



CITY COUNCIL

**Davis Library, 7501-B Independence Parkway, Plano, TX
75025 and via videoconference**

DATE: May 13, 2024

TIME: 7:00 PM

This City Council Meeting will be held in person in the Davis Library Program Room and via videoconference. A quorum of the City Council, including the presiding officer, will participate in person. The facility will be open to members of the public.

Seating and visibility is limited in the Davis Library Program Room. Overflow seating is available in the lobby area of the Joint Use Facility located next door. For those wanting to watch the meeting, but not address the Council and for optimal viewing and sound quality, the meeting will be live-streamed on Plano's website at www.planotv.org by clicking on the Public Meetings Live tab, [YouTube.com/cityofplanotexas](https://www.youtube.com/c/cityofplanotexas) and [Facebook.com/cityofplanotx](https://www.facebook.com/cityofplanotx).

To speak at the meeting, register at Plano.gov/SpeakerRegistration. Online registration opens at 5:00 p.m. on the Wednesday prior to the meeting and **closes at 4:00 p.m.** on the day of the meeting. **ONSITE REGISTRATION IS NOT AVAILABLE.**

Emails regarding agenda items and other comments on City business may be submitted to: councilcomments@plano.gov.

CALL TO ORDER

INVOCATION: Kevin Beech, Stake President, Plano Stake - The Church of Jesus Christ of Latter-day Saints

PLEDGE OF ALLEGIANCE / TEXAS PLEDGE

OUR VISION - PLANO IS A GLOBAL ECONOMIC LEADER BONDED BY A SHARED SENSE OF COMMUNITY WHERE RESIDENTS EXPERIENCE UNPARALLELED QUALITY OF LIFE.

The City Council may convene into Executive Session to discuss posted items in the regular meeting as allowed by law.

PROCLAMATIONS AND SPECIAL RECOGNITIONS

Proclamation: Memorial Day is May 27, 2024. **Read**

CONSENT AGENDA

The Consent Agenda will be acted upon in one motion and contains items which are routine and typically noncontroversial. Items may be removed from this agenda for individual discussion by a Council Member, the City Manager or any citizen. The Presiding Officer will establish time limits based upon the number of speaker requests.

Approval of Expenditures

Award/Rejection of Bid/Proposal: (Purchase of products/services through formal procurement process by this agency)

- (a) RFB No. 2024-0300-B for West Arterial Overlay – 2024, Project No. PW-S-00057, for the Public Works Department to Texas Materials Group, Inc. in the amount of \$6,543,296; and authorizing the City Manager to execute all necessary documents. **Approved**
- (b) RFB No. 2024-0217-AC for a one-year (1) contract with five (5) one-year automatic renewals for Median and Right-of-Way Mowing, Group C, for Parks and Recreation Department to Nico's Landscape LLC in the estimated annual amount of \$120,637; and authorizing the City Manager to execute all necessary documents. **Approved**
- (c) RFB No. 2024-0291-B for Police Building HVAC Retrofit, Project No. FAC-F-7626, for the Engineering Department to Air Conditioning Innovative Solutions, Inc. in the amount of \$282,987; and authorizing the City Manager to execute all necessary documents. **Approved**
- (d) RFB No. 2024-0197-B for Screening Wall Replacement - Park Boulevard, Parker Road, Independence Parkway, 14th Street and 15th Street, Project No. 7574, for the Engineering Department to Ratliff Hardscape, Ltd. in the amount of \$4,890,893; and authorizing the City Manager to execute all necessary documents. **Approved**

Approval of Expenditure

- (e) To approve an expenditure for required suite improvements for Public Works Staff at 625 Digital Drive from Digital Commercial Properties, LLC in an amount not to exceed \$227,224; and authorizing the City Manager to execute all necessary documents. **Approved**
- (f) To approve an expenditure in the amount of \$4,600,000 for the purchase of real property located at 701 E 15th Street from Polaris 701E15, LLC; an expenditure in the amount of \$138,000 for real estate services associated with the acquisition from Citadel Partners, LLC; and authorizing the City Manager to execute all necessary documents. **Approved**
- (g) To approve an expenditure for the City of Plano to be the sole site for the 2024 US Youth Soccer Southern Presidents Cup in the estimated amount of \$55,000 from North Texas State Soccer Association, Inc. for Visit Plano; and authorizing the City Manager to execute all necessary documents. **Approved**

- (h) To approve an expenditure for survey professional services for Easement Survey - 2024, Project No. PW-S-00060, in the amount of \$150,700 from ARS Engineers, Incorporated for the Public Works Department; and authorizing the City Manager to execute all necessary documents. **Approved**
- (i) To approve an expenditure for engineering professional services for Water Rehabilitation - Creekside Estates, Project No. ENG-CMB-00007, in the amount of \$336,137 from Raymond L. Goodson, Jr., Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. **Approved**
- (j) To approve an expenditure for engineering professional services for Water Rehabilitation - Los Rios Addition and Ranch Estates, Project No. ENG-CMB-00005, in the amount of \$377,369 from Raymond L. Goodson Jr., Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. **Approved**
- (k) To approve an expenditure for engineering professional services for Water Rehabilitation - Parkway Estates and Whiffletree Addition, Project No. ENG-CMB-00006, in the amount of \$789,000 from Garver, LLC for the Engineering Department; and authorizing the City Manager to execute all necessary documents. **Approved**
- (l) To approve an expenditure for architectural services for the Public Safety Space Study and Master Plan, in the amount of \$412,040 from Architects Design Group for the Facilities Division; and authorizing the City Manager to execute all necessary documents. **Approved**

Adoption of Resolutions

- (m) To authorize the acceptance of a statutory distribution from the Next Generation 9-1-1 Service Fund ("NG9-1-1 Fund"), administered via the Texas Commission on State Emergency Communications in the amount of \$1,503,174.27 from the Texas Broadband Infrastructure Fund in the NG9-1-1 Fund; designating the City Manager as the authorized representative of the City for the purpose of executing the certification documents consistent with this Resolution; and providing an effective date. **Adopted Resolution No. 2024-5-1(R).**
- (n) To approve Rules Governing Public Comments in the City's Public Meetings; and providing an effective date. **Adopted Resolution No. 2024-5-3(R) as amended.**

Adoption of Ordinances

- (o) To amend Section 12-73.1(d), Same – Specific zones, of Article IV, Speed, Chapter 12, Motor Vehicles and Traffic, of the Code of Ordinances of the City of Plano, Texas to enact school zones for summer school sessions within the city limits of the City of Plano; and providing a penalty clause, a repealer clause, a severability clause, a savings clause, a publication clause, and an effective date. **Adopted Ordinance No. 2024-5-2.**

ITEMS FOR INDIVIDUAL CONSIDERATION:

Public Hearing Items:

Applicants are limited to fifteen (15) minutes presentation time with a five (5) minute rebuttal, if needed. Remaining speakers are limited to thirty (30) total minutes of testimony time, with three (3) minutes assigned per speaker. The Presiding Officer may amend these times as deemed necessary.

Non-Public Hearing Items:

The Presiding Officer will permit public comment for items on the agenda not posted for a Public Hearing. The Presiding Officer will establish time limits based upon the number of speaker requests, length of the agenda, and to ensure meeting efficiency, and may include a cumulative time limit. Speakers will be called in the order requests are received until the cumulative time is exhausted.

- (1) Public Hearing and consideration of an Ordinance as requested in Zoning Case 2024-001 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, granting Specific Use Permit No. 56 for Commercial Antenna Support Structure on 0.1 acre of land located 225 feet north of Democracy Drive and 220 feet east of Partnership Road in the City of Plano, Collin County, Texas, presently zoned Commercial Employment, directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. Petitioner: Democracy Partners Ltd. **Conducted and adopted Ordinance No. 2024-5-4.**
- (2) Public Hearing and consideration of an Ordinance as requested in Zoning Case 2024-006 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, rezoning 7.1 acres of land located at the southwest corner of Independence Parkway and Lotus Drive from Planned Development-381-Retail/General Office to Light Industrial-1, and rezoning 8.1 acres of land situated on President George Bush Turnpike, 600 feet west of Independence Parkway, from Agricultural to Light Industrial-1, both properties being located within the City of Plano, Collin County, Texas, and the 190 Tollway/Plano Parkway Overlay District; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. Petitioner: City of Plano **Conducted and adopted Ordinance No. 2024-5-5.**
- (3) Public Hearing and consideration of an Ordinance as requested in Zoning Case 2024-007 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to amend Planned Development-489-Multifamily Residence-1 on 36.5 acres of land located on the north side of Legacy Drive, 770 feet west of Chase Oaks Boulevard, in the City of Plano, Collin County, Texas, to modify development standards; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. Petitioners: 701 Legacy Drive, LLC, 701 Legacy Drive II, LLC, and 701 Legacy Drive IV, LLC **Conducted and adopted Ordinance No. 2024-5-6.**

COMMENTS OF PUBLIC INTEREST

This portion of the meeting is to allow up to three (3) minutes per speaker with thirty (30) total minutes on items of interest or concern and not on items that are on the current agenda. The Council may not discuss these items, but may respond with factual or policy information. The Council may choose to place the item on a future agenda.

IMPORTANT MESSAGE Comments of Public Interest (general comments on items not on the agenda) will be heard via Zoom at the end of each regular council meeting. To provide general comments, you must register to speak online and register for Zoom by 4:00 p.m. on the day of the meeting. No in-person Comments of Public Interest will be heard at the meeting.

The City of Plano encourages participation from all citizens. The facility has accessible restroom facilities, drinking fountains, and power assist entrance doors. The facility is easily accessed from public sidewalks and parking areas, with designated accessible parking nearby. If you require additional assistance or reasonable accommodations under the Americans with Disabilities Act for this meeting or facility, including ASL interpreters, you should submit an ADA Reasonable Accommodation Request Form to the ADA Coordinator at least 48 hours in advance. If you need assistance completing the form, please call 972-941-7152. Complete or download the ADA Reasonable Accommodation Request Form at <https://www.plano.gov/395/Accessibility-Accommodations>.



CITY COUNCIL AGENDA MEMO

MEETING DATE: 5/13/2024

DEPARTMENT: City Secretary

DIRECTOR: Lisa Henderson, City Secretary

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AGENDA ITEM:

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RECOMMENDED ACTION: Location Link



CITY COUNCIL AGENDA MEMO

MEETING DATE: 5/13/2024
DEPARTMENT: Proclamations
DIRECTOR: Andrew Fortune, Director of Policy & Government Relations
AGENDA ITEM: Proclamation: Memorial Day is May 27, 2024.
RECOMMENDED ACTION: Proclamations and Special Recognition

ITEM SUMMARY

Proclamation: Memorial Day is May 27, 2024. **Read**



CITY COUNCIL AGENDA MEMO

MEETING DATE: 5/13/2024
DEPARTMENT: Public Works
DIRECTOR: Abby Owens, Interim Director of Public Works
AGENDA ITEM: Award a bid in the amount of \$6,543,296 for West Arterial Overlay - 2024, Project No. PW-S-00057.
RECOMMENDED ACTION: Award/Rejection of Bid/Proposal

ITEM SUMMARY

RFB No. 2024-0300-B for West Arterial Overlay – 2024, Project No. PW-S-00057, for the Public Works Department to Texas Materials Group, Inc. in the amount of \$6,543,296; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

Public Works recommends the bid for the West Arterial Overlay – 2024 project be awarded to Texas Materials Group, Inc., in the amount of \$6,543,296; to be accepted as the lowest responsive and responsible bid for the project, conditioned upon timely execution of all necessary documents. A total of 913 vendors were notified of the bid, two (2) submitted a “No Bid” and two (2) bids were submitted.

This project is to furnish and lay down thin overlay on Hedgcoxe Road between Preston Road and Custer Road, on Parker Road between Parkwood Boulevard and Preston Road, and on Midway Road between Park Boulevard and Spring Creek Parkway. It also allows for the repair of 1,500 square yards of arterial concrete in the project scope area. Due to the specialized nature of the Overlay process, the city does not currently have the staff or equipment to perform this project.

If this project is not awarded, the overlay will not occur. This will lead to elevated repair and maintenance costs in the future and the existing riding surface will not be improved.

The Engineer’s Estimate for this project is \$6,500,000.

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the 2023-24 Capital Maintenance Fund and is planned for future years, as well. Construction services for the West Arterial Overlay - 2024 project, in the total estimated amount of \$6,543,296, will leave a project balance of \$156,704 for future expenditures.

Approval of this item will support the City’s Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Bid Recap	4/26/2024	Bid Recap
Location Map	4/26/2024	Map

CITY OF PLANO

RFB CIP

2024-0300-B

West Arterial Overlay - 2024

Project No. PW-S-00057

Bid Recap

<u>Bid Opening Date/Time:</u>	Tuesday, April 2, 2024 @2:00 PM
<u>Number of Vendors Notified:</u>	913
<u>Vendors Submitting "No Bids":</u>	2
<u>Number of Non-Responsive Bids Submitted:</u>	0
<u>Number of Responsive Bids Submitted:</u>	2

<u>Vendor:</u>	<u>Total Bid:</u>
Texas Materials Group, Inc.	\$ 6,543,295.50
Gecontrac 1.0 LLC	\$ 9,690,650.00

Recommended Vendor:

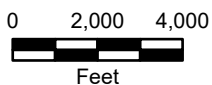
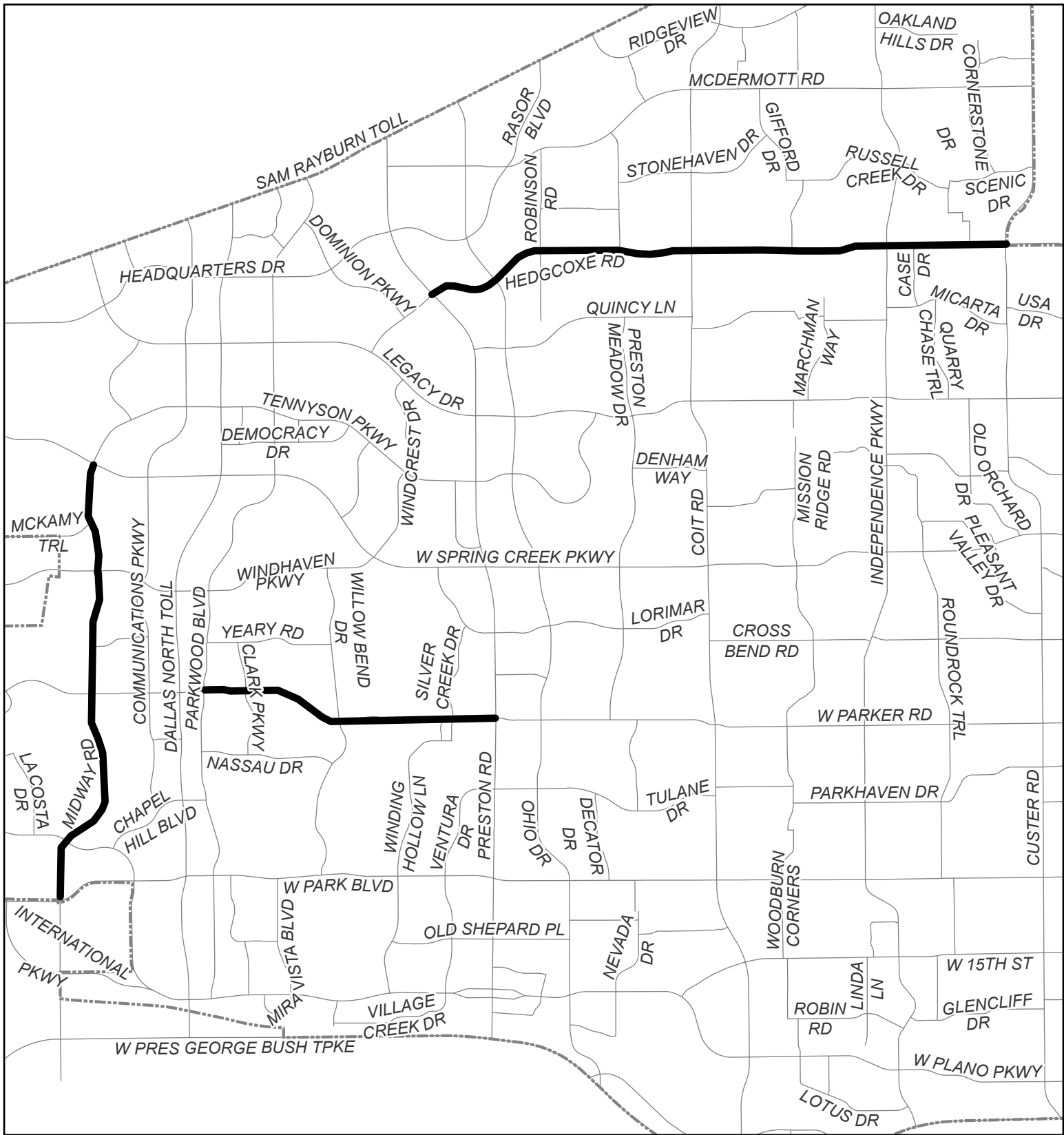
Texas Materials Group, Inc.	\$ 6,543,295.50
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Nancy Corwin

Nancy Corwin, Contract Administrator

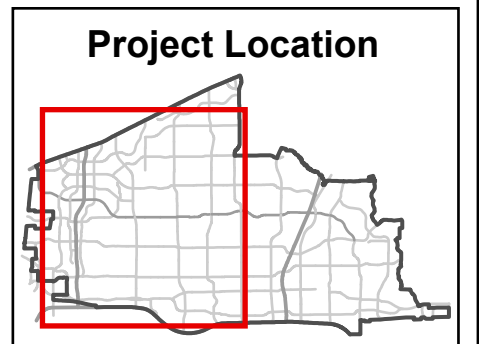
4/2/2024

Date



West Arterial Overlay - 2024

Project No. PW-S-00057





CITY COUNCIL AGENDA MEMO

MEETING DATE: 5/13/2024
DEPARTMENT: Parks
DIRECTOR: Ron Smith, Director of Parks and Recreation
AGENDA ITEM: 2024-0217-AC - Median and Right-of-Way Mowing, Group C
RECOMMENDED ACTION: Award/Rejection of Bid/Proposal

ITEM SUMMARY

RFB No. 2024-0217-AC for a one-year (1) contract with five (5) one-year automatic renewals for Median and Right-of-Way Mowing, Group C, for Parks and Recreation Department to Nico's Landscape LLC in the estimated annual amount of \$120,637; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

This contract is for scheduled recurring median and right-of-way mowing, recurring proactive tree maintenance, litter collection, and annual mulch maintenance at various locations throughout the city along multiple high traffic thoroughfares. The locations have been mapped and labeled Group C. Group C is comprised of 12 locations totaling 96.36 acres and includes: Chapel Hill Blvd, Chase Oaks Blvd/Premier Dr, Lorimar Dr, Mapleshade Ln, Marsh Ln, McKamy Trl, Midway Rd, Old Shepard Pl, Pleasant Valley Dr/Bay Hill Dr, Preston Rd, Spring Creek Pkwy, and Tulane Dr/Ventura Dr.

This evaluation was completed using the competitive sealed bid process. The City received five bids.

It is the recommendation of Plano Parks and Recreation to award 2024-0217-AC, Median and Right-of-Way Mowing, Group C to Nico's Landscape LLC, the lowest, responsive, and responsible bidder. The estimated annual expenditure is \$120,637.

The initial contract term for Group C is one-year (1) with five (5) one-year automatic renewals for a potential of a six (6) year contract. If all renewals are exercised, the total expenditure will be \$723,822. Performing this service contractually versus in-house will save the City approximately \$137,000 annually.

Failure to award this contract would result in numerous medians and rights of way becoming non-compliant with City of Plano municipal codes and ordinances for weeds, rubbish, and traffic visibility. This could lead to increased traffic hazards.

FINANCIAL SUMMARY/STRATEGIC GOALS

This item approves price quotes. Funding for this item is available in the 2023-24 Park Median Maintenance Budget. This request is for a one-year (1) contract with five (5) one-year automatic renewals for Median and Right-of-Way Mowing, Group C, in the estimated amount of \$44,191, which will leave a remaining balance of \$202,733 for other contractual expenditures in the 2023-24 Park Median Maintenance Budget. Future year expenditures are dependent on contract renewals in the annual estimated amount of \$120,637 in the 2024-25 through 2028-29 Budgets and \$76,446 in the 2029-30 Budget. All future year expenditures will occur within council approved appropriations.

Approval of this contract supports the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Bid Recap	4/12/2024	Bid Recap

CITY OF PLANO

Bid No. 2024-0217-AC
RFB for Median and Right-of-Way Mowing, Group C
Bid Recap

Bid Opening Date/Time: April 2, 2024 @ 2:00 PM

Number of Vendors Notified: 745

Vendors Submitting “No Bids”: 1

Number of Vendors Non-Responsive: 2

Number of Bids Submitted: 5

Nico’s Landscape LLC	\$120,636.97
Carruthers Landscape Management, Inc.	\$125,635.00
Incircle Management Inc.	\$193,582.00
Sundrop Gardens Landscaping LLC	\$214,845.00
SRH Landscapes, LLC	\$253,580.00

Recommended Vendor(s):

Nico’s Landscape LLC	\$120,636.97
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CITY COUNCIL AGENDA MEMO

MEETING DATE: 5/13/2024
DEPARTMENT: Engineering-Facilities
DIRECTOR: B. Caleb Thornhill, P.E., Director of Engineering
AGENDA ITEM: Award of bid in the amount of \$282,987 for 2024-0291-B Police Building HVAC Retrofit Project No. FAC-F-7626.
RECOMMENDED ACTION: Award/Rejection of Bid/Proposal

ITEM SUMMARY

RFB No. 2024-0291-B for Police Building HVAC Retrofit, Project No. FAC-F-7626, for the Engineering Department to Air Conditioning Innovative Solutions, Inc. in the amount of \$282,987; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

The Engineering Department opened bids on March 28, 2024 for the Police Building HVAC Retrofit Project No. FAC-F-7626. The project includes replacing the split air conditioning systems at the Main Police Building.

The lowest responsive and responsible bid was submitted by Air Conditioning Innovative Solutions, Inc. in the amount of \$282,987. There were a total of 1,445 vendors notified of this project. Six (6) complete bids were received for the project as shown in the attached bid recap.

The air conditioning split systems are 15 years old and at the end of their life expectancy and replacement is required. If this is not approved, the units could fail at a critical time, or the costs for continued maintenance will exceed the costs of new units..

The funding for this project is in Project FAC-F-7626 Capital Maintenance Fund Account number 54581.

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the 2023-24 Capital Maintenance Fund. Replacement of the HVAC units for the Police Building HVAC Retrofit project, in the total estimated amount of \$282,987, will leave a current year balance of \$140,846 for future expenditures.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Bid Recap	4/16/2024	Bid Recap

CITY OF PLANO

RFB

Bid No. 2024-0291-B

Police Building HVAC Retrofit

Project No. FAC-F-7626

Bid Recap

Bid Opening Date/Time: Thursday, March 28, 2024 @ 2:00 PM

Number of Vendors Notified: 1445

Vendors Submitting “No Bids”: 1

Number of Non-Responsive Bids Submitted: 0

Number of Responsive Bids Submitted: 6

<u>Vendor:</u>	<u>Total Bid</u>
Air Conditioning Innovative Solutions, Inc.	\$282,987.31
Chrome Heating & Air Conditioning, LLC	\$420,915.00
Acumen Enterprises, Inc.	\$422,000.00
Denali Construction Services (Denali CS)	\$428,997.68
GMR HEATING AND AIR LLC	\$490,694.00
Decker Mechanical (DMI CORP)	\$508,056.00

Recommended Vendor:

Air Conditioning Innovative Solutions, Inc.	\$282,987.31
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Ruth Escalera

Ruth Escalera , Senior Buyer

4/10/2024

Date



CITY COUNCIL AGENDA MEMO

MEETING DATE: 5/13/2024

DEPARTMENT: Engineering-CIP

DIRECTOR: B. Caleb Thornhill, P.E., Director of Engineering

AGENDA ITEM: Award of bid in the amount of \$4,890,893 for Screening Wall Replacement - Park Boulevard, Parker Road, Independence Parkway, 14th Street and 15th Street Project No. 7574.

RECOMMENDED ACTION: Award/Rejection of Bid/Proposal

ITEM SUMMARY

RFB No. 2024-0197-B for Screening Wall Replacement - Park Boulevard, Parker Road, Independence Parkway, 14th Street and 15th Street, Project No. 7574, for the Engineering Department to Ratliff Hardscape, Ltd. in the amount of \$4,890,893; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

The Engineering Department opened bids on March 26, 2024 for the Screening Wall Replacement–Park Boulevard, Parker Road, Independence Parkway, 14th Street and 15th Street project. The project includes the reconstruction of the existing screening walls listed below:

1. Independence Parkway from Val Verde Drive to Charring Cross (3,355 LF)
2. Parker Road from Pinion Drive to the shopping center (325 LF)
3. Park Boulevard along Daventry Drive (125 LF)
4. W 15th Street from Columbia Place to the end of the alley (1850 LF)
5. 14th Street from La Paz Drive to the Creek (600 LF)

The lowest responsive and responsible bid was submitted by Ratliff Hardscape, Ltd., in the amount of \$4,890,893. There were a total of 1,978 vendors notified of this project. 7 complete bids were received for the project as shown in the attached bid recap.

If this project is not awarded, the result is continued deterioration of the existing screening wall, resulting in increased maintenance costs for the City and a negative impact on the quality of life for surrounding residents.

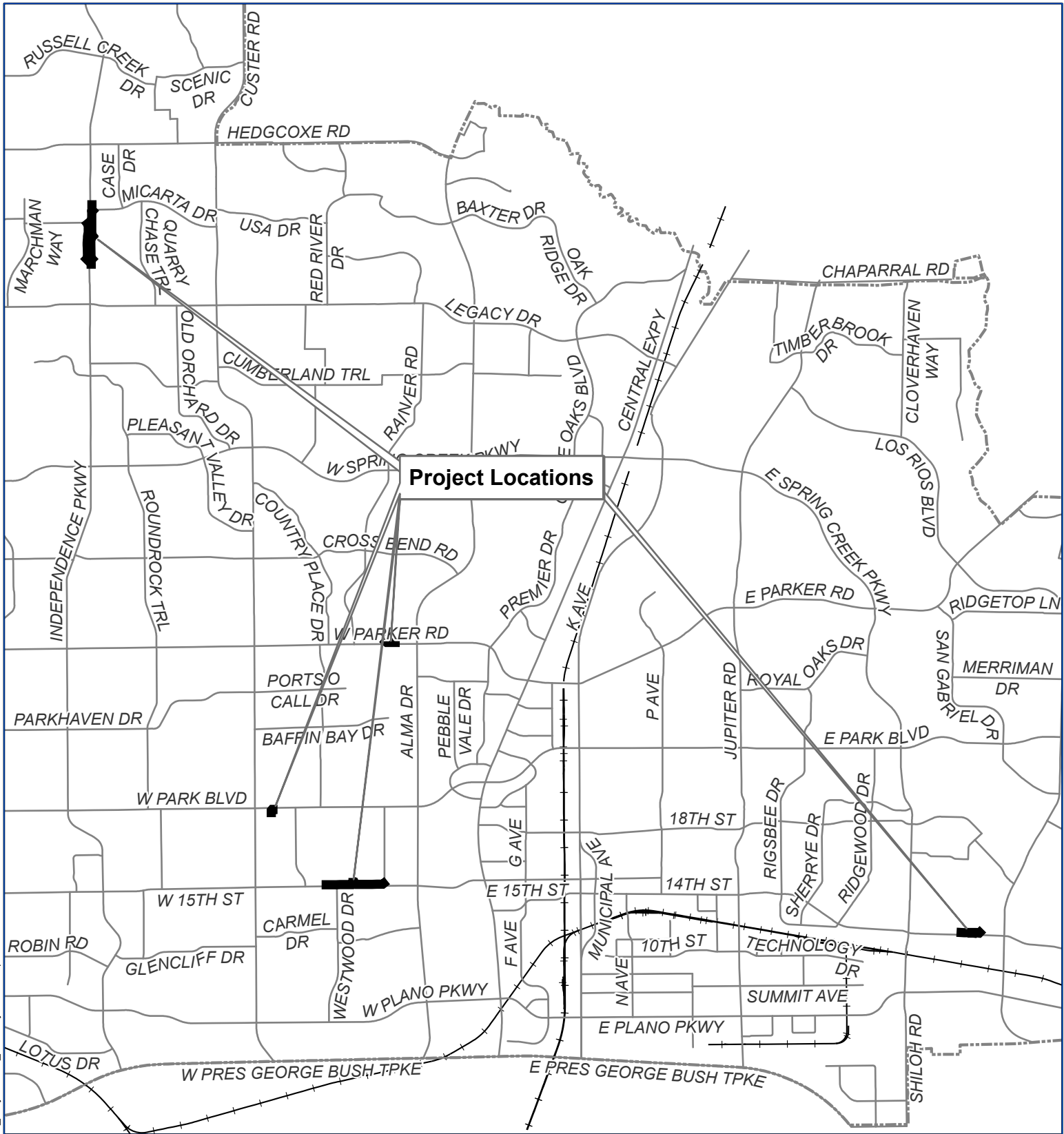
FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the 2023-24 Street Improvements CIP and is planned for future years, as well. Construction services for the Screening Wall Replacement: Park Boulevard, Parker Road, Independence Parkway, 14th Street and 15th Street project, in the total amount of \$4,890,893, will leave a current year balance of \$10,911 for future expenditures.

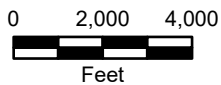
Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	5/2/2024	Map
Bid Recap	5/2/2024	Bid Recap



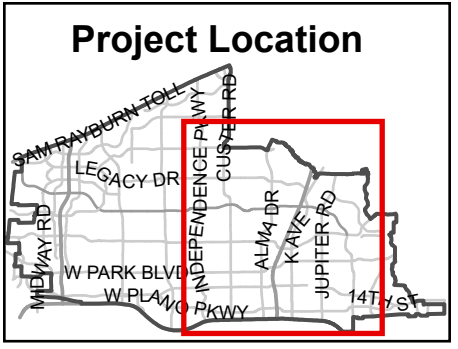
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City of Plano, BI/GIS
November 2022

Screening Wall Replacement - Park Boulevard, Parker Road, Independence Parkway, 14th Street and 15th Street

Project No. 7574



CITY OF PLANO

RFB CIP

Bid No. 2024-0197-B

Screening Wall Replacement - Park Boulevard, Parker Road, Independence Parkway, 14th Street and 15th Street Project No. 7574 Bid Recap

<u>Bid Opening Date/Time:</u>	Tuesday, March 26, 2024 @ 2:00PM
<u>Number of Vendors Notified:</u>	1,978
<u>Vendors Submitting "No Bids":</u>	6
<u>Number of Non-Responsive Bids Submitted:</u>	0
<u>Number of Responsive Bids Submitted:</u>	7

<u>Vendor:</u>	<u>Total Bid:</u>
Ratliff Hardscape, Ltd.	\$ 4,890,893.00
A&C Construction, Inc.	\$ 5,388,220.00
A & B Construction, Inc.	\$ 5,538,254.00
Reyes Group Ltd.	\$ 5,755,000.00
Urban Infraconstruction, LLC	\$ 6,106,355.00
Cole Construction, Inc.	\$ 6,679,164.35
Ragle, Inc.	\$ 6,717,135.05

Recommended Vendor:

Ratliff Hardscape, Ltd.	\$ 4,890,893.00
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Stephanie Shaffer

Stephanie Shaffer, Contract Administrator

4/16/2024

Date



CITY COUNCIL AGENDA MEMO

MEETING DATE: 5/13/2024
DEPARTMENT: Special Projects
DIRECTOR: Peter Braster, Director of Special Projects
AGENDA ITEM: Additional Office Suite Improvements for Public Works at 625 Digital Drive
RECOMMENDED ACTION: Approval of Expenditure

ITEM SUMMARY

To approve an expenditure for required suite improvements for Public Works Staff at 625 Digital Drive from Digital Commercial Properties, LLC in an amount not to exceed \$227,224; and authorizing the City Manager to execute all necessary documents. **Approved**

PREVIOUS ACTION/PRESENTATION

The Plano City Council approved expenditures to lease office space for Public Works Staff for a five-year term at 625 Digital Drive, including rent, operating expenditures and office suite improvements in an amount not to exceed \$891,309 at its June 26, 2023 meeting.

BACKGROUND

The lease agreement between Digital Commercial Properties, LLC and the City of Plano executed after the June 26, 2023 City Council meeting included an office suite improvement allowance from the landlord of \$60,000 and capped City expenditures for office suite improvements at \$135,000, bringing the total for suite improvements to \$195,000 from both the landlord and the City sources combined.

The original project scope of work for suite improvements was limited to a light cosmetic finish out with a refinish of the breakroom and no work in the restrooms. Upon preparation of design for a building permit, it was determined that restrooms and break rooms did not meet current Texas Accessibility Standards (TAS) and a full remodel of these rooms was required. These additional costs are for demolition, plumbing revisions, tile work, fixtures, new toilet compartments, new cabinets, countertops, ceilings and painting.

If this item is not approved, Plano Public Works occupancy of the lease space will be further delayed and the finish out of the office space will not meet City standards.

This item was prepared in cooperation with the Plano Facilities Division and Public Works Department.

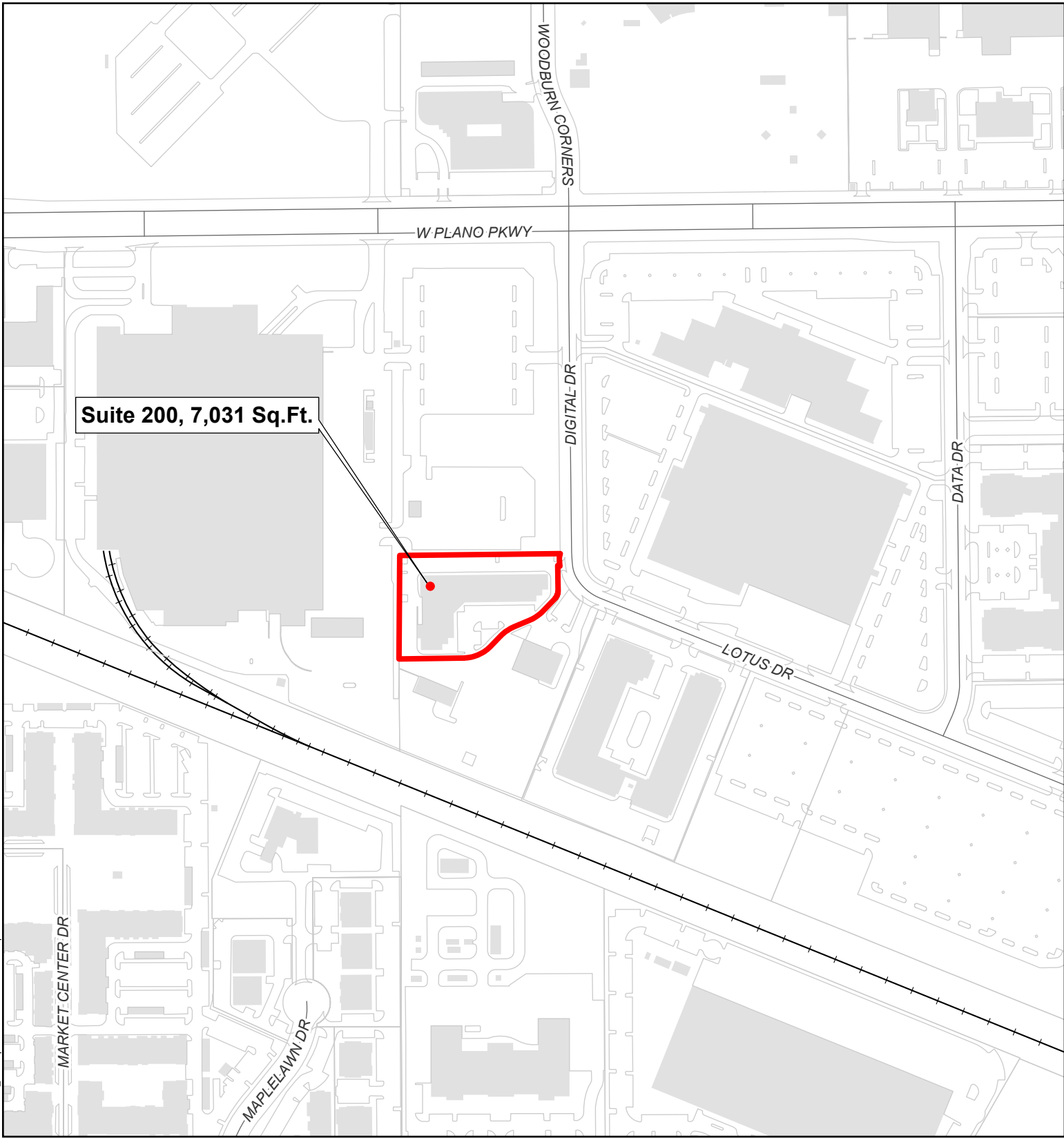
FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the 2023-24 Capital Maintenance Fund. Construction services for tenant improvements to leased space at 625 Digital Drive, in the total estimated amount of \$227,224, will leave a balance of \$6,200 for future expenditures.

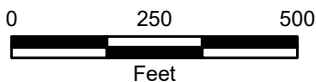
Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Locator Map	4/16/2024	Map



Suite 200, 7,031 Sq.Ft.

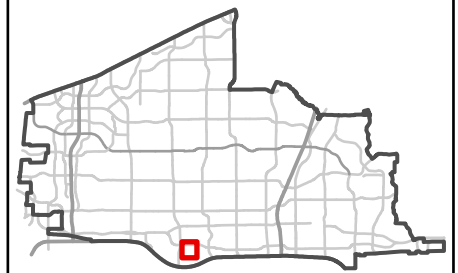


City of Plano BI-GIS Division
June 2023

**Lease Property for
Public Works Staff Office**

625 Digital Dr, Suite 200

Project Location





CITY COUNCIL AGENDA MEMO

MEETING DATE: 5/13/2024
DEPARTMENT: Special Projects
DIRECTOR: Peter Braster, Director of Special Projects
AGENDA ITEM: Purchase of 701 E 15th Street and associated real estate services
RECOMMENDED ACTION: Approval of Expenditure

ITEM SUMMARY

To approve an expenditure in the amount of \$4,600,000 for the purchase of real property located at 701 E 15th Street from Polaris 701E15, LLC; an expenditure in the amount of \$138,000 for real estate services associated with the acquisition from Citadel Partners, LLC; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

The property located in Downtown Plano at 701 E 15th Street adjoins property owned by the City of Plano at 777 E 15th Street for the Neighborhood Services Building as well as property acquired by the City in November 2023 at 708 16th Street and 1509, 1511 & 1513 G Avenue for land assembly purposes. This location will allow Plano to have significant control over approximately 3.27 acres of property that is primed for redevelopment in the near future. The property owner has agreed to sell the property for \$4,600,000 after negotiations with a commercial real estate broker representing the City. This purchase price is supported by market data, including comparable transactions and capitalization rates identified by a third-party appraiser who prepared a valuation report for the City.

In addition the City will pay \$138,000 at closing, or 3% of the purchase price, to Citadel Partners, LLC for real estate services associated with the transaction, including off-market property prospecting, promoting the sale of the property with Polaris 701E15, LLC’s leadership, purchase/sales agreement negotiation, support to City staff during the due diligence and inspection period and transaction closing assistance. Citadel Partners will also provide post-closing assistance related to existing lease agreements if desired.

The City is exempt from the competitive bid process for these purchases as allowed by Texas Local Government Code Chapter 252 Subchapter B Section 252.022(a)(6).

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the Economic Development Incentive Fund. Purchase of the property at 701 E. 15th Street, including real estate services fees, has a total price of \$4,738,000. The TIRZ#2 Board of Directors considered the expenditure of TIRZ#2 funds for this acquisition at its April 24, 2024 meeting. The Board did not recommend expending TIRZ#2 funds for this acquisition.

Approval of this item will support the City’s Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description

701 E 15th Street Locator Map

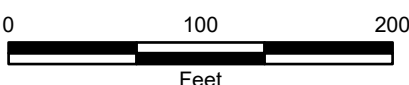
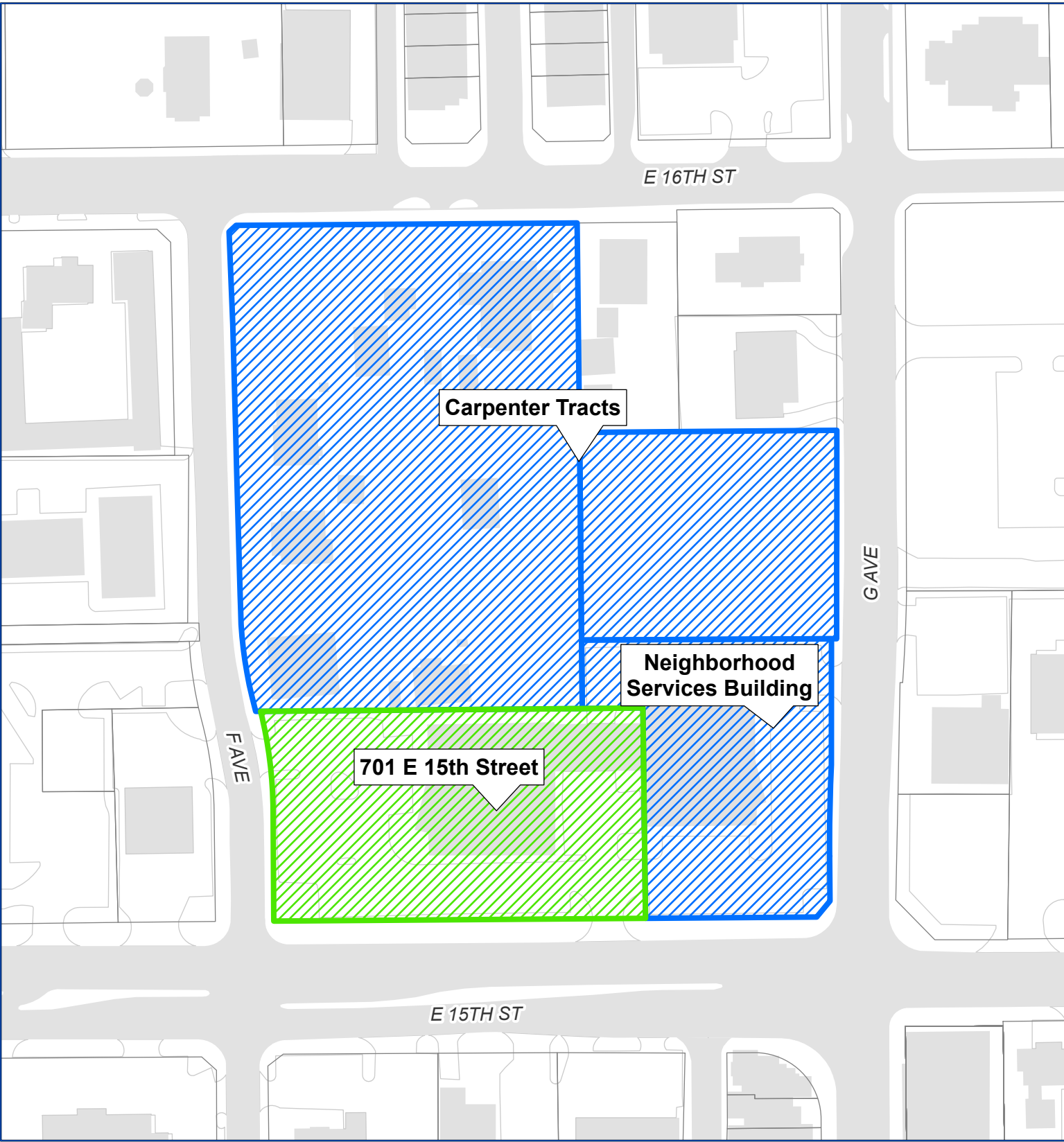
Upload Date

4/30/2024

Type

Map



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City of Plano BI-GIS Division
April 2024

Property Location

701 E 15th Street

-  Subject Property
-  City Property

Project Location





CITY COUNCIL AGENDA MEMO

MEETING DATE: 5/13/2024
DEPARTMENT: Visit Plano
DIRECTOR: Doug McDonald, Director of Economic Development
AGENDA ITEM: To approve expenditure for the City of Plano to be sole site of the 2024 US Youth Soccer Southern Presidents Cup.
RECOMMENDED ACTION: Approval of Expenditure

ITEM SUMMARY

To approve an expenditure for the City of Plano to be the sole site for the 2024 US Youth Soccer Southern Presidents Cup in the estimated amount of \$55,000 from North Texas State Soccer Association, Inc. for Visit Plano; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

This request is for the City of Plano's financial match to host the US Youth Soccer Southern President's Cup in Plano in June 2024. These funds were approved in the 2023-24 budget and are needed to cover the upfront cost of hosting this event. It is important to note, the City of Plano will get these funds back through the State of Texas Event Trust Fund, ETF. These funds are returned to the city after all paperwork has been submitted and reviewed by the State of Texas at the close of the event. Because of timing of this event, funds will not be returned to the city until budget year 2025-26.

Anticipated to draw over 38,000 attendees, comprised of 150+ teams, 60 staff and college coaches from across the nation, this tournament promises to be a landmark event for Plano with an estimated 13,000 hotel room nights regionally (5,500+ are contracted in Plano). The economic impact is projected to exceed \$6 million dollars for Plano and neighboring areas.

Failure to secure this funding would result in a missed opportunity to welcome 38,000 visitors and collect additional sales tax and hotel occupancy tax revenue for our city, particularly during a period where such influxes are invaluable.

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the FY 2023-24 Visit Plano budget. The City of Plano's financial match to host the US Youth Soccer Southern President's Cup in Plano, in the total estimated amount of \$55,000, will leave a remaining balance of \$157,960 for other contractual expenditures.

Approval of this item supports the City's Strategic Critical Success Factors of Welcoming and Engaged Community and Residential and Commercial Economic Vitality.



CITY COUNCIL AGENDA MEMO

MEETING DATE: 5/13/2024
DEPARTMENT: Public Works
DIRECTOR: Abby Owens, Interim Director of Public Works
AGENDA ITEM: Approve an expenditure in the amount of \$150,700 for survey professional services for Easement Survey - 2024, Project No. PW-S-00060.
RECOMMENDED ACTION: Approval of Expenditure

ITEM SUMMARY

To approve an expenditure for survey professional services for Easement Survey - 2024, Project No. PW-S-00060, in the amount of \$150,700 from ARS Engineers, Incorporated for the Public Works Department; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

Public Works recommends award of the Easement Survey – 2024 agreement to ARS Engineers, Incorporated, in the amount of \$150,700.

This expenditure allows for surveying services to obtain easements for existing public infrastructure without adequate easements for maintenance or for the dedication of easements when private infrastructure is acquired by the City.

If this expenditure is not approved, the City will not have the ability to maintain existing City infrastructure without adequate easements or acquire private infrastructure with the necessary easements for future maintenance.

ARS Engineers, Incorporated was selected based on their statement of qualifications submission for RFQ No. 2021-0378-XR.

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the 2023-24 Capital Maintenance Fund. This expenditure, in the total amount of \$150,700, will allow for survey services for the Easement Survey - 2024 project.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

CITY COUNCIL AGENDA MEMO

MEETING DATE: 5/13/2024

DEPARTMENT: Engineering-CIP

DIRECTOR: B. Caleb Thornhill, P.E., Director of Engineering

AGENDA ITEM: Approve an expenditure in the amount of \$336,137 for engineering professional services for Water Rehabilitation - Creekside Estates, Project No. ENG-CMB-00007

RECOMMENDED ACTION: Approval of Expenditure

ITEM SUMMARY

To approve an expenditure for engineering professional services for Water Rehabilitation - Creekside Estates, Project No. ENG-CMB-00007, in the amount of \$336,137 from Raymond L. Goodson, Jr., Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

The Engineering Department recommends approval of an expenditure in the amount of \$336,137 for engineering professional services from Raymond L. Goodson, Jr., Inc. for Water Rehabilitation - Creekside Estates, Project No. ENG-CMB-00007. This project includes the replacement of 11,890 linear feet of 6" and 8" water lines, associated concrete pavement replacement and barrier free ramps along the following streets:

1. Angelina Drive between Los Rios Boulevard and Donna Drive (Approx. 983 LF)
2. Phyllis Lane between Dianne Drive and Donna Drive (Approx. 883 LF)
3. Diane Drive between Driftwood Drive and Angelina Drive (Approx. 890 LF)
4. Donna Drive between Angelina Drive and Lottie Lane (Approx. 683 LF)
5. Lottie Lane between Diane Drive and Country Club Drive (Approx. 1,130 LF)
6. Country Club Drive between Los Robles Drive and East Park Boulevard (Approx. 2,635 LF)
7. Amy Lane between East Park Boulevard and Molly Lane (Approx. 1,016 LF)
8. Susan Circle (Approx. 390 LF)
9. Molly Lane between East Park Boulevard and Amy Lane (Approx. 821 LF)
10. Alley between Los Rios Boulevard and Angelina Drive (Approx. 366 LF)
11. Los Rios Boulevard between Angelina Drive and Los Robles Drive (Approx. 1,154 LF)
12. Driftwood Drive between Diane Drive and Country Club Drive (Approx. 939 LF)

Raymond L. Goodson, Jr., Inc. was deemed most qualified based on their Statement of Qualifications submission for RFQ No. 2021-0379-XR. Raymond L. Goodson, Jr., Inc. has also successfully completed the design of numerous water rehabilitation and improvement projects of similar scope, including Water Rehabilitation for Parker Road Estates Phase 1. Raymond L. Goodson, Jr., Inc. also has extensive expertise in surveying, subsurface utility exploration and the design of roadway and pavement improvements, all necessary to complete this specific project.

The benefit of this project includes replacement of antiquated cast iron water lines resulting in reduced maintenance cost and interruptions of service to residents.

Not approving the expenditure would result in increased ongoing localized maintenance, intermittent service interruptions, additional maintenance costs and a reduction in quality of life for local residents.

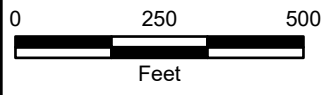
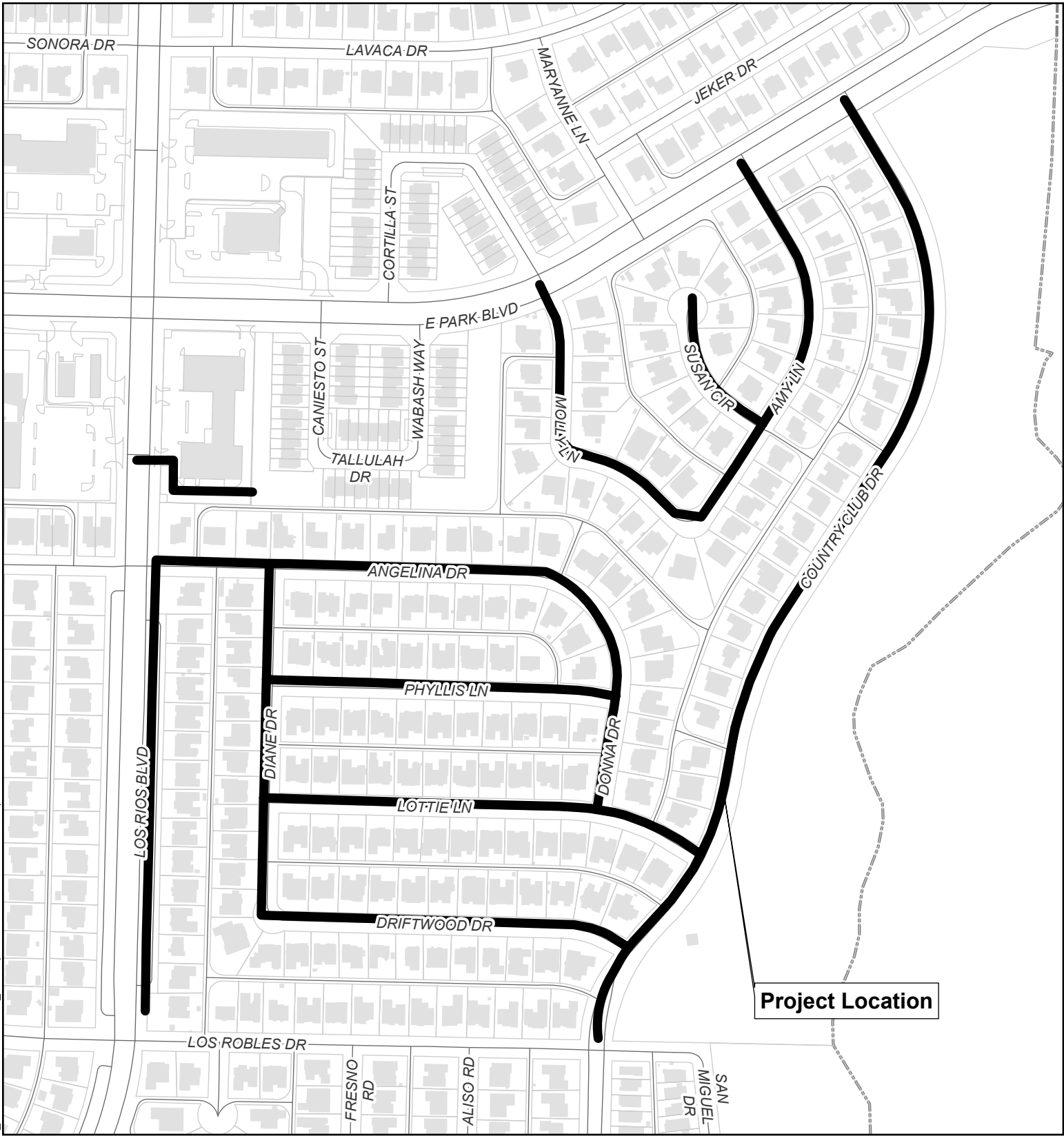
FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the 2023-24 Water CIP and is planned for future years, as well. Approval of the award for engineering professional services for Water Rehabilitation - Creekside Estates, Project No. ENG-CMB-00007 has a total expenditure of \$336,137.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

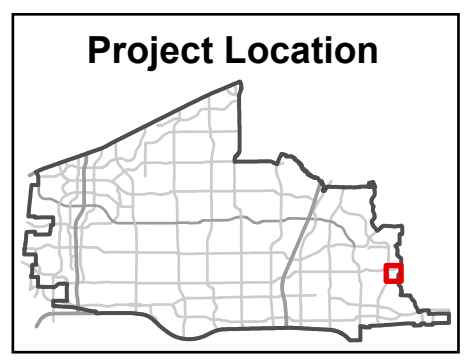
ATTACHMENTS:

Description	Upload Date	Type
Location Map	4/30/2024	Map



Project No. ENG-CMB-00007

**Water Rehabilitation -
Creekside Estates**



CITY COUNCIL AGENDA MEMO

MEETING DATE: 5/13/2024

DEPARTMENT: Engineering-CIP

DIRECTOR: B. Caleb Thornhill, P.E., Director of Engineering

AGENDA ITEM: Approve an expenditure in the amount of \$377,369 for engineering professional services for Water Rehabilitation- Los Rios Addition and Ranch Estates, Project No. ENG-CMB-00005

RECOMMENDED ACTION: Approval of Expenditure

ITEM SUMMARY

To approve an expenditure for engineering professional services for Water Rehabilitation - Los Rios Addition and Ranch Estates, Project No. ENG-CMB-00005, in the amount of \$377,369 from Raymond L. Goodson Jr., Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

The Engineering Department recommends approval of an expenditure in the amount of \$377,369 for engineering professional services from Raymond L. Goodson, Jr., Inc., for the Water Rehabilitation- Los Rios Addition and Ranch Estates, Project No. ENG-CMB-00005. This project includes the replacement of 13,780 linear feet of 6" and 8" waterlines, associated concrete pavement replacement, and barrier free ramps along the following streets:

1. Los Robles Drive between Los Rios Boulevard and San Miguel Drive (Approx. 2,297 LF)
2. San Miguel Drive between Country Club and Los Robles Drive (Approx. 1,112 LF)
3. Country Club Drive between Los Robles Drive and Los Rios Boulevard (Approx. 4,010 LF)
4. Aliso Road between Los Robles Drive and Fresno Road (Approx. 1,710 LF)
5. San Saba Court (Approx. 442 LF)
6. Rosita Court (Approx. 439 LF)
7. Ranch Estates Drive between San Gabriel Drive and Merriman Drive (Approx. 3,389 LF)
8. Ranch Estates Circle (Approx. 381 LF)

Raymond L. Goodson, Jr., Inc., was deemed most qualified based on their Statement of Qualifications submission for RFQ No. 2021-0379-XR. Raymond L. Goodson, Jr., Inc. has also successfully completed the design of numerous water rehabilitation and improvement projects of similar scope, including Water Rehabilitation for Park Boulevard from Preston Road to the East City Limits, and Water Rehabilitation for Parker Road Estates Phase 1. Raymond L. Goodson, Jr., Inc. also has extensive expertise in surveying, subsurface utility exploration, and the design of roadway and pavement improvements, all necessary to complete this specific project.

The benefit of this project includes replacement of antiquated cast iron water lines, resulting in reduced maintenance costs and interruptions of service to residents.

Not approving the expenditure would result in increased ongoing localized maintenance, intermittent service interruptions, additional maintenance costs and a reduction in quality of life for local residents.

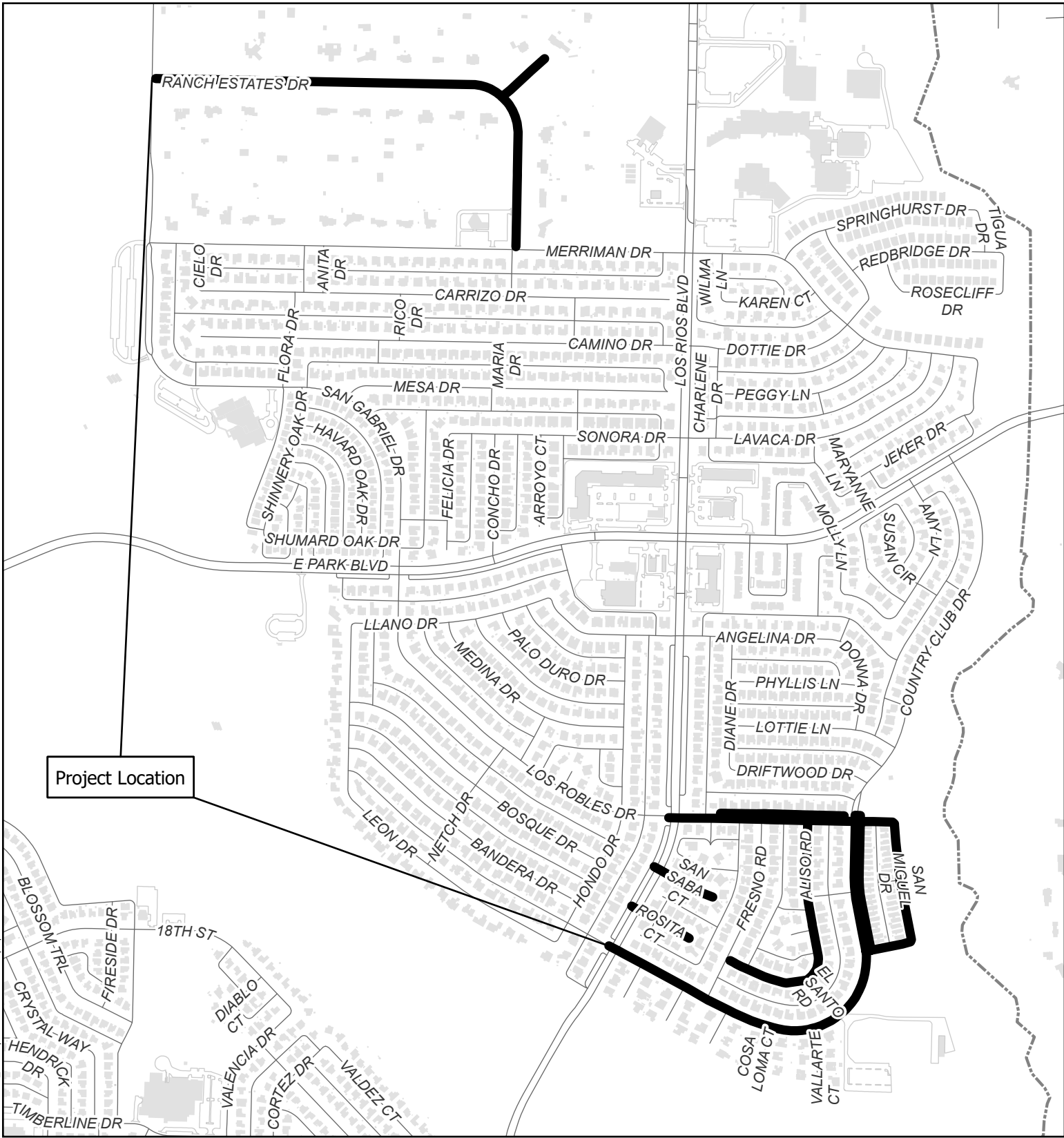
FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the 2023-24 Water CIP and is planned for future years, as well. Approval of the award for engineering professional services for the Los Rios Addition and Ranch Estates project has a total expenditure of \$377,369.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	5/2/2024	Map

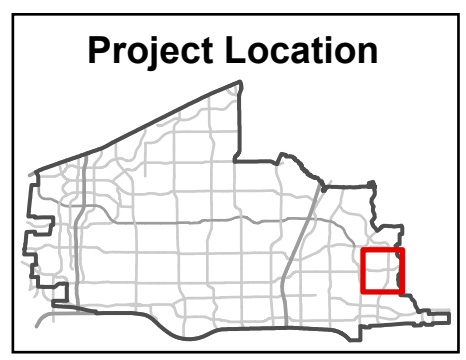


Project Location



Project ENG-CMB-00005

**Water Rehabilitation -
Los Rios Addition and Ranch Estates**



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CITY COUNCIL AGENDA MEMO

MEETING DATE: 5/13/2024

DEPARTMENT: Engineering-CIP

DIRECTOR: B. Caleb Thornhill, P.E., Director of Engineering

AGENDA ITEM: Approve an expenditure in the amount of \$789,000 for engineering professional services for Water Rehabilitation - Parkway Estates and Whiffletree Addition, Project No. ENG-CMB-00006.

RECOMMENDED ACTION: Approval of Expenditure

ITEM SUMMARY

To approve an expenditure for engineering professional services for Water Rehabilitation - Parkway Estates and Whiffletree Addition, Project No. ENG-CMB-00006, in the amount of \$789,000 from Garver, LLC for the Engineering Department; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

The Engineering Department recommends approval of an expenditure in the amount of \$789,000.00 for engineering professional services from Garver, LLC, for the Water Rehabilitation project at Parkway Estates and Whiffletree Addition neighborhoods, Project No. ENG-CMB-00006. This project includes the replacement of 14,403 linear feet of 6" and 8" waterlines, associated concrete pavement replacement, and barrier free ramps along the following streets:

1. Cross Bend Road between Coit Road and Wilshire Drive and between Canoncita Lane and Mission Ridge Road (Approx. 2,405 LF)
2. Mission Ridge Road between Cross Bend Road and Buckle Lane (Approx. 1,484 LF)
3. Plymouth Drive between Cross Bend Road and Nantucket Drive (Approx. 1,227 LF)
4. Gettysburg Circle (Approx. 458 LF)
5. Salem Court (Approx. 462 LF)
6. Jamestown Place (Approx. 464 LF)
7. Nantucket Drive between Plymouth Drive and Wilshire Drive (Approx. 1,370 LF)
8. Appomattox Circle (Approx. 639 LF)
9. Vicksburg Court (Approx. 637 LF)
10. Whiffletree Court (Approx. 621 LF)
11. Whiffletree Drive between Wilshire Drive and Mission Ridge Road (Approx. 1,954 LF)
12. Hollow Drive between Nantucket Drive and Sandia Drive (Approx. 304 LF)
13. Wilshire Drive between Cross Bend Road and Nantucket Drive (Approx. 1,230 LF)
14. Canoncita Lane between Cross Bend Road and Therondunn Drive (Approx. 300 LF)
15. Therondunn Drive between Canoncita Lane and Mission Ridge Road (Approx. 848 LF)

Garver, LLC, was deemed most qualified based on their Statement of Qualifications submission for RFQ No. 2021-0379-XR. Garver, LLC has also successfully completed the design of numerous water rehabilitation and improvement projects of similar scope, including Water Rehabilitation for Parker Road from Independence Parkway to Country Place Drive, and Water Rehabilitation for Post Oak & Whiffletree II, III, IV. Garver, LLC also has extensive expertise in surveying, subsurface utility exploration, and the design of roadway and pavement improvements, all necessary to complete this specific project. The

benefit of this project includes replacement of antiquated cast iron water lines, resulting in reduced maintenance costs and interruptions of service to residents. Not approving the expenditure would result in increased ongoing localized maintenance, intermittent service interruptions, additional maintenance costs and a reduction in quality of life for local residents.

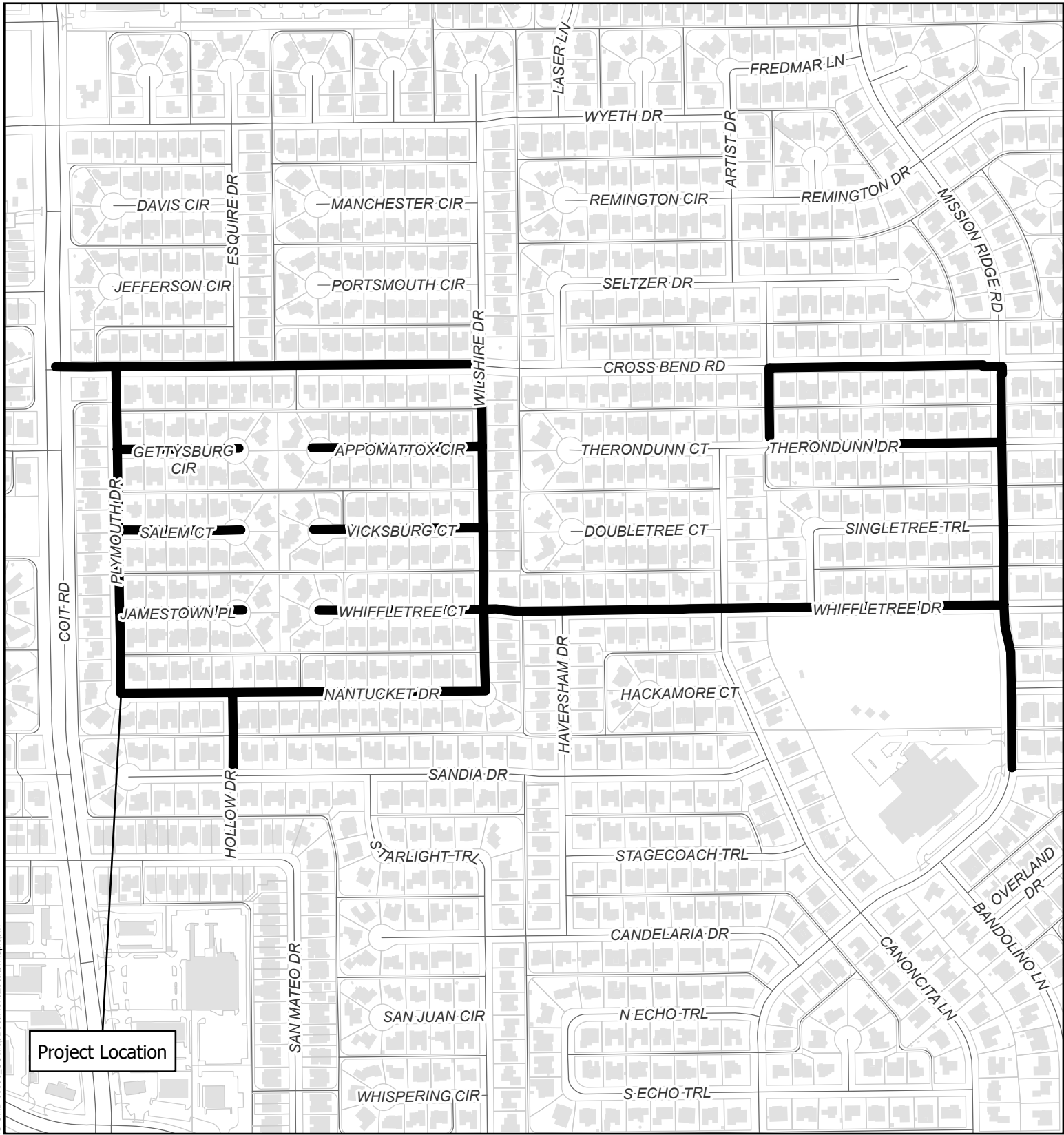
FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the 2023-24 Water CIP and is planned for future years, as well. Approval of the award for engineering professional design services for the Water Rehabilitation - Parkway Estates and Whiffletree Addition project has a total expenditure of \$789,000.

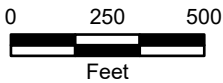
Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	4/30/2024	Map

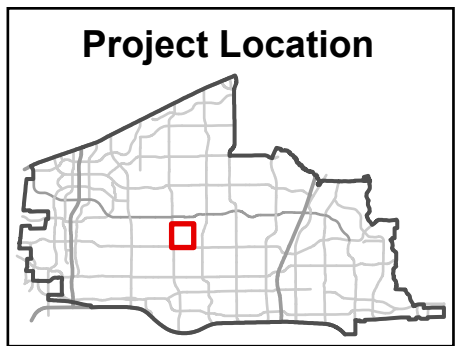


Project Location



Project ENG-CMB-00006

**Water Rehabilitation -
Parkway Estates and Whiffletree Addition**



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CITY COUNCIL AGENDA MEMO

MEETING DATE: 5/13/2024
DEPARTMENT: Engineering-Facilities
DIRECTOR: B. Caleb Thornhill, P.E., Director of Engineering
AGENDA ITEM: Public Safety Space Study and Master Plan
RECOMMENDED ACTION: Approval of Expenditure

ITEM SUMMARY

To approve an expenditure for architectural services for the Public Safety Space Study and Master Plan, in the amount of \$412,040 from Architects Design Group for the Facilities Division; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

The Engineering Department-Facilities Division recommends entering into a professional services contract with Architects Design Group in the amount of \$412,040 for the Public Safety Space Study and Master Plan, Project No. FAC-F-7627. Public Safety Communications and Police Headquarters have both exceeded their capacity and have no ability for expansion. This effort looks at the current demands of these areas, as well as future Public Safety demands for the next 30 years.

Architects Design Group was deemed most qualified to provide the necessary professional services, based on their Statement of Qualifications submission for RFQ 2024-0243-X. After in person presentations, the committee selected Architects Design Group because of the firm's project approach, most notably their expansive knowledge of the trends in the Police, Courts, and Jail industry. Their firm specializes in law enforcement design and planning having completed many recent projects within Texas and throughout the United States. Their scope of work will include studies of current needs, forecasting growth, planning, analysis of sites, budget estimating and community outreach.

Not approving the expenditure for the professional services will result in restriction of expansion and impact the public safety services.

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the 2023-24 Capital Maintenance Fund. The professional services contract for architectural services for the Public Safety Space Study and Master Plan, in the total amount of \$412,040, will leave a balance of \$37,960 for future expenditures.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.



CITY COUNCIL AGENDA MEMO

MEETING DATE: 5/13/2024

DEPARTMENT: PSC

DIRECTOR: Susan Carr, Director of Public Safety Communications

Resolution authorizing the acceptance of a statutory distribution from the NG9-1-1

AGENDA ITEM: Service Fund, administered via the Texas Commission on State Emergency Communications.

RECOMMENDED ACTION: Adoption of Resolutions

ITEM SUMMARY

To authorize the acceptance of a statutory distribution from the Next Generation 9-1-1 Service Fund (“NG9-1-1 Fund”), administered via the Texas Commission on State Emergency Communications in the amount of \$1,503,174.27 from the Texas Broadband Infrastructure Fund in the NG9-1-1 Fund; designating the City Manager as the authorized representative of the City for the purpose of executing the certification documents consistent with this Resolution; and providing an effective date. **Adopted Resolution No. 2024-5-1(R).**

BACKGROUND

Constitutional Proposition 8 was recently voted on and enacted with House Bill 9 directing the Commission on State Emergency Communications (CSEC) to distribute funds to emergency communication districts across the state based on their wireless allocation percentages. This item approves receipt of the funds for the City of Plano from CSEC in the amount of \$1,503,174.27.

FINANCIAL SUMMARY/STRATEGIC GOALS

This item has no financial impact.

Approval of this item will support the City’s Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Resolution_NG9-1-1_Texas Broadband Infrastructure Fund	5/6/2024	Resolution

A Resolution of the City of Plano, Texas, authorizing the acceptance of a statutory distribution from the Next Generation 9-1-1 Service Fund (“NG9-1-1 Fund”), administered via the Texas Commission on State Emergency Communications in the amount of \$1,503,174.27 from the Texas Broadband Infrastructure Fund in the NG9-1-1 Fund; designating the City Manager as the authorized representative of the City for the purpose of executing the certification documents consistent with this Resolution; and providing an effective date.

WHEREAS, Texas voters recently enacted Constitutional Proposition 8 establishing the Texas Broadband Infrastructure Fund (the “Broadband Fund”), and the Governor has certified the results of the election. Under Constitutional Proposition 8 and Texas Government Code Chapter 403, subchapter T, as established by House Bill 9 (“HB 9”), the enabling legislation for Proposition 8, the Texas Comptroller shall make a one-time transfer of \$155.2 million from the Broadband Fund “as soon as practicable” to the NG9-1-1 Fund established under Texas Health and Safety Code Section 771.0713. The recent amendments to Section 771.0713 of the Texas Health and Safety Code resulting from the passage of House Bill 3290 (“HB 3290”) in the 2023 Regular Session of the Texas Legislature direct the Commission on State Emergency Communications (the “Commission”) to distribute the money transferred from the Broadband Fund into the NG9-1-1 Fund, and require the Commission to distribute to each emergency communication district (“ECD”) that does not participate in the state system a portion of the appropriated money in accordance with the specific formula set forth in Subsections (c-1) and (c-2) of Section 771.0713; and

WHEREAS, the City of Plano (“City”) is eligible to receive appropriated funds from the Commission in accordance with the specific formula set forth in Subsections (c-1) and (c-2) of Section 771.0713 of the Texas Health and Safety Code; and

WHEREAS, the City wishes to accept the funds with the Texas Commission on State Emergency Communications in the amount of \$1,503,174.27 for the deployment and reliable operation of Next Generation 9-1-1 Service, and to designate the City Manager as the authorized representative of the City of Plano; and

WHEREAS, it is in the public interest of the citizens of the City of Plano that the City receive and accept the funds from the Texas Commission on State Emergency Communications for such funding.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

SECTION I. The City Manager or his authorized designee is hereby authorized to receive and accept the statutory distribution from the Texas Commission on State Emergency Communications in the amount of \$1,503,174.27 to use the funds only for the purposes authorized by applicable state law; and the City Manager or his designee is hereby authorized to act in connection with the contract, and provide information as may be required.

SECTION II. The City Manager is hereby designated as the authorized representative of the City of Plano, Texas, for the purpose of acting in connection with the certification documentation and providing such additional information as may be required.

SECTION III. The City Manager or his authorized designee is authorized to execute all necessary documents, including certification documentation, to accept funds from the Commission for the deployment and reliable operation of Next Generation 9-1-1 Service.

SECTION IV. This Resolution shall become effective immediately upon its passage.

PASSED AND APPROVED on the 13th day of May, 2024.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY



CITY COUNCIL AGENDA MEMO

MEETING DATE: 5/13/2024
DEPARTMENT: Gov Relations
DIRECTOR: Andrew Fortune, Director of Policy & Government Relations
AGENDA ITEM: Adopting a Resolution approving the Rules Governing Public Comments in the City's Public Meetings.
RECOMMENDED ACTION: Adoption of Resolutions

ITEM SUMMARY

To approve Rules Governing Public Comments in the City's Public Meetings; and providing an effective date. **Adopted Resolution No. 2024-5-3(R) as amended.**

PREVIOUS ACTION/PRESENTATION

The City Council approved the content and scope of this Resolution during the Preliminary Open Meeting on April 8, 2024.

FINANCIAL SUMMARY/STRATEGIC GOALS

This item has no financial impact.

Approval of this Resolution relates to the Strategic Plan Critical Success Factor of an Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Resolution and Exhibit A	5/7/2024	Resolution

A Resolution of the City of Plano, Texas, approving Rules Governing Public Comments in the City’s Public Meetings; and providing an effective date.

WHEREAS, the City Charter of the City of Plano gives the City of Plano (“City”) all powers of local self-government, including those memorialized through the Charter of the City of Plano, the Code of Ordinances of the City of Plano, or otherwise granted to the City of Plano by the Constitution of the United States or any laws of the State of Texas; and

WHEREAS, the City Council of the City of Plano (“City Council”) is tasked with conducting City Business emanating from all powers of local self-government, including those memorialized through the City Charter of the City of Plano, the Code of Ordinances of the City of Plano, or otherwise granted to the City of Plano by the Constitution of the United States or any laws of the State of Texas (“City Business”); and

WHEREAS, as a limited public forum, the City Council holds public meetings for the defined, focused purpose of conducting City Business; and the City Council welcomes public comments relating to this limited purpose; and

WHEREAS, the City Council takes seriously its role as City government and the importance of respecting citizens’ time and taxpayer resources; and

WHEREAS, conducting the City’s public meetings in an efficient, respectful, and professional manner reflects the excellence of the City; and

WHEREAS, the City Council asks individuals who participate in the City’s public meetings to show the same level of respect and decorum; and

WHEREAS, the City Council approved the content and scope of this Resolution during its public meeting on April 8, 2024; and

WHEREAS, the City Council now adopts these rules governing public comments in the City’s public meetings, including all Council, board, commission and committee meetings authorized by ordinance, charter or state law.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The City Council hereby approves the Rules Governing Public Comments in the City’s Public Meetings, which is attached hereto as Exhibit “A”, and shall apply to all Council, board, commission, and committee meetings authorized by ordinance, charter or state law.

Section II. This Resolution shall become effective immediately upon its passage, and govern public comments presented by Zoom until the City Council resumes Meetings in City Council Chambers. The City Council may revisit the Resolution after it resumes Meetings in City Council Chambers.

PASSED AND APPROVED on the 13th day of May, 2024.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

CITY OF PLANO
RULES GOVERNING
PUBLIC COMMENTS IN THE CITY'S PUBLIC MEETINGS
Effective 05-13-2024

1. Public comments made in the City's public meetings must relate to City Business and fall within the City Council's purview. Comments that do not relate to City Business and fall within the City Council's purview shall be directed to the appropriate local, state, or federal representatives or agencies.

2. Signs larger in size than 8.5 inches by 11 inches are prohibited during public comments in the City's public meetings. Signs presented in the City's public meetings must not block the view of any attendees. All banners and props are prohibited in the City's public meetings.

3. The following forms of speech or conduct are prohibited in the City's public meetings when they actually hinder, obstruct, interfere with, impede, or otherwise substantially disrupt orderly meetings:

- (a) Booing or hissing;
- (b) Foot stomping;
- (c) Shouting or yelling;
- (d) Ripping paper;
- (e) Amplifying sound other than City-provided microphones;
- (f) Playing music, videos, recordings, or using Artificial Intelligence;
- (g) Comments tending to incite outbursts, immediate threats, imminent violence, and/or illegal conduct;
- (h) Repetitive and/or irrelevant comments;
- (i) Creating or participating in a physical disturbance;
- (j) Speaking while not recognized by the Presiding Officer, or speaking beyond the allotted time;
- (k) Preventing others from speaking and/or observing the meeting; and
- (l) Engaging in personal attacks or insults that are not relevant to policy issues or other official City Business.

4. Public comments may also be directed to citycouncil@plano.gov.

5. Enforcement of Rules. The Presiding Officer shall exercise control over the City's public meetings and may enforce the Rules through any of the following:

- (a) Call the person to order, and advise the person of the violation of the City's rules or governing City or state law;
- (b) Advise that the violation must cease immediately or the person will forfeit the remainder of their time to present a comment;
- (c) Order the person to cease their comment, and turn off the microphone amplifying the comment;
- (d) Order the person to leave the meeting; and/or
- (e) Order the person removed for disrupting the meeting, as authorized by Texas Penal Code Sections 38.13, 42.01, and 42.05.



CITY COUNCIL AGENDA MEMO

MEETING DATE: 5/13/2024
DEPARTMENT: Engineering-Transportation
DIRECTOR: B. Caleb Thornhill, P.E., Director of Engineering
AGENDA ITEM: Enacts school zones for summer school sessions within the city limits of the City of Plano
RECOMMENDED ACTION: Adoption of Ordinances

ITEM SUMMARY

To amend Section 12-73.1(d), Same – Specific zones, of Article IV, Speed, Chapter 12, Motor Vehicles and Traffic, of the Code of Ordinances of the City of Plano, Texas to enact school zones for summer school sessions within the city limits of the City of Plano; and providing a penalty clause, a repealer clause, a severability clause, a savings clause, a publication clause, and an effective date. **Adopted Ordinance No. 2024-5-2.**

BACKGROUND

Both the Plano Independent School District (PISD) and the Frisco Independent School District (FISD) have schools within the City of Plano.

The PISD opens certain school campuses after the end of the regular school term for summer school sessions.

The school zones listed in Section 12-73.1(d) for summer school change from year to year as the schools used for summer school change from year to year.

An amended Section 12-73.1(d) is necessary to provide for a listing of the school zones and effective times applicable during the 2024 summer school sessions.

The City Council of the City of Plano finds it is necessary and in the best interest of the City and its citizens to enact school zones at and near schools open for summer school within the City of Plano.

The City Council hereby finds that Section 12-73.1(d) should be amended.

FINANCIAL SUMMARY/STRATEGIC GOALS

This item may impact revenue collected from fines due to the implementation of school zones for summer school sessions; however, the exact change in revenue is indeterminable and will have minimal impact on the General Fund budget.

Approval of this item supports the City's Strategic Plan Critical Success Factors of Safe, Vibrant Neighborhoods and Multi-Modal Transportation and Mobility Solutions.

ATTACHMENTS:

Description
Ordinance
Map

Upload Date
5/2/2024
5/2/2024

Type
Ordinance
Map

An Ordinance of the City of Plano, Texas amending Section 12-73.1(d), Same – Specific zones, of Article IV, Speed, Chapter 12, Motor Vehicles and Traffic, of the Code of Ordinances of the City of Plano, Texas to enact school zones for summer school sessions within the city limits of the City of Plano; and providing a penalty clause, a repealer clause, a severability clause, a savings clause, a publication clause, and an effective date.

WHEREAS, both the Plano Independent School District (PISD) and the Frisco Independent School District (FISD) have schools within the City of Plano; and

WHEREAS, the PISD opens certain school campuses after the end of the regular school term for summer school sessions; and

WHEREAS, the school zones listed in Section 12-73.1(d) for summer school change from year to year as the schools used for summer school change from year to year; and

WHEREAS, an amended Section 12-73.1(d) is necessary to provide for a listing of the school zones and effective times applicable during the 2024 summer school sessions; and

WHEREAS, the City Council of the City of Plano finds it is necessary and in the best interest of the City and its citizens to enact school zones at and near schools open for summer school within the City of Plano; and

WHEREAS, the City Council hereby finds that Section 12-73.1(d) should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. Section 12-73.1(d), Same – Specific zones of Article IV, Speed, Chapter 12, Motor Vehicles and Traffic, of the Code of Ordinances of the City of Plano, Texas, is hereby amended to read as follows:

“(d) School zones designated. The following designated locations and areas are declared to be school zones and the prima facie maximum speed limit for all motor vehicles operated within such areas and locations on school days shall be twenty (20) miles per hour during the designated time periods. Such school zones are designed to serve a public or private institution of elementary or secondary education.

15th Street:

- (1) Between a point two hundred (200) feet east of Highedge Drive and a point three hundred (300) feet west of Mill Valley Drive on school days between 7:15 a.m. and 8:00 a.m. and between 11:45 a.m. and 12:30 p.m. Effective only 6/3/2024 to 6/26/2024 (P).

17th Street:

- (1) Between Rigsbee Drive and a point two hundred (200) feet west of Rigsbee Drive on school days between 7:15 a.m. and 8:00 a.m. and between 2:15 p.m. and 3:00 p.m. Effective only 6/3/2024 to 6/18/2024 (P). (See also Janet Way)

18th Street:

- (1) Between Bristol Cove and a point two hundred (200) feet east of Dale Drive on school days between 7:15 a.m. and 8:00 a.m. and between 2:15 p.m. and 3:00 p.m. Effective only 6/3/2024 to 6/18/2024 (P).

Blue Ridge Trail:

- (1) Between Cumberland Trail and a point four hundred (400) feet north of California Trail on school days between 8:00 a.m. and 8:45 a.m. and between 2:55 p.m. and 3:40 p.m. Effective only 6/3/2024 to 6/27/2024 (P).

Cross Bend Road:

- (1) Between a point one hundred seventy-five (175) feet west of Country Place Drive and a point three hundred (300) feet east of Rainier Road on school days between 7:15 a.m. and 9:15 a.m. and between 2:15 p.m. and 4:15 p.m. Effective only 6/3/2024 to 6/18/2024 (P).

Greenfield Drive:

- (1) Between Red River Drive and a point fifty (50) feet west of Randall Way on school days between 7:15 a.m. and 8:00 a.m. and between 11:30 a.m. and 12:15 p.m. Effective only 6/3/2024 to 6/18/2024 (P).

Hedgcoxe Road:

- (1) Between Stonehill Drive and a point one hundred twenty-five (125) feet east of Lynchburg Drive on school days between 7:15 a.m. and 8:00 a.m. and between 2:15 p.m. and 3:00 p.m. Effective only 6/3/2024 to 6/18/2024 (P).

Hendrick Drive:

- (1) Between Shorecrest Drive and a point one hundred seventy-five (175) feet north of Timberline Drive on school days between 8:00 a.m. and 8:45 a.m. and between 2:55 p.m. and 3:40 p.m. Effective only 6/3/2024 to 6/27/2024 (P).

Highedge Drive:

- (1) Between Bluffton Drive and 15th Street on school days between 7:15 a.m. and 8:00 a.m. and between 11:45 a.m. and 12:30 p.m. Effective only 6/3/2024 to 6/26/2024 (P).

Independence Parkway:

- (1) Between a point one hundred seventy-five (175) feet north of Parkhaven Drive and a point one hundred fifty (150) feet south of Parkhaven Drive on school days between 8:00 a.m. and 8:45 a.m. and between 11:15 a.m. and 12:00 p.m. Effective only 6/3/2024 to 6/21/2024 (P).

Jackson Drive:

- (1) Between Jomar Drive and Robin Road on school days between 8:00 a.m. and 8:45 a.m. and between 2:55 p.m. and 3:40 p.m. Effective only 6/3/2024 to 6/27/2024 (P).

Janet Way:

- (1) Between Rigsbee Drive and a point one hundred seventy-five (175) feet west of Janet Court on school days between 7:15 a.m. and 8:00 a.m. and between 2:15 p.m. and 3:00 p.m. Effective only 6/3/2024 to 6/18/2024 (P). (See also 17th Street)

Jomar Drive:

- (1) Between a point two hundred seventy-five (275) feet west of Colchester Drive and a point one hundred (100) feet east of Jackson Drive on school days between 8:00 a.m. and 8:45 a.m. and between 2:55 p.m. and 3:40 p.m. Effective only 6/3/2024 to 6/27/2024 (P).

Lorimar Drive:

- (1) Between a point one hundred twenty-five (125) feet west of Bramley Way and a point two hundred (200) feet west of Preston Meadow Drive on school days between 7:15 a.m. and 8:00 a.m. and between 2:15 p.m. and 3:00 p.m. Effective only 6/3/2024 to 6/18/2024 (P).

Mill Valley Drive:

- (1) Between Clear Springs Drive and 15th Street on school days between 7:15 a.m. and 8:00 a.m. and between 11:45 a.m. and 12:30 p.m. Effective only 6/3/2024 to 6/26/2024 (P).

Mollimar Drive:

- (1) Between a point two hundred seventy-five (275) feet west of Independence Parkway and a point two hundred eighty-five (285) feet south of Regal Road on school days between 7:15 a.m. and 8:00 a.m. and between 2:15 p.m. and 3:00 p.m. Effective only 6/3/2024 to 6/18/2024 (P).

Montana Trail:

- (1) Between a point one hundred fifty (150) feet east of Blue Ridge Trail and a point one hundred seventy-five (175) feet west of Santa Fe Trail on school days between 8:00 a.m. and 8:45 a.m. and between 2:55 p.m. and 3:40 p.m. Effective only 6/3/2024 to 6/27/2024 (P).

North Star Road:

- (1) Between a point one thousand five hundred (1,500) feet south of Plano Parkway and the south City limit of the City of Plano on school days between 7:15 a.m. and 8:00 a.m. and between 11:30 a.m. and 12:15 p.m. Effective only 6/3/2024 to 6/18/2024 (P).

Parkhaven Drive:

- (1) Between a point two hundred fifty (250) feet west of Independence Parkway and a point one hundred seventy-five (175) feet east of Stone Creek Drive on school

days between 8:00 a.m. and 8:45 a.m. and between 11:15 a.m. and 12:00 p.m.
Effective only 6/3/2024 to 6/21/2024 (P).

Preston Meadow Drive:

- (1) Between a point two hundred seventy-five (275) feet south of Legacy Drive and a point one thousand three hundred ten (1,310) feet south of Denham Way on school days between 7:15 a.m. and 8:00 a.m. and between 11:30 a.m. and 12:15 p.m. Effective only 6/3/2024 to 6/18/2024 (P).
- (2) Between a point two hundred twenty-five (225) feet north of Lorimar Drive and a point two hundred (200) feet south of Bentley Drive on school days between 7:15 a.m. and 8:00 a.m. and between 2:15 p.m. and 3:00 p.m. Effective only 6/3/2024 to 6/18/2024 (P).

Rainier Road:

- (1) Between a point one hundred seventy-five (175) feet north of Field Cove Drive and a point one hundred fifty (150) feet south of Pioneer Lane on school days between 7:15 a.m. and 9:15 a.m. and between 2:15 p.m. and 4:15 p.m. Effective only 6/3/2024 to 6/18/2024 (P).

Red River Drive:

- (1) Between Prescott Drive and a point one hundred fifty (150) feet south of Arena Drive on school days between 7:15 a.m. and 8:00 a.m. and between 11:30 a.m. and 12:15 p.m. Effective only 6/3/2024 to 6/18/2024 (P).

Rigsbee Drive:

- (1) Between a point one hundred twenty-five (125) feet north of Price Drive and a point one hundred twenty-five (125) feet south of Rockbrook Drive on school days between 7:15 a.m. and 8:00 a.m. and between 2:15 p.m. and 3:00 p.m. Effective only 6/3/2024 to 6/18/2024 (P).

Robin Road:

- (1) Between a point one hundred (100) feet east of Jackson Drive and a point five hundred twenty-five (525) feet east of Woodburn Corners on school days between 8:00 a.m. and 8:45 a.m. and between 2:55 p.m. and 3:40 p.m. Effective only 6/3/2024 to 6/27/2024 (P).

Santa Fe Trail:

- (1) Between Montana Trail and a point two hundred (200) feet north of Apple Valley Road on school days between 8:00 a.m. and 8:45 a.m. and between 2:55 p.m. and 3:40 p.m. Effective only 6/3/2024 to 6/27/2024 (P).

Shiloh Road:

- (1) Between a point two hundred twenty-five (225) feet north of Cotillion Drive and a point two hundred (200) feet north of 18th Street on school days between 8:00 a.m. and 8:45 a.m. and between 2:55 p.m. and 3:40 p.m. Effective only 6/3/2024 to 6/27/2024 (P).

Shorecrest Drive:

- (1) Between Hendrick Drive and Shiloh Road on school days between 8:00 a.m. and 8:45 a.m. and between 2:55 p.m. and 3:40 p.m. Effective only 6/3/2024 to 6/27/2024 (P).

Timberline Drive:

- (1) Between Valencia Drive and a point one hundred (100) feet east of Shiloh Road on school days between 8:00 a.m. and 9:15 a.m. and between 2:55 p.m. and 4:15 p.m. Effective only 6/3/2024 to 6/27/2024 (P).

Valencia Drive:

- (1) Between a point one hundred (100) feet southwest of 18th Street and a point one hundred fifty (150) feet south of Timberline Drive on school days between 8:30 a.m. and 9:15 a.m. and between 3:30 p.m. and 4:15 p.m. Effective only 6/3/2024 to 6/18/2024 (P).

Westside Drive:

- (1) Between Parkhaven Drive and Park Boulevard on school days between 8:00 a.m. and 8:45 a.m. and between 11:15 a.m. and 12:00 p.m. Effective only 6/3/2024 to 6/21/2024 (P)."

Section II. All provisions of the ordinances of the City of Plano, codified or uncodified, in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Plano, codified or uncodified, not in conflict with the provisions of this Ordinance shall remain in full force and effect.

Section III. It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable, and the invalidity or unconstitutionality of any section, clause, provision or portion of this Ordinance shall not affect the validity or constitutionality of any other portion of this Ordinance.

Section IV. Any violation of any provision or term of this Ordinance shall be a Class C Misdemeanor offense. Any person, firm, corporation, or association who is adjudged guilty of a Class C Misdemeanor offense under this Ordinance shall be punished by a fine not to exceed FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) for each offense. Each and every violation shall be deemed to constitute a separate offense.

Section V. The repeal of any Ordinance or part of an Ordinance effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any Ordinances at the time of passage of this Ordinance.

Section VI. This Ordinance shall become effective from and after its passage and publication as required by law and after all necessary signs and pavement markings have been installed.

PASSED AND APPROVED on the 13th day of May, 2024.

John B. Muns, MAYOR

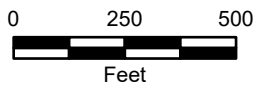
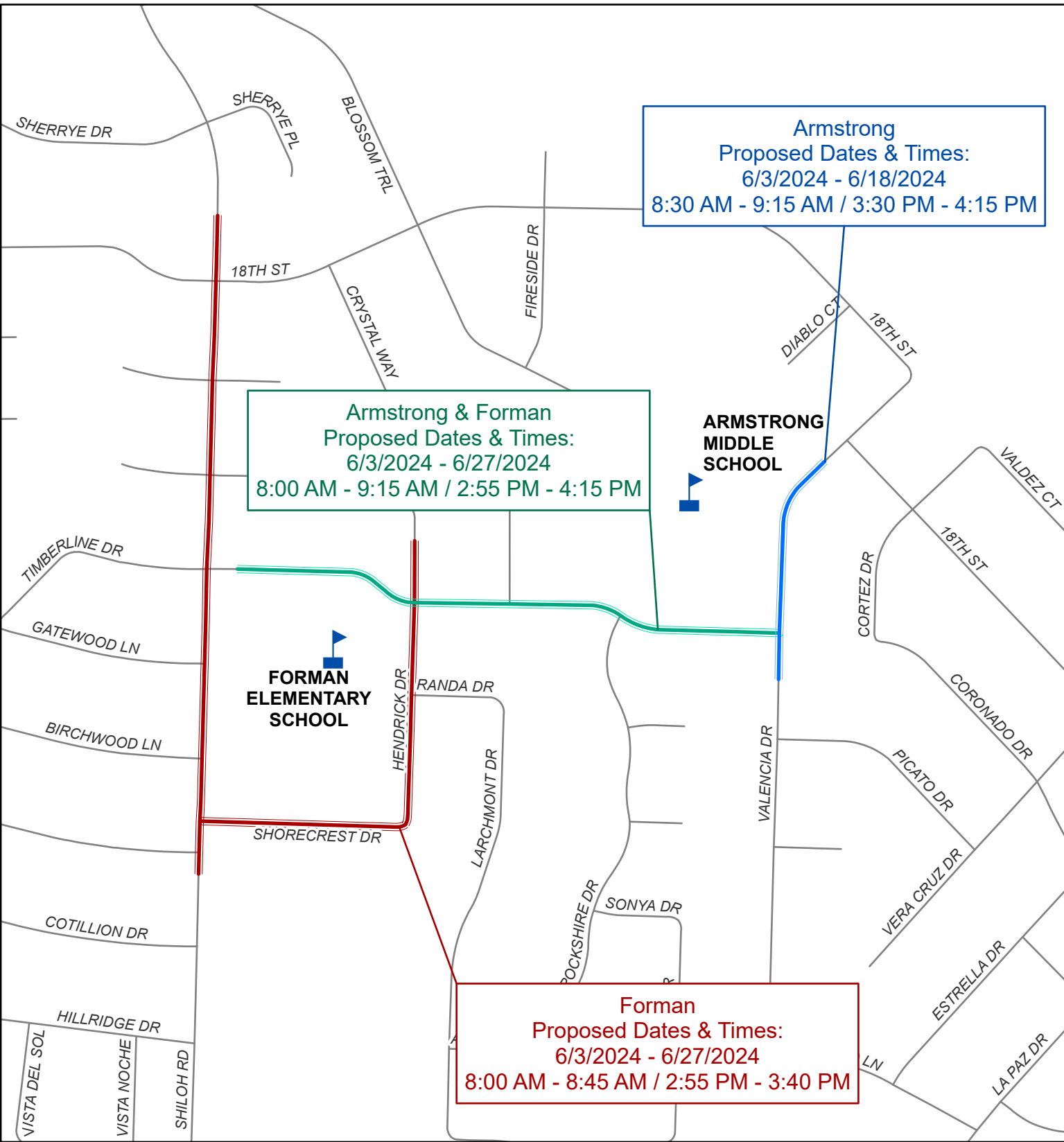
ATTEST:

Lisa C. Henderson, CITY SECRETARY

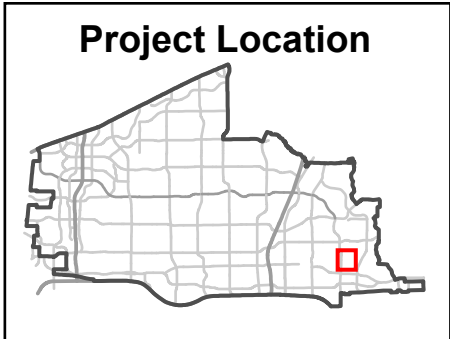
APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

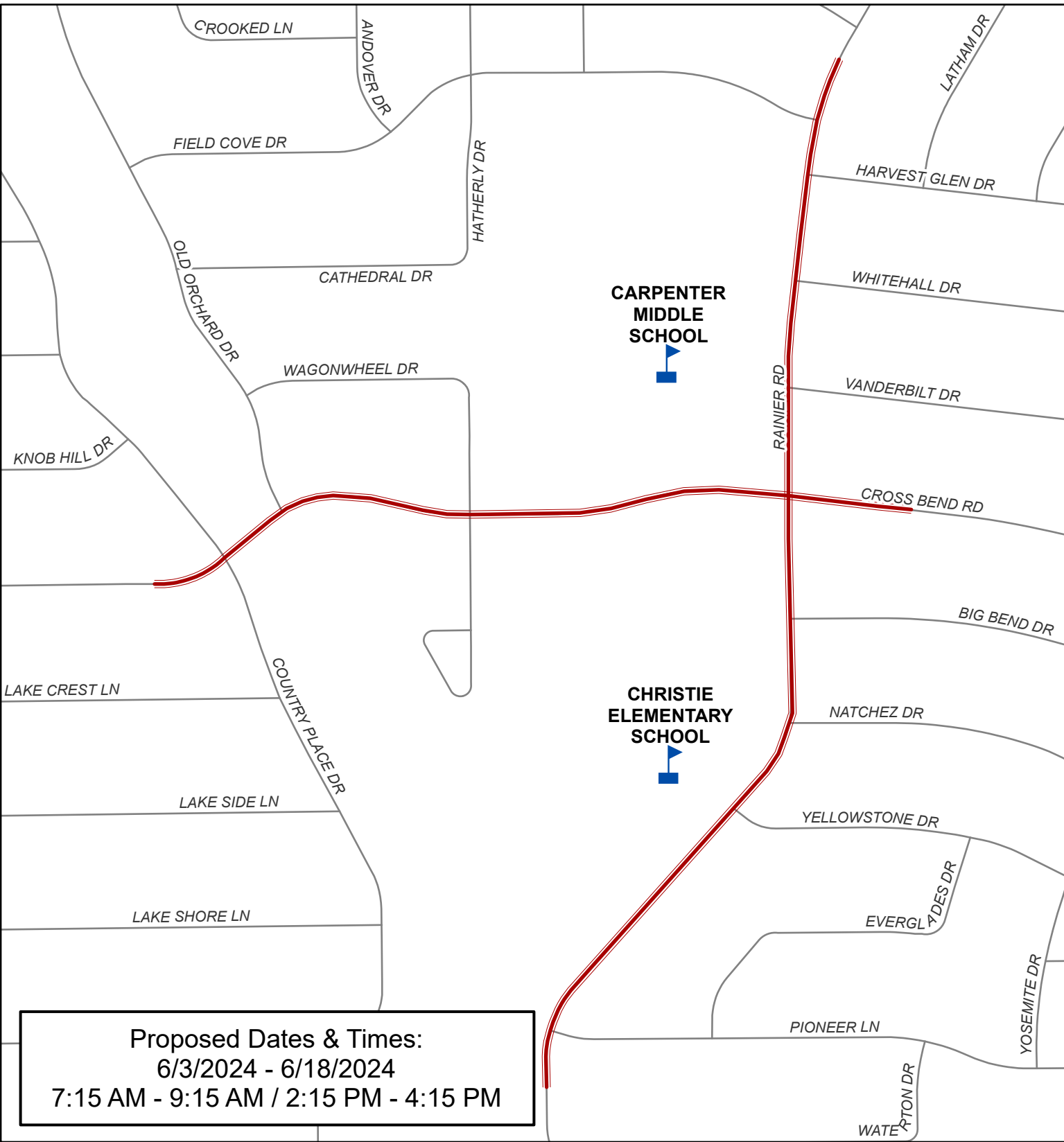
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Armstrong Middle School & Forman Elementary School Summer School Zone Map



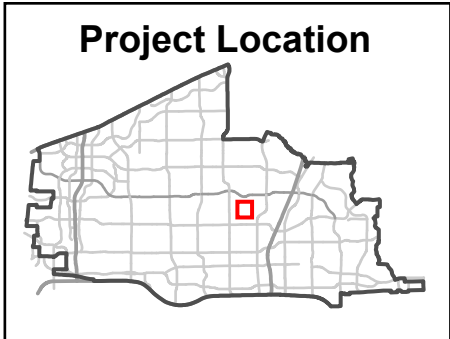
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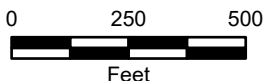


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 7:15 AM - 9:15 AM / 2:15 PM - 4:15 PM



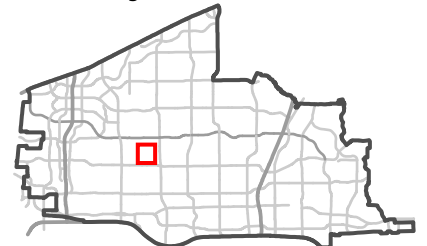
Carpenter Middle School & Christie Elementary School Summer School Zone Map



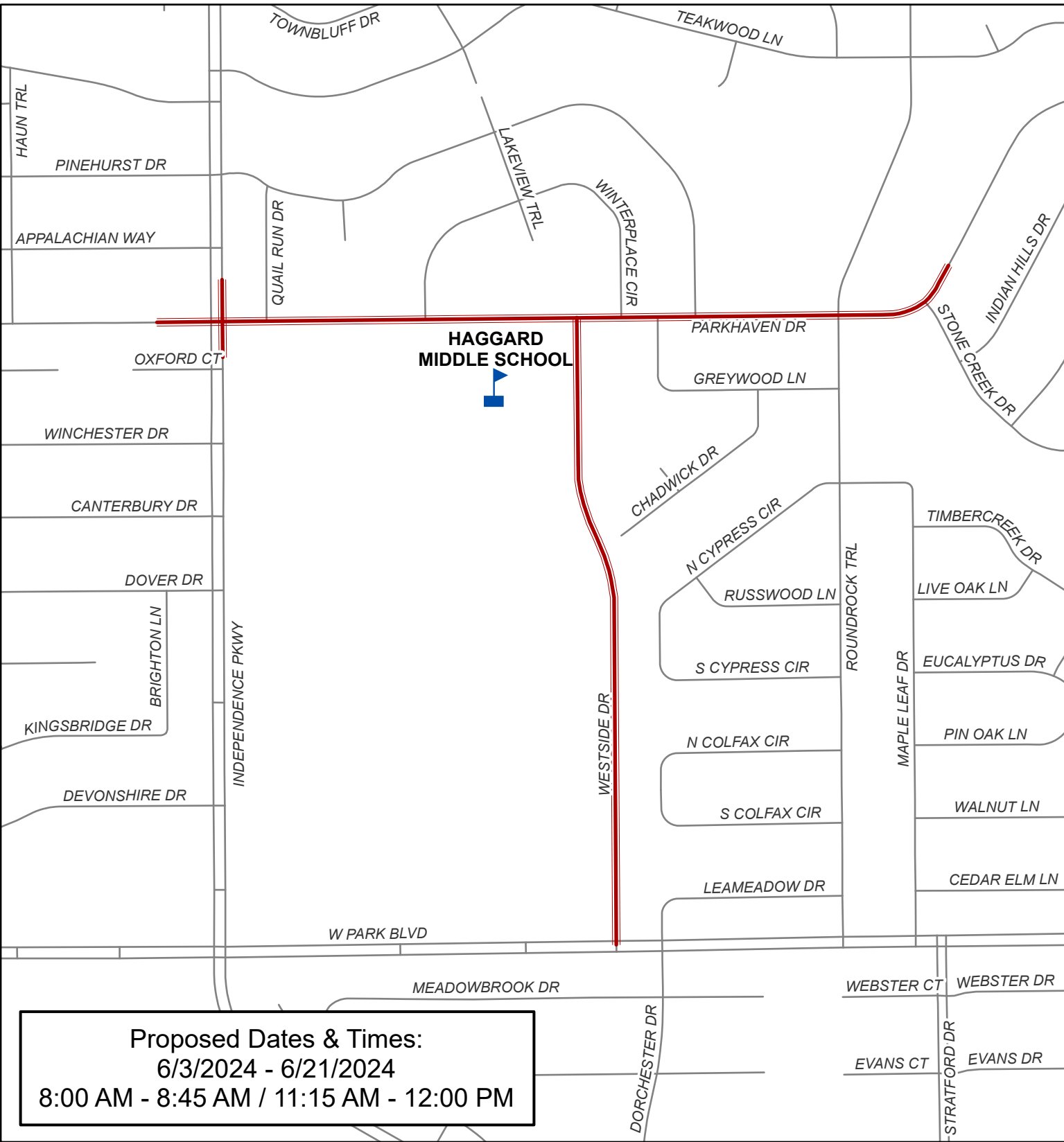


Daffron Elementary School Summer School Zone Map

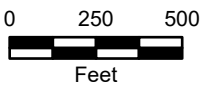
Project Location



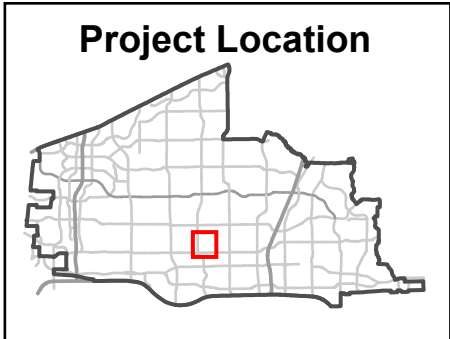
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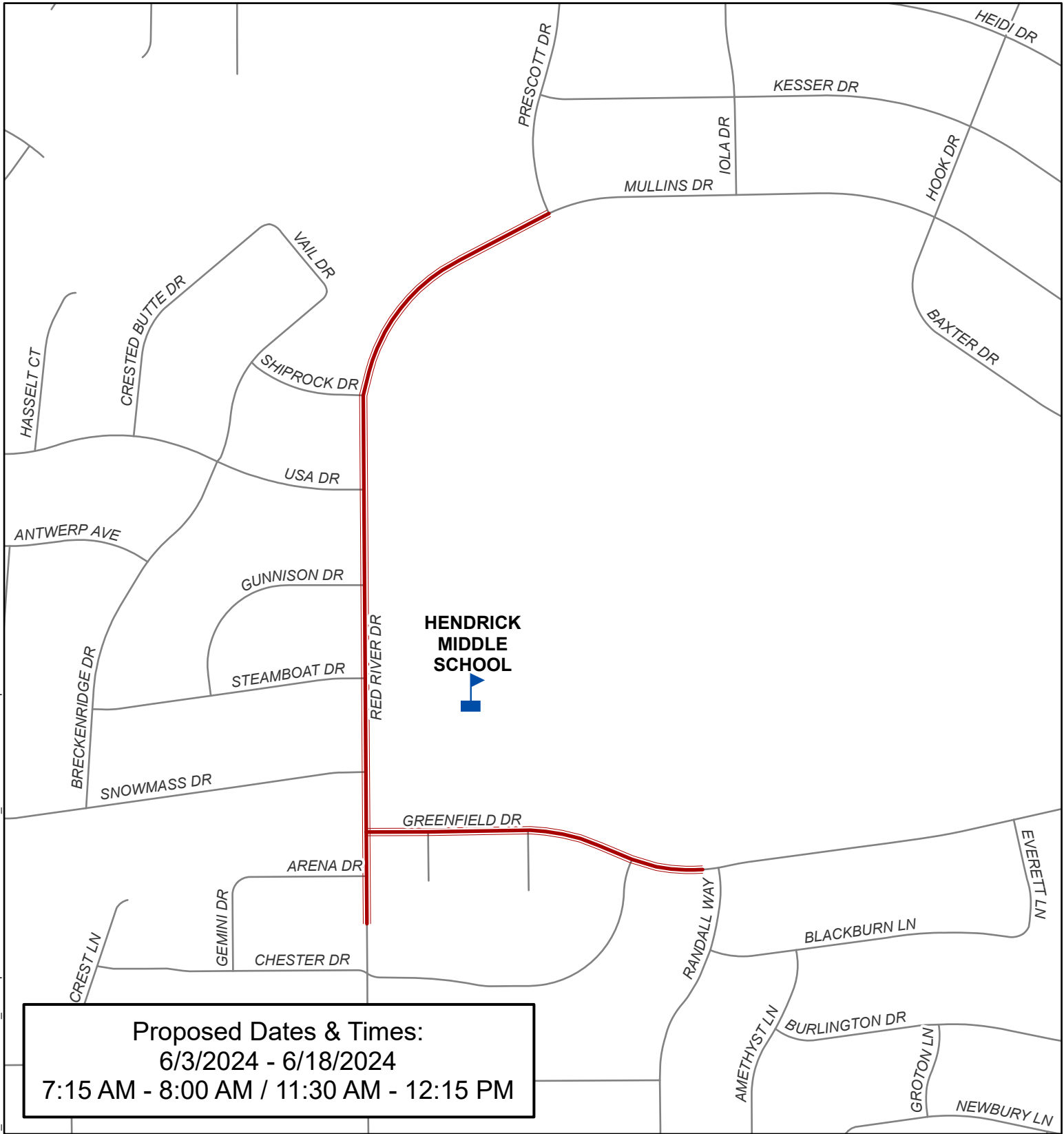
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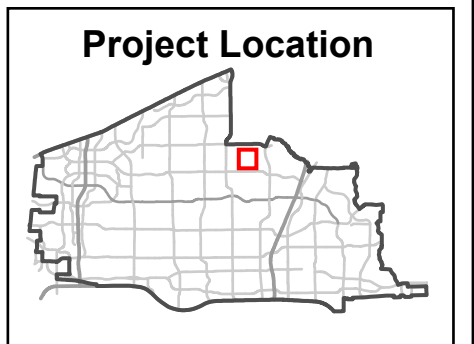
Haggard Middle School Summer School Zone Map



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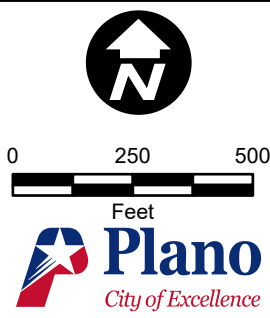
Hendrick Middle School Summer School Zone Map



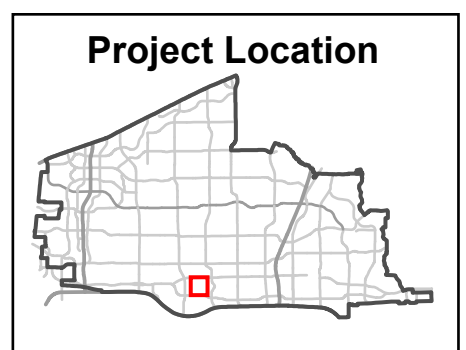
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 8:00 AM - 8:45 AM / 2:55 PM - 3:40 PM



Jackson Elementary School Summer School Zone Map



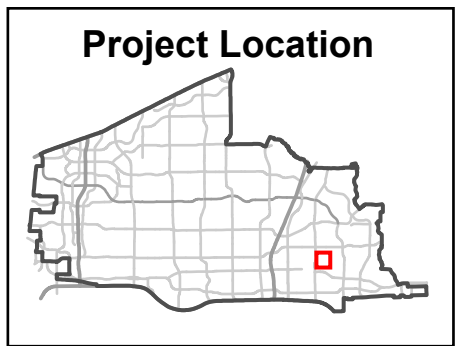
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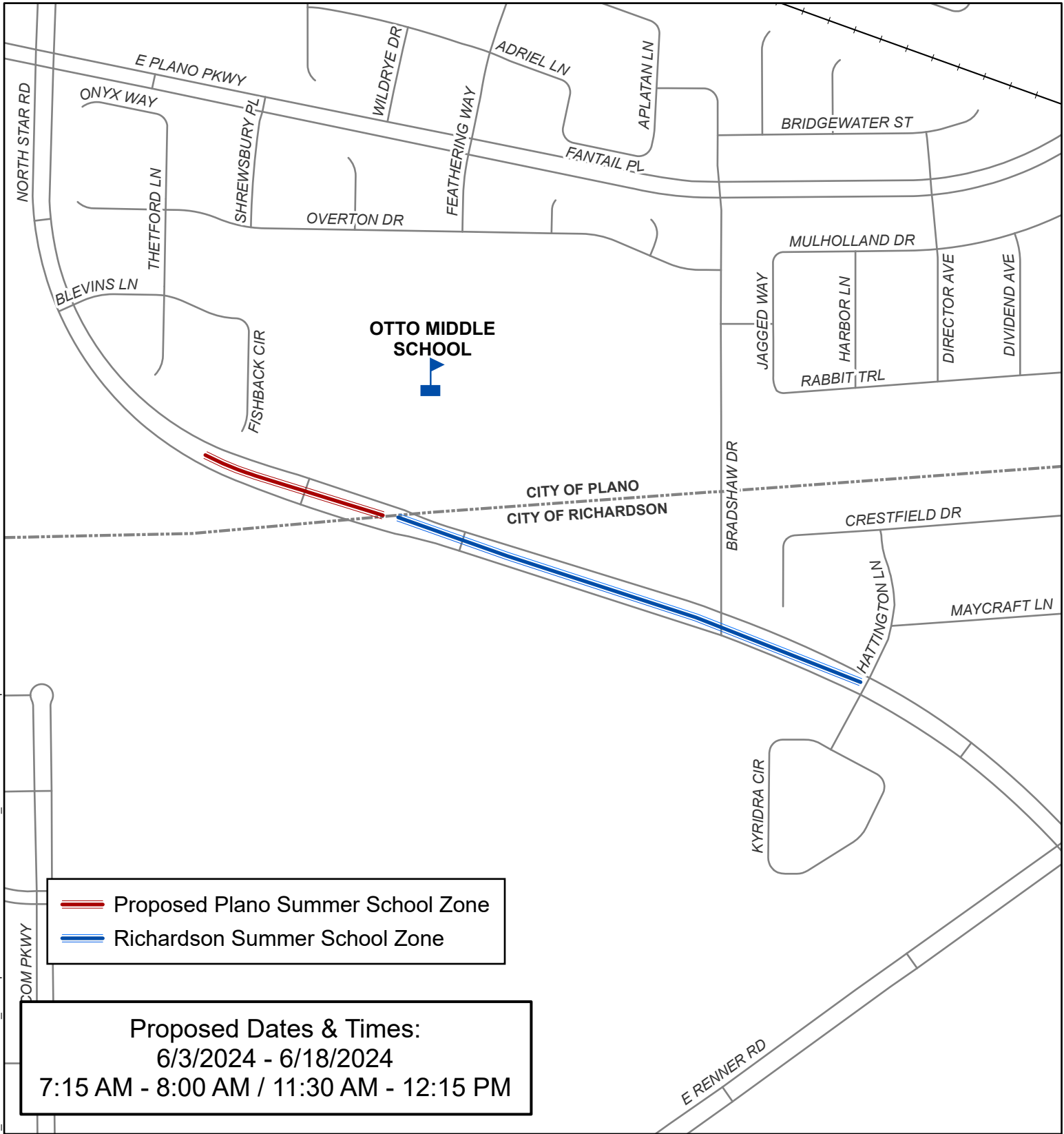
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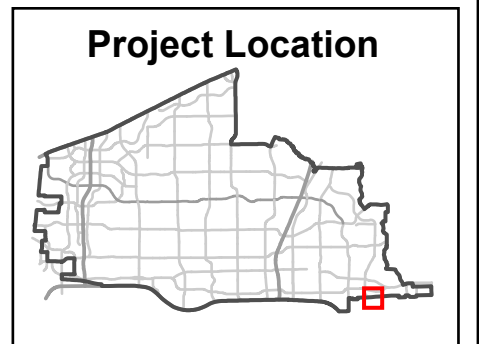
Meadows Elementary School Summer School Zone Map



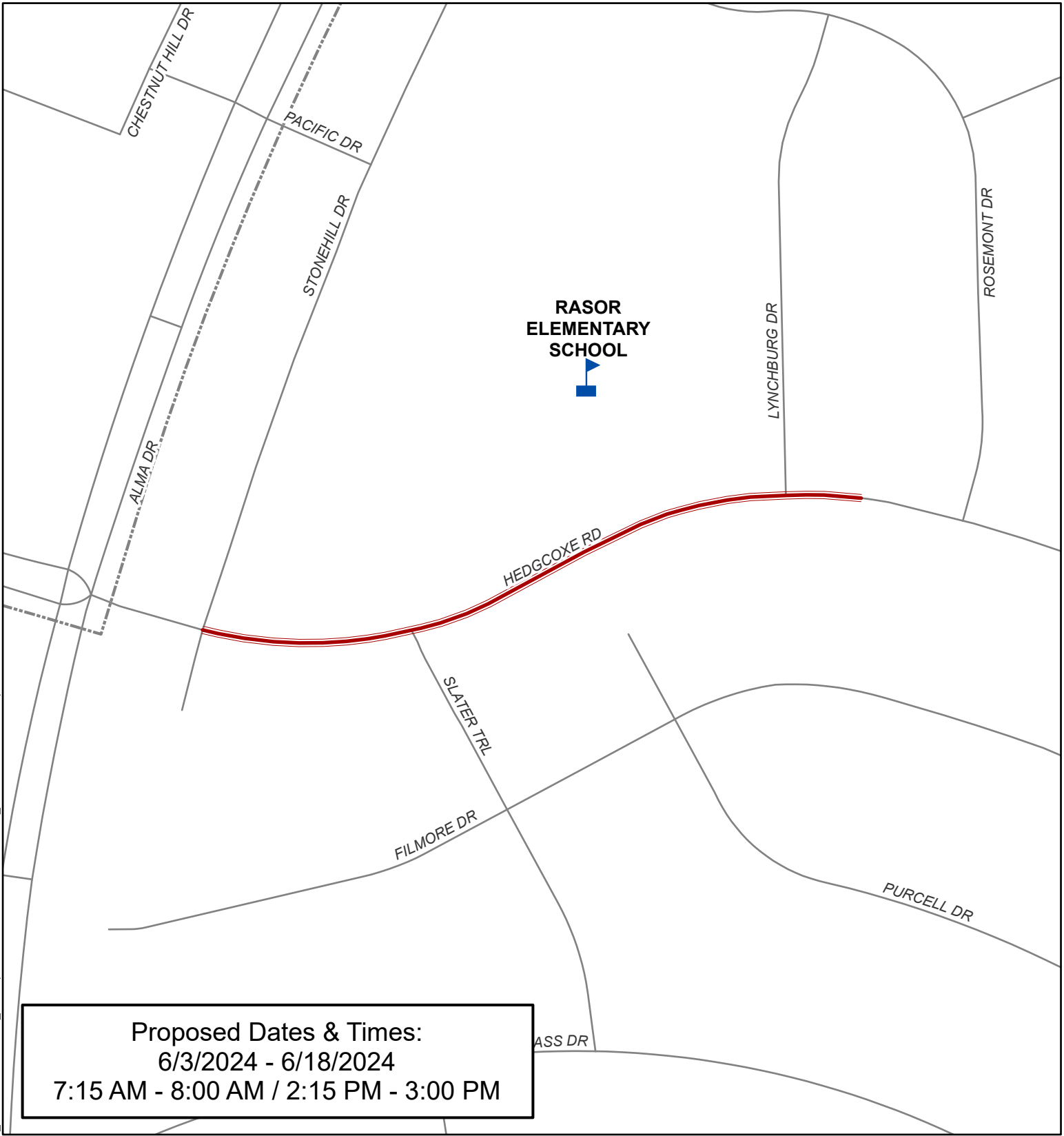
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Otto Middle School Summer School Zone Map



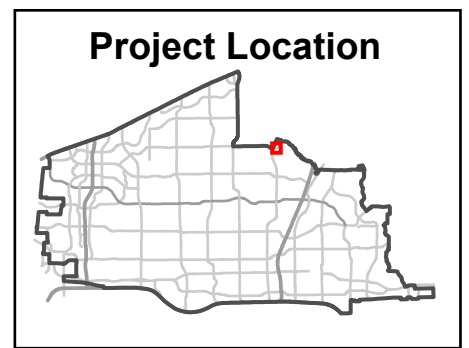
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Proposed Dates & Times:
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Rasor Elementary School Summer School Zone Map

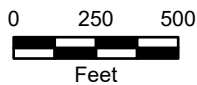


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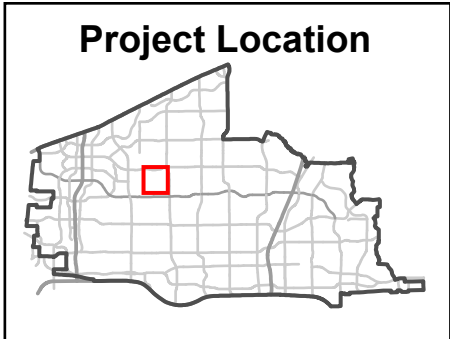


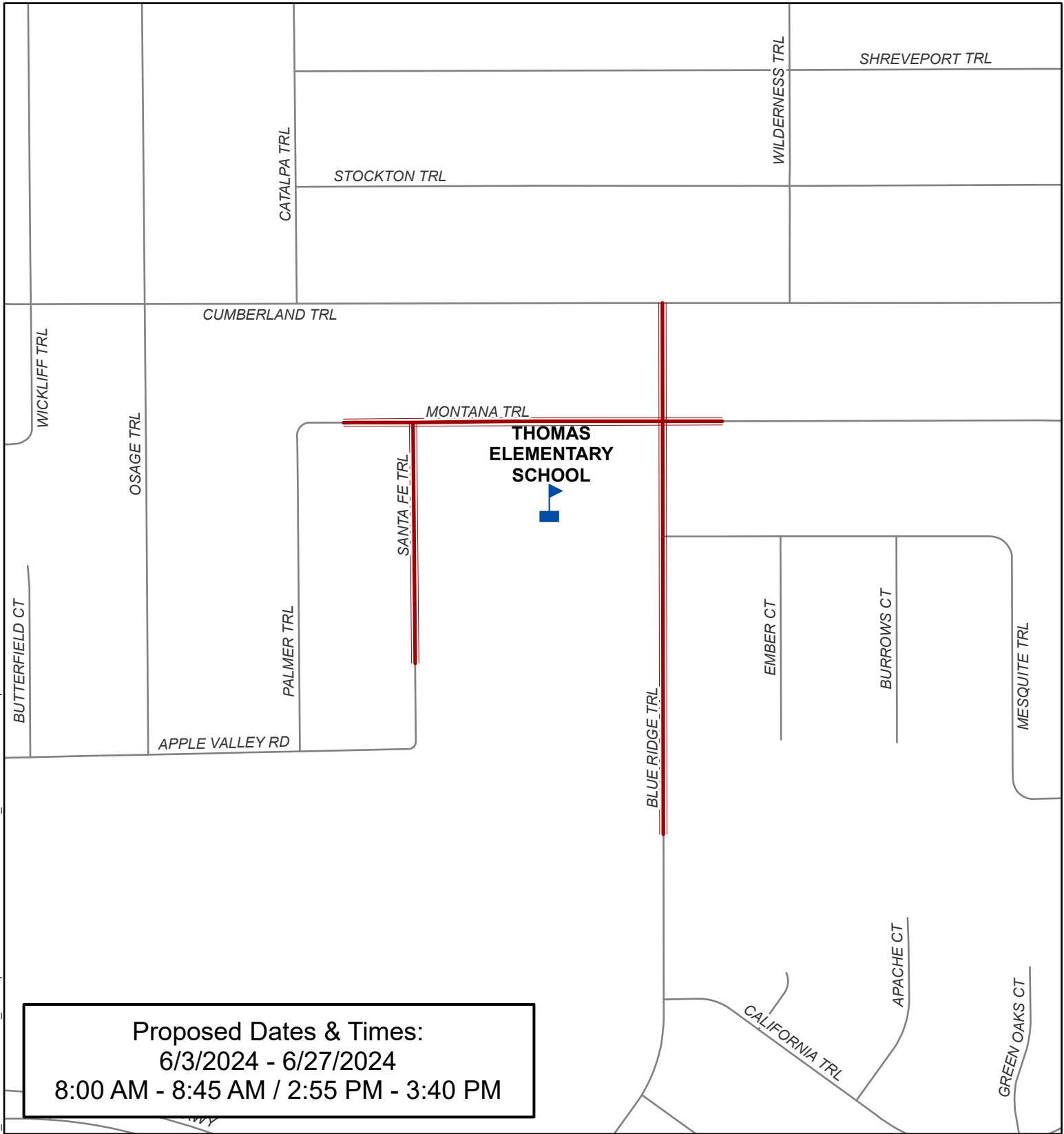
**ROBINSON
MIDDLE
SCHOOL**

Proposed Dates & Times:
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 7:15 AM - 8:00 AM / 11:30 AM - 12:15 PM



Robinson Middle School Summer School Zone Map

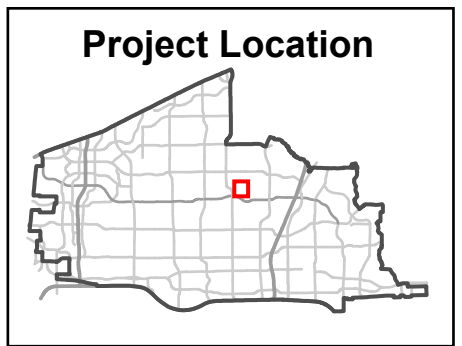




Proposed Dates & Times:
 6/3/2024 - 6/27/2024
 8:00 AM - 8:45 AM / 2:55 PM - 3:40 PM



Thomas Elementary School Summer School Zone Map



DORCHESTER DR

STRATFORD DR

KIMBERLY CT

KIMBERLY LN

W. 15TH ST

VINES HIGH SCHOOL

SKILES DR

MILL VALLEY DR

BLUFFTON DR

HIGHEDGE DR

CLEAR SPRINGS DR

COLESHIRE DR

DELMAR DR

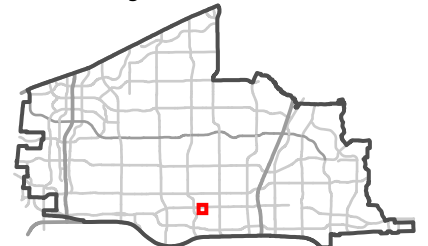
Proposed Dates & Times:
6/3/2024 - 6/26/2024

7:15 AM - 8:00 AM / 11:45 AM - 12:30 PM



Vines High School Summer School Zone Map

Project Location

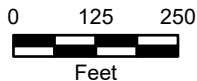


chscott_Z:\BI\GIS\Projects\Engineering\2024\2024-04-12_SummerSchoolZones_CS\MapDocument\SummerSchoolZones_CreatedFromScratch.aprx

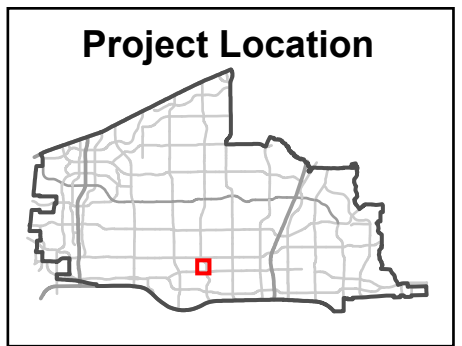
chscott Z:\BI\GIS\Projects\Engineering\2024\2024-04-12_SummerSchoolZones_CSI\MapDocument\SummerSchoolZones_CreatedFromScratch.aprx



Proposed Dates & Times:
 6/3/2024 - 6/18/2024
 7:15 AM - 8:00 AM / 2:15 PM - 3:00 PM



Weatherford Elementary School Summer School Zone Map





CITY COUNCIL AGENDA MEMO

MEETING DATE: 5/13/2024
DEPARTMENT: Zoning
DIRECTOR: Christina Day, Director of Planning
AGENDA ITEM: Public Hearing and consideration of an Ordinance as requested in Zoning Case 2024-001.
RECOMMENDED ACTION: Items for Individual Consideration

ITEM SUMMARY

Public Hearing and consideration of an Ordinance as requested in Zoning Case 2024-001 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, granting Specific Use Permit No. 56 for Commercial Antenna Support Structure on 0.1 acre of land located 225 feet north of Democracy Drive and 220 feet east of Partnership Road in the City of Plano, Collin County, Texas, presently zoned Commercial Employment, directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. Petitioner: Democracy Partners Ltd. **Conducted and adopted Ordinance No. 2024-5-4.**

BACKGROUND

The Planning & Zoning Commission recommended approval of this zoning case with a vote of 8-0 per their Final Report in the attached Supporting Documents.

FINANCIAL SUMMARY/STRATEGIC GOALS

Approval of this agenda item will support the City's Critical Success Factor of Residential and Commercial Economic Vitality. For detailed comments on the comprehensive plan related to this item, please see the Staff Preliminary Report in the attached Supporting Documents.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance	5/3/2024	Ordinance
Supporting Documents	5/3/2024	Informational

Zoning Case 2024-001

An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, granting Specific Use Permit No. 56 for Commercial Antenna Support Structure on 0.1 acre of land out of the Maria C. Vela Survey, Abstract No. 935, located 225 feet north of Democracy Drive and 220 feet east of Partnership Road in the City of Plano, Collin County, Texas, presently zoned Commercial Employment, directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date.

WHEREAS, the City Secretary of Plano, Texas, directed that notices of a hearing be issued, as required by the Zoning Ordinance of the City of Plano and laws of the State of Texas, at a meeting of the City Council, to be held on the 13th day of May, 2024, for the purpose of considering granting Specific Use Permit No. 56 for Commercial Antenna Support Structure on 0.1 acre of land out of the Maria C. Vela Survey, Abstract No. 935, located 225 feet north of Democracy Drive and 220 feet east of Partnership Road in the City of Plano, Collin County, Texas, presently zoned Commercial Employment; and

WHEREAS, the City Secretary of the said City accordingly caused to be issued and published the notices required by its Zoning Ordinance and laws of the State of Texas applicable thereto, the same having been published in a paper of general circulation in the City of Plano, Texas, at least fifteen (15) days prior to the time set for such hearing; and

WHEREAS, the City Council of said City, pursuant to such notice, held its public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance, on the 13th day of May, 2024; and

WHEREAS, the City Council is of the opinion and finds that granting Specific Use Permit No. 56 for Commercial Antenna Support Structure on 0.1 acre of land out of the Maria C. Vela Survey, Abstract No. 935, located 225 feet north of Democracy Drive and 220 feet east of Partnership Road in the City of Plano, Collin County, Texas, presently zoned Commercial Employment would not be detrimental to the public health, safety, or general welfare, or otherwise offensive to the neighborhood; and

WHEREAS, the City Council is of the opinion and finds that such change will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Plano, and as well, the owners and occupants thereof, and the City generally.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended so as to grant Specific Use Permit No. 56 for Commercial Antenna Support Structure on 0.1 acre of land out of the Maria C. Vela Survey, Abstract No. 935, located 225 feet north of

Democracy Drive and 220 feet east of Partnership Road in the City of Plano, Collin County, Texas, presently zoned Commercial Employment, said property being described in the legal description in Exhibit A attached hereto.

Section II. The change in Section I is granted subject to the following stipulations:

1. Consistent with the approved site plan, flagpole design is required and must accommodate collocation within the structure. The pole must be uniform in color, consistent with the Aesthetic and Alternative Design Requirements of Section 15.200 of the Zoning Ordinance.
2. All antennas or other equipment attached to the support structure must be screened from view by internal placement.

Section III. It is directed that the official zoning map of the City of Plano (which is retained in electronic record format) be changed to reflect the zoning classification established by this Ordinance.

Section IV. All provisions of the ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Plano not in conflict with the provisions of this Ordinance shall remain in full force and effect.

Section V. The repeal of any ordinance or part of ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinance at the time of passage of this Ordinance.

Section VI. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section VII. It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable, and the invalidity or partial invalidity of any section, clause or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

Section VIII. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED on the 13th day of May, 2024.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2024-001

BEING a lessee's proposed 2355 sq ft premises containing 0.0541 acres (2355.14 square feet) of land located in the Maria C. Vela Survey, Abstract No. 935, Collin County, Texas, and being out of and part of Lot 1R, Block A as shown on the replat Lots 1R and 2, Block A, Murata Business Systems Inc. Addition as recorded in Volume 2014 Page 52 of the plat records of Collin County, Texas, conveyed to Democracy Partners Ltd as recorded in file number 20151019001322320 of the official public records of Collin County, Texas, said 0.0541-acre tract being more particularly described by metes and bounds as follows with all control referred to the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983:

COMMENCING at a 5/8" iron rod stamped "BDD 3889" being the northeast corner of Lot 2, Block A as shown on the replat lots 1R and 2, Block A, Murata Business Systems Inc. Addition as recorded in Volume 2014 Page 52 of the plat records of Collin County, Texas, lying in the southerly right-of-way line of Tennyson Parkway, and having a state plane coordinate value of $x=2,485,033.37$ (e), $y=7,076,515.16$ (n);

THENCE south 41 degrees 51 minutes 51 seconds west, 525.26 feet to the POINT OF BEGINNING and northeasterly corner of the herein described tract, having a state plane coordinate value of $x=2,484,682.83$ (e), $y=7,076,123.99$ (n);

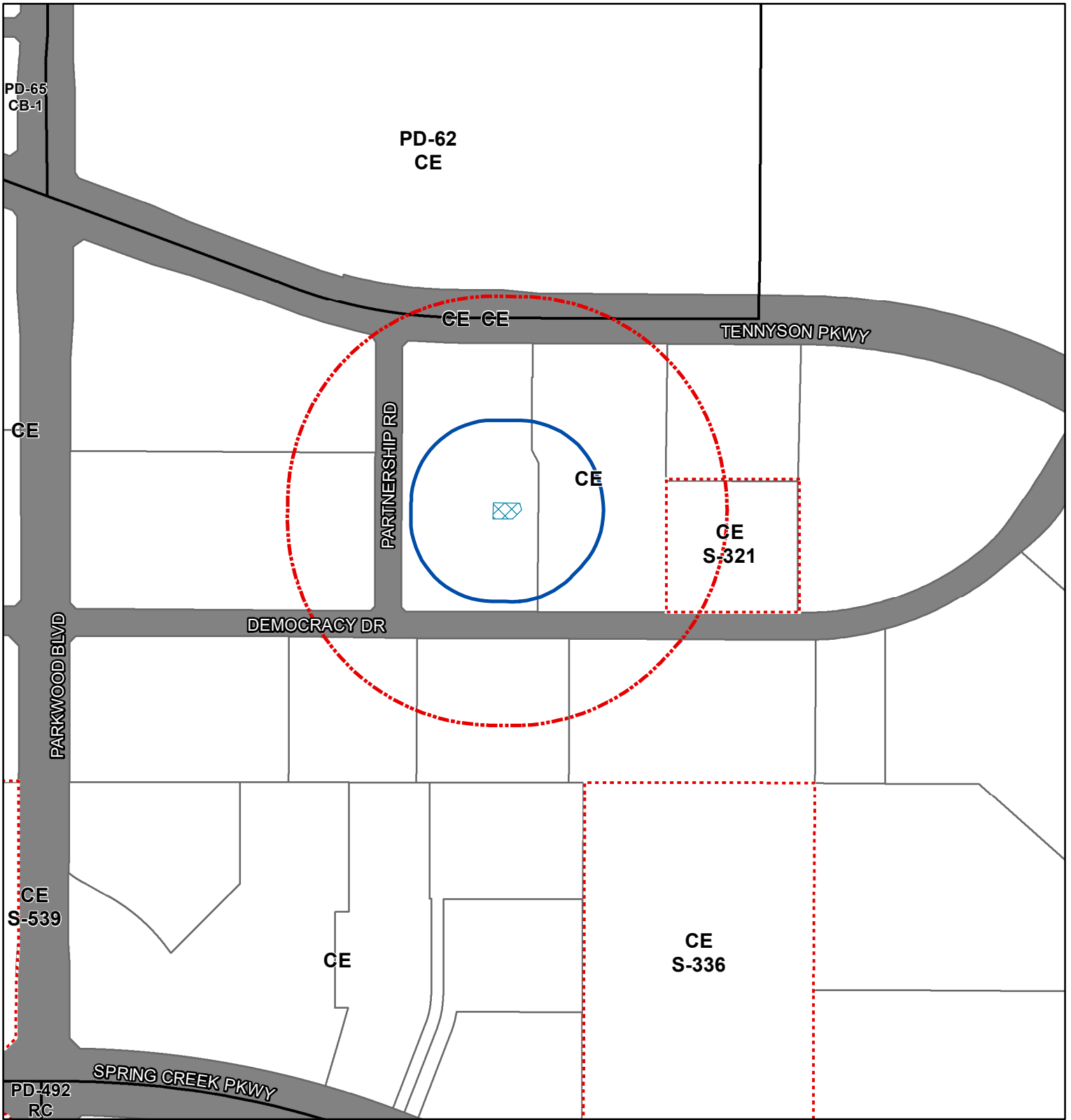
THENCE south 13 degrees 12 minutes 37 seconds east, 17.06 feet to the east corner of the herein described tract;

THENCE south 43 degrees 12 minutes 06 seconds west, 30.17 feet to a southerly corner of the herein described tract;

THENCE south 89 degrees 59 minutes 08 seconds west, 47.39 feet to the southwest corner of the herein described tract;

THENCE due north, 38.24 feet to the northwest corner of the herein described tract;

THENCE north 89 degrees 40 minutes 03 seconds east, 64.14 feet to the **POINT OF BEGINNING** and **CONTAINING** 0.0541 acres (2,355.14 square feet) of land.

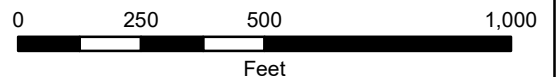
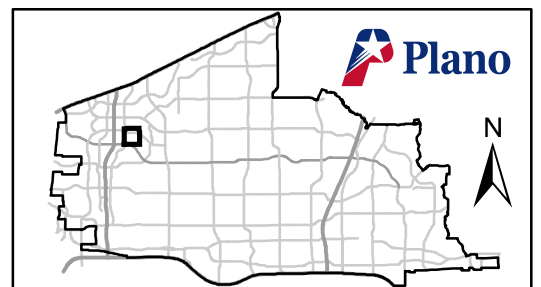


Zoning Case: ZC2024-001

Existing Zoning: Commercial Employment

Proposed Zoning: Commercial Employment with SUP for 120-Foot Commercial Antenna Support Structure

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



LESSEE'S PROPOSED 2365 SQ FT PREMISES DESCRIPTION:

BEING A LESSEE'S PROPOSED 2365 SQ FT PREMISES CONTAINING 0.0541 ACRES (2095.14 SQUARE FEET) OF LAND LOCATED IN THE MARIA C. VELA SURVEY, ABSTRACT NO. 935, COLLIN COUNTY, TEXAS, AND BEING OUT OF AND PART OF LOT 1R, BLOCK A AS SHOWN ON THE REPLAT LOTS 1R AND 2, BLOCK A MURATA BUSINESS SYSTEMS INC. ADDITION AS RECORDED IN VOLUME 2014 PAGE 52 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, CONVEYED TO DEMOCRACY PARTNERS LTD AS RECORDED IN FILE NUMBER 201509100132202 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAID 4.822-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD 83) NORTH AMERICAN DATUM OF 1983:

COMMENCING AT A 3/4" IRON ROD STAMPED "800 3889" BEING THE NORTHEAST CORNER OF LOT 2, BLOCK A AS SHOWN ON THE REPLAT LOTS 1R AND 2, BLOCK A MURATA BUSINESS SYSTEMS INC. ADDITION AS RECORDED IN VOLUME 2014 PAGE 52 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, LYING IN THE SOUTHERLY BIGHT-OR-WAY LINE OF TENNYSON PARKWAY AND HAVING A STATE PLANE COORDINATE VALUE OF X=2485.033366 Y=1076.515116 (N)

THENCE SOUTH 41 DEGREES 51 MINUTES 51 SECONDS WEST, 536.26 FEET TO THE POINT OF BEGINNING AND NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF X=2485.033366 Y=1076.515116 (N)

THENCE SOUTH 13 DEGREES 12 MINUTES 59 SECONDS EAST, 17.06 FEET TO THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 43 DEGREES 12 MINUTES 06 SECONDS WEST, 30.17 FEET TO A SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 59 MINUTES 08 SECONDS WEST, 47.39 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ONE NORTH, 36.24 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

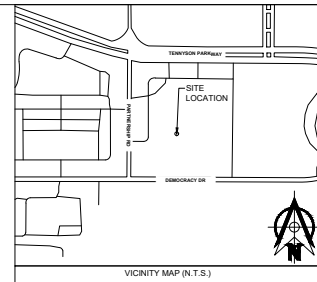
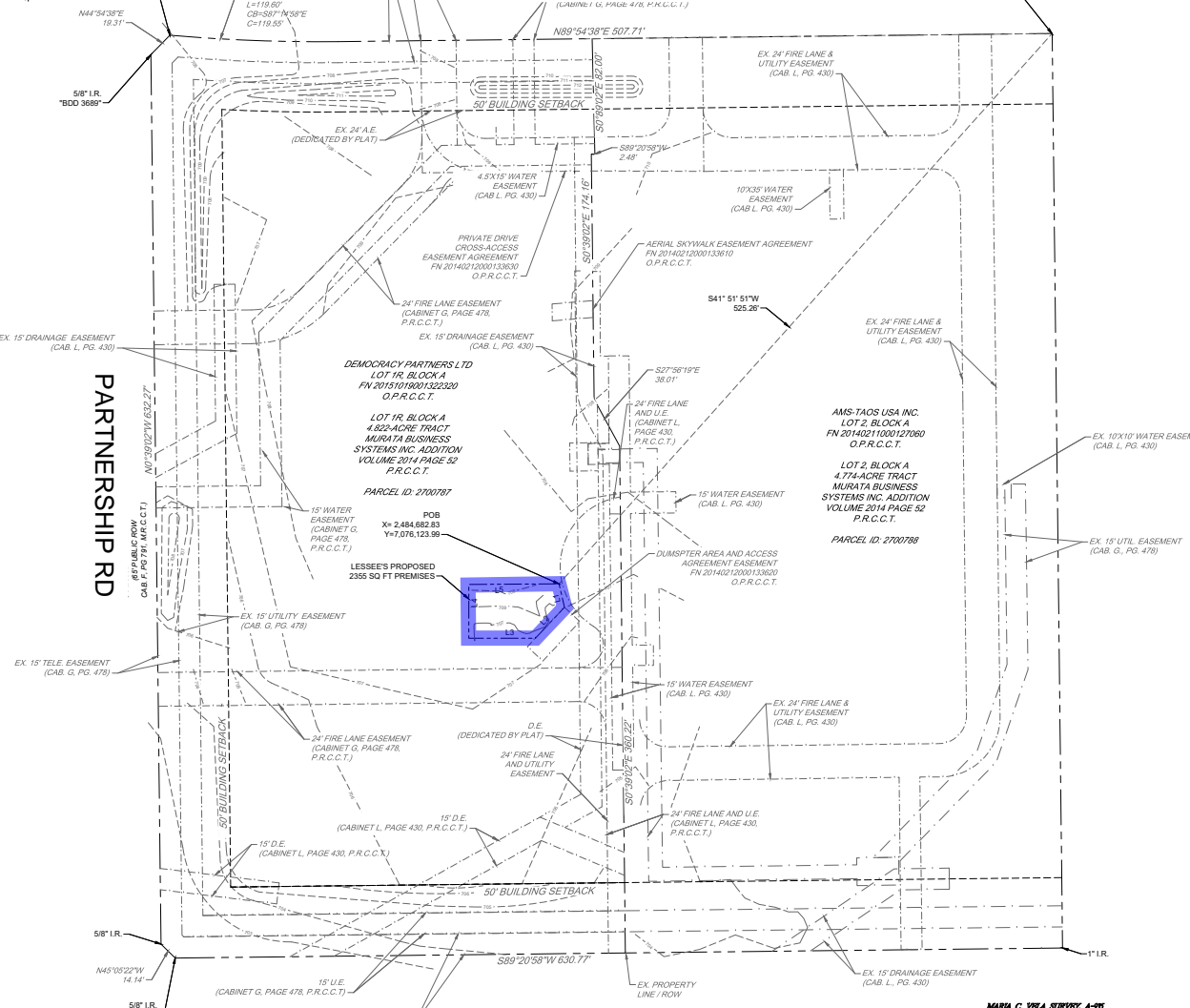
THENCE NORTH 89 DEGREES 49 MINUTES 03 SECONDS EAST, 64.14 FEET TO THE POINT OF BEGINNING CONTAINING 0.042 ACRES (1855.14 SQUARE FEET) OF LAND.

GENERAL NOTES:

- ALL BEARINGS ARE GRID BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD 83) NORTH AMERICAN DATUM OF 1983 AND ARE ROUNDED TO THE NEAREST SECOND. ALL DISTANCES ARE REPRESENTED IN GRID VALUES, BASED ON SAID HORIZONTAL DATUM AND ARE MEASURED IN US SURVEY FEET TO THE NEAREST HUNDRETH OF FOOT.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (VD83) AND ARE DETERMINED TO THE NEAREST TENTH OF FOOT.
- PROVIDED ELEVATIONS, LATITUDE AND LONGITUDE VALUES ARE FROM GPS OBSERVATIONS (TYPE OF EQUIPMENT: TRIMBLE R12000; DATE OF SURVEY: 04/19/2023).
- BASIS OF BEARING: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.
- BASIS OF ELEVATION: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.
- THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY AND NO BOUNDARY SURVEY OF THE PARENT TRACT WAS PERFORMED.
- THIS SURVEY CONTAINS A DRAWING AND A METES AND BOUNDS DESCRIPTION FOR A LESSEE'S PROPOSED 2365 SQ FT PREMISES THAT WAS PREPARED FOR THE EXCLUSIVE USE OF ANTHEMNET, INC. AND EXCLUSIVELY FOR THE TRANSFER OF THE LESSEE PREMISES SHOWN HEREON. THE PREMISES WILL NOT BE MONUMENTED.
- THIS SURVEY WAS BASED ON INFORMATION FOUND IN THE ABSTRACT CERTIFICATE AND IN THE ADJOINER REPORT ISSUED BY TEXAS ABSTRACT SERVICES, SITE NAME: SPRING CREEK DNT, CONTROL NO. 20196, DATED OCTOBER 21, 2022.
- NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC SURVEY.
- ALL ZONING INFORMATION SHOULD BE VERIFIED WITH PROPER ZONING OFFICIALS.
- UTILITY EASEMENTS AS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS CONDUCTED ON 04/19/2023. UNDERGROUND UTILITIES MAY EXIST AND WERE NOT PHYSICALLY LOCATED AS PART OF THIS SURVEY.
- AT THE TIME OF THE SURVEY, THE LESSEE'S PROPOSED 2365 SQ FT PREMISES LIES WITHIN AN UNSHADED AREA OF 100MM FLOOD HAZARD ZONE X, ACCORDING TO FEMA FIRM PANEL MAP NUMBER 48083000N, EFFECTIVE 06/07/2017 CITY OF PLANO, COLLIN COUNTY, TEXAS.
- THE LESSEE'S PROPOSED 2365 SQ FT PREMISES PLACEMENT ARE PER LAND OWNER, OR CUSTOMER DIRECTION AND DO NOT REFLECT ENGINEERING OR REAL ESTATE ASSESSMENT BY DESIGN AND ENGINEERING, INC.
- APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAN, OR PLAN APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS, PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.



TENNYSON PKWY



LINE TABLE		
LINE #	DISTANCE	BEARING
L1	17.06'	S13° 12' 37"E
L2	30.17'	S43° 12' 06"W
L3	47.39'	S89° 59' 08"W
L4	36.24'	N00° 00' 00"E
L5	64.14'	N89° 49' 03"E

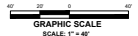
PARTNERSHIP RD

DEMOCRACY DR

ABBREVIATIONS

AMSL	AVERAGE MEAN SEA LEVEL
B.L.	BUILDING LINE
B.W.	BARBED WIRE
CL	CONCRETE
D.E.	DRAINAGE EASEMENT
EA	EASTING
FN	FILE NUMBER
IR	IRON PIPE
IR	IRON ROD
M.R.C.C.T.	MAP RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
POB	POINT OF BEGINNING
PC	POINT OF COMMENCEMENT
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
CR	CORNER
ST.M.E.	STORM SEWER EASEMENT
S.E.E.	SANITARY SEWER EASEMENT
TM	TEMPORARY BENCHMARK
TY	TYPE
U.E.	UTILITY EASEMENT
W.E.	WATER LINE EASEMENT

OVERALL PROPERTY MAP



LEGEND

-----	LESSEE'S PROPOSED PREMISES	-----	EX. EASEMENT
-----	EX. SETBACK LINE	-----	EX. PROPERTY LINE

SPACE FOR CITY OF PLANO USE ONLY

ANTHEMNET
ANTHEMNET, INC.
5800 LITTLEFIELD
DALLAS, TX 75226
PHONE: 214-682-1151

PREPARED BY:
3D DESIGN & ENGINEERING INC.
DEPARTMENT OF SURVEYING
2702 E WINTER VIOLET CT
CYPRESS, TX 77433
PHONE: 281-510-6621
WWW.3DD&E.COM
INFO@3DD&E.COM
TEXAS REGISTRATION NO. 10194603

PURPOSE: THE PURPOSE OF THIS SURVEY IS TO DEFINE THE ADDITION OF A CELL TOWER/PLATE LOCATED ON THE ABOVE DESCRIBED PREMISES.
PLAT/REPLAT TYPE: CELL TOWER PREMISES ADDITION
ANTHEMNET PROJECT NAME: SPRING CREEK DNT
GROSS ACREAGE: 4.822 ACRES TRACT
PROPOSED PREMISES: 0.0541 ACRES
PROPOSED EASEMENT ACREAGE: 0.2122 ACRES (24' WIDE ACCESS EASEMENT); 0.0099 ACRES (12' WIDE UTILITY EASEMENT)
PROPERTY OWNER: DEMOCRACY PARTNERS LTD
5800 TENNYSON PARKWAY SUITE 250
PLANO, TX 75224
469-755-1954

ZONING EXHIBIT
CASE NO. ZC2024-001
MURATA BUSINESS SYSTEMS INC ADDN, LOT 1R, BLOCK A
MARIA C. VELA SURVEY, ABSTRACT NO. 935
COLLIN COUNTY, TEXAS
JANUARY 2024

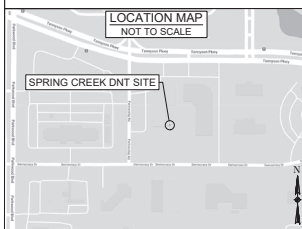
ZONING NOTE:
 APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAN, OR PLAN. APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS, PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLANS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

TREE REMOVAL NOTE:
 BEFORE REMOVAL OF TREES, CONTRACTOR MUST CONTACT URBAN FORESTER W/ PARKS AND REC DEPT (972-941-7826). TREES MAY NOT BE REMOVED UNTIL MITIGATION PAYMENT MADE (\$175 PER CALIPER INCH) (ORDINANCE 16-19).

FLOOD NOTE:
 ACCORDING TO MAP NO. 48085C0355K OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR CITY OF PLANO, TEXAS, EFFECTIVE DATE JUNE 7, 2017 THE SUBJECT TRACT IS SITUATED WITHIN UN-SHADED ZONE "X", DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD.

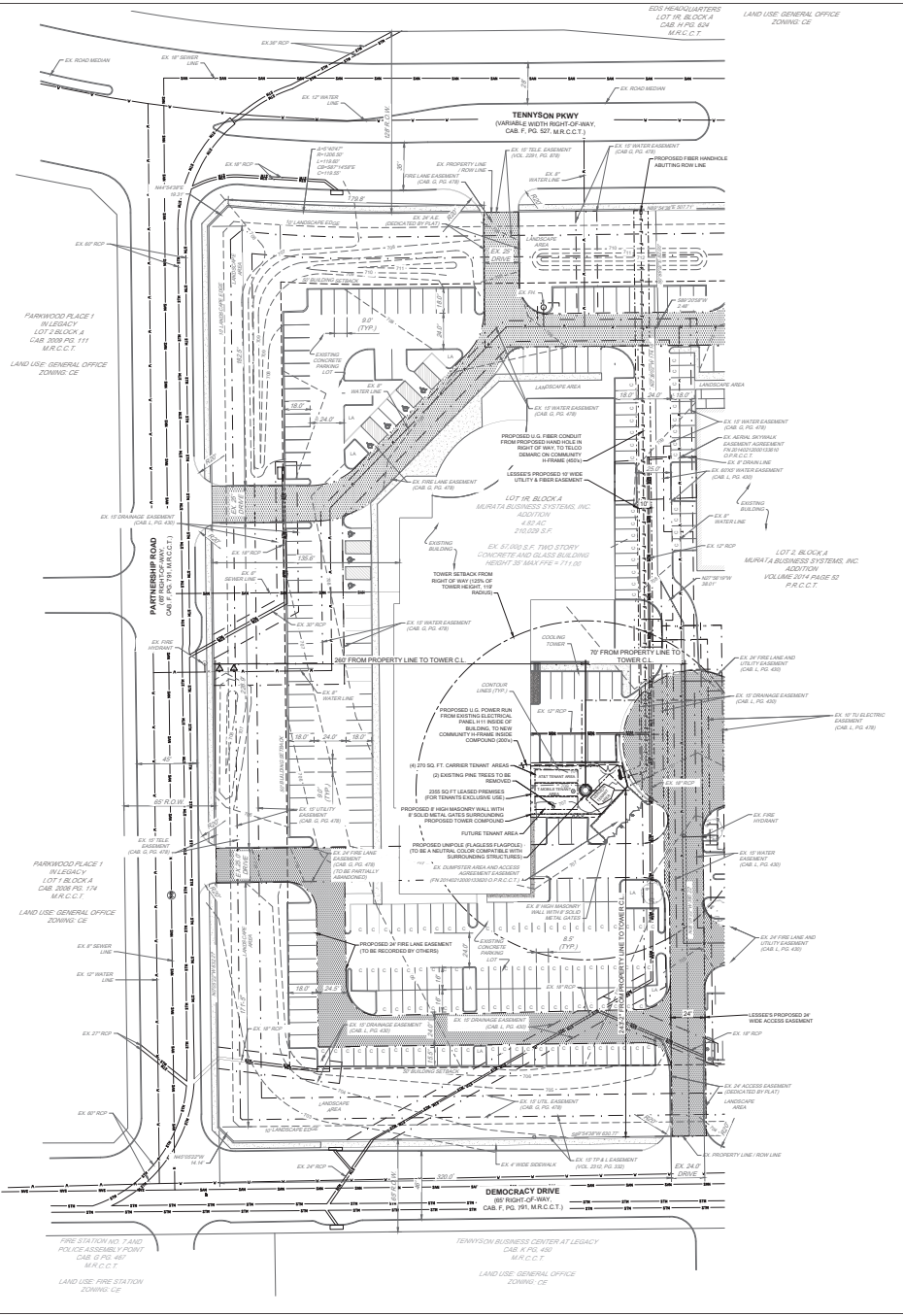
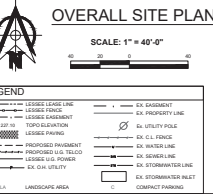
SITE LOCATION IS A GRASSY MEDIAN. CONTRACTOR SHALL CLEAR AND LEVEL ENTIRE LEASE AREA.

- CITY OF PLANO SITE PLAN GENERAL NOTES:**
- BUILDINGS 6,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
 - FIRE LINES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
 - HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
 - FOUR FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OFF OF THE PROPERTY LINE WITHIN THE RIGHTS-OF-WAY, UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A MEANDERING SIDEWALK OR AN ALTERNATIVE DESIGN IS APPROVED BY THE CITY. BARRIER-FREE RAMPS, PER CITY STANDARDS, SHALL BE PROVIDED ON SIDEWALKS AT ALL CURB CROSSINGS.
 - MECHANICAL UNITS, DUMPSTERS, AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - ALL SIGNAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT.
 - APPROVAL OF ITE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE, AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.
 - OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 8-408 OF THE CODE OF ORDINANCES.
 - PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
 - ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND WHERE REQUIRED.
 - USERS SHALL CONFIRM IN OPERATION, LOCATION AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 3-1300 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.



ABBREVIATIONS

AMSL	AVERAGE MEAN SEA LEVEL
BL	BUILDING LINE
B.W.	BARRIERS WIRE
CL	CHANNEL
CE	DRAINAGE EASEMENT
EX	EXISTING
FN	FILE NUMBER
IP	IRON PIPE
IR	IRON ROD
M.P.C.C.T.	MAP RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.B.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
POB	POINT OF BEGINNING
P.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
POC	POINT OF COMMENCEMENT
ST	STORMWATER
ST/SE	STORM SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
T.B.M.	TEMPORARY BENCHMARK
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT



WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.	SAN.	SEW.	REMARKS
1	DOMESTIC	2"	2	6"	6"	EXISTING
2	IRRIGATION	2"	2	N/A		EXISTING

THE PURPOSE OF THIS REVISED SITE PLAN IS TO ADD A CELL TOWER COMPOUND TO THE SUBJECT PROPERTY.

Call DigTESS dial "811"

Know what's below. Call before you dig.

SITE DATA SUMMARY TABLE

GENERAL SITE DATA	LOT 1R
ZONING	CE
LAND USE	GENERAL OFFICE
LOT AREA	210,029 SF / 4.82 AC
BUILDING FOOTPRINT AREA	30,935 SF
TOTAL BUILDING AREA	57,000 SF
BUILDING HEIGHT (# STORIES)	2
BUILDING HEIGHT (ft MAX)	35' MAX
LOT COVERAGE	14.80%
FLOOR AREA RATIO	27.30%
PARKING	
PARKING RATIO	1 SPACE/300 SF FLOOR AREA
REQUIRED PARKING (# SPACES)	190
PROVIDED PARKING (# SPACES)	262
STANDARD PARKING (# SPACES)	135
COMPACT PARKING (# SPACES)	113
GARAGE PARKING (# SPACES)	0
ACCESSIBLE PARKING REQUIRED (# SPACES)	7
ACCESSIBLE PARKING PROVIDED (# SPACES)	7
PARKING IN EXCESS OF 130% OF REQUIRED PARKING (# SPACES)	53
LANDSCAPE AREA (INCLUDING TURF AREA)	
LANDSCAPE EDGE AREA PROVIDED	12,100 SF
REQUIRED INTERIOR LANDSCAPE AREA	8 SF PER SPACE = 1,520 SF
INTERIOR LANDSCAPE AREA PROVIDED	65,046 SF
OTHER LANDSCAPE AREA WITHIN THE LOT INCLUDING STORM WATER CONSERVATION AREAS	0
TOTAL LANDSCAPE AREA	77,146 SF
PERMEABLE AREA (NOT INCLUDING LANDSCAPING OR TURF AREAS)	
PERMEABLE PAVEMENT	0
OTHER PERMEABLE AREA WITHIN THE LOT NOT INCLUDING LANDSCAPING OR TURF AREAS	0
TOTAL PERMEABLE AREA	0
IMPERVIOUS AREA	
BUILDING FOOTPRINT AREA	30,935 SF
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK	101,948 SF
TOTAL IMPERVIOUS AREA	132,883 SF
SUM OF TOTAL LANDSCAPE AREA + TOTAL IMPERVIOUS AREA	210,029 SF
NOTE: SUM MUST EQUAL LOT AREA	210,029 SF
TOTAL IMPERVIOUS AREA	132,883 SF
LESS BMP IMPERVIOUS AREA CREDIT	0
BILLABLE IMPERVIOUS AREA	132,883 SF

APPROVED
 SUBJECT TO STIPULATIONS
 April 15, 2024
 CITY OF PLANO
 P&Z COMMISSION
 PLANNER: JR

SPACE FOR CITY OF PLANO USE ONLY

EXPIRES
 APRIL 15, 2026
 CITY OF PLANO

ANTHEMNET, INC.
 594 LUTHER LANE
 DALLAS, TX 75208
 PHONE: 214-934-9151

3D DESIGN & ENGINEERING, INC.
 2150 E. WINTER WOOD CT
 DALLAS, TEXAS 75245
 PHONE: 972-442-4400
 FAX: 972-442-4400
 P.M. # 1-1301

REVISED SITE PLAN
 MURATA BUSINESS SYSTEMS, INC. ADDITION

PROJECT NAME & SHEET DESCRIPTION: **SPRING CREEK DNT**
 REVISED SITE PLAN
 CITY PROJECT NO: RSP2024-002

DATE OF CREATION: 08-03-2023

REV. NO.	REV. DESCRIPTION:	REV. DATE:
1	CITY REQUESTED REVISION	1-2-24
2	CITY REQUESTED REVISION	1-20-24
3	CITY REQUESTED REVISION	3-19-24
4	CITY REQUESTED REVISION	04-04-24

SHEET NO. ZD1 OF 2 SHEETS

ZONING NOTE:

APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAT, OR PLAN. APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS. PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

TREE REMOVAL NOTE:

BEFORE REMOVAL OF TREES, CONTRACTOR MUST CONTACT URBAN FORESTER W/ PARKS AND REC DEPT (972-941-7826). TREES MAY NOT BE REMOVED UNTIL MITIGATION PAYMENT MADE (\$175 PER CALIPER INCH) [ORDINANCE 16-19].

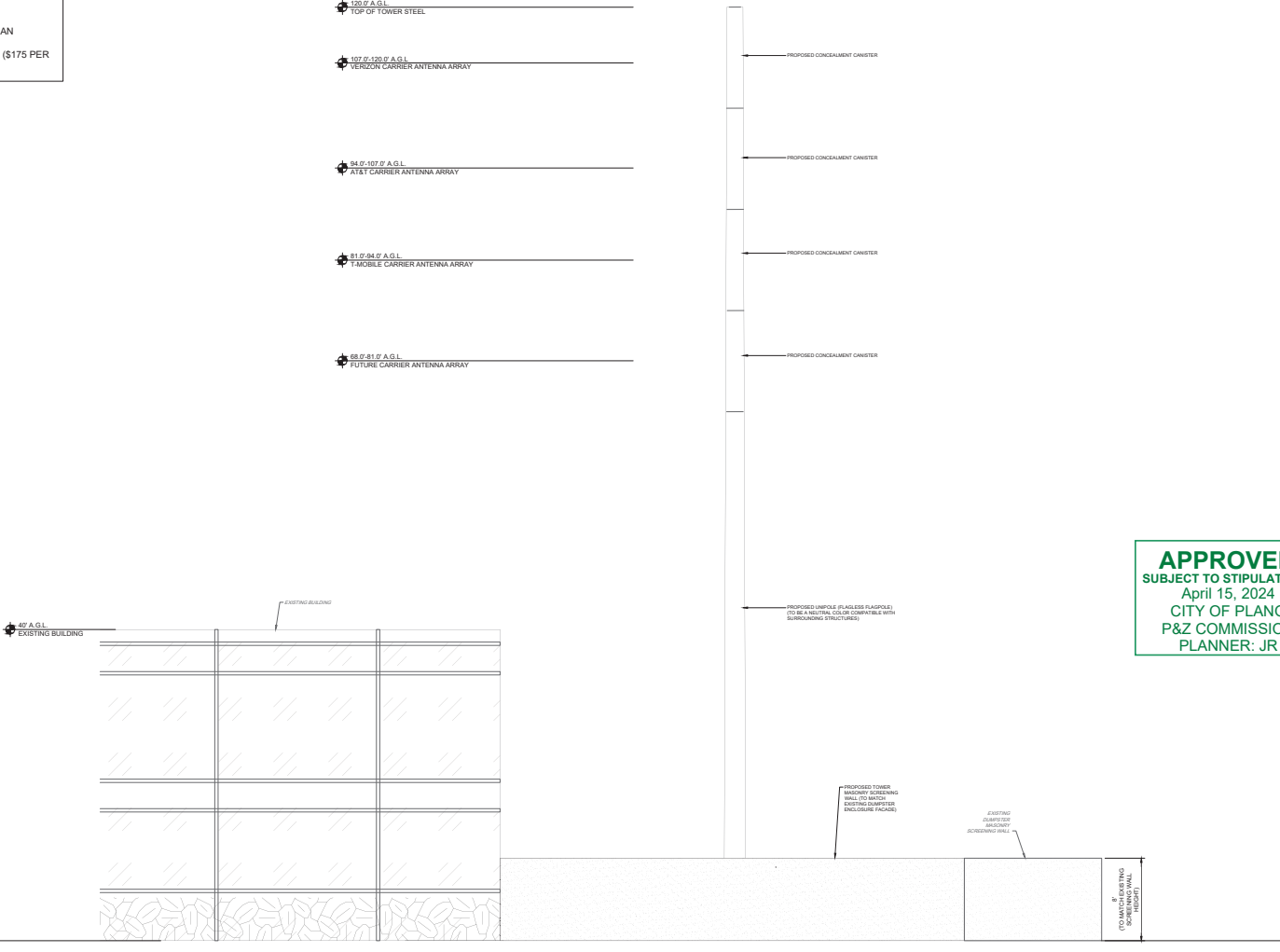
FLOOD NOTE:

ACCORDING TO MAP NO. 48085C0355K OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR CITY OF PLANO, TEXAS, EFFECTIVE DATE JUNE 7, 2017 THE SUBJECT TRACT IS SITUATED WITHIN UN-SHADED ZONE "X", DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD.

SITE LOCATION IS A GRASSY MEDIAN. CONTRACTOR SHALL CLEAR AND LEVEL ENTIRE LEASE AREA.

CITY OF PLANO SITE PLAN GENERAL NOTES:

1. BUILDINGS 6,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
2. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
3. HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
4. FOUR-FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OFF OF THE PROPERTY LINE WITHIN THE RIGHTS-OF-WAY, UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A MEANDERING SIDEWALK OR AN ALTERNATIVE DESIGN IS APPROVED BY THE CITY. BARRIER-FREE RAMPS, PER CITY STANDARDS, SHALL BE PROVIDED ON SIDEWALKS AT ALL CURB CROSSINGS.
5. MECHANICAL UNITS, DUMPSTERS, AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
6. ALL SIGNAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT.
7. APPROVAL OF THIS SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
8. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
9. BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE, AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.
10. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 6-466 OF THE CODE OF ORDINANCES.
11. PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
12. ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND WHERE REQUIRED.
13. USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 5-1300 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.



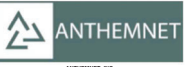
SITE ELEVATION
SCALE: N.T.S.



APPROVED
SUBJECT TO STIPULATIONS
April 15, 2024
CITY OF PLANO
P&Z COMMISSION
PLANNER: JR

SPACE FOR CITY OF PLANO USE ONLY

EXPIRES
APRIL 15, 2026
CITY OF PLANO



ANTHEMNET, INC.
5941 LUTHER LANE
SUITE 205
DALLAS, TX 75248
PHONE: 214-359-7101

3DD&E 3D DESIGN & ENGINEERING, INC.
2100 E. WINTER WOLEY CT
COPULE, TEXAS 77435
PHONE: 281-435-0000
FAX: 281-435-0000
P&Z # P-15301

REVISED SITE PLAN
MURATA BUSINESS SYSTEMS, INC. ADDITION



PROJECT NAME & SHEET DESIGNATION:
SPRING CREEK DNT
ANTENNA DETAIL
CITY PROJECT NO: RSP2024-002

SITE LOCATION INFORMATION:
PLAN TYPE: REVISED SITE PLAN - NEW CELLULAR COMMUNICATIONS SITE
PROPERTY DESCRIPTION: MURATA BUSINESS SYSTEMS INC ADDITION (DPL# BLKA, LOT 16) HEREIN
GROSS ACREAGE: 4.823-ACRE TRACT (2541 ACRE TOWER ADDITION)
CITY, COUNTY AND STATE NAME: CITY OF PLANO, COLLIN COUNTY, TEXAS
SURVEY ABSTRACT NAME: MARIA C. VELA SURVEY, ABSTRACT 935
PROPERTY OWNER: DEMOCRACY PARTNERS, L.L.P. PHONE: 469-759-1954

DATE OF CREATION: 8-03-2023

REV NO:	REV DESCRIPTION:	REV DATE:
1	CITY REQUESTED REVISION	1-2-24
2	CITY REQUESTED REVISION	1-20-24
3	CITY REQUESTED REVISION	3-19-24
4	CITY REQUESTED REVISION	04-04-24

SHEET NO ZD2 OF 2 SHEETS

DATE: April 16, 2024
TO: Honorable Mayor & City Council
FROM: Planning & Zoning Commission
VIA: Mike Bell, AICP, Development Review Manager acting as Secretary of the Planning & Zoning Commission 
Christina D. Day, AICP, Director of Planning 
SUBJECT: Results of Planning & Zoning Commission Meeting of April 15, 2024

AGENDA ITEM NO. 2A - ZONING CASE 2024-001
PETITIONER: DEMOCRACY PARTNERS LTD.

Request for a Specific Use Permit for a 120-foot Commercial Antenna Support Structure on 0.1 acre located 225 feet north of Democracy Drive and 220 feet east of Partnership Road. Zoned Commercial Employment. Tabled on March 4, 2024. Project #ZC2024-001.

APPROVED: 8-0

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

RESULTS:

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

1. Consistent with the approved site plan, flagpole design is required and must accommodate collocation within the structure. The pole must be uniform in color, consistent with the Aesthetic and Alternative Design Requirements of Section 15.200 of the Zoning Ordinance.
2. All antennas or other equipment attached to the support structure must be screened from view by internal placement.

To view the hearing, please click on the provided link:
<https://planotx.new.swagit.com/videos/302674?ts=5848>

JR/ko

cc: Eric Hill, Assistant Director of Planning
Christina Sebastian, Land Records Planning Manager

Melissa Kleineck, Lead Planner
Justin Cozart, Sr. GIS Technician
Jeanna Scott, Building Inspections Manager
Dorothy Alatorre, Sr. Administrative Assistant - Neighborhood Services

AGENDA ITEM NO. 2A

PUBLIC HEARING: Zoning Case 2024-001

PETITIONER: Democracy Partners Ltd.

CASE PLANNER: Jordan Rockerbie, AICP

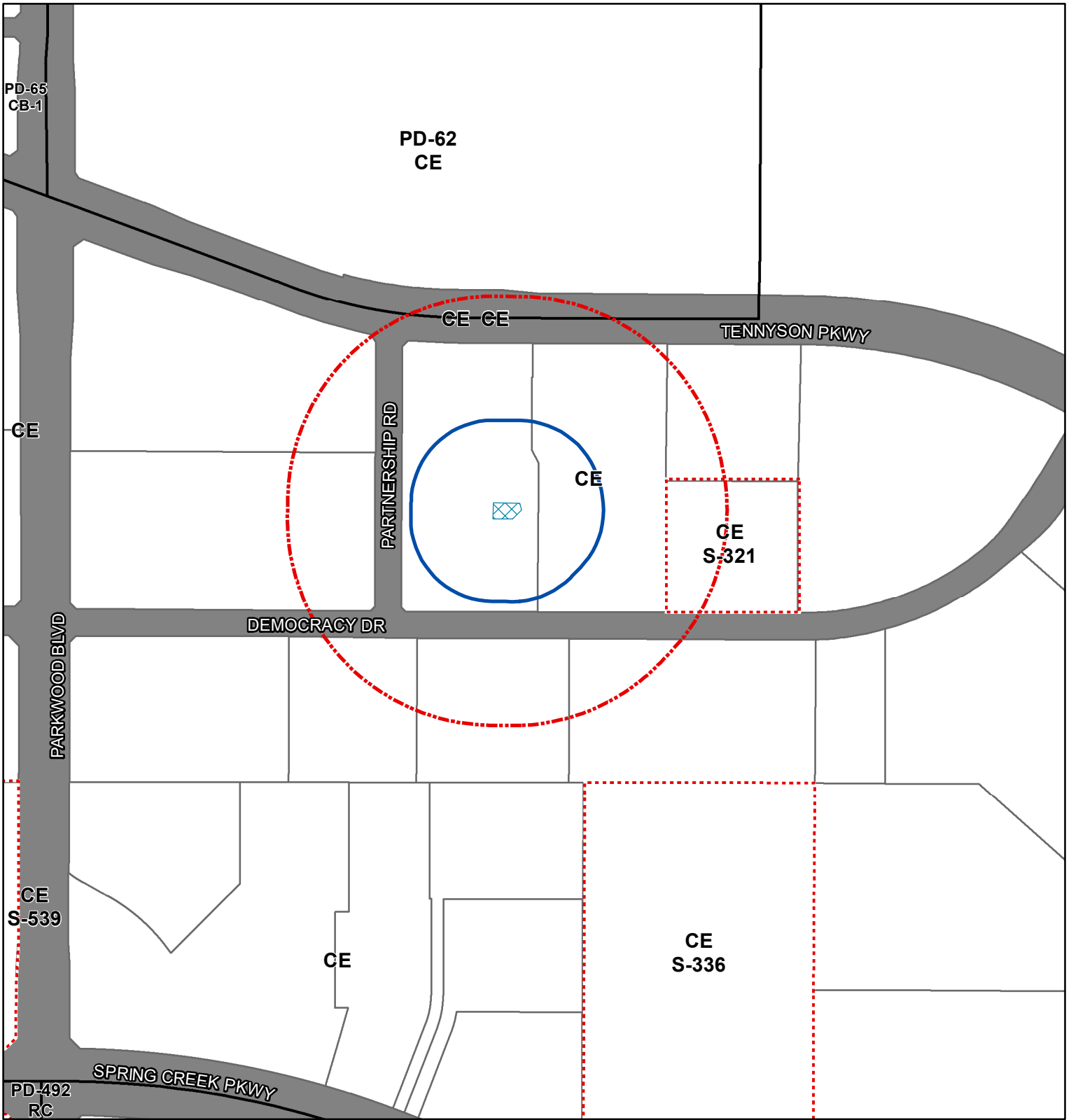
DESCRIPTION: Request for a Specific Use Permit for a 120-foot Commercial Antenna Support Structure on 0.1 acre located 225 feet north of Democracy Drive and 220 feet east of Partnership Road. Zoned Commercial Employment. Tabled on March 4, 2024. Project #ZC2024-001.

SUMMARY:

This item was tabled at the March 4, 2024, Planning & Zoning Commission meeting. The applicant is requesting a Specific Use Permit for a 120-foot Commercial Antenna Support Structure on a nonresidential property addressed 5560 Tennyson Parkway. Major topics of consideration in this request include:

1. Tower Design – The applicant proposes a monopole designed as a flagless flagpole with concealed antennas. This would be considered an alternative—or stealth—antenna support structure by the Zoning Ordinance.
2. Conformance with review procedures in Zoning Ordinance Section 15.200 (Communications Antennas, Amateur and Commercial) – The request is consistent with the requirements of Section 15.200.
3. Conformance with the Comprehensive Plan – The request is consistent with the Employment Centers (EC) category of the Future Land Use Map and the Community Design Policy – Action 3 (CD3).

For these reasons, staff recommends approval of the request. A revised site plan accompanies this request as Agenda Item 2B.

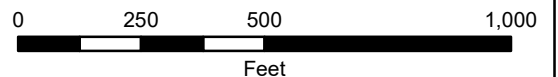
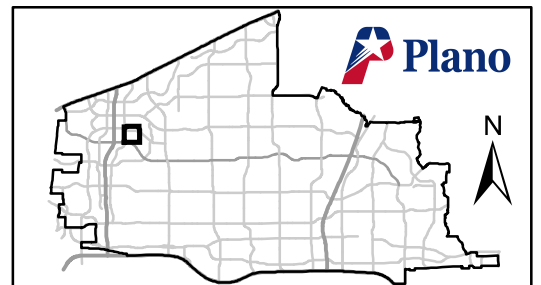


Zoning Case: ZC2024-001

Existing Zoning: Commercial Employment

Proposed Zoning: Commercial Employment with SUP for 120-Foot Commercial Antenna Support Structure

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








TENNYSON PKWY

PARTNERSHIP RD

DEMOCRACY DR

Zoning Case 2024-001

 Area of Request



STAFF PRELIMINARY REPORT – INTRODUCTORY REMARKS

The applicant is requesting a Specific Use Permit (SUP) for a 120-foot Commercial Antenna Support Structure on a property zoned Commercial Employment (CE).

Specific Use Permit – Subsection 6.100.2 (Specific Use Permits) of the Zoning Ordinance states:

The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established.

Additionally, Subsection 6.100.3 (Specific Use Permits) states the following:

The Planning & Zoning Commission in considering and determining its recommendations to the City Council on any request for a specific use permit may require from the applicant plans, information, operating data, and expert evaluation concerning the location, function, and characteristics of any building or use proposed. The City Council may, in the interest of the public welfare and to insure compliance with this ordinance, establish conditions of operation, location, arrangement, and type and manner of construction of any use for which a permit is authorized. In authorizing the location of any of the uses listed as specific use permits, the City Council may impose such development standards and safeguards as the conditions and locations indicate important to the welfare and protection of adjacent property from noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, offensive view, traffic, or other undesirable or hazardous conditions.

Proposed Uses – The Zoning Ordinance defines antenna support structure as follows:

Antenna Support Structure – The transmitting or receiving system, its supporting structures and any appurtenances mounted thereon, including a free-standing structure built specifically to support or act as an antenna or a structure mounted on some other manmade object such as a building or bridge.

Zoning – The subject property is currently zoned Commercial Employment (CE). Subsection 10.1000.1 of the Zoning Ordinance states the purpose of the CE district is as follows:

The CE district is intended to provide the flexibility for an integrated development that may include retail, office, commercial, and light manufacturing. The major focus of the CE district is to be corporate headquarters and research facilities arranged in a campus-like setting.

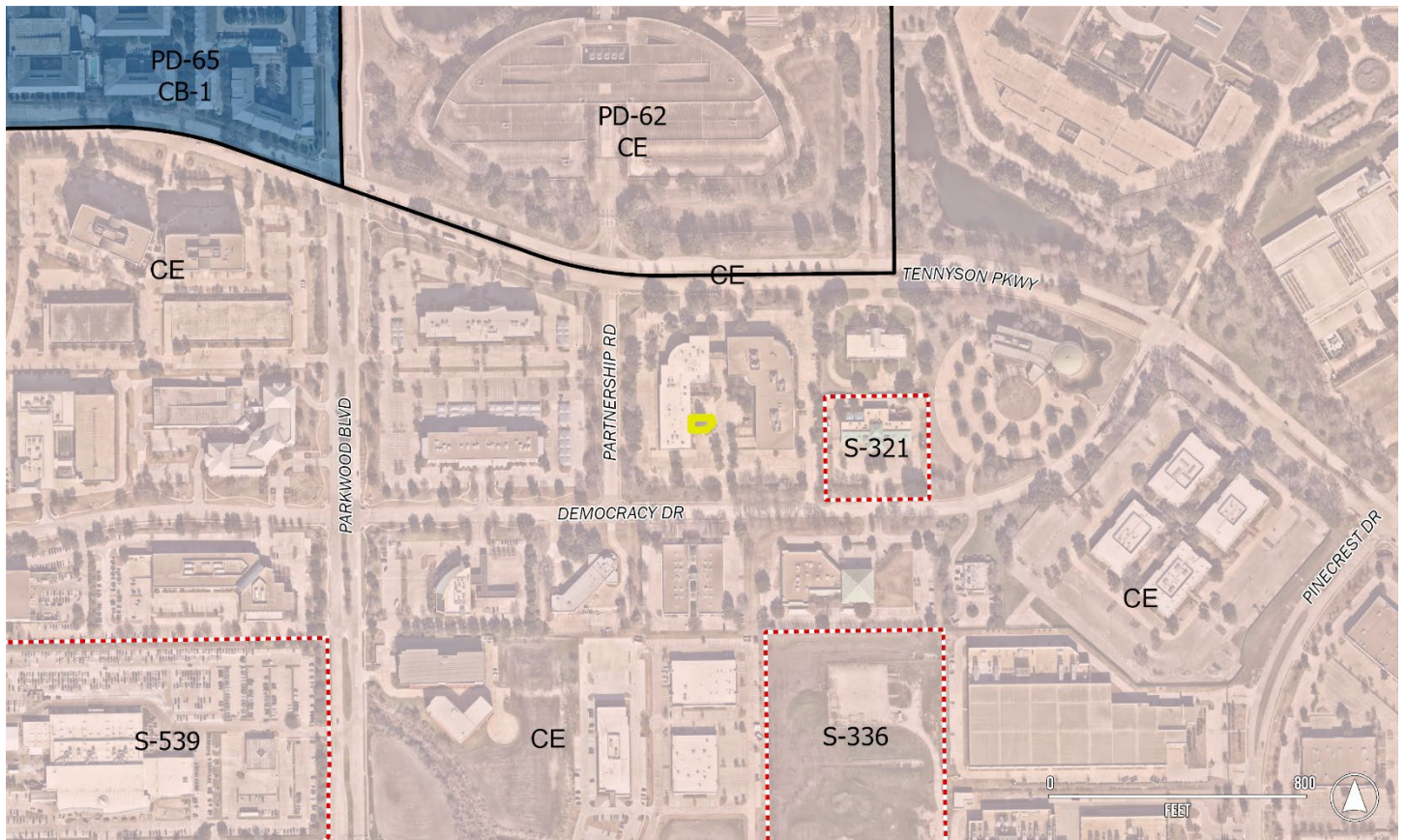
Proposed SUP Restrictions – The applicant proposes to restrict the design of the 120-foot commercial antenna support structure as follows:

1. Consistent with the approved site plan, flagpole design is required and must accommodate collocation within the structure. The pole must be uniform in color consistent with the Aesthetic and Alternative Design Requirements of Section 15.200 of the Zoning Ordinance.
2. All antennas or other equipment attached to the support structure must be screened from view by internal placement.

Surrounding Land Use and Zoning

The boundaries of the SUP are located within the larger 4.8-acre lot, which is zoned Commercial Employment (CE) and developed with a professional/general administrative office. Adjacent uses and zoning in the following table are those beyond the limits of the lot.

North	The property is zoned Planned Development-62-Commercial Employment (PD-62-CE) and contains professional/general administrative office uses.
East	The properties are zoned CE with Specific Use Permit No. 321 for Day Care Center and contain professional/general administrative office and private school uses.
South	The properties are zoned CE and contain professional/general administrative office and fire station/public safety building uses.
West	The properties are zoned CE and contain professional/general administrative office uses.



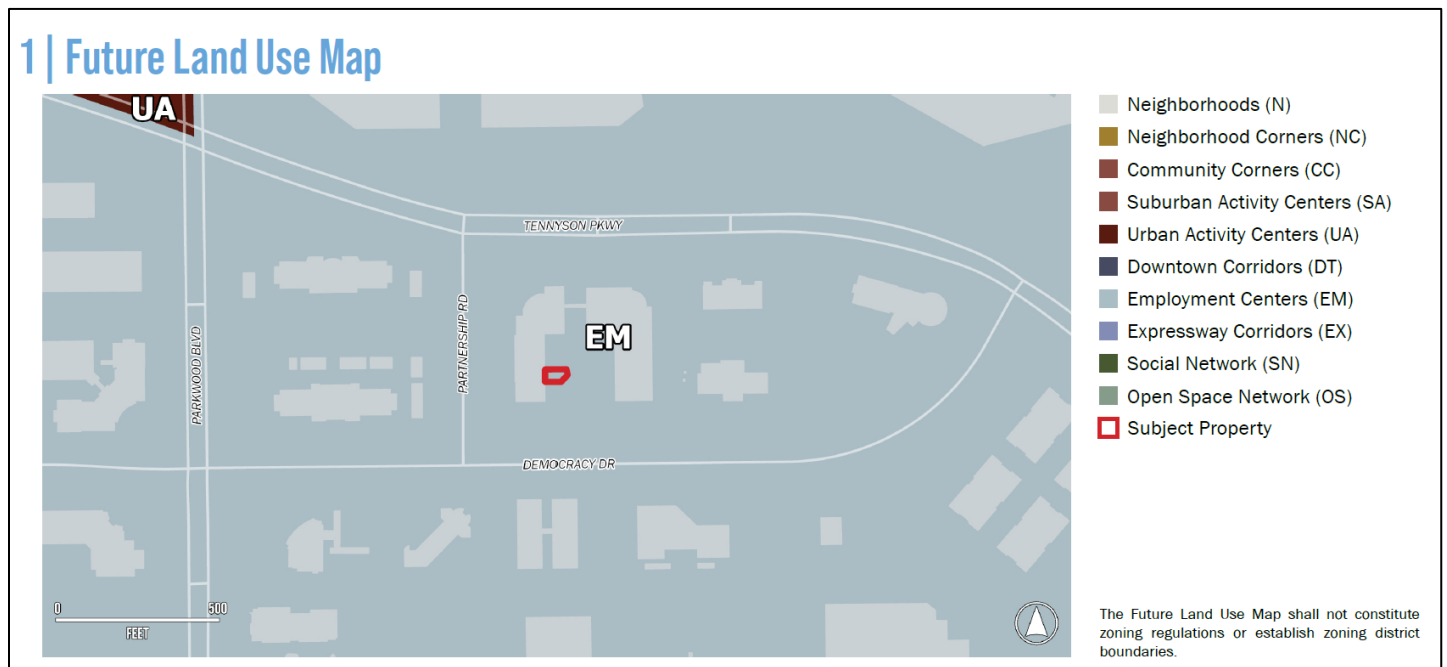
STAFF PRELIMINARY REPORT – CONFORMANCE TO THE COMPREHENSIVE PLAN

The proposed request has been reviewed for conformance with the Comprehensive Plan. A Comprehensive Plan Fact Sheet has not been provided due to the limited and unique scope of the request. Major factors included in the analysis are provided below.

Guiding Principles – The set of [Guiding Principles to the Comprehensive Plan](#) establishes overarching themes that apply to all policies and actions and express values for Plano Today, Plano 2050, and Plano Together. Since the principles do not stand alone but are used in concert with one another and carry across the Plan as a whole, each principle must be judged through a lens that incorporates all other principles to be fully and accurately understood. As such, the Commission is encouraged to review the full list of Guiding Principles and judge zoning requests through the lens of all principles.

Future Land Use Map & Dashboards – The subject site is located within the Employment Centers (EM) category of the Future Land Use Map (FLUM). The EM category applies to the business centers in the Legacy area and along the Plano Parkway/President George Bush Turnpike. The primary uses within this category include corporate office campuses, medical centers, educational facilities, technology centers, and research facilities; limited manufacturing and warehouse uses are allowed as a supporting use.

The proposed amendment does not result in changes to overall land use mix, residential acreage, number of dwelling units, or building height per standards in the Comprehensive Plan. The request results in no change to the Future Land Use Map & Dashboards.



Community Design Action 3 (CD3) – *In areas identified by the Community Design Plan, develop strategies to minimize the visual impact of overhead utilities and wireless communication facilities.*

Although the Community Design Plan is currently being developed and areas have not yet been identified, the applicant is proposing specific design standards for the wireless communication tower. The applicant proposes a monopole uniform in color designed as a flagless flagpole with concealed antennas to minimize the visual impact. This request is in conformance with the goal of this policy to minimize the visual impact of wireless communication facilities.

STAFF PRELIMINARY REPORT – ANALYSIS & RECOMMENDATION

Commercial Antenna Support Structure Use

An SUP would allow the applicant to construct a new 120-foot-tall commercial antenna support structure. The purpose of the tower is to provide increased wireless capacity and coverage in the area. Three wireless providers will have antennas on the proposed tower, and there is sufficient space for a fourth set of antennas without increasing the height of the structure.

An SUP is required in nonresidential districts for commercial antenna support structures that are greater than 60 feet in height.

Antenna Review Procedures

Section 15.200.4.A contains application requirements for commercial antennas and antenna support structures.

The applicant is proposing to restrict the design of the commercial antenna support structure to a flagless flagpole with the antennas concealed by internal placement, generally as shown in the site plan accompanying this request. This would be considered an alternative—or stealth—antenna support structure by the Zoning Ordinance. Alternative antenna support structure designs are encouraged to preserve the aesthetics of the surrounding area and are provided the following incentives by the Zoning Ordinance:

1. Exempt from the tower spacing requirements in Sec. 15.200.5.G (per Section 15.200.5.G.vi).
2. Exempt from the requirement for colocation of antennas for a minimum of two carriers (per Section 15.200.6.A).

Based on information provided by the applicant, the nearest commercial antenna support structure is a monopole located in the Dallas North Tollway right-of-way, approximately 2,927 feet southwest of the proposed tower. The proposed tower would meet the separation and colocation requirements if they were applied.

Per the Zoning Ordinance, the tower must be 265 feet away from the nearest residential zoning district; the nearest residential zoning district is over 3,000 feet from the proposed tower. The nearest property containing residential uses is approximately 1,440 feet from the proposed tower.

SUMMARY:

The applicant is requesting a Specific Use Permit for a 120-foot Commercial Antenna Support Structure on a nonresidential property addressed 5560 Tennyson Parkway. A flagless flagpole design is proposed to meet the Aesthetic and Alternative Design Requirements of Section 15.200 of the Zoning Ordinance, with the commitment to this design secured through the proposed SUP stipulations. For these reasons, staff supports the request for a Specific Use Permit for a 120-foot Commercial Antenna Support Structure with the proposed stipulations.

RECOMMENDATION:

Recommended for approval subject to:

1. Consistent with the approved site plan, flagpole design is required and must accommodate collocation within the structure. The pole must be uniform in color, consistent with the Aesthetic and Alternative Design Requirements of Section 15.200 of the Zoning Ordinance.
2. All antennas or other equipment attached to the support structure must be screened from view by internal placement.



EXISTING 40'
BUILDING

120' UNIPOLE
(COLOR TO MATCH
EXISTING NEARBY
STRUCTURES)

TENNYSON PKWY
(VARIABLE WIDTH RIGHT-OF-WAY,
CAB. F, PG. 527, M.R.C.C.T.)

VIEW - FROM TENNYSON PKWY FACING SOUTH

LESSEE'S PROPOSED 2385 SQ FT PREMISES DESCRIPTION:

BEING A LESSEE'S PROPOSED 2385 SQ FT PREMISES CONTAINING 0.0541 ACRES (2385.14 SQUARE FEET) OF LAND LOCATED IN THE MARIA C. VELA SURVEY, ABSTRACT NO. 935, COLLIN COUNTY, TEXAS, AND BEING OUT OF AND PART OF LOT 1R, BLOCK A AS SHOWN ON THE REPLAT LOTS 1R AND 2, BLOCK A MURATA BUSINESS SYSTEMS INC. ADDITION AS RECORDED IN VOLUME 2014 PAGE 52 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, CONVEYED TO DEMOCRACY PARTNERS LTD AS RECORDED IN FILE NUMBER 20150109103202 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAID 4.822-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4920, NORTH AMERICAN DATUM OF 1983:

COMMENCING AT A 3/4" IRON ROD STAMPED "800 3889" BEING THE NORTHEAST CORNER OF LOT 2, BLOCK A AS SHOWN ON THE REPLAT LOTS 1R AND 2, BLOCK A MURATA BUSINESS SYSTEMS INC. ADDITION AS RECORDED IN VOLUME 2014 PAGE 52 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, LYING IN THE SOUTHERLY BIGHT-OR-WAY LINE OF TENNYSON PARKWAY AND HAVING A STATE PLANE COORDINATE VALUE OF N+0.00000000'E, W+0.00000000' (N);

THENCE SOUTH 11 DEGREES 51 MINUTES 51 SECONDS WEST, 536.26 FEET TO THE POINT OF BEGINNING AND NORTHEASTERLY CURVE OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF R+0.00000000'E, S+0.00000000' (S);

THENCE SOUTH 13 DEGREES 12 MINUTES 59 SECONDS EAST, 17.06 FEET TO THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 43 DEGREES 12 MINUTES 06 SECONDS WEST, 30.17 FEET TO A SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 59 MINUTES 08 SECONDS WEST, 47.39 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ONE NORTH, 38.24 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 49 MINUTES 03 SECONDS EAST, 64.14 FEET TO THE POINT OF BEGINNING CONTAINING 0.0428 ACRES OF LAND.

GENERAL NOTES:

- ALL BEARINGS AND GRID BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4920), NORTH AMERICAN DATUM OF 1983 AND ARE ROUNDED TO THE NEAREST SECOND. ALL DISTANCES ARE REPRESENTED IN GRID VALUES, BASED ON SAID HORIZONTAL DATUM AND ARE MEASURED IN US SURVEY FEET TO THE NEAREST HUNDRETH OF FOOT.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID18) AND ARE DETERMINED TO THE NEAREST TENTH OF FOOT.
- PROVIDED ELEVATIONS, LATITUDE AND LONGITUDE VALUES ARE FROM GPS OBSERVATIONS (TYPE OF EQUIPMENT: TRIMBLE R12000, DATE OF SURVEY: 04/09/2023).
- BAIS OF BEARING: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.
- BAIS OF ELEVATION: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.
- THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY AND NO BOUNDARY SURVEY OF THE PARENT TRACT WAS PERFORMED.
- THIS SURVEY CONTAINS A DRAWING AND A METES AND BOUNDS DESCRIPTION FOR A LESSEE'S PROPOSED 2385 SQ FT PREMISES THAT WAS PREPARED FOR THE EXCLUSIVE USE OF ANTHEMNET, INC. AND EXCLUSIVELY FOR THE TRANSFER OF THE LESSEE PREMISES SHOWN HEREON. THE PREMISES WILL NOT BE LITIGATED.
- THIS SURVEY WAS BASED ON INFORMATION FOUND IN THE ABSTRACT CERTIFICATE AND IN THE ADJOINER REPORT ISSUED BY TEXAS ABSTRACT SERVICES, SITE NAME: SPRING CREEK DNT, CONTROL NO. 20196, DATED OCTOBER 21, 2022.
- NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC SURVEY.
- ALL ZONING INFORMATION SHOULD BE VERIFIED WITH PROPER ZONING OFFICIALS.
- UTILITY EASEMENTS AS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS CONDUCTED ON 04/19/2023. UNDERGROUND UTILITIES MAY EXIST AND WERE NOT PHYSICALLY LOCATED AS PART OF THIS SURVEY.
- AT THE TIME OF THE SURVEY, THE LESSEE'S PROPOSED 2385 SQ FT PREMISES LIE WITHIN AN UNSHADED AREA OF 100% FLOOD HAZARD ZONE X, ACCORDING TO FEMA FIRM PANEL MAP NUMBER 4806020506, EFFECTIVE 06/07/2017 (CITY OF PLANO, COLLIN COUNTY, TEXAS).
- THE LESSEE'S PROPOSED 2385 SQ FT PREMISES PLACEMENT ARE PER LAND OWNER, OR CUSTOMER DIRECTION AND DO NOT REFLECT ENGINEERING OR REAL ESTATE AGREEMENTS BY DESIGN AND ENGINEERING, INC.
- APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAN, OR PLAN APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS, PLANNING ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THE ZONING CASE.



TENNYSON PKWY

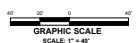
PARTNERSHIP RD

DEMOCRACY DR

ABBREVIATIONS

AMB.	AVERAGE MEAN SEA LEVEL
B.U.	BUILDING LINE
B.W.	BARBED WIRE
C.W.	CHANGING
D.E.	DRAINAGE EASEMENT
E.S.	EASTING
FN	FILE NUMBER
IR	IRON PIPE
IR	IRON ROD
M.R.C.C.T.	MAP RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
ON	ON
ST.M.E.	STORM SEWER EASEMENT
S.E.E.	SANITARY SEWER EASEMENT
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
W.E.	WATER LINE EASEMENT

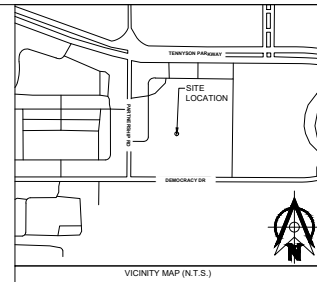
OVERALL PROPERTY MAP



LEGEND

-----	LESSEE'S PROPOSED PREMISES	-----	EX. EASEMENT
-----	EX. SETBACK LINE	-----	EX. PROPERTY LINE

POC
5/8" I.R.
"800 3889"
X=2,485,033.366
Y=1,076,515.18
PER RECORDED PLAT



LINE TABLE

LINE #	DISTANCE	BEARING
L1	17.06'	S13° 12' 37"E
L2	30.17'	S43° 12' 00"W
L3	47.39'	S89° 59' 08"W
L4	38.24'	N00° 00' 00"E
L5	64.14'	N89° 40' 03"E

SPACE FOR CITY OF PLANO USE ONLY

ANTHEMNET

ANTHEMNET, INC.
5841 UTILITY LANE
DALLAS, TX 75226
PHONE: 972-882-1151

PREPARED BY:

3D DESIGN & ENGINEERING INC.
DEPARTMENT OF SURVEYING
2702 E WINTER VIOLET CT
CYPRESS, TX 77433
PHONE: 832-510-6621
WWW.3DD&E.COM
INFO@3DD&E.COM
TEXAS REGISTRATION NO. 10194603

PURPOSE: THE PURPOSE OF THIS SURVEY IS TO DEFINE THE ADDITION OF A CELL TOWER/LEASE LOCATED ON AN EXISTING PROPERTY.

PLAT/REPLAT TYPE: CELL TOWER PREMISES ADDITION

ANTHEMNET PROJECT NAME: SPRING CREEK DNT

GROSS ACREAGE: 4.822 ACRES TRACT

PROPOSED PREMISES: 0.0541 ACRES

PROPOSED EASEMENT ACREAGE: 0.2122 ACRES (24' WIDE ACCESS EASEMENT); 0.0099 ACRES (12' WIDE UTILITY & FIRE EASEMENT)

PROPERTY OWNER: DEMOCRACY PARTNERS LTD
3888 TENNYSON PARKWAY SUITE 250
PLANO, TX 75024
469-755-1954

ZONING EXHIBIT

CASE NO: ZC2024-001

MURATA BUSINESS SYSTEMS INC ADDN, LOT 1R, BLOCK A
MARIA C. VELA SURVEY, ABSTRACT NO. 935
COLLIN COUNTY, TEXAS
JANUARY 2024

MARIA C. VELA SURVEY, A-95

ZONING NOTE:
 APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAN, OR PLAN, APPROVAL OF THE DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS. PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLANS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

TREE REMOVAL NOTE:
 BEFORE REMOVAL OF TREES, CONTRACTOR MUST CONTACT URBAN FORESTER W/ PARKS AND REC DEPT (972-941-7826). TREES MAY NOT BE REMOVED UNTIL MITIGATION PAYMENT MADE (\$175 PER CALIPER INCH) [ORDINANCE 16-19].

FLOOD NOTE:
 ACCORDING TO MAP NO. 48085C0355K, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR CITY OF PLANO, TEXAS, EFFECTIVE DATE JUNE 7, 2017 THE SUBJECT TRACT IS SITUATED WITHIN: UN-SHADOWED ZONE "X", DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD.

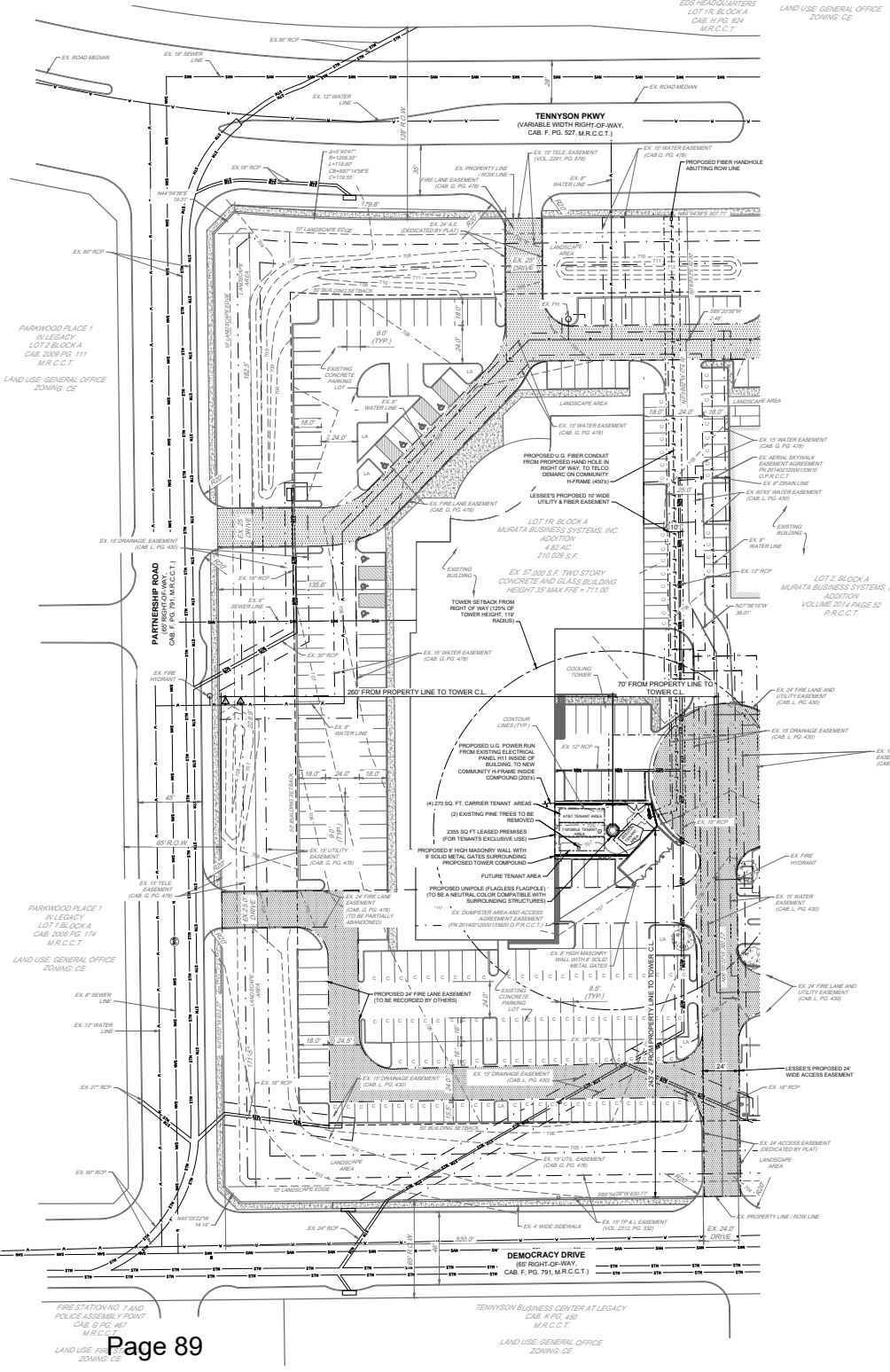
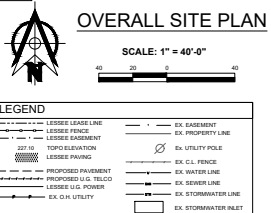
SITE LOCATION IS A GRASSY MEDIAN. CONTRACTOR SHALL CLEAR AND LEVEL ENTIRE LEASE AREA.

- CITY OF PLANO SITE PLAN GENERAL NOTES:**
- BUILDINGS 6,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
 - FIRE LINES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
 - HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
 - FOUR-FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OFF OF THE PROPERTY LINE WITHIN THE RIGHTS-OF-WAY, UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A MEANDERING SIDEWALK OR AN ALTERNATIVE DESIGN IS APPROVED BY THE CITY. BARRIER-FREE RAMPS, PER CITY STANDARDS, SHALL BE PROVIDED ON SIDEWALKS AT ALL CURB CROSSINGS.
 - MECHANICAL UNITS, DUMPSTERS, AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - ALL SIGNAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT.
 - APPROVAL OF HTE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE, AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.
 - OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 4-666 OF THE CODE OF ORDINANCES.
 - PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
 - ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND WHERE REQUIRED.
 - USES SHALL CONFIRM IN OPERATION, LOCATION AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 3-1300 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.



ABBREVIATIONS

AML	AVERAGE MEAN SEA LEVEL
B.L.	BUILDING LINE
B.W.	BARRIED WIRE
C.L.	CHAINLINK
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
FN.	FILE NUMBER
IP.	IRON PIPE
IR.	IRON ROAD
M.R.C.C.T.	MAP RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.C.	POINT OF BEGINNING
P.C.C.	POINT OF COMMENCEMENT
P.L.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
S.B.E.	STORM SEWER EASEMENT
OH.	OVERHEAD
ST.M.S.E.	SANITARY SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
TM.	TYPICAL
U.S.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT



WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.	SAN.	SEW.	REMARKS
1	DOMESTIC	2"	2	6"		EXISTING
2	IRRIGATION	2"	2	N/A		EXISTING

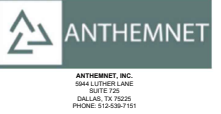
THE PURPOSE OF THIS REVISED SITE PLAN IS TO ADD A CELL TOWER COMPOUND TO THE SUBJECT PROPERTY.

SITE DATA SUMMARY TABLE

GENERAL SITE DATA	LOT IR
ZONING	CE
LAND USE	GENERAL OFFICE
LOT AREA	210,029 SF = 4.82 AC
BUILDING FOOTPRINT AREA	30,935 SF
TOTAL BUILDING AREA	57,000 SF
BUILDING HEIGHT (# STORIES)	2
BUILDING HEIGHT (3' MAX)	35' MAX
LOT COVERAGE	14.80%
FLOOR AREA RATIO	27.30%
PARKING	1 SPACE/300 SF FLOOR AREA
PARKING RATIO	190
REQUIRED PARKING (# SPACES)	262
PROVIDED PARKING (# SPACES)	135
STANDARD PARKING (# SPACES)	113
COMPACT PARKING (# SPACES)	0
GARAGE PARKING (# SPACES)	7
ACCESSIBLE PARKING REQUIRED (# SPACES)	7
ACCESSIBLE PARKING PROVIDED (# SPACES)	0
PARKING IN EXCESS OF 110% OF REQUIRED PARKING (# SPACES)	53
LANDSCAPE AREA (INCLUDING TURF AREA)	12,100 SF
LANDSCAPE EDGE AREA PROVIDED	8 SF PER SPACE = 1,520 SF
REQUIRED INTERIOR LANDSCAPE AREA	65,046 SF
INTERIOR LANDSCAPE AREA PROVIDED	0
OTHER LANDSCAPE AREA WITHIN THE LOT INCLUDING STORM WATER CONSERVATION AREAS	0
TOTAL LANDSCAPE AREA	77,146 SF
PERMEABLE AREA (NOT INCLUDING LANDSCAPING OR TURF AREAS)	0
PERMEABLE PAVEMENT	0
OTHER PERMEABLE AREA WITHIN THE LOT INCLUDING LANDSCAPING OR TURF AREAS	0
TOTAL PERMEABLE AREA	0
IMPERVIOUS AREA	30,935 SF
BUILDING FOOTPRINT AREA	101,948 SF
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK	132,883 SF
TOTAL IMPERVIOUS AREA	210,029 SF
TOTAL IMPERVIOUS AREA	132,883 SF
LESS BMP IMPERVIOUS AREA CREDIT	0
BILLABLE IMPERVIOUS AREA	132,883 SF

APPROVED
 SUBJECT TO STIPULATIONS
 April 15, 2024
 CITY OF PLANO
 P&Z COMMISSION
 PLANNER: JR

EXPIRES
 APRIL 15, 2026
 CITY OF PLANO



3D DESIGN & ENGINEERING, INC.
 2502 E WINTER WOLEY CT
 CRYSTAL SPRING, TEXAS 75825
 PHONE: 936-262-9929
 WWW.3DDE.COM
 FROM 9-13301

REVISED SITE PLAN
 MURATA BUSINESS SYSTEMS, INC. ADDITION

PROJECT NAME & SHEET DESCRIPTION
 SPRING CREEK DNT
 REVISED SITE PLAN
 CITY PROJECT NO: RSP2024-002

DATE OF REVISION 8-03-2023

REV NO:	REV DESCRIPTION:	REV DATE:
1	CITY REQUESTED REVISION	1-2-24
2	CITY REQUESTED REVISION	1-20-24
3	CITY REQUESTED REVISION	3-19-24
4	CITY REQUESTED REVISION	04-04-24

SHEET NO. Z01 OF 2 SHEETS

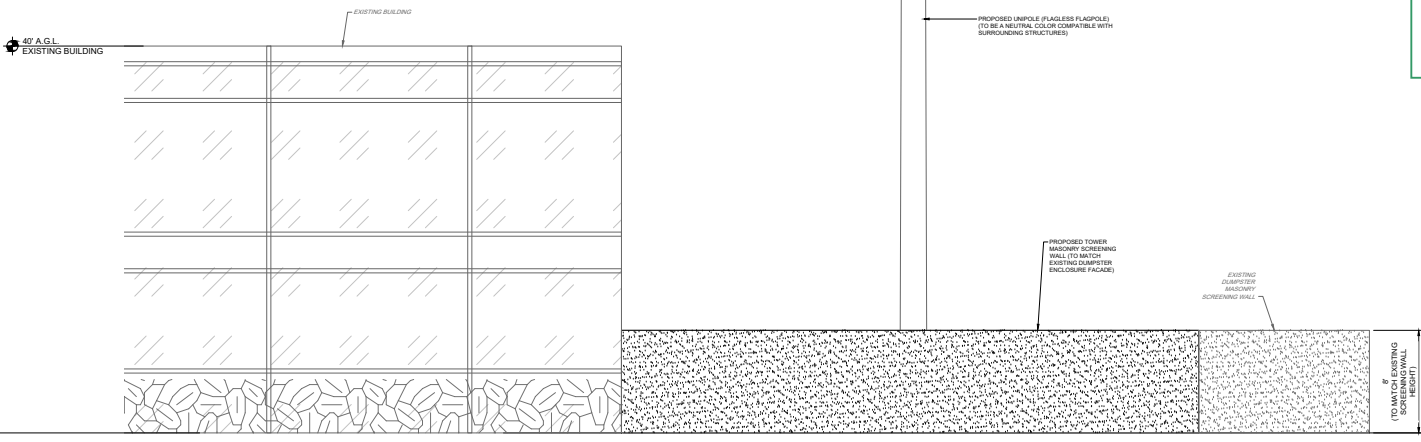
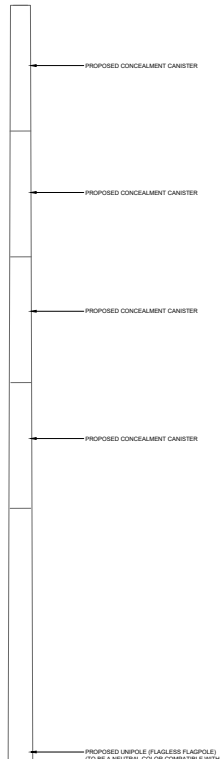
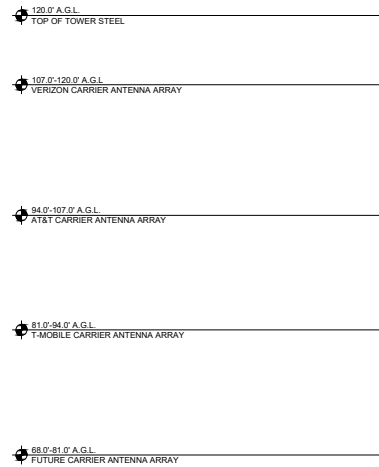
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APPROVED
 SUBJECT TO STIPULATIONS
 April 15, 2024
 CITY OF PLANO
 P&Z COMMISSION
 PLANNER: JR

SPACE FOR CITY OF PLANO USE ONLY

EXPIRES
 APRIL 15, 2026
 CITY OF PLANO

ANTHEMNET
 ANTHEMNET, INC.
 884 LUTHERLANE
 SUITE 205
 DALLAS, TX 75225
 PHONE: 972-439-7151

3D DESIGN & ENGINEERING, INC.
 21528 E. WINTER WOLES CT
 CYPRESS, TEXAS 77433
 PHONE: 281-431-8629
 WWW.3DDE.COM
 PROJ # 1-12001

REVISED SITE PLAN
 MURATA BUSINESS SYSTEMS, INC. ADDITION

PROJECT NAME & SHEET DESCRIPTION
 SPRING CREEK DNT
 ANTENNA DETAIL
 CITY PROJECT NO: RSP2024-002

SITE LOCATION INFORMATION
 PLAN TYPE: REVISED SITE PLAN - NEW CELLULAR COMMUNICATIONS SITE
 PROPERTY DESCRIPTION: MURATA BUSINESS SYSTEMS INC ADDITION (CPL) BLK A LOT 16, RES PLAT
 GROSS ACREAGE: 4.822-ACRE TRACT (0541 ACRE TOWER ADDITION)
 CITY, COUNTY AND STATE NAME: CITY OF PLANO, COLLIN COUNTY, TEXAS
 SURVEY ABSTRACT NAME: MARIA C. VELA SURVEY, ABSTRACT 935
 PROPERTY OWNER: DEMOCRACY PARTNERS, LTD PHONE: 469-759-1564

DATE OF CREATION: 8-03-2023

REV NO:	REV DESCRIPTION:	REV DATE:
1	CITY REQUESTED REVISION	1-2-24
2	CITY REQUESTED REVISION	1-20-24
3	CITY REQUESTED REVISION	3-19-24
4	CITY REQUESTED REVISION	04-04-24

SHEET NO ZD2 OF 2 SHEETS





CITY COUNCIL AGENDA MEMO

MEETING DATE: 5/13/2024
DEPARTMENT: Zoning
DIRECTOR: Christina Day, Director of Planning
AGENDA ITEM: Public Hearing and consideration of an Ordinance as requested in Zoning Case 2024-006.
RECOMMENDED ACTION: Items for Individual Consideration

ITEM SUMMARY

Public Hearing and consideration of an Ordinance as requested in Zoning Case 2024-006 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, rezoning 7.1 acres of land located at the southwest corner of Independence Parkway and Lotus Drive from Planned Development-381-Retail/General Office to Light Industrial-1, and rezoning 8.1 acres of land situated on President George Bush Turnpike, 600 feet west of Independence Parkway, from Agricultural to Light Industrial-1, both properties being located within the City of Plano, Collin County, Texas, and the 190 Tollway/Plano Parkway Overlay District; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. Petitioner: City of Plano **Conducted and adopted Ordinance No. 2024-5-5.**

BACKGROUND

The Planning & Zoning Commission recommended approval of this zoning case with a vote of 8-0 per their Final Report in the attached Supporting Documents.

FINANCIAL SUMMARY/STRATEGIC GOALS

Approval of this agenda item will support the City's Critical Success Factor of Residential and Commercial Economic Vitality. For detailed comments on the comprehensive plan related to this item, please see the Staff Preliminary Report in the attached Supporting Documents.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance	5/3/2024	Ordinance
Supporting Documents	5/1/2024	Informational

Zoning Case 2024-006

An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, rezoning 7.1 acres of land out of the Francis McCullough Survey, Abstract No. 586, and the Martha McBride Survey, Abstract No. 553, located at the southwest corner of Independence Parkway and Lotus Drive from Planned Development-381-Retail/General Office to Light Industrial-1, and rezoning 8.1 acres of land out of the Francis McCullough Survey, Abstract No. 586, situated on President George Bush Turnpike, 600 feet west of Independence Parkway, from Agricultural to Light Industrial-1, both properties being located within the City of Plano, Collin County, Texas, and the 190 Tollway/Plano Parkway Overlay District; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date.

WHEREAS, the City Secretary of Plano, Texas, directed that notices of a hearing be issued, as required by the Zoning Ordinance of the City of Plano and laws of the State of Texas, at a meeting of the City Council, to be held on the 13th day of May 2024, for the purpose of considering rezoning 7.1 acres of land out of the Francis McCullough Survey, Abstract No. 586, and the Martha McBride Survey, Abstract No. 553, located at the southwest corner of Independence Parkway and Lotus Drive from Planned Development-381-Retail/General Office to Light Industrial-1, and rezoning 8.1 acres of land out of the Francis McCullough Survey, Abstract No. 586, situated on President George Bush Turnpike, 600 feet west of Independence Drive, from Agricultural to Light Industrial-1, both properties being located within the City of Plano, Collin County, Texas, and the 190 Tollway/Plano Parkway Overlay District; and

WHEREAS, the City Secretary of said City accordingly caused to be issued and published the notices required by its Zoning Ordinance and laws of the State of Texas applicable thereto, the same having been published in a paper of general circulation in the City of Plano, Texas, at least fifteen (15) days prior to the time set for such hearing; and

WHEREAS, the City Council of said City, pursuant to such notice, held its public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance, on the 13th of May 2024; and

WHEREAS, the City Council is of the opinion and finds that such rezoning would not be detrimental to the public health, safety, or general welfare, and will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Plano, and as well, the owners and occupants thereof, and the City generally; and

WHEREAS, the City Council authorized this Ordinance to be executed without further consideration, consistent with the stipulated restrictions presented at the hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended so as to rezone an approximately 7.1 acre portion of land within a larger 55.5 acre property from Planned Development-381-Retail/General Office to Light Industrial-1, said 55.5 acre property being legally described as follows:

BEING a tract or parcel of land situated in the City of Plano, Collin County, Texas; and being out of the Martha McBride Survey, Abstract No. 553 and the Francis McCullough Survey, Abstract No. 586; and being more particularly described as follows:

COMMENCING to an iron rod for corner at the intersection of the southerly right-of-way line of Plano Parkway (100 feet wide at this point) with the prolongation of the centerline of Independence Parkway (100 feet wide) said rod being in the proposed centerline of Independence Parkway;

THENCE South $0^{\circ}09'14''$ West along said proposed centerline of Independence Parkway a distance of 435.49 feet to an iron rod at the beginning of a curve to the left;

THENCE in a southerly and southeasterly direction along said proposed centerline of Independence Parkway and along said curve to the left having a radius of 1200.00 feet, a central angle of $7^{\circ}09'43''$ and an arc length of 150.00 feet to the POINT OF BEGINNING;

THENCE continuing in a southerly and southeasterly direction along said proposed centerline of Independence Parkway and along said curve to the left having a radius of 1200.00 feet, a central angle of $26^{\circ}27'00''$ and an arc length of 553.97 feet to an iron rod at the end of said curve to the left;

THENCE South $33^{\circ}27'29''$ East along said proposed centerline of Independence Parkway a distance of 218.69 feet to an iron rod at the beginning of a curve to the right;

THENCE in a southeasterly direction along said proposed centerline of Independence Parkway and along said curve to the right having a radius of 1200.00 feet, a central angle of $07^{\circ}45'36''$ and an arc length of 162.53 feet to an iron rod for corner on the northerly line of a T.P. and L. Easement, said rod also being the end of said curve to the right;

THENCE North $89^{\circ}38'42''$ West along the northerly line of said T.P. & L. Easement, a distance of 2397.20 feet to an iron rod for corner in the easterly line of the Westridge Business Park, an addition to the City of Plano as recorded in Cabinet D, Page 13 of the Map Records of Collin County, Texas;

THENCE North $00^{\circ}53'26''$ East along said easterly line of said Westridge Business Park a distance of 784.80 feet to an iron rod for angle point;

THENCE North $00^{\circ}12'02''$ East continuing along the easterly line of said Westridge Business Park a distance of 1130.91 feet to a point for corner in the centerline of said Plano Parkway (120 feet wide at this point);

THENCE South 89°53'22" East along the centerline of said Plano Parkway a distance of 54.91 feet to a point of corner;

THENCE South 0°06'38" West a distance of 60.00 feet to a point in the southerly line of said Plano Parkway;

THENCE South 18°23'22" East a distance of 138.00 feet to an angle point;

THENCE South 43°23'22" East a distance of 265.00 feet to an angle point;

THENCE South 53°53'22" East a distance of 935.00 feet to an angle point;

THENCE South 67°23'22" East a distance of 230.00 feet to an angle point;

THENCE South 84°43'40" East a distance of 745.47 feet to the POINT OF BEGINNING and containing 2,419,185 square feet or 55.5368 acres.

And said portion of the 55.5 acre property being the areas south of the centerline of Lotus Drive, extending said rezoning to the centerlines of Lotus Drive and Independence Parkway, to include a total of approximately 7.1 acres of land illustrated as Tract 1 in Exhibit A attached hereto.

Section II. The Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended so as to rezone approximately 8.1 acres of land situated on President George Bush Turnpike, 600 feet west of Independence Parkway, from Agricultural to Light Industrial-1, said property being illustrated as Tract 2 in Exhibit A and legally described as follows, excluding any portions located outside the City of Plano, Collin County, Texas:

BEING a tract of land situated in the Francis McCullough Survey, Abstract No. 586, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a point in the centerline of Frankford Road, said point being the northeast corner of the John Clay Survey, Abstract No. 223; the southeast corner of the Martha McBride Survey, Abstract No. 553; and the southwest corner of said Francis McCullough Survey;

THENCE North 00°12'12" West, along the west line of said Francis McCullough Survey and the east line of said Martha McBride Survey, approximately 1805 feet to a point in the centerline of proposed State Highway 190 and the POINT OF BEGINNING;

THENCE North 00°12'12" West, leaving the centerline of said proposed highway and along the line common to said McBride and McCullough Surveys, approximately 472 feet to a point;

THENCE North 89°15'09" East, leaving said common survey line, approximately 2274 feet to a point in the centerline of said proposed highway 190, said point being the point of curvature of a circular curve to the left having a radius of 5729.58 feet;

THENCE southwesterly, along the centerline of said proposed highway and said curve to the left, through a central angle of 23°26'19", an arc distance of 2343.86 feet, and having a chord which bears South 77°31'59" West, 2327.55 feet to the POINT OF BEGINNING and containing 8.1 acres of land, more or less.

Section III. It is directed that the official zoning map of the City of Plano (which is retained in electronic record format) be changed to reflect the zoning classification established by this Ordinance.

Section IV. All provisions of the ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Plano not in conflict with the provisions of this Ordinance shall remain in full force and effect.

Section V. The repeal of any ordinance or part of ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinance at the time of passage of this Ordinance.

Section VI. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section VII. It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable, and the invalidity or partial invalidity of any section, clause or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

Section VIII. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED on the 13th day of May, 2024.

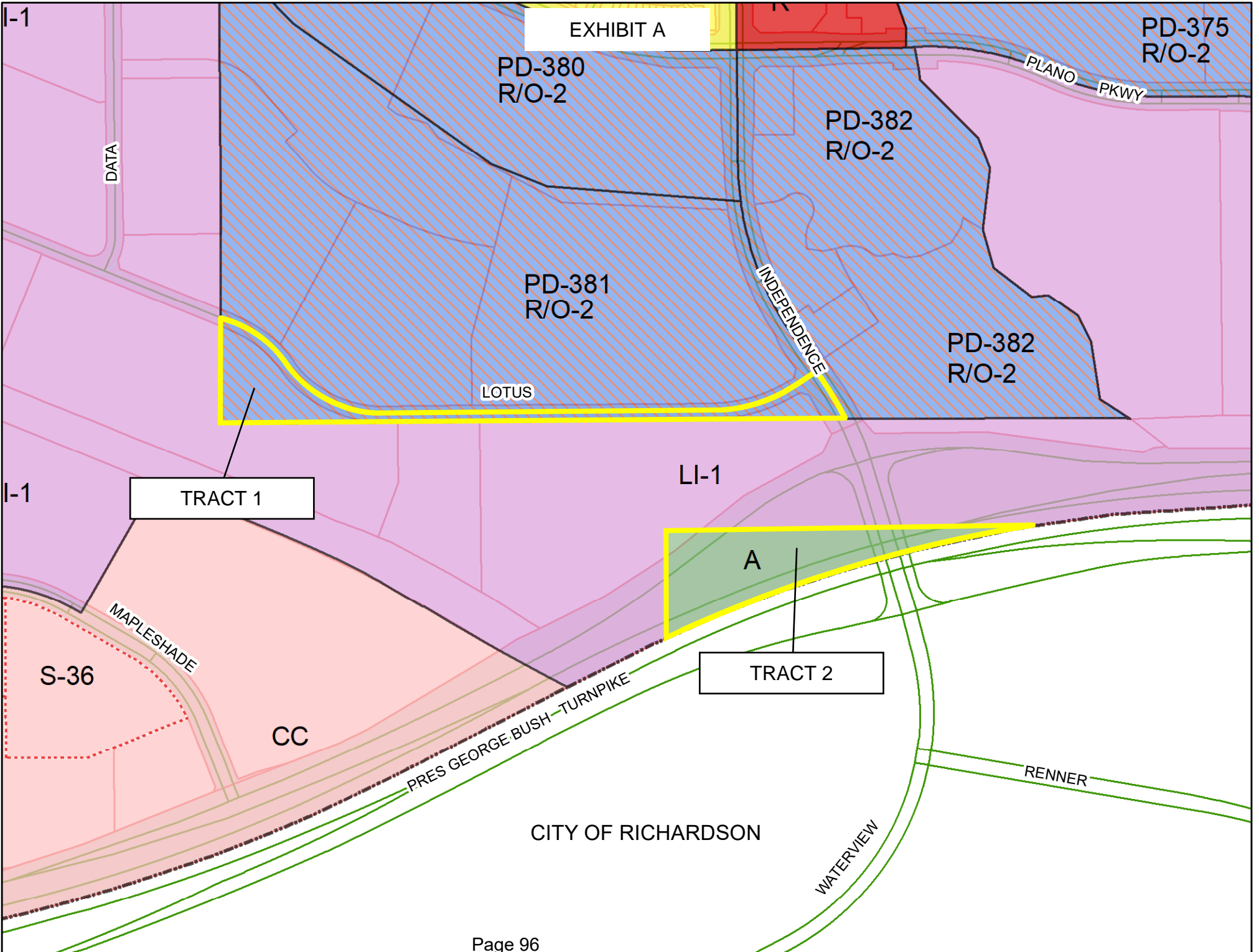
John B. Muns, MAYOR

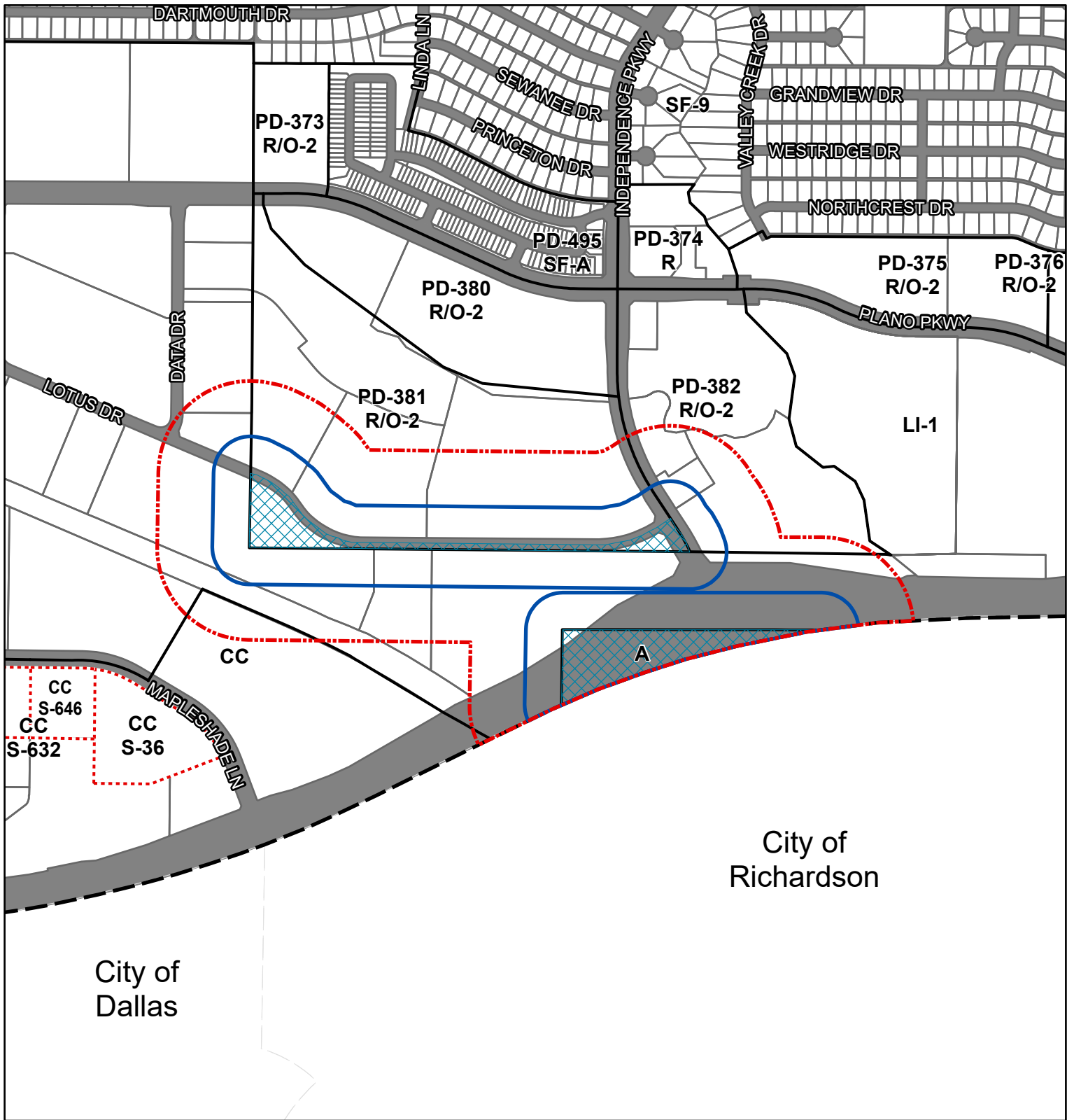
ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

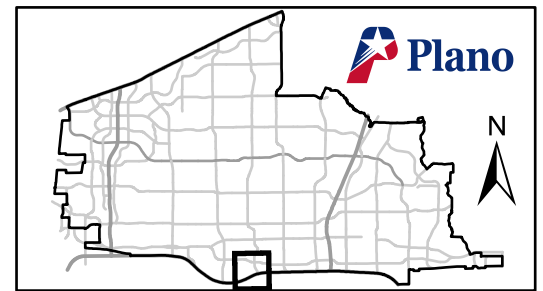




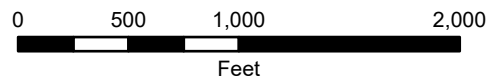
Zoning Case: 2024-006

Existing Zoning: Planned Development-381-Retail/General Office and Agricultural and located within the 190 Tollway / Plano Parkway Overlay District

Proposed Zoning: Light Industrial-1



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



DATE: April 16, 2024
TO: Honorable Mayor & City Council
FROM: Planning & Zoning Commission
VIA: Mike Bell, AICP, Development Review Manager acting as Secretary of the Planning & Zoning Commission ^{MB}
Christina D. Day, AICP, Director of Planning *[Signature]*
SUBJECT: Results of Planning & Zoning Commission Meeting of April 15, 2024

AGENDA ITEM NO. 4 - ZONING CASE 2024-006
PETITIONER: CITY OF PLANO

Request to rezone 7.1 acres located at the southwest corner of Independence Parkway and Lotus Drive from Planned Development-381-Retail/General Office to Light Industrial-1 and to rezone 8.1 acres situated on President George Bush Turnpike, 600 feet west of Independence Parkway from Agricultural to Light Industrial-1. Both properties are located within the 190 Tollway/Plano Parkway Overlay District. Project #ZC2024-006.

APPROVED: 8-0

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

RESULTS:

The Commission recommended the item for approval as submitted.

To view the hearing, please click on the provided link:
<https://planotx.new.swagit.com/videos/302674?ts=8972>

RP/ko

cc: Eric Hill, Assistant Director of Planning
Christina Sebastian, Land Records Planning Manager
Melissa Kleineck, Lead Planner
Justin Cozart, Sr. GIS Technician
Jeanna Scott, Building Inspections Manager
Dorothy Alatorre, Sr. Administrative Assistant

AGENDA ITEM NO. 4

PUBLIC HEARING: Zoning Case 2024-006

PETITIONER: City of Plano

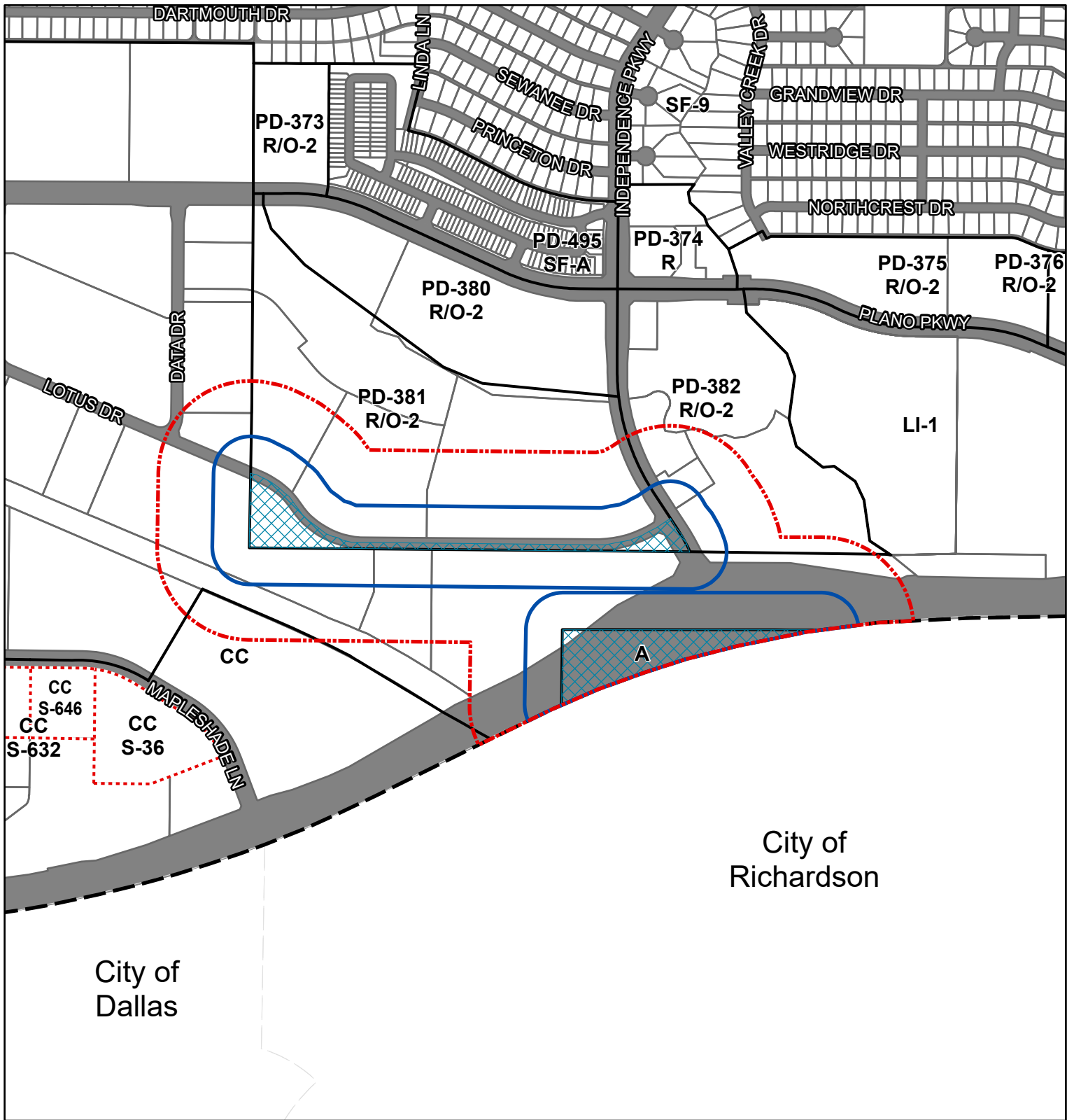
CASE PLANNER: Raha Poladi, PhD, GISP

DESCRIPTION: This is a request to rezone 7.1 acres located at the southwest corner of Independence Parkway and Lotus Drive **from** Planned Development-381-Retail/General Office **to** Light Industrial-1 **and** to rezone 8.1 acres situated on President George Bush Turnpike, 600 feet west of Independence Drive, **from** Agricultural **to** Light Industrial-1. Both properties are located within the 190 Tollway/Plano Parkway Overlay District. Project #ZC2024-006.

EXECUTIVE SUMMARY:

On February 26, 2024, the City Council called a public hearing to initiate rezoning on a portion of three lots located on the south side of Lotus Drive, west of Independence Parkway. The primary purpose of the rezoning is to remove “split zoning” from one of the properties for the purposes of promoting economic development. Split zoning is where a single lot or parcel is divided into two or more zoning districts. This rezoning would bring the entirety of these properties under LI-1 zoning. The rezoning includes two distinct areas that are not contiguous. Major considerations of the request include:

- Tract 1: PD-381-R/O-2 – Tract 1 includes approximately 7.1 acres currently zoned Planned Development-381-Retail/General Office (PD-381-R/O-2), including a portion of three lots and the southern half of the Lotus Drive right-of-way. PD-381, as well as many other properties along Plano Parkway and PGBT, were rezoned to Planned Developments with R/O-2 base zoning in 1987 as part of a city-led effort to rezone a large swath of the corridor for consistency with the 1986 Comprehensive Plan. The alignment of Lotus Drive was not established until the early 2000s. This roadway alignment divided PD-381, leaving only a small portion south of Lotus Drive.
- Tract 2: Agricultural (A) Zoning – Tract 2 includes approximately 8.1 acres currently zoned A, including a small portion of one lot but mostly land within the President George Bush Turnpike (PGBT) right-of-way. This tract was annexed in 1985 but was never rezoned due to most of the area being located within PGBT right-of-way. The city is including this rezoning to clean up zoning map boundaries and remove this remnant of A zoning.
- Economic Development – The far western property in Tract 1 is part of a larger 17.4-acre site that is currently developed with a large parking lot and a baseball field. There has been interest in redeveloping this property; however, the small portion of PD-381 has resulted in land use and site planning challenges. The City Council initiated the request to resolve these challenges.
- Conformance to the Comprehensive Plan – The request is consistent with the Employment Center (EC) category of the Future Land Use Map.

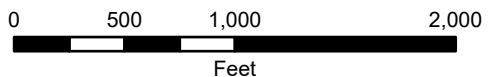
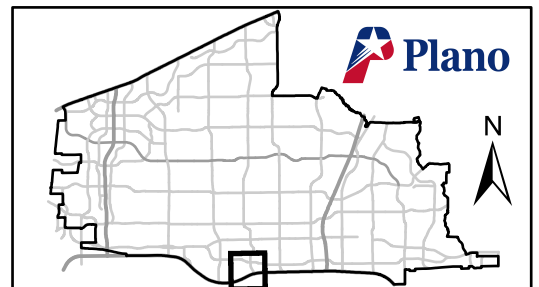


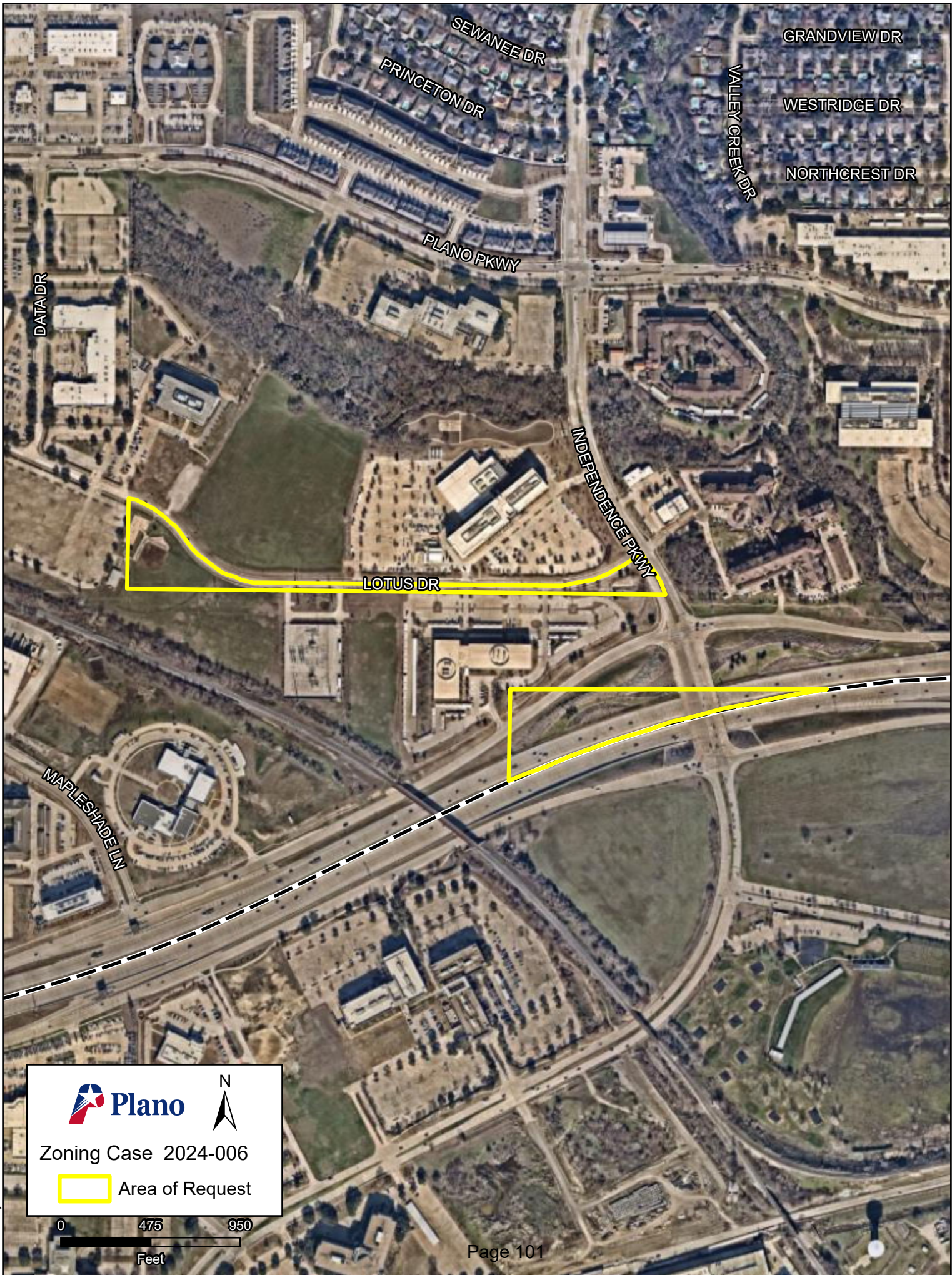
Zoning Case: 2024-006



Existing Zoning: Planned Development-381-Retail/General Office and Agricultural and located within the 190 Tollway / Plano Parkway Overlay District

Proposed Zoning: Light Industrial-1


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





 **Plano** 

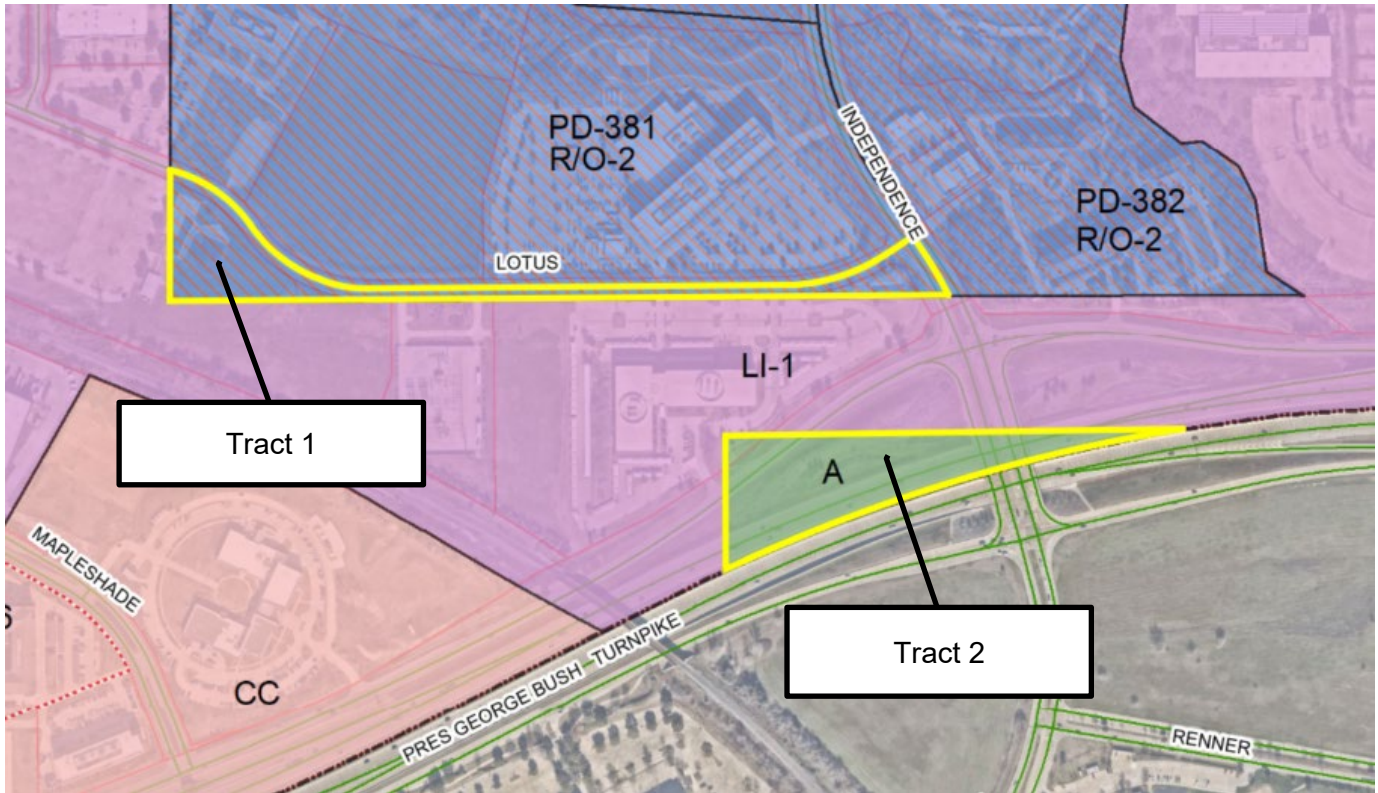
Zoning Case 2024-006

 Area of Request



STAFF PRELIMINARY REPORT – INTRODUCTORY REMARKS

The applicant is requesting to rezone the subject properties from Planned Development-381-Retail/General Office (PD-381-R/O-2) and Agricultural (A) to Light Industrial-1 (LI-1) to allow all affected properties to be fully zoned LI-1. This zoning request is comprised of two separate areas of land which for the purposes of this report will be referred to as Tract 1 and Tract 2 as shown on the map below.



History

Tract 1: Tract 1 includes approximately 7.1 acres of land currently zoned PD-381-R/O-2, including a portion of three lots and the southern half of the Lotus Drive right-of-way. PD-381, as well as many other properties along Plano Parkway and PGBT, were rezoned to Planned Developments with R/O-2 base zoning in 1987 as part of a city-initiated effort to rezone a large swath of the corridor for consistency with the 1986 Comprehensive Plan. As illustrated on the 1989 aerial photo to the right, the area within PD-381 was completely undeveloped at the time, with the southern boundary established along an existing fence line.



The property was not developed until the early 2000s, when the Alcatel USA Addition was platted and included the right-of-way dedication for Lotus Drive. This roadway alignment divided PD-381, leaving a narrow section south of the Lotus Drive that remains today.

Tract 2: Tract 2 includes approximately 8.1 acres currently zoned A, including a small portion of one lot, but is mostly land within the President George Bush Turnpike (PGBT) right-of-way. This tract was annexed in November 1985 but never rezoned due the majority of the area being located within PGBT right-of-way and the A zoning having little impact on development of the single affected lot.

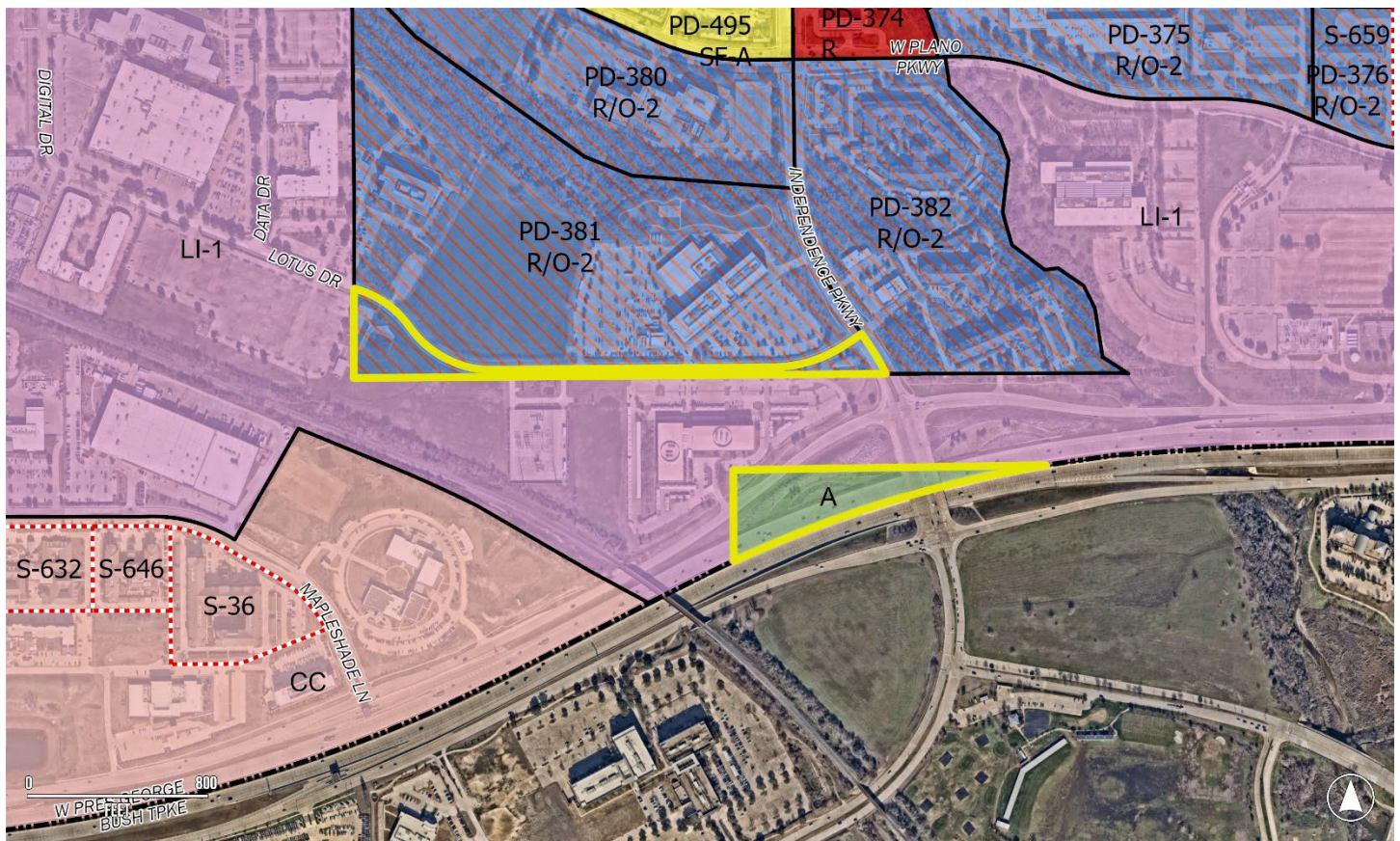
Zoning

Sections 10.400.1, 10.300.1, 9.200.1, and 10.1400.1 of the Zoning Ordinance state the purposes of the R, O-2, A, and LI-1 districts, respectively, as follows:

- *Retail (R): The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling or warehousing. Limited residential uses may be considered appropriate as an extension of surrounding neighborhoods.*
- *General Office (O-2): The O-2 district is intended to allow for a variety of low-, mid-, and high-rise office developments providing for professional, financial, medical, and similar services to local residents; corporate offices for regional and national operations; and major centers of employment for Plano and surrounding communities.*
- *Agricultural (A): 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.*
- *Light Industrial-1 (LI-1): The LI-1 district is intended to provide areas for light manufacturing firms engaged in processing, assembling, warehousing, research and development, and incidental services that are developed in accordance with the same performance standards applicable to all other zoning districts.*

Surrounding Land Use and Zoning

	Tract 1	Tract 2
North	The properties are zoned PD-381-R/O-2 and developed with professional/general administrative office, government facility, and vacant land.	The properties are zoned LI-1 and developed with tollway frontage roads and professional/general administrative office.
East	The properties to the east and southeast across Independence Parkway are zoned Planned Development-382-Retail/General Office (PD-382-R/O-2) and LI-1 and are developed with retail, an independent living facility, and vacant land.	The properties are located within the City of Richardson and are undeveloped.
South	The properties are zoned LI-1 and A and are developed with professional/general administrative office, electric substation, and a private recreation facility.	The properties are located within the City of Richardson and are undeveloped.
West	The properties to the west and northwest are zoned LI-1 and developed with a parking lot and professional/general administrative office.	The property is zoned LI-1 and developed with professional/general administrative office.



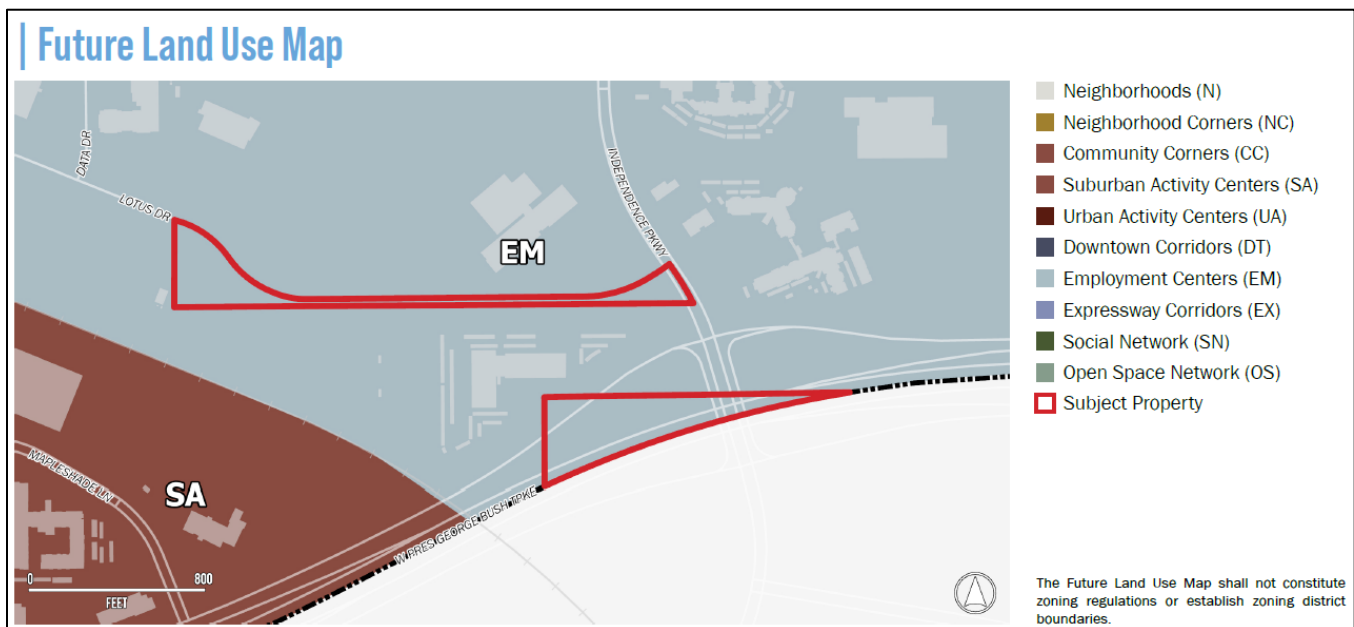
STAFF PRELIMINARY REPORT – CONFORMANCE TO THE COMPREHENSIVE PLAN

The proposed request has been reviewed for conformance with the Comprehensive Plan. A Comprehensive Plan Fact Sheet has not been provided due to the limited and unique scope of the request. Major factors included in the analysis are provided below.

Guiding Principles – The set of Guiding Principles to the Comprehensive Plan establishes overarching themes that apply to all policies and actions and express values for Plano Today, Plano 2050, and Plano Together. Since the principles do not stand alone but are used in concert with one another and carry across the Plan as a whole, each principle must be judged through a lens that incorporates all other principles to be fully and accurately understood. As such, the Commission is encouraged to review the full list of Guiding Principles and judge zoning requests through the lens of all principles.

Future Land Use Map & Dashboards – The subject sites are located within the Employment Centers (EM) category of the Future Land Use Map (FLUM). The EM category applies to the business centers in the Legacy area and along the Plano Parkway/President George Bush Turnpike. The primary uses within this category includes corporate office campuses, medical centers, educational facilities, technology centers, and research facilities; limited manufacturing and warehouse uses are allowed as a supporting use.

The proposed amendments apply to portions of existing rights-of-way and developed properties. There are no use changes proposed; therefore, this request does result in changes to overall land use mix, residential acreage, number of dwelling units, or building height per standards in the Comprehensive Plan. The request is a technical change to better align the zoning designations in this area. The proposed changes do not impact the Future Land Use Map & Dashboards.



Land Use Action 3 (LU3) – Review and update the Zoning Map to resolve land use inconsistencies between the Future Land Use Map and the Zoning Map.

This request will resolve some inconsistencies in the zoning districts for portions of rights-of-way and existing developed properties and bring the zoning into alignment with the Future Land Use Map. This request is in conformance with this policy.

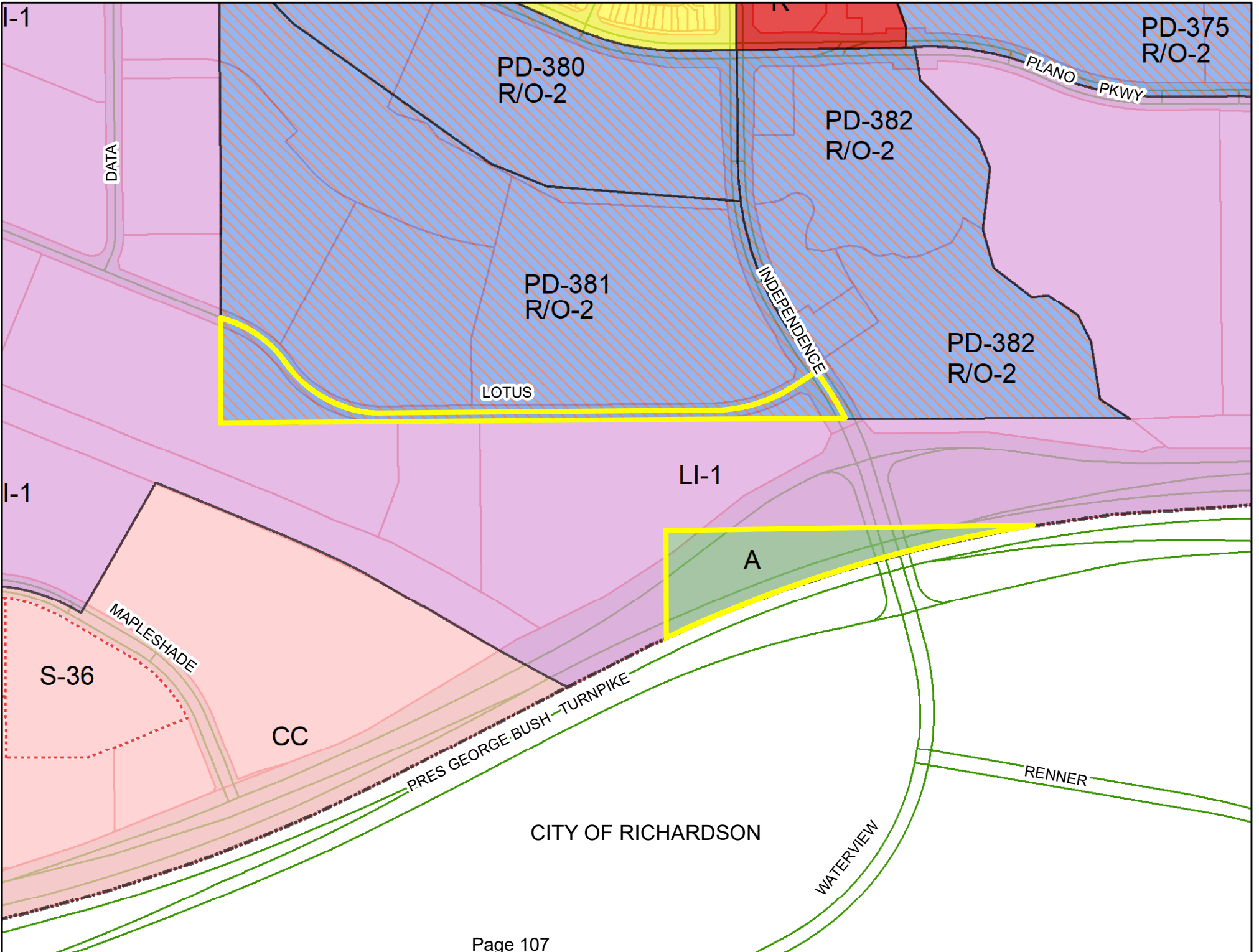
STAFF PRELIMINARY REPORT – SUMMARY & RECOMMENDATION

SUMMARY:

On February 26, 2024, the City Council called a public hearing to rezone 7.1 acres located at the southwest corner of Independence Parkway and Lotus Drive from Planned Development-381-Retail/General Office to Light Industrial-1 and 8.1 acres situated on President George Bush Turnpike, 600 feet west of Independence Drive, from Agricultural to Light Industrial-1. This request aims to adjust zoning district boundaries so that affected properties south of Lotus Drive are completely zoned Light Industrial-1.

RECOMMENDATION:

Recommended for approval as submitted.





CITY COUNCIL AGENDA MEMO

MEETING DATE: 5/13/2024
DEPARTMENT: Zoning
DIRECTOR: Christina Day, Director of Planning
AGENDA ITEM: Public Hearing and consideration of an Ordinance as requested in Zoning Case 2024-007.
RECOMMENDED ACTION: Items for Individual Consideration

ITEM SUMMARY

Public Hearing and consideration of an Ordinance as requested in Zoning Case 2024-007 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to amend Planned Development-489-Multifamily Residence-1 on 36.5 acres of land located on the north side of Legacy Drive, 770 feet west of Chase Oaks Boulevard, in the City of Plano, Collin County, Texas, to modify development standards; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. Petitioners: 701 Legacy Drive, LLC, 701 Legacy Drive II, LLC, and 701 Legacy Drive IV, LLC **Conducted and adopted Ordinance No. 2024-5-6.**

BACKGROUND

The Planning & Zoning Commission recommended approval of this zoning case with a vote of 6-2 per their Final Report in the attached Supporting Documents.

FINANCIAL SUMMARY/STRATEGIC GOALS

Approval of this agenda item will support the City's Critical Success Factor of Residential and Commercial Economic Vitality. For detailed comments on the comprehensive plan related to this item, please see the Staff Preliminary Report in the attached Supporting Documents.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance	5/3/2024	Ordinance
Supporting Documents	5/3/2024	Informational

Zoning Case 2024-007

An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to amend Planned Development-489-Multifamily Residence-1 on 36.5 acres of land out of the Daniel Rowlett Survey, Abstract No. 738, located on the north side of Legacy Drive, 770 feet west of Chase Oaks Boulevard, in the City of Plano, Collin County, Texas, to modify development standards; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date.

WHEREAS, the City Secretary of Plano, Texas, directed that notices of a hearing be issued, as required by the Zoning Ordinance of the City of Plano and laws of the State of Texas, at a meeting of the City Council, to be held on the 13th day of May, 2024, for the purpose of considering amending Planned Development-489-Multifamily Residence-1 on 36.5 acres of land out of the Daniel Rowlett Survey, Abstract No. 738, located on the north side of Legacy Drive, 770 feet west of Chase Oaks Boulevard, in the City of Plano, Collin County, Texas, to modify development standards; and

WHEREAS, the City Secretary of the said City accordingly caused to be issued and published the notices required by its Zoning Ordinance and laws of the State of Texas applicable thereto, the same having been published in a paper of general circulation in the City of Plano, Texas, at least fifteen (15) days prior to the time set for such hearing; and

WHEREAS, the City Council of said City, pursuant to such notice, held its public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance, on the 13th day of May, 2024; and

WHEREAS, the City Council is of the opinion and finds that such amendment would not be detrimental to the public health, safety, or general welfare, and will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Plano, and as well, the owners and occupants thereof, and the City generally.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended so as to amend Planned Development-489-Multifamily Residence-1 on 36.5 acres of land out of the Daniel Rowlett Survey, Abstract No. 738, located on the north side of Legacy Drive, 770 feet west of Chase Oaks Boulevard, in the City of Plano, Collin County, Texas, to modify development standards, said property being described in the legal description on Exhibit A attached hereto.

Section II. The change granted in Section I is granted subject to the following restrictions:

1. Maximum Number of Units: 416
2. Minimum Front Yard Setback: 70 feet
3. Minimum Landscape Edge along Legacy Drive: 50 feet
4. Maximum Height: 3 story, 45 feet. Three-story buildings will be set back a minimum of 150 feet from Legacy Drive and any single-family residential zoning district boundary.
5. Minimum Side and Rear Yard Setbacks: 50 feet
6. Additional amenities will be constructed concurrent or prior to increasing the total number of multifamily units above 346, including:
 - a. Clubhouse expansion of not less than 2,000 square feet.
 - b. Two (2) dog parks, each not less than 2,000 square feet and enclosed with decorative metal fencing.
7. Parking: 716 spaces required (14% reduction from the required two parking spaces per dwelling unit)
8. Minimum Open Space: 25%

Section III. It is directed that the official zoning map of the City of Plano (which is retained in electronic record format) be changed to reflect the zoning classification established by this Ordinance.

Section IV. All provisions of the ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Plano not in conflict with the provisions of this Ordinance shall remain in full force and effect.

Section V. The repeal of any ordinance or part of ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinance at the time of passage of this Ordinance.

Section VI. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section VII. It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable, and the invalidity or partial invalidity of any section, clause or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

Section VIII. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED on the 13th day of May, 2024.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2024-007

BEING a tract of land situated in the Daniel Rowlett Survey, Abstract No. 738, City of Plano, Collin County, Texas, and being all of Lot 1, Block A, Chase Oaks Apartments, and addition to the City of Plano as recorded in Cabinet K, Page 32, Plat Records of Collin County, Texas, also being the north half of Legacy Drive (a 110' R.O.W.) as recorded in Cabinet F, Page 29, Plat Records of Collin County, Texas;

BEGINNING on a 1" iron rod found, said point being the northwest corner of the aforementioned Lot 1, Block A, Chase Oaks Apartments;

THENCE S70°11'27"E, a distance of 548.91 feet to a point;

THENCE S46°37'37"E, a distance of 91.72 feet to a point;

THENCE S84°19'49"E, a distance of 92.00 feet to a point;

THENCE S54°05'05"E, a distance of 20.00 feet to a point;

THENCE S81°48'47"E, a distance of 98.00 feet to a point;

THENCE N85°30'00"E, a distance of 78.46 feet to a point;

THENCE N56°11'47"E, a distance of 236.08 feet to a 1" iron found;

THENCE S80°51'12"E, a distance of 73.30 feet to a 1" iron found;

THENCE S06°59'59"W, a distance of 413.54 feet to a 1" iron found;

THENCE S05°22'41"E, a distance of 790.57 feet to a 1" iron found;

THENCE S49°30'00"E, a distance of 104.09 feet to a point;

THENCE S76°10'12"W, a distance of 81.66 feet to a 1/2" iron found;

THENCE S00°05'48"W, a distance of 273.73 feet to a point in the centerline of the aforementioned

Legacy Drive, said point being the beginning of a non-tangent curve to the right having a central angle of 01°42'18', a radius of 1000.00 feet, a tangent length of 14.88 feet, and a chord bearing N67°14'15"W, 29.76 feet;

THENCE in a northwesterly direction along said curve to the right, and with the centerline of Legacy Drive, an arc distance of 29.76 feet to the end of said curve;

THENCE N66°23'06"W, with the centerline of Legacy Drive, a distance of 206.44 feet to the beginning of a curve to the right having a central angle of 06°48'11", a radius of 3350.00 feet, a tangent length of 199.12 feet, and a chord bearing N62°59'00"W, 397.53 feet;

THENCE in a northwesterly direction along said curve to the right, and with the centerline of Legacy Drive, an arc distance of 397.76 feet to the end of said curve;

THENCE N59°34'55"W, with the centerline of Legacy Drive, a distance of 115.88 feet to the beginning of a curve to the left having a central angle of 28°23'33", a radius of 1200.00 feet, a tangent length of 303.56 feet, and a chord bearing N73°46'42"W, 588.59 feet;

THENCE in a northwesterly direction along said curve to the left, and with the centerline of Legacy Drive, an arc distance of 594.65 feet to the end of said curve;

THENCE N87°58'28"W, with the centerline of Legacy Drive, a distance of 90.09 feet to a point;

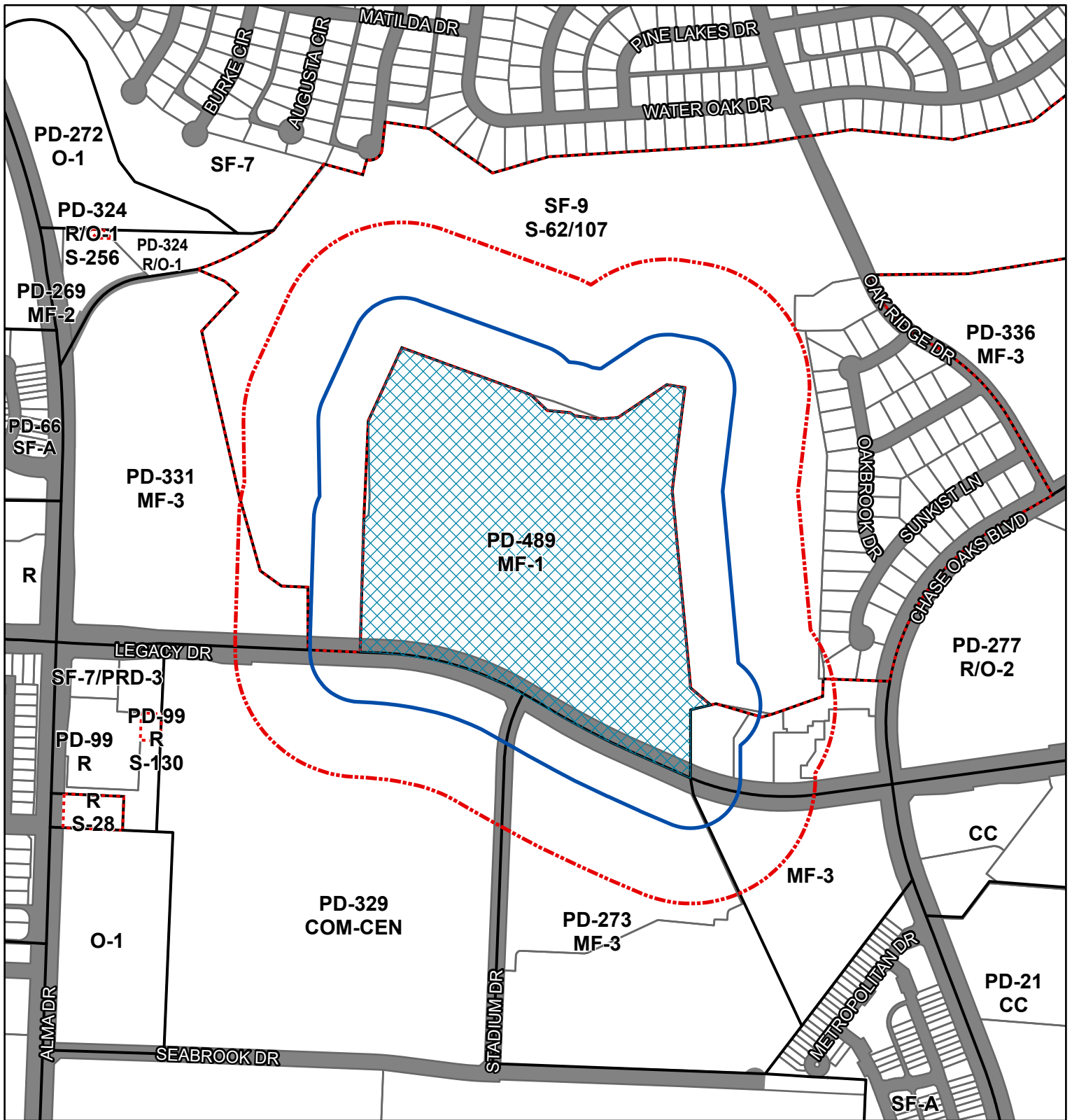
THENCE N01°42'52"E, leaving Legacy Drive, a distance of 530.00 feet to a point;

THENCE N46°42'52"E, a distance of 27.61 feet to a 1" iron found;

THENCE N02°40'25"E, a distance of 68.16 feet to a point;

THENCE N00°58'10"W, a distance of 307.38 feet to a 1" iron found for corner;

THENCE N24°45'00"E, a distance of 320.60 feet to the **POINT OF BEGINNING** and **CONTAINING** 1,589,079 square feet, or 36.480 acres of land.

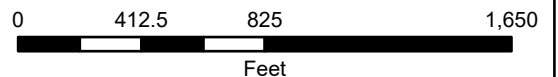
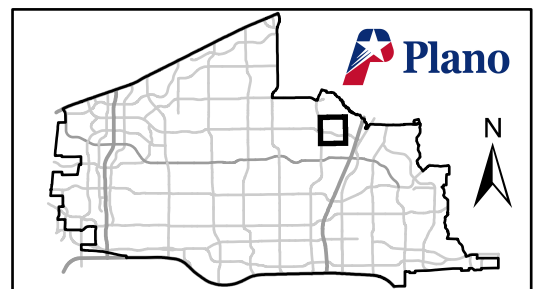


Zoning Case: 2024-007

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

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

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



LEGAL DESCRIPTION

BEING a tract of land situated in the Daniel Rowlett Survey, Abstract No. 738, City of Plano, Collin County, Texas, and being all of Lot 1, Block A, Chase Oaks Apartments, and addition to the City of Plano as recorded in Cabinet K, Page 32, Plat Records of Collin County, Texas, also being the north half of Legacy Drive (a 110' R.O.W.) as recorded in Cabinet F, Page 29, Plat Records of Collin County, Texas;

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THENCE S76°10'12"W, a distance of 81.66 feet to a 1/2" iron found;

THENCE S00°05'48"W, a distance of 273.73 feet to a point in the centerline of the aforementioned Legacy Drive, sold point being the beginning of a non-tangent curve to the right having a central angle of 0°14'21", a radius of 1005.00 feet, a tangent length of 14.88 feet, and a chord bearing N67°41'15"W, 29.76 feet;

THENCE in a northerly direction along sold curve to the right, and with the centerline of Legacy Drive, an arc distance of 29.76 feet to the end of sold curve;

THENCE N46°22'04"W, with the centerline of Legacy Drive, a distance of 206.44 feet to the beginning of a curve to the right having a central angle of 0°48'11", a radius of 3350.00 feet, a tangent length of 193.12 feet, and a chord bearing N62°59'00"W, 397.53 feet;

THENCE in a northerly direction along sold curve to the right, and with the centerline of Legacy Drive, an arc distance of 397.76 feet to the end of sold curve;

THENCE N59°34'55"W, with the centerline of Legacy Drive, a distance of 115.88 feet to the beginning of a curve to the left having a central angle of 28°23'33", a radius of 1250.00 feet, a tangent length of 303.56 feet, and a chord bearing N73°46'42"W, 588.59 feet;

THENCE in a northerly direction along sold curve to the left, and with the centerline of Legacy Drive, an arc distance of 594.65 feet to the end of sold curve;

THENCE N87°58'28"W, with the centerline of Legacy Drive, a distance of 90.09 feet to a point;

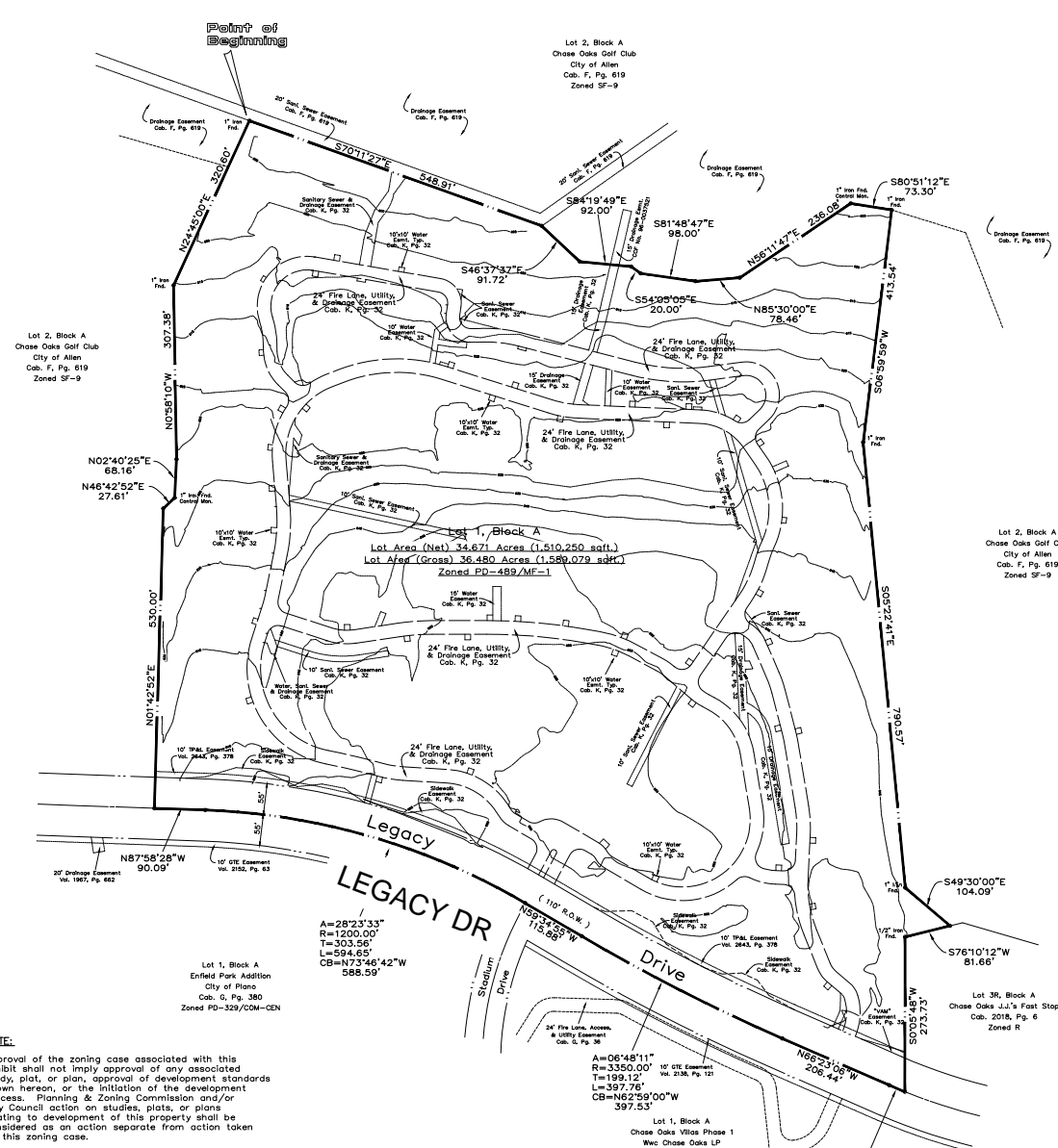
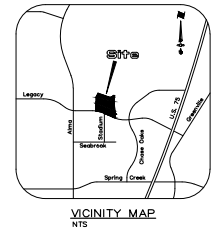
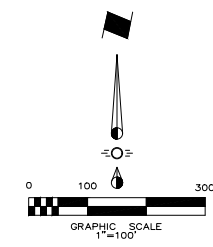
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CITY PROJECT No. ZC2024-007
 ZONING EXHIBIT
CHASE OAKS APARTMENTS
 LOT 1, BLOCK A
 Zoned PD-489/MF-1
 36.480 Acres Situated In The
 DANIEL ROWLETT SURVEY ~ ABST. 738
 PLANO, COLLIN COUNTY, TEXAS

Owner
 Starpoint Properties LLC
 433 N. Camden Dr. Ste 1000
 Beverly Hills, California 90210
 Telephone 310-651-2093

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

Surveyor
 Surdukan Surveying, Inc.
 Attn: David Surdukan
 PO Box 126
 Anna, Texas 75409
 Telephone 972 924-8200
 03/06/2024

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

NOTE:
 All easements recorded in Cabinet K, Page 32, unless noted otherwise.

DATE: April 16, 2024
TO: Honorable Mayor & City Council
FROM: Planning & Zoning Commission
VIA: Mike Bell, AICP, Development Review Manager acting as Secretary of the Planning & Zoning Commission *MB*
 Christina D. Day, AICP, Director of Planning *CD*
SUBJECT: Results of Planning & Zoning Commission Meeting of April 15, 2024

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

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

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

APPROVED: 6-2

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

RESULTS:

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

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

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

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

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

KC/ko

cc: Eric Hill, Assistant Director of Planning
Christina Sebastian, Land Records Planning Manager
Melissa Kleineck, Lead Planner
Justin Cozart, Sr. GIS Technician
Jeanna Scott, Building Inspections Manager
Dorothy Alatorre, Sr. Administrative Assistant - Neighborhood Services

AGENDA ITEM NO. 1A

PUBLIC HEARING: Zoning Case 2024-007

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

CASE PLANNER: Katya Copeland, AICP

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

EXECUTIVE SUMMARY:

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

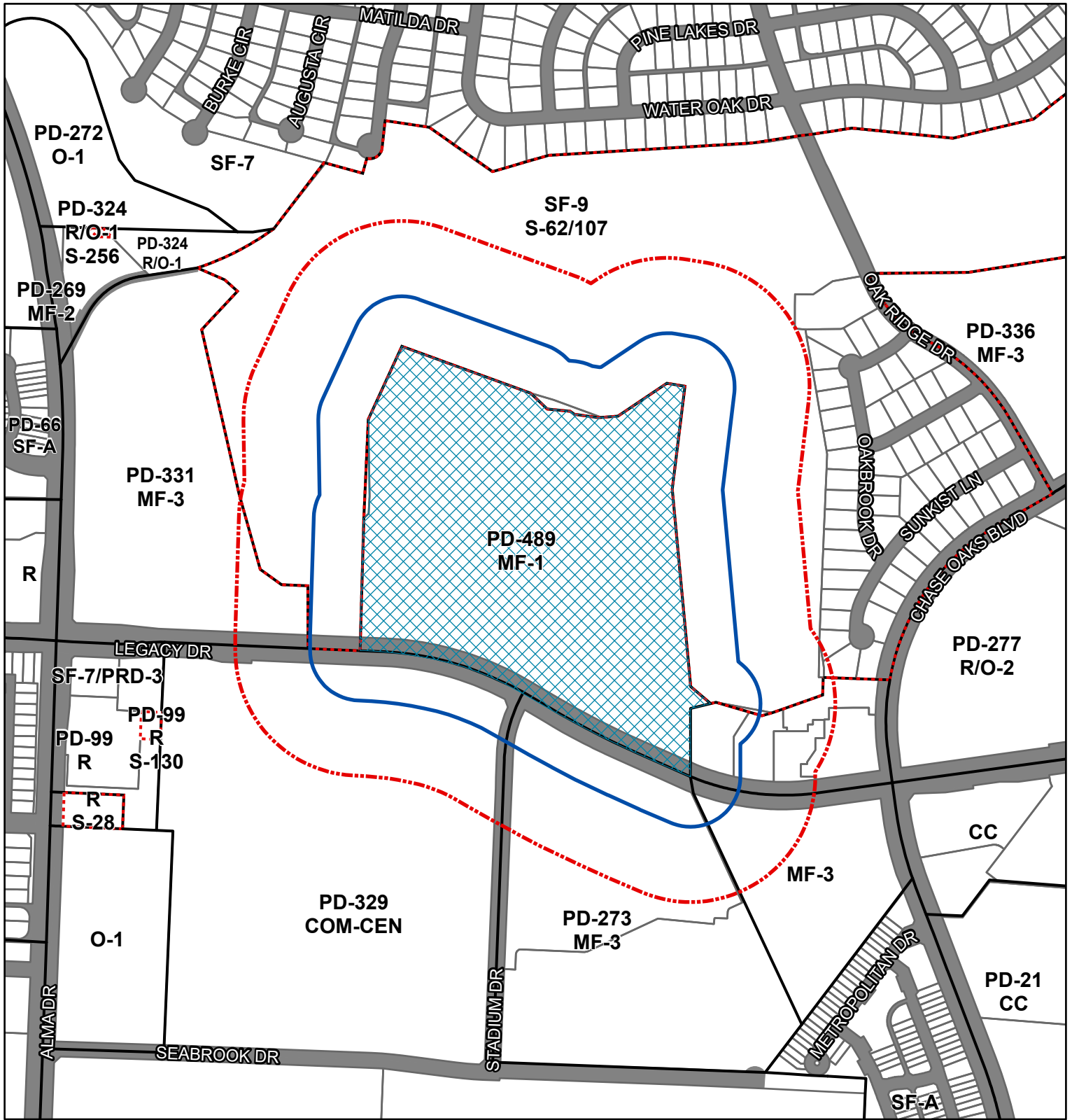
- Number of Dwelling Units – PD-489 currently restricts the property to a maximum of 346 residential units. The applicant is requesting to remove this cap from the PD standards, reverting the property to the 12 units per acre maximum density allowance of the Multifamily Residence-1 (MF-1) base zoning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

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

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

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

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

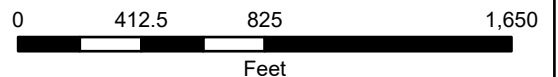
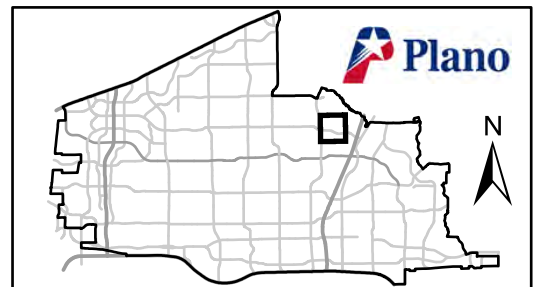


Zoning Case: 2024-007

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

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

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





OAK RIDGE DR




LEGACY DR

STADIUM DR

Zoning Case 2024-007

 Area of Request



STAFF PRELIMINARY REPORT – INTRODUCTORY REMARKS

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

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

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

Planned Developments – A Planned Development (PD) district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions. Section 12.100 (Purpose) of Article 12 (Planned Development District) of the Zoning Ordinance guides the establishment of planned development districts. This section states that planned developments are intended for the following purposes:

1. *To protect and provide for the public health, safety, and general welfare of the city.*
2. *To guide the future development of the city in accordance with the Comprehensive Plan.*
3. *To accommodate innovation by modifying regulations to better accomplish the city's development goals.*
4. *To mitigate developmental impacts, especially those related to the environment, traffic, public services and facilities, and adjacent and area land uses.*
5. *To protect and enhance the aesthetic and visual quality of development.*

Proposed Planned Development Stipulation Amendments

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

Proposed Restrictions:

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

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

History

1995 – PD-489-MF-1 Established

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

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

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

2020 – Zoning Case 2020-010

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

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

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

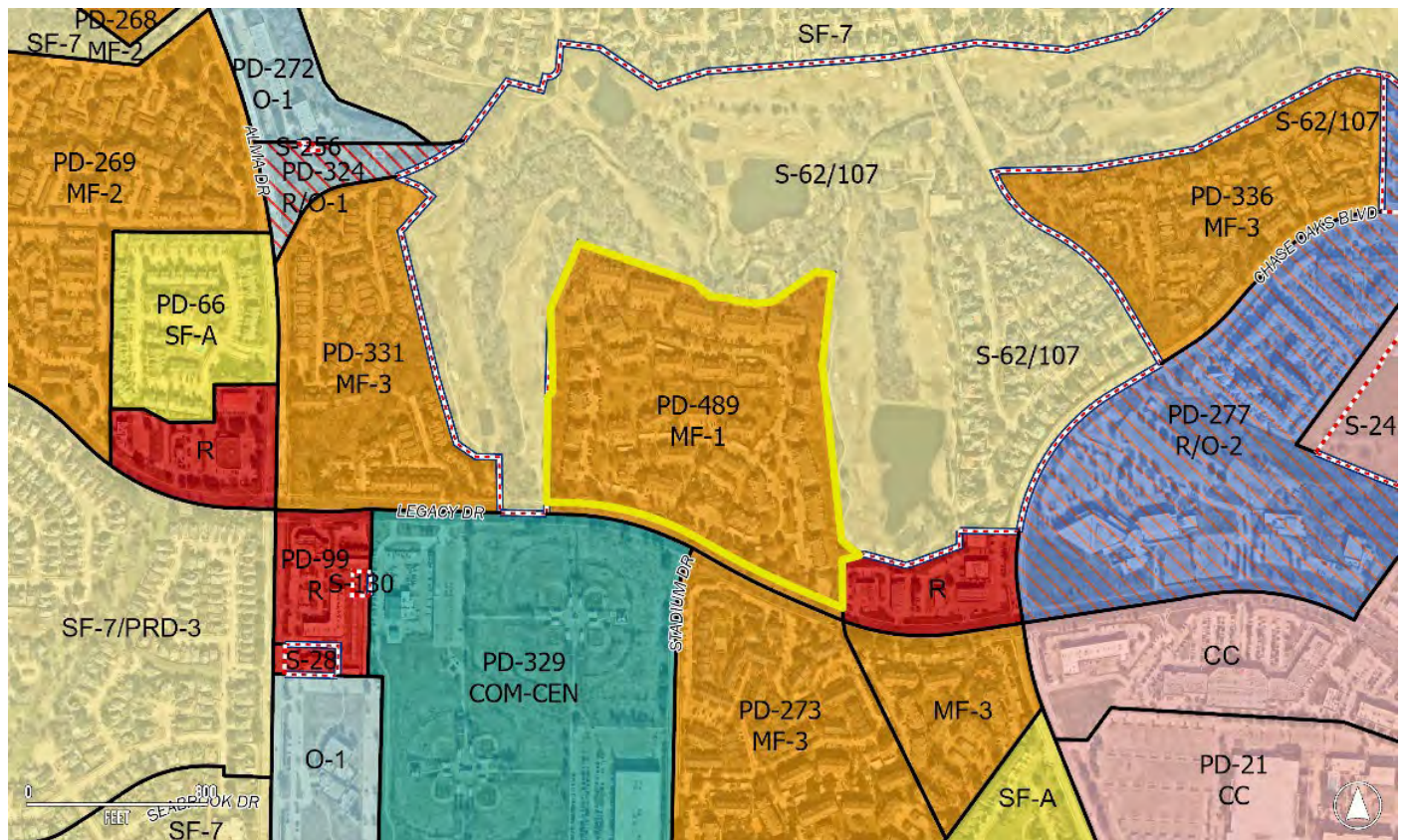
2022 – Zoning Case 2022-015

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

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

Surrounding Land Use and Zoning

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



VISION: "Plano is a global leader, excelling in exceptional education, abounding with world class businesses and vibrant neighborhoods"
GUIDING PRINCIPLES: Plano Today. Plano 2050. Plano Together.

1 | Future Land Use Map



Neighborhoods (N)

PRIORITIES


The Neighborhoods future land use category consists primarily of residential areas focused on sustaining a high quality of life through well-maintained infrastructure, housing, open space, schools, and limited service/institutional uses.

Residential Areas - Single-family residential should remain the primary use within neighborhoods. It is the intention to preserve and enhance these uses and to regulate the design of new residential infill products to be within the context of the surrounding environment. Existing multifamily developments, which function as transitions from moderate and high intensity commercial areas, should be well maintained to preserve neighborhood character. With few large tracts left for residential development, some infill and redevelopment opportunities may not fit the typical neighborhood design.

Non-Residential Areas - Institutional, light office, and service uses are considered secondary uses and may be located along the frontage of arterial streets and intersections.

Residential Adjacency Standards - Adequate transitions in building setbacks and height must be provided when development is proposed near established neighborhoods.

1. Preserving neighborhood character and quality of life
2. Upkeep of existing housing stock
3. Requiring adjacent commercial land uses to provide adequate transitions
4. Variety of housing heights, sizes, and types

 [Click here to view the Neighborhoods Dashboard](#)

2 | Mix of Uses

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

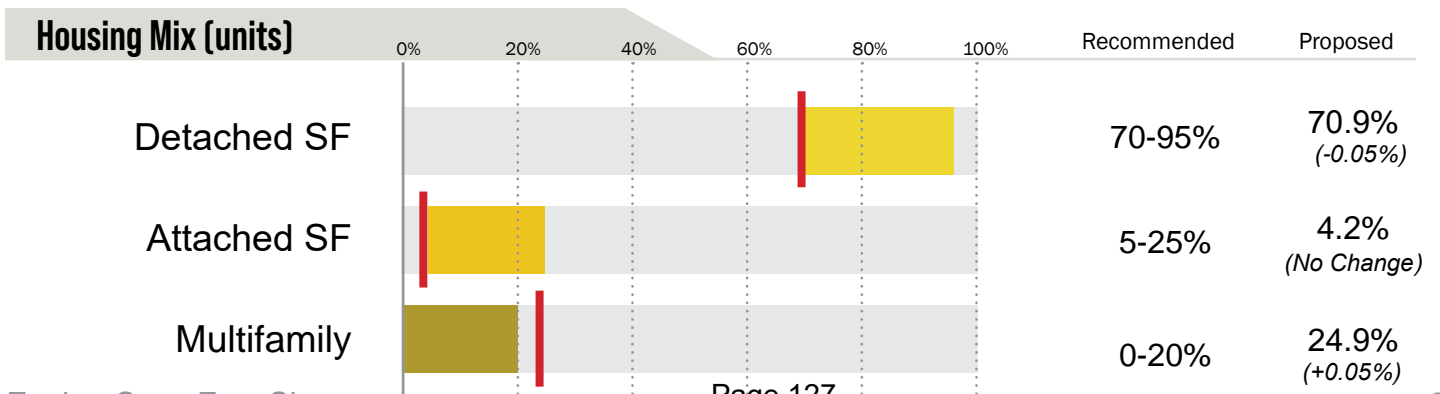
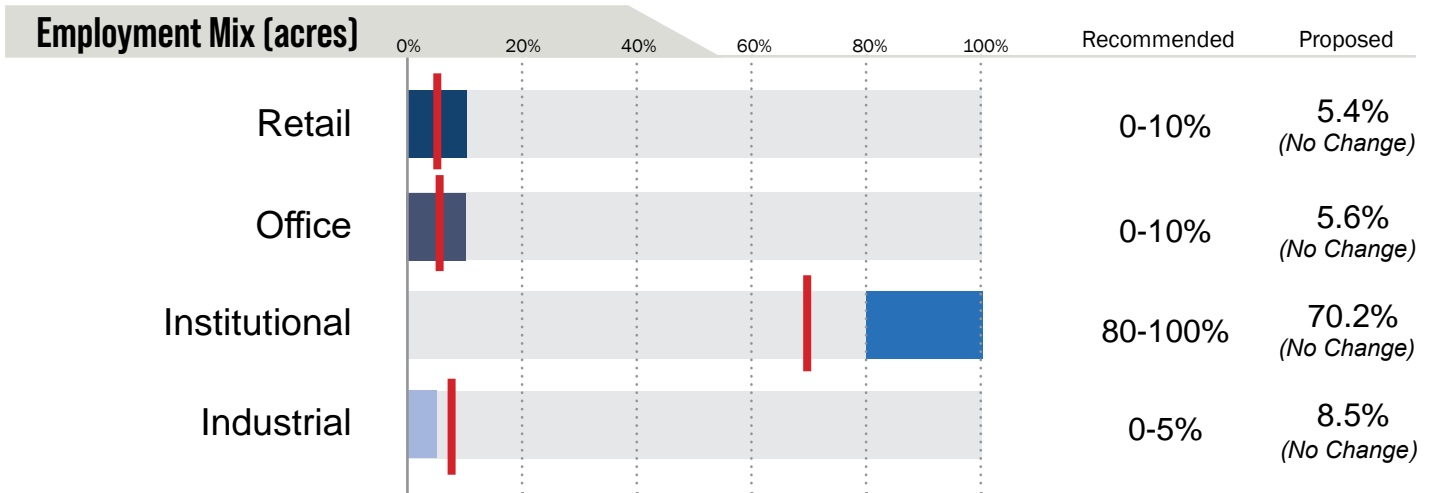
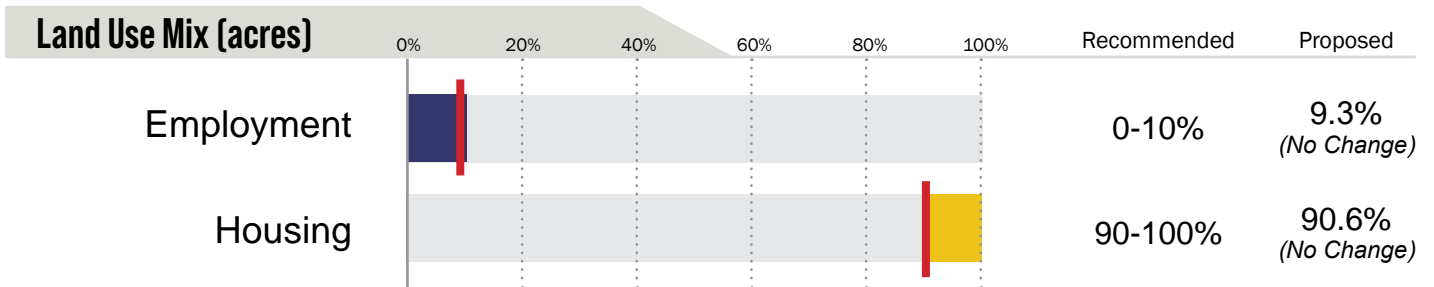
If approved, the request would result in the following Mix of Uses:



Land Use & Housing Inventory (LUHI)

- Employment, Retail Types
- Employment, Office Types
- Employment, Institutional Types
- Employment, Industrial Types
- Housing, Detached SF Types
- Housing, Attached SF Types
- Housing, Multifamily Types
- Housing, Open Space
- Employment, Undeveloped
- Housing, Undeveloped
- General Open Space
- Subject Property

LUHI Snapshot Date: 1/1/2023
 Measurement Area: All properties within the EX Category along US 75



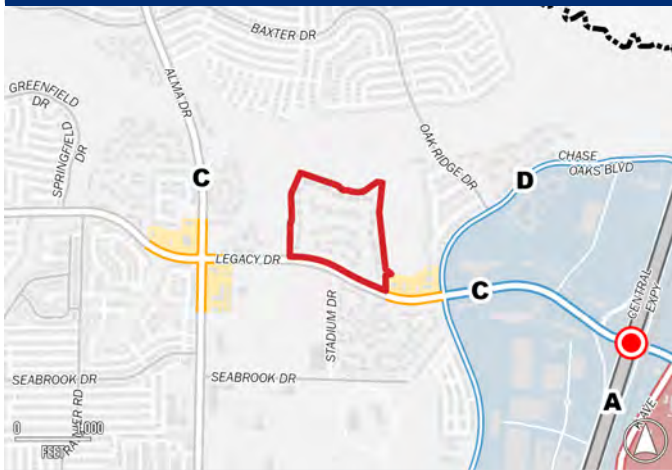
3 | Desirable Character Defining Elements

 Click here for "How to Read The Dashboards"

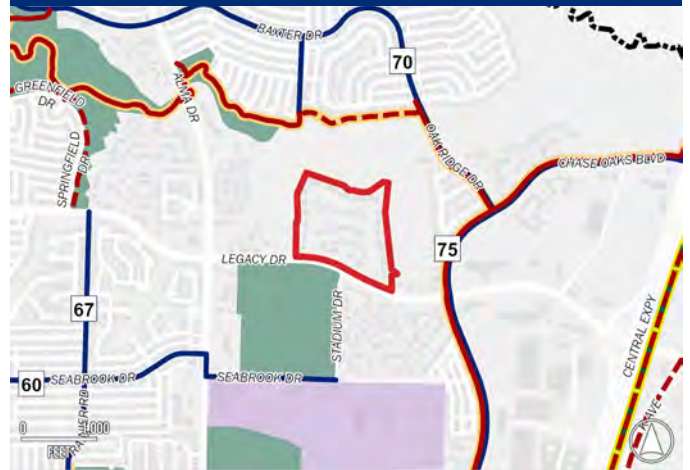
DESIRABLE CHARACTER DEFINING ELEMENT	RECOMMENDED BY COMPREHENSIVE PLAN	APPLICANT PROPOSAL
Building Heights	1 to 2 stories	
Density	SF: 0.5 to 10 DUA MF: 10 to 22 DUA	
Intensity	Low (0 to 50% Lot Coverage)	
Open Space	10% to 50% Passive Open Space	
Parking Orientation	<i>Res:</i> garages with driveways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

4 | Other Comprehensive Plan Maps

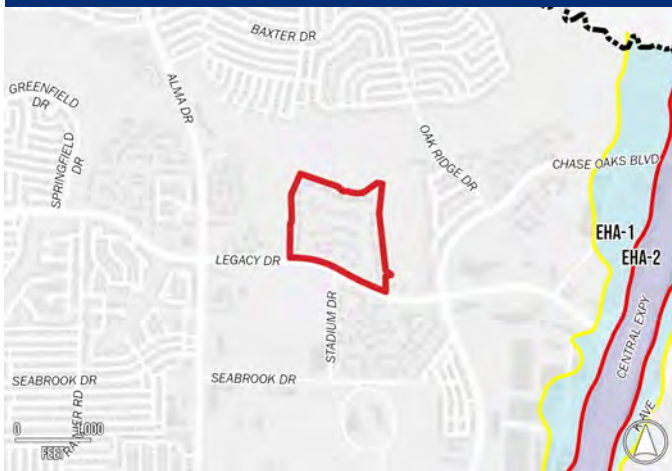
Thoroughfare Plan Map



Bicycle Transportation Plan Map

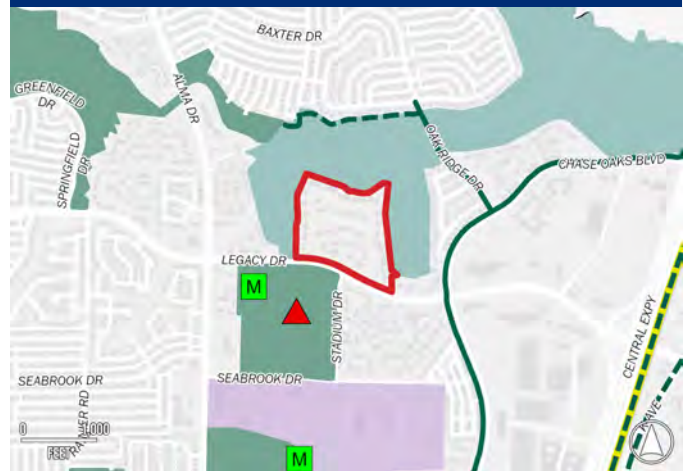


Expressway Corridor Environmental Health Map



EHA-1 EHA-2 Not Applicable

Parks Master Plan Map



5 | Comprehensive Plan Policies & Actions

CORE POLICIES: The following policies are applicable to all zoning cases. No specific analysis of these policies are provided in the staff report as these serve as the fundamental basis for all staff recommendations.



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



Redevelopment & Growth Management: Plano will protect and preserve the well-established built environment of Plano and prevent overcrowding by requiring new growth and redevelopment to respect the unique development patterns, suburban character, housing needs, infrastructure capacity considerations, and fiscal constraints of our community.

LAND USE-RELATED POLICIES: The following policies are applicable on a case-by-case basis depending upon the type, location, and general nature of the request. Refer to the staff report for analysis of these policies with the respect to the proposed zoning change, where applicable.



Redevelopment of Regional Transportation Corridors: Plano will encourage reinvestment and redevelopment of identified regional transportation corridors to create cohesive developments that incorporate well-designed commercial, retail, and housing opportunities, where those uses are appropriate according to the Future Land Use Map and other related Comprehensive Plan standards.

Applicable
Not Applicable



Revitalization of Retail Shopping Centers: Plano will encourage reinvestment, revitalization, and redevelopment of underperforming neighborhood retail corners to accommodate a viable combination of local commercial, retail, and entertainment uses. Where appropriate transitions can be maintained, redevelopment may present opportunities to introduce residential uses and improve access.

Applicable
Not Applicable



Special Housing Needs: Plano will support the special housing needs of residents including seniors, people with disabilities, and low- to moderate-income households through inclusive regulations and programs and actions furthering the goals stated in the Consolidated Plan. Proposed locations for special housing needs should be afforded the same health and safety considerations as other housing.

Applicable
Not Applicable



Transit-Oriented Development: Plano will proactively encourage development within walking distance of existing and planned transit stations to create an integrated mix of uses including residential, employment, retail, and civic spaces.

Applicable
Not Applicable



Undeveloped Land: Plano will reserve its remaining undeveloped land for high quality development with distinctive character, prioritizing businesses offering skilled employment. New housing in these areas will only be considered appropriate where it is consistent with the Future Land Use Map and other related Comprehensive Plan standards.

Applicable
Not Applicable

OTHER POLICIES/DOCUMENTS: Additional policies may apply where applicable:

- Envision Oak Point (2018)
- Downtown Vision & Strategy Update (2019)
- Spring Creekwalk Master Plan (1990)
- Preservation Plano 150 (2018)

FOR RESIDENTIAL AND MIXED-USE DEVELOPMENTS ONLY: The following actions from the Redevelopment & Growth Management (RGM) Policy are applicable to requests for mixed-use developments:

RGM5: Ensure that any rezoning requests for multiuse development include:

Applicable

Not Applicable

- A) No more than 50% square footage for residential uses. Requests should also conform with other identifying elements (density, building heights, etc.) in the applicable Dashboard descriptions.
- B) Phasing requirements that prevent the disproportionate completion of residential uses prior to nonresidential uses within the development. Nonresidential square footage must constitute a minimum of 33% of all square footage approved for occupancy during development (e.g., every 2 square feet of residential development requires at least 1 square foot of nonresidential development; and
- C) Key design features provided prior to, or concurrent with, the construction of any residential uses. These include elements of the development supporting the long-term value to the overall community, and specifically any new residents, such as open/green space, amenities, street enhancements, and trails.

RGM8: Limit new residential development to areas that are appropriate based on individual site considerations and consistency with the Future Land Use Map and Dashboards. Multifamily developments should also meet a housing diversification or economic development need of the city, including transit-oriented development, special housing needs (as defined by the city's Consolidated Plan), or be constructed as part of a high-rise 10 stories or greater.

Applicable

Not Applicable

6 | Findings Policy

RGM1: Mix of Uses, Density, & Building Height

In accordance with the Redevelopment and Growth Management (RGM) Policy Action 1, zoning change requests that do not conform to the mix of uses, density, and building heights as described in the Dashboards are disfavored. Requests that do not conform to these criteria may be occasionally allowed when found:

- ▶ Consistent with the Guiding Principles of the Comprehensive Plan; and
- ▶ Substantially beneficial to the immediate neighbors, surrounding community, and general public interest.

RGM5: Mixed-Use Developments

In addition, the Redevelopment and Growth Management (RGM) Policy Action 2 requires findings when approving a mixed-use development that exceeds 50% square footage for residential uses and/or does not conform to other identifying elements (density, height, etc.) in the applicable Dashboard.

Are Findings Required?

- Yes, because the request does not comply with the Mix of Uses of the associated Dashboard.
- Yes, because the request does not comply with the Building Heights of the associated Dashboard.
- Yes, because the request does not comply with the Maximum Density of the associated Dashboard.
- Yes, because the request is inconsistent with Action RGM5 (for mixed-use developments).
- No, findings are not required.

STAFF PRELIMINARY REPORT – CONFORMANCE TO THE COMPREHENSIVE PLAN

The proposed request has been reviewed for conformance with the Comprehensive Plan. Major factors included in the analysis are provided below, but the Comprehensive Plan Fact Sheet has more specific details about the request.

Guiding Principles – This set of Guiding Principles to the Comprehensive Plan establishes overarching themes that apply to all policies and actions and express values for Plano Today, Plano 2050, and Plano Together. Since the principles do not stand alone but are used in concert with one another and carry across the Plan as a whole, each principle must be judged through a lens that incorporates all other principles to be fully and accurately understood. As such, the Commission is encouraged to review the full list of Guiding Principles and judge zoning requests through the lens of all principles.

Future Land Use Map Category & Dashboard

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

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

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

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

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

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

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

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

[Desirable Character-Defining Elements in N Designation](#) – The request meets the character-defining elements of the N designation, with the exception of building height. The applicant proposes building heights up to three stories, which is inconsistent with the one- to two-story building height recommendation.

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

Other Comprehensive Plan Maps

The request is in conformance with and would not require improvements applicable to the Thoroughfare Plan Map, Bicycle Transportation Plan Map, Parks Master Plan Map, or Expressway Corridor Environmental Health Map.

Other Comprehensive Plan Maps	
Thoroughfare Plan Map	Meets
Bicycle Transportation Plan Map	Meets
Parks Master Plan Map	Meets
Expressway Corridor Environmental Health Map	Meets

Policies & Actions of the Comprehensive Plan and Other Studies

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

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

[Redevelopment and Growth Management Policy – Action 1 \(RGM1\)](#) – This action recommends that zoning requests conform to the recommended mix of uses, density, and building heights described in the N dashboards. The request as proposed does not conform to the Mix of Uses and building height recommended by the N dashboard, and is consequently inconsistent with RGM1. Findings will be required by the Commission to approve the request.

[Redevelopment and Growth Management Policy – Action 8 \(RGM8\)](#) – This action recommends residential uses be limited to areas appropriate based on individual site considerations and the FLUM Dashboards. Although the site is appropriate for residential uses based on the existing zoning and the request does provide additional units, the request does not meet the city's housing diversification or economic development need.

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

Comprehensive Plan Policy Summary

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

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

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

School Capacity – Plano Independent School District has provided a letter regarding school capacity, which is included.

Public Safety Response Time – Fire emergency response times will be sufficient to serve the site based on existing personnel, equipment, and facilities.

Access to and Availability of Amenities and Services

Parks: The subject property is located within Park Fee Service Area 4. Private open space will be provided to serve residents within the subject property per the open space requirements noted in the Zoning Ordinance. Additionally, Park Fees for additional units will support public parks in the area.

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

February 29, 2024

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

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

Dear Katya,

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

The following table provides both enrollment and capacity figures.

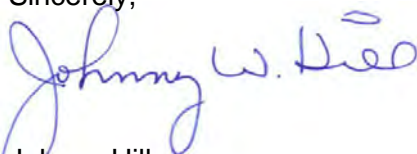
School	2023/24 Enrollment (Actual)	2024/25 Enrollment (Projected)	2025/26 Enrollment (Projected)	2026/27 Enrollment (Projected)	2027/28 Enrollment (Projected)	Program Capacity	Functional Capacity
Rasor ES	415	403	398	391	391	588	500
Hendrick MS	559	561	582	561	543	1,163	988
Clark HS	1,271	1,174	1,052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

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

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

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

Sincerely,



Johnny Hill
 Deputy Superintendent for Business and Employee Services
 Plano ISD

STAFF PRELIMINARY REPORT – ANALYSIS & RECOMMENDATION

Purpose of Request

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

Building Height

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

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

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

Parking

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

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

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

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

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

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

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

There are no residential neighborhoods immediately adjacent to the property.

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

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

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

A single entity owns the site.

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

Site Amenities

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

Topography

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

Opportunities

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

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

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

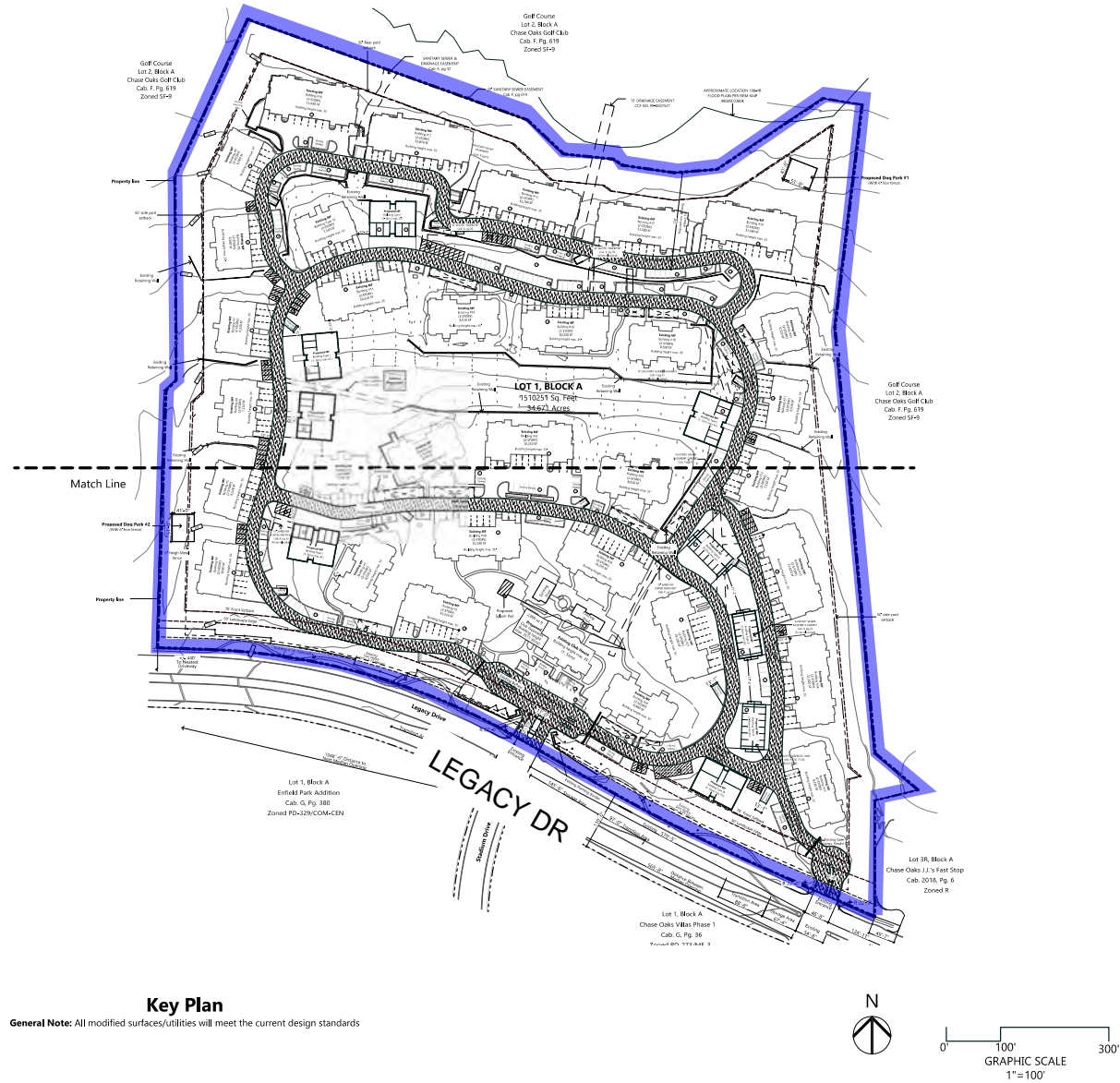
SUMMARY:

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

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

RECOMMENDATION:

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



Key Plan

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



VICINITY MAP
NTS

Owner

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

Engineer

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

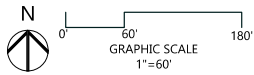
Architect

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

Revised Concept Plan
RCP2024-001

**CHASE OAKS
APARTMENTS**

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



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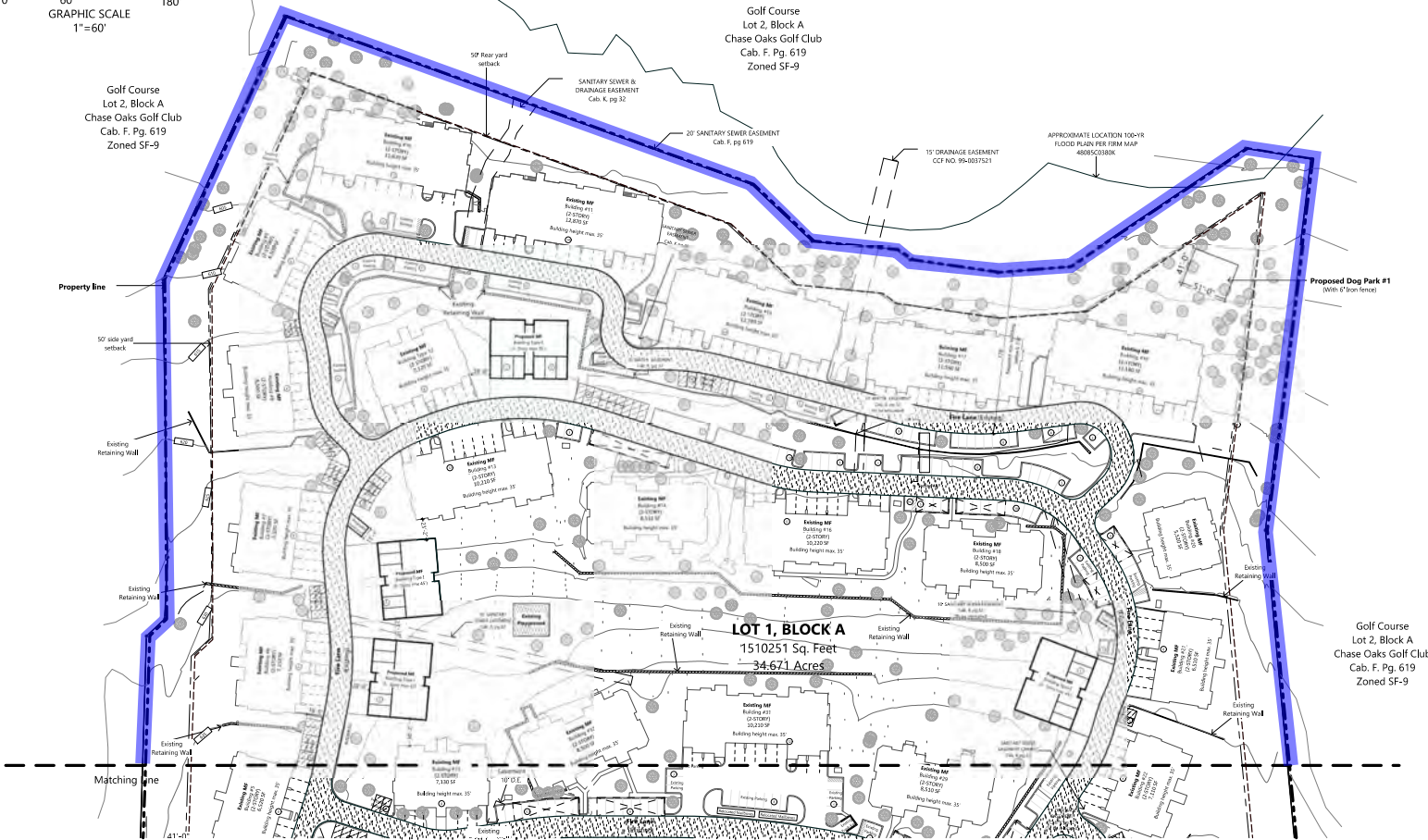
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Minimum separations between apartment buildings on the same lot are as follows:	
Building Orientation	Distance
Face to Face (1)	30 feet
Face to Face (2)	20 feet
Corner to Corner	15 feet
Angled Corner to Face (60 degree to 90 degree angle)	20 feet
Courtyard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

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

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



VICINITY MAP
NTS

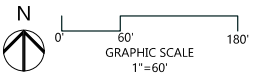
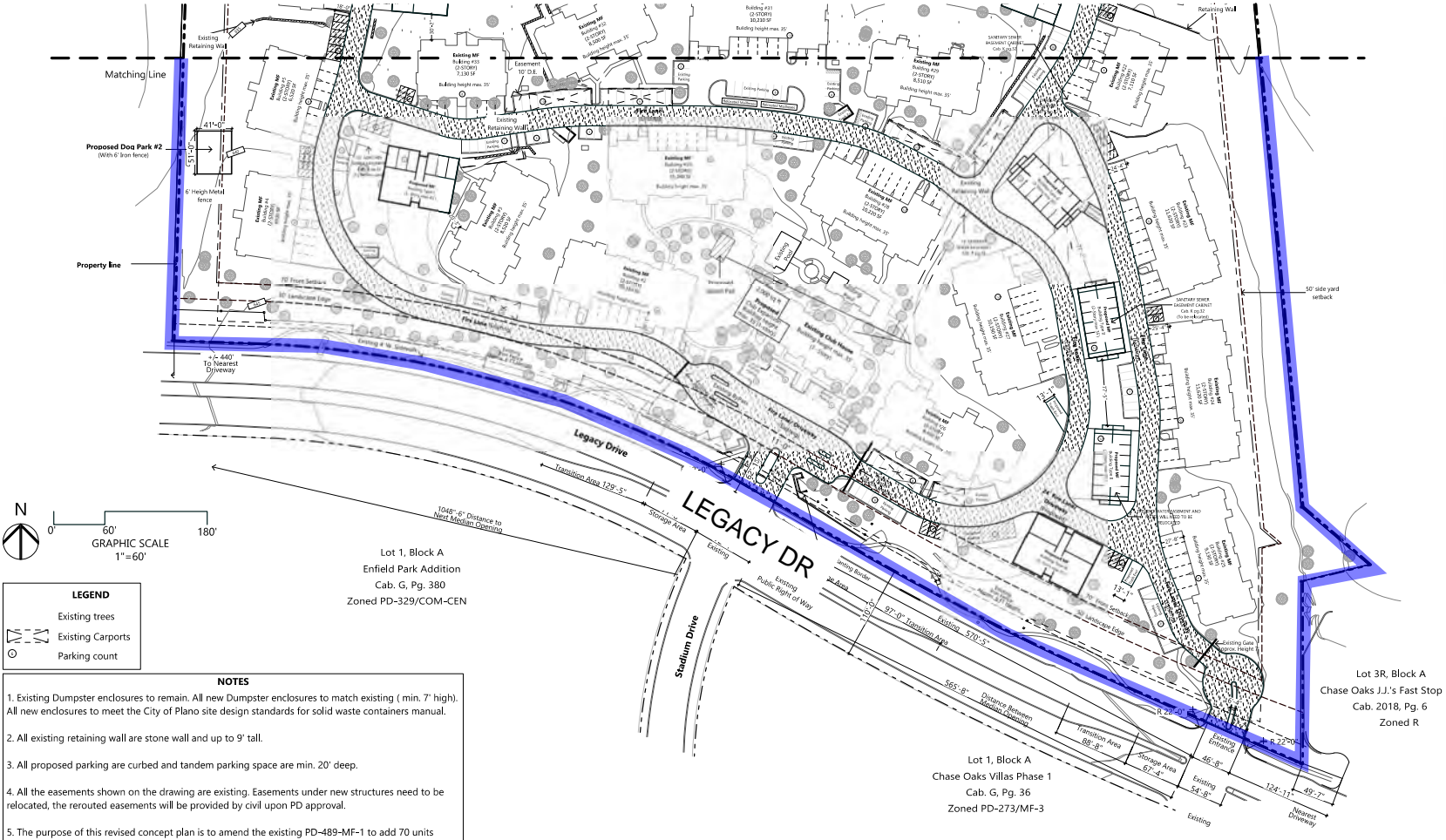
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Lot 1, Block A
Enfield Park Addition
Cab. G, Pg. 380
Zoned PD-329/COM-CEN

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

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

LEGEND

- Existing trees
- Existing Carports
- Parking court

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

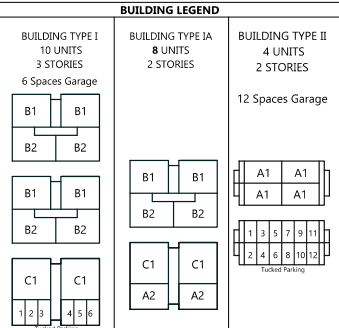
PROPOSED UNIT DATA						
UNIT	TYPE	TOTAL NUMBER	TOTAL	Sq. Ft	PERCENT OF TOTAL	PERCENTAGE OF MIX
A1	1B/1B	12	14	785	17.1%	20%
A2	1B/1B	2		930	2.9%	
B1	2B/2B	22	44	1,200	31.45%	
B2	2B/2B	22		1,236	31.45%	62.9%
C1	3B/2B	12	12	1,500	17.1%	18.00%
UNIT TOTAL/AVG.		70	70		100%	100%
						82,872 SF

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

NOTE FOR PARKING DATA
Existing Garage Parking = 258 sps
Existing Remaining Surface Parking = 337 sps
(Including 77 sps of Carports)
Proposed Tuck under Parking = 66 sps
Proposed Surface Parking = 70 sps
Total Parking Provided = 731 sps
(Including 10 sps of Accessible Parking)

Site Data Summary Table

Item	Lot #
General Site Data	Lot 1
zoning (non zoning)	PD-489-MF-1
Land Use (non zoning) (reference: include all sq ft)	Multifamily Residence
Lot Area (square feet) & acres	1,510,251 Sq. Ft. = 34.671 Acres
Building Footprint Area (square feet)	380,000 Sq. Ft.
Lot Coverage Area (square feet) / F.A.S.	685,000 Sq.Ft. (Without garages) / 6.4
Net Lot Coverage	4.3%
Building Footprint Area - storage (to be built) (square feet)	45'
Lot Coverage (net) = x %	4.3%
Net Area (sq. ft. x %)	1,980 Sq. Ft.
Existing Open Space (square feet)	2,100 Sq. Ft. (Location 1'BD)
Proposed Open Space (square feet)	12 (Units/Net Acreage)
Net Acreage = Total acreage minus streets and open space	12 (Units/Net Acreage)
Multifamily Units	
# of units/bedrooms & Minimum unit size	70
# of 1 bedrooms & Minimum unit size	180 units/ 692 Sq. Ft.
# of 2 bedrooms & Minimum unit size	180 units/ 1,262 Sq. Ft.
# of 3 bedrooms & Minimum unit size	50 units/ 1,802 Sq. Ft.
Total Unit Count	410 units
Residential Density (Units/Net Acreage)	12 (Units/Net Acreage)
Net Acreage = Total acreage minus streets and open space	12 (Units/Net Acreage)
Parking	
Permitted Ratio (from zoning Ordinance)	2 sps per unit with 14% reduction (per PD stipulations)
Required Parking (if spaces)	716 sps
Proposed Parking (if spaces)	731 sps
Accessible Parking (Required if spaces)	10 sps
Accessible Parking (Provided if spaces)	10 sps
Parking in Excess of 110% of required parking (if spaces)	None

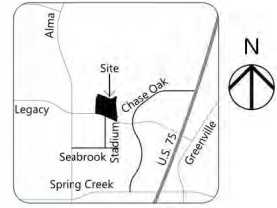


LEGEND

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



Not To Scale



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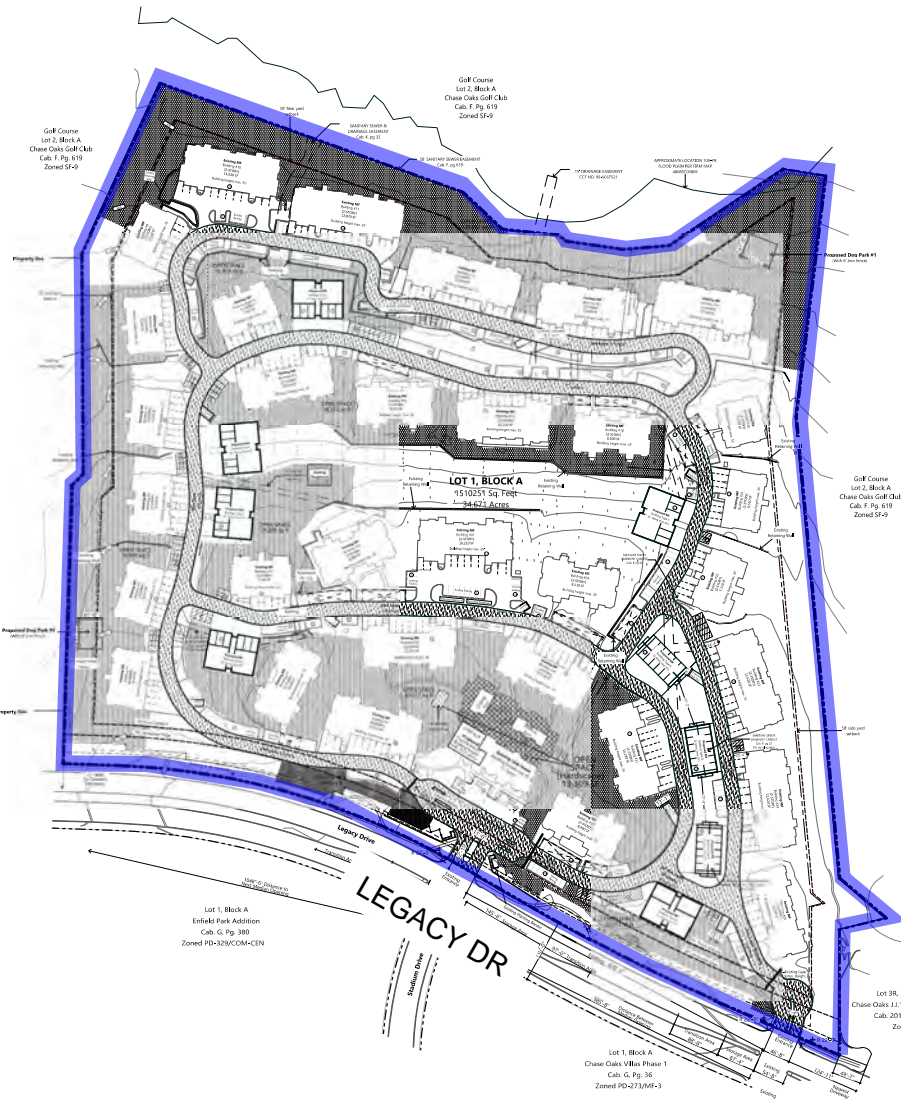
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Illustrative Site Plan

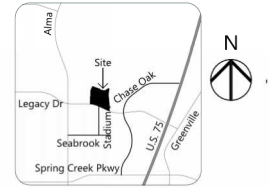
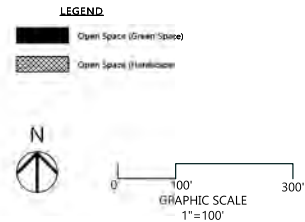
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Private Usable Open Space Provided (square feet)	432,532 sf	
% and square feet of green space	96.9% (419,223 sf)	
% and square feet of hardscape	3.1% (13,309sf)	
Required Usable Open Space		
1 Bedroom Unit (600 sf)	190 Units	114,000 sf
2 Bedroom Unit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

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



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Open Space Diagram
OSP2024-002

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03/12/2024
PLANO, COLLIN COUNTY, TEXAS



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

Subject: Rezoning PD 489 MF-1, Amended Stipulations

Dear Chairman Downs and Commissioners:

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

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

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

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



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

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

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

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

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

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

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

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

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



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

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

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

Sincerely,

Michael Farahnik

Michael Farahnik
SVP of Leasing & Risk Management

MEETING DATE

Monday, May 13, 2024

RESULTS

I, Mayor/Councilmember _____, after review of the written information and listening to the hearing participants, voted in **SUPPORT** of this case, finding the following:

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: _____;
and
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: _____;
and
3. The request is consistent with other policies, actions, maps:
 - Future Land Use Map and Dashboards – Description & Priorities
 - Thoroughfare Plan Map & Cross Sections
 - Bicycle Transportation Plan Map
 - Parks Master Plan Map
 - Expressway Corridor Environmental Health Map
 - Redevelopment & Growth Management Policy – Action 8 (RGM8)
 - Housing Trends Analysis
 - Other: _____
4. Comments on any of the above which further explain my position: _____.

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

Signature

Date

Planning & Zoning Commission Findings Form

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

Guiding Principle 1 | Plano Today

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

Guiding Principle 2 | Plano 2050

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

Guiding Principle 3 | Plano Together

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

MEETING DATE

Monday, May 13, 2024

RESULTS

I, Mayor/Councilmember _____, after review of the written information and listening to the hearing participants, voted in **OPPOSITION** to this case, finding the following:

I agree with the conclusions in the preliminary report provided by staff because:
_____.

or

The project is incompatible with the Future Land Use Map Dashboard of the Comprehensive Plan because: _____.

The request is inconsistent with the overall Guiding Principles of the Comprehensive Plan because: _____.

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

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

- Future Land Use Map and Dashboards – Description & Priorities
- Future Land Use Map and Dashboards – Character Defining Elements
- Redevelopment & Growth Management Policy – Action 1 (RGM1)
- Redevelopment & Growth Management Policy – Action 8 (RGM8)
- Other: _____

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

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

Signature

Date

City Council Findings Form

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

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- 1.4. The Plan respects the suburban character of Plano and seeks to preserve and enhance the built environment.
- 1.5. The Plan acknowledges that Plano is mostly developed and does not anticipate significant changes in population or residential development in the future.
- 1.6. Implementation of the Plan will be open and transparent, with a high standard for exceptions to land use principles, proactively seeking community input, and updated when needed with opportunities for the public to continually share their needs and priorities with community leaders and inform the decision-making process.

Guiding Principle 2 | Plano 2050

- 2.1. The Plan enhances the quality of life in the long term, preparing for future generations of residents, businesses, and institutions of Plano who may not yet have a voice but are impacted by the decisions of today.
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- 2.3. The Plan builds on Plano's strong history of thoughtful planning, guiding future development and redevelopment where it is safe, attractive, appropriate, and convenient; contributes to a variety of housing, employment, and social opportunities; and respects the natural environment.
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- 3.5. Implementation of the Plan will be done in partnership with the community and educational, nonprofit, civic, cultural, faith-based, and governmental organizations, promoting cooperation towards common goals that enhance the quality of life for the residents, businesses, and institutions of Plano.

MEETING DATE

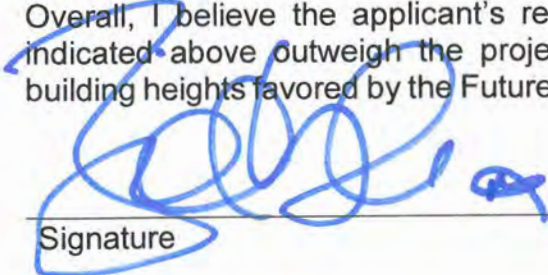
Monday, April 15, 2024

RESULTS

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

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

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


Signature

4/15/24
Date

MEETING DATE

Monday, April 15, 2024

RESULTS

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

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: SATISFIES PLANO TODAY, TO GETTER < 205th;
and
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: N/A;
and
3. The request is consistent with other policies, actions, maps:
 - Future Land Use Map and Dashboards – Description & Priorities
 - Thoroughfare Plan Map & Cross Sections
 - Bicycle Transportation Plan Map
 - Parks Master Plan Map
 - Expressway Corridor Environmental Health Map
 - Redevelopment & Growth Management Policy – Action 8 (RGM8)
 - Housing Trends Analysis
 - Other: _____
4. Comments on any of the above which further explain my position: _____

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


Signature

4/15/24
Date

MEETING DATE

Monday, April 15, 2024

RESULTS

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

- I agree with the conclusions in the preliminary report provided by staff because:
I do not believe this will provide a benefit nor
or does it provide for the BEST use of this property
- The project is incompatible with the Future Land Use Map Dashboard of the Comprehensive Plan because: _____.
- The request is inconsistent with the overall Guiding Principles of the Comprehensive Plan because: _____.
- The request is not substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: _____.

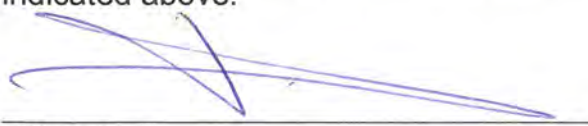
The request is inconsistent with other policies, actions, maps:

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

Other: They ignore the special housing need action 6

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

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



Signature

4/15/24

Date

MEETING DATE


Monday, April 15, 2024

RESULTS

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

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

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


Signature

4/15/24
Date

MEETING DATE

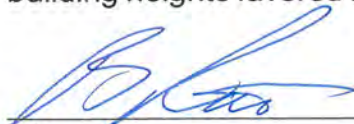
Monday, April 15, 2024

RESULTS

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

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

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



Signature

4/15/24

Date

MEETING DATE

Monday, April 15, 2024

RESULTS

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

I agree with the conclusions in the preliminary report provided by staff because:
It was aligned with Comp plan

or

The project is incompatible with the Future Land Use Map Dashboard of the Comprehensive Plan because: _____.

The request is inconsistent with the overall Guiding Principles of the Comprehensive Plan because: Building Height + Parking Reduction.

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

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

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

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

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

Gary Curry
Signature

4/15/24
Date

MEETING DATE

Monday, April 15, 2024

RESULTS

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

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

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

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

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

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

[Signature]
Signature

4/15/2024
Date

MEETING DATE

Monday, April 15, 2024

RESULTS

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

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: It appears and presents the multi-family residential and with RFE-1 density in a similar setting for present & future generations. It meets minimum standards.
and
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: _____;
and
3. The request is consistent with other policies, actions, maps:
 - Future Land Use Map and Dashboards – Description & Priorities
 - Thoroughfare Plan Map & Cross Sections
 - Bicycle Transportation Plan Map
 - Parks Master Plan Map
 - Expressway Corridor Environmental Health Map
 - Redevelopment & Growth Management Policy – Action 8 (RGM8)
 - Housing Trends Analysis
 - Other: _____
4. Comments on any of the above which further explain my position: _____

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

A. Michael Brownoff
Signature

4/15/2024
Date

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



CITY COUNCIL AGENDA MEMO

MEETING DATE: 5/13/2024

DEPARTMENT: City Secretary

DIRECTOR:

AGENDA ITEM: ***IMPORTANT MESSAGE*** Comments of Public Interest (general comments on items not on the agenda) will be heard via Zoom at the end of each regular council meeting. To provide general comments, you must register to speak online and register for Zoom by 4:00 p.m. on the day of the meeting. No in-person Comments of Public Interest will be heard at the meeting.

RECOMMENDED ACTION: Important Message
