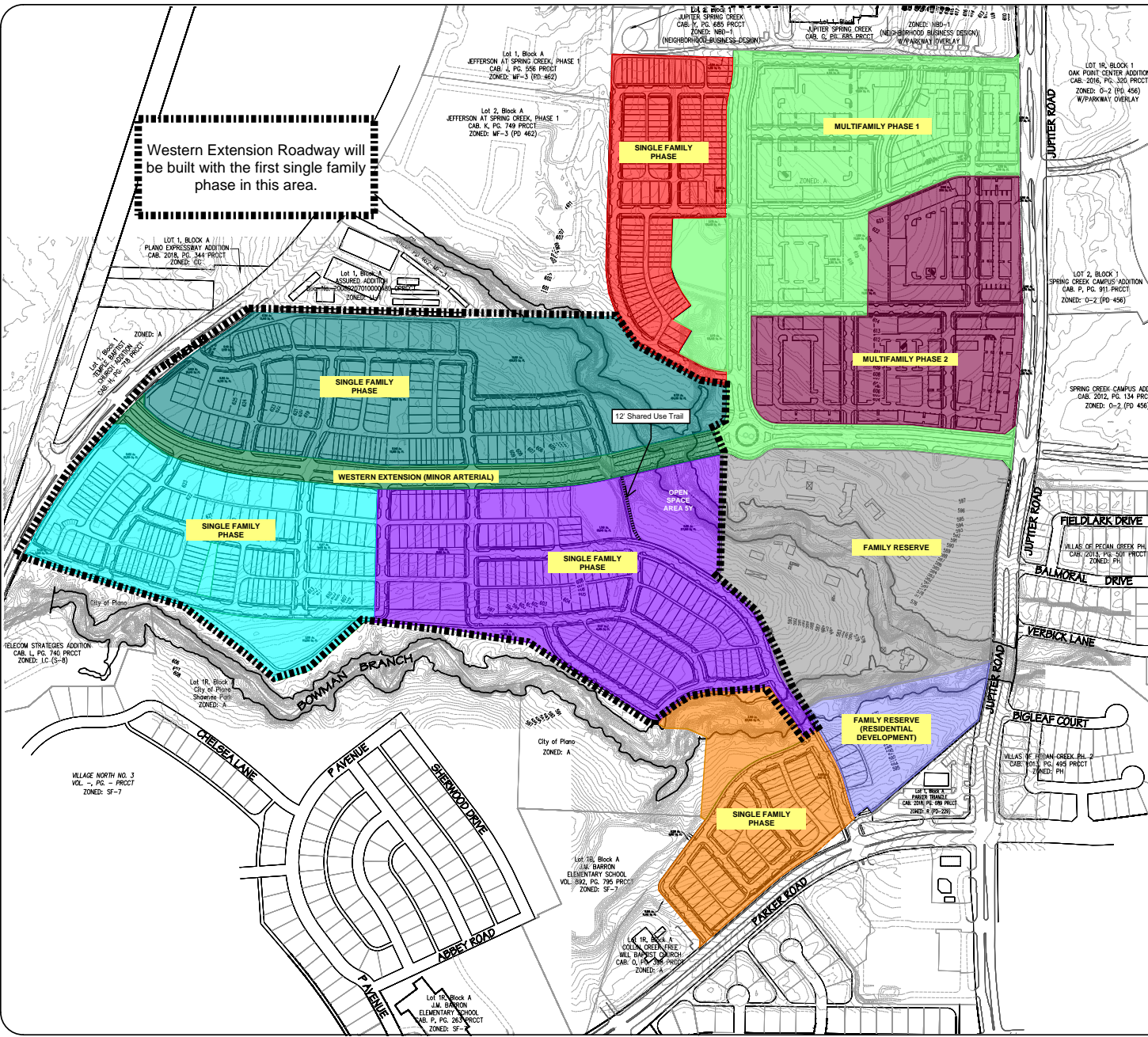
Boundary Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
BC1	96.23'	3500.00'	134°31'	S07°02'27"E 96.23'
BC2	461.72'	3500.00'	73°31'	S01°57'54"W 461.39'
BC3	196.89'	1400.00'	81°32'	S09°39'47"W 196.73'
BC4	325.89'	1400.00'	132°01'35"	S07°12'03"S 325.15'
BC5	388.79'	1800.00'	122°22'32"	S06°43'13"W 388.03'
BC6	10.85'	1800.00'	07°02'43"	S12°44'07"W 10.85'
BC7	519.85'	1150.04'	25°52'54"	S62°00'16"W 515.54'
BC8	559.25'	2504.22'	12°47'44"	N32°14'30"E 558.09'
BC9	819.26'	2500.00'	18°46'34"	N48°01'38"E 815.60'
BC10	166.32'	1792.90'	51°8'54"	N55°22'14"E 166.26'

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DEVELOPMENT PLAN - KEY MAP
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J. SALMONS SURVEY ABSTRACT NO. 815
9,396,207 Sq. Ft./215.707 Ac.

OWNER / APPLICANT: Todd Andrew Moore/Jonathan Allen Moore Family Limited Partnership, Ltd.
765 Custer Road, Suite 800
Plano, TX 75075
Telephone: (972) 422-0077
TPE No. F-2121
Contact: Kevin Miller

ENGINEER / SURVEYOR: Solara Engineering, Inc.
765 Custer Road, Suite 800
Plano, TX 75075
Telephone: (972) 422-0077
TPE No. F-2121
Contact: Kevin Miller

APPLICANT: High Street Residential
2100 McKinney Avenue, Suite 800
Dallas, TX 75201
Telephone: (214) 863-4277
Contact: Kevin Hickman



1. Phasing: In each phase, all development must be in accordance with the exceptions below and adopted development plan.

a. No Certificate of Occupancy for the first multifamily phase for a maximum of 500 units may occur until: A final plat of all residential lots and open space of a single-family residential phase is approved.

b. No Certificate of Occupancy for the second multifamily phase for a maximum of 552 units may occur until:

i. A final plat of all residential lots and open space of a second single-family residential phase is approved.

ii. A minimum of 2,000 square feet of nonresidential development in Subdistrict C receives a Certificate of Occupancy for one or more tenants; and

iii. A commercial shell building permit has been finalized for one or more buildings totaling an additional 5,000 square feet of nonresidential development in Subdistrict C.

c. Any final plat for units within any phase shown on the development plan must include associated open space and infrastructure in that phase, except as noted below in 4(b).

d. The western extension roadway will be built prior to, or concurrent with, the first single-family phase in the area designated by the development plan in compliance with the Subdivision Ordinance and state law.

e. Streets and related infrastructure will be provided by the developer in accordance with the required mitigation of TIA2023-003, the Subdivision Ordinance, and state law, unless the City and the Owner enter into a development agreement in which case the development agreement terms will control.

f. The developer will construct the 12-foot Shared Use Trail on Tract 5Y of the development plan. If this tract is acquired by the city as parkland, the city will reimburse the cost of constructing the trail pursuant to the Subdivision Ordinance.



CASE No. DP-2023-001
PHASING PLAN - KEY MAP
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J. SALMONS SURVEY ABSTRACT NO. 815
9,396,207 Sq. Ft./215,707 Ac.

OWNER / APPLICANT Todd Moore/Jonathan Allen Moore Family Limited Partnership, LLC 765 Carter Road, Suite 100 Plano, TX 75074	ENGINEER / SURVEYOR Spina Engineering, Inc. 765 Carter Road, Suite 100 Plano, TX 75074 Telephone: (972) 422-0077 TPE No. F-2121 Contact: Kevin Wier	APPLICANT High Street Residential 2100 McKinney Avenue, Suite 800 Dallas, TX 75201 Telephone: (214) 853-4277 Contact: Kevin Hickman
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