

CITY OF PLANO  
PLANNING & ZONING COMMISSION

July 20, 2020

**Agenda Item No. 8A**

**Public Hearing:** Zoning Case 2020-015

**Applicant:** Shaddock Acquisitions, LLC

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**DESCRIPTION:**

Request to rezone 4.2 acres located on the east side of Robinson Road, 116 feet south of Pine Brook Drive from Agricultural to Single-Family Residence-6. Zoned Agricultural. Project #ZC2020-015.

**REMARKS:**

The purpose of this request is to rezone the subject property to allow for single-family residential lots. The existing zoning is Agricultural (A). 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 toward full development. The subject property was annexed into the city on September 27, 1999, and has been zoned Agricultural since December 13, 1999.

The proposed zoning is Single-Family Residence-6 (SF-6). The SF-6 district is intended to provide areas for small-lot, urban, single-family development protected from excessive noise, illumination, odors, visual clutter, and other objectionable influences to family living.

A concept plan, Northbrook Place, accompanies this request as agenda item 8B.

**Surrounding Land Use and Zoning**

North	Existing single-family residences zoned Single-Family Residence-6.
East	Existing single-family residences zoned Single-Family Residence-6.
South	Existing single-family residences zoned Single-Family Residence-7.
West	Across Robinson Road and vacant land zoned Planned Development-156-Single-Family Residence Attached (PD-156-SF-A).

## **Conformance to the Comprehensive Plan**

**Future Land Use Map** - The Future Land Use Map of the city's Comprehensive Plan designates the subject property as Neighborhood (N).

*The Neighborhood future land use category consists primarily of residential areas focused on sustaining a high quality of life through clear, well maintained infrastructure, housing, open space, schools, and limited service/institutional uses. 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. Institutional, light office, and service uses are considered secondary uses and may be located along the frontage of arterial streets and intersections. Adequate building setbacks must be considered when development is proposed near neighborhoods.*



The N designation recommends single-family be the primary use within these designations. The requested SF-6 zoning district is consistent with the context of the adjacent residential neighborhoods to the north, east, and south. This request is in conformance with the Future Land Use Map designation.

**Growth and Change Map** - The Growth and Change Map designates the subject property as Conserve and Enhance (CE).

*The CE areas are expected to retain the current form of development but will experience some minor infill and ongoing rehabilitation consistent with the present form and character.*

The CE designation identifies areas which are intended to maintain consistency with surrounding zoning and uses. This rezoning is a minor infill request, and will be consistent with the zoning standards of the adjacent neighborhoods. This request is in conformance with the Growth and Change Map designation.



**Land Use Policy** - *Plano will support a system of organized land use to provide greater housing and employment choices, where new and redevelopment areas respect existing neighborhoods and businesses.*

This request will allow for new housing which respects the adjacent residential neighborhoods. This request is in conformance with the Land Use Policy.

**Undeveloped Land Action Statement UL3** - *Situate new housing growth adjacent to existing residential neighborhoods.*

The subject property is an extension of the existing neighborhood and will take access from existing residential streets. This request is in conformance with this action statement.

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

**Traffic Impact Analysis (TIA)** - A TIA is not required for this rezoning request.

**School Capacity** - Staff has received an email from Frisco Independent School District regarding school capacity, which staff has included as an attachment.

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

**Access to and Availability of Amenities & Services** - The subject property is less than half a mile from Lt. Russell A. Steindam Park, Heritage Yards Athletic Fields, and the Legacy Trail. Additionally, future residents would be served by the Davis Library which has sufficient capacity to serve the development.

**ISSUES:**

Neighborhood Compatibility

Due to its size and proximity to single-family homes, the subject property may not be suitable for most agricultural activities, and it is reasonable to expect this property to be rezoned to be consistent with adjacent residential zoning districts. The adjacent neighborhood to the north and east, Villages of Preston Glen Phase II, is zoned SF-6, and was developed in the early 2000s. The adjacent neighborhood to the south, Deerfield West, is zoned SF-7, and was developed in the early 1990s. The SF-6 zoning request is compatible with the existing residential neighborhoods.

Commercial Antenna Support Structure

The northwest portion of the subject property contains an existing commercial antenna support structure, which was placed on the site before the property was annexed into the city. The companion concept plan shows the cell tower on a lot, which meets the SF-6 zoning district requirements. This property can be developed as a single-family residence in the future if the support structure is removed.

**SUMMARY:**

This is a request to rezone the subject property from Agricultural to Single-Family Residence-6. The request is an extension of the existing single-family zoning to the north and east, and is compatible with the adjacent single-family neighborhoods. The proposed zoning is in conformance with the recommendations of the Comprehensive Plan. Staff is in support of the request.

**RECOMMENDATION:**

Recommended for approval as submitted.