CITY COUNCIL

1520 K Avenue, Plano TX 75074 and via videoconference

DATE: August 25, 2025

TIME: 7:00 PM

This City Council Meeting will be held in person in the Senator Florence Shapiro Council Chambers 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.

For those wanting to watch the meeting but not address the Council, the meeting will be live-streamed on Plano's website at www.planotv.org, YouTube.com/cityofplanotexas and 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: Pastor Pedro Aguallo Jr. - House of Vision | Casa de Visión

PLEDGE OF ALLEGIANCE / TEXAS PLEDGE: Boys & Girls Clubs of Collin County - Plano

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: September is Hunger Action Month meant to mobilize the public to action on the issue of hunger. **Presented**

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.

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 Minutes

(a) August 11, 2025
August 14, 2025 Budget Work Session
Approved

Approval of Expenditures

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

(b) RFB No. 2025-0384-B for Re-Painting of Water Slides at Jack Carter Pool; declaring DevPro Commercial Contractors, Inc. and JNA Painting and Contracting Company, Inc. non-responsible bidders based on staff assessment; awarding a contract to Slide Guys Restoration, Inc. as the lowest responsive, responsible bidder in the amount of $79,620; and authorizing the City Manager to execute all necessary documents. **Approved**

(c) RFB No. 2025-0290-B for 7450 Shady Brook Trail Retaining Wall Renovation at Woodland Creek Drive, Project No. PKR-P-00007, for the Parks and Recreation Department to Garret Shields Infrastructure, LLC in the amount of $144,930; and authorizing the City Manager to execute all necessary documents. **Approved**

(d) RFB No. 2025-0372-B for Intersection Improvements – Legacy Drive & SH 121 (Site 1), SH 121 at JP Morgan Driveway (Site 2), Corporate Drive & Legacy Drive (Site 3), Corporate Drive & Tennyson Parkway (Site 4), Project No. ENG-S-00003, for the Engineering Department to XIT Paving and Construction, Inc. in the amount of $2,594,104; and authorizing the City Manager to execute all necessary documents. **Approved**

(e) RFB No. 2025-0416-B for 15th Street Paving and Water Line Reconstruction, Project No. ENG-S-7298, for the Engineering Department to Ratliff Hardscape, Ltd. in the amount of $6,939,511; and authorizing the City Manager to execute all necessary documents. **Approved**

Purchase from an Existing Contract

(f) To approve the purchase of three (3) Dump Trucks for the Public Works Department - Fleet Services in the amount of $495,277 from Bond Equipment Company, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (BuyBoard Contract No. 723-23) **Approved**

(g) To approve the purchase of two (2) Hydro Excavation Trucks for the Public Works Department - Fleet Services in the amount of $1,384,656 from Kirby Smith Machinery, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (Sourcewell Contract No. 101221-GRD) **Approved**

Approval of Contract Modification

(h) To approve of a Second Modification to the Interlocal Agreement by and between the City of Plano and Dallas College for City of Plano employee training; and authorizing the City Manager to execute all necessary documents. (Contract No. 2021-0406-I; Modification No. 2) **Approved**

Approval of Expenditure

(i) To approve an expenditure for material testing professional services for 15th Street Paving and Water Line Reconstruction, Project No. ENG-S-7298, in the amount of $197,508 from Raba Kistner, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. **Approved**

Approval of Contract / Agreement

(j) To authorize the Mayor to execute a Restated and Amended Employment Agreement by and between Mark Israelson and the City of Plano for City Manager services; extending the expiration date to December 31, 2029; and providing an effective date. **Approved**

(k) To authorize the Mayor to execute a Restated and Amended Employment Agreement by and between Paige Mims and the City of Plano for City Attorney services; extending the expiration date to December 31, 2029; and providing an effective date. **Approved**

Adoption of Resolutions

(l) To suspend the September 17, 2025 effective date of the proposal by CoServ Gas, Ltd. to implement interim GRIP rate adjustments for gas utility investment in 2024; requiring delivery of this Resolution to the Company and legal counsel; and providing an effective date. **Adopted Resolution No. 2025-8-8(R)**

(m) To nominate Tyler Technologies, Inc. to the Office of the Governor, Economic Development and Tourism through the Economic Development Bank for designation as a qualified business and an enterprise project (“Project”) under the Texas Enterprise Zone Program under the Texas Enterprise Zone Act, Chapter 2303 of the Texas Government Code; and providing an effective date. **Adopted Resolution No. 2025-8-9(R)**

(n) To approve the Investment Portfolio Summary for the quarter ended June 30, 2025; and providing an effective date. **Adopted Resolution No. 2025-8-10(R)**

Adoption of Ordinances

(o) To approve a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division ("Atmos Mid-Tex" or "Company") regarding the Company's 2025 Rate Review Mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the Company to reimburse ACSC's reasonable ratemaking expenses; determining that this Ordinance was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; adopting a severability clause; declaring an effective date; and requiring delivery of this Ordinance to the Company and the ACSC's legal counsel. **Adopted Ordinance No. 2025-8-11**

(p) To appoint an Associate Judge of the Municipal Court of Record of the City of Plano, setting the term of office and compensation for the Judge; and providing a publication clause, and an effective date. **Adopted Ordinance No. 2025-8-12**

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 2025-007 to amend Article 1 (Legal Framework), Article 3 (Site Plan Review), Article 4 (Amendments), Article 5 (Variances and Appeals of Administrative Decisions), Article 8 (Definitions), Article 9 (Residential Districts), Article 10 (Nonresidential Districts), Article 11 (Overlay Districts), Article 13 (Lot and Building Standards), Article 14 (Allowed Uses and Use Classifications), Article 15 (Use-specific Regulations), Article 16 (Parking and Loading), Article 17 (Landscaping and Tree Preservation), Article 20 (Screening, Fence and Wall Regulations), Article 21 (Residential Adjacency Standards), and Article 25 (Traffic Studies) of the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, as a result of recent state legislative actions and to ensure compliance with state law; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. **Conducted and adopted Ordinance No. 2025-8-13**

(2) Public Hearing and consideration of an Ordinance as requested in Subdivision Ordinance Amendment 2025-001 to amend the Introduction and Procedural Overview, Article I (General Provisions), Article II (Definitions), Article III (Platting Procedures), Article IV (Assurance for Completion and Maintenance of Improvements), Article V (Requirements for Public Improvements, Reservation and Design), Article VI (Participation and Escrow Policies), and Article VII (Replatting Procedures) of the Subdivision Ordinance of the City, Ordinance No. 2017-11-4, as heretofore amended, as a result of recent state legislative actions and to ensure compliance with state law; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. **Conducted and adopted Ordinance No. 2025-8-14**

(3) Consideration of an Ordinance to amend Section 3 (Special Streets and Accessways) and Section 5 (Street Design) of the Street Design Standards, Ordinance No. 2023-9-11, as heretofore amended, pertaining to recent state legislative actions; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. **Adopted Ordinance No. 2025-8-15**

(4) Consideration of an Ordinance to amend Section 16-19 – Fees for zoning, rezoning and other miscellaneous fees, of Article II – Fees Generally, of Chapter 16, Planning and Development, of the Code of Ordinance of the City of Plano; establishing new fees for Notices and Water & Sewer Studies; providing a repealer clause, a severability clause, a publication clause, and an effective date. **Adopted Ordinance No. 2025-8-16**

(5) Public Hearing on the FY 2025-26 Recommended Budget, Proposed Community Investment Program (CIP), and Proposed Ad Valorem Tax Rate. **Conducted**

(6) Discussion and Direction regarding the Proposed Ad Valorem Tax Rate. **Discussed adopting a rate of .4406 per $100 of valuation**

The City of Plano encourages participation from all citizens. The Plano Municipal Center has accessible restroom facilities, drinking fountains, and power assist entrance doors. The facility is easily accessed from public sidewalks and parking areas. Designated accessible parking is available on the north and south sides of the building. The Senator Florence Shapiro Council Chambers is accessible by elevator to the lower level. 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: 8/25/2025

DEPARTMENT: City Secretary

DIRECTOR: Lisa Henderson, City Secretary

AGENDA ITEM:

This City Council Meeting will be held in person in the Senator Florence Shapiro Council Chambers 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.

For those wanting to watch the meeting but not address the Council, the meeting will be live-streamed on Plano's website at www.planotv.org, YouTube.com/cityofplanotexas and 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.**

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RECOMMENDED ACTION: Location Link

CITY COUNCIL AGENDA MEMO

MEETING DATE: 8/25/2025
DEPARTMENT: Proclamations
DIRECTOR: Andrew Fortune, Director of Policy & Government Relations
AGENDA ITEM: September is Hunger Action Month
RECOMMENDED ACTION: Proclamations and Special Recognition

ITEM SUMMARY

Proclamation: September is Hunger Action Month meant to mobilize the public to action on the issue of hunger. **Presented**

CITY COUNCIL AGENDA MEMO

MEETING DATE: 8/25/2025
DEPARTMENT: City Secretary
DIRECTOR: Lisa Henderson, City Secretary
AGENDA ITEM: Approval of Minutes
RECOMMENDED ACTION: Approval of Minutes

ITEM SUMMARY

August 11, 2025
August 14, 2025 Budget Work Session
Approved

ATTACHMENTS:

Description	Upload Date	Type
Preliminary Open Meeting Minutes	8/18/2025	Minutes
Regular Meeting Minutes	8/18/2025	Minutes
Work Session Minutes	8/18/2025	Minutes

PLANO CITY COUNCIL
PRELIMINARY OPEN MEETING
August 11, 2025

COUNCIL MEMBERS PRESENT
John B. Muns, Mayor
Maria Tu, Mayor Pro Tem
Julie Holmer, Deputy Mayor Pro Tem
Bob Kehr
Rick Horne
Chris Krupa Downs
Steve Lavine
Vidal Quintanilla, Jr.

STAFF PRESENT
Mark Israelson, City Manager
Jack Carr, Deputy City Manager
Shelli Siemer, Deputy City Manager
Sam Greif, Deputy City Manager
LaShon Ross, Deputy City Manager
Paige Mims, City Attorney
Lisa C. Henderson, City Secretary
Lisa McAlister, Assistant City Secretary

Mayor Muns called the meeting to order at 5:00 p.m., Monday, August 11, 2025, in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center, 1520 K Avenue and via videoconference. A quorum was present.

Mayor Muns stated the Council would retire into Executive Session, in Training Room A, in compliance with Chapter 551, Government Code, Vernon's Texas Codes Annotated in order to consult with an attorney to receive Legal Advice and Litigation, Section 551.071; and discuss Personnel matters, Section 551.074; for which a certified agenda will be kept in the office of the City Secretary for a period of two years as required. The Council convened into Executive Session at 5:10 p.m.

Mayor Muns reconvened the meeting back into the Preliminary Open Meeting at 6:48 p.m.

- **Consideration and action resulting from Executive Session discussion**
- **Consideration of 2026 Council Meeting Dates**
  The City Council expressed concurrence to accept the 2026 meeting calendar as presented.
- **Consent and Regular Agendas**
  Councilmember Kehr requested Consent Agenda Item "G" be removed for individual consideration.
- **Council items for discussion/action on future agendas**
  Discussion regarding Park Fees associated with development (Kehr/Lavine)

With no further discussion, the Preliminary Open Meeting adjourned at 6:51 p.m.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa C. Henderson, CITY SECRETARY

PLANO CITY COUNCIL
REGULAR MINUTES
August 11, 2025

COUNCIL MEMBERS PRESENT
John B. Muns, Mayor
Maria Tu, Mayor Pro Tem
Julie Holmer, Deputy Mayor Pro Tem
Bob Kehr
Rick Horne
Chris Krupa Downs
Steve Lavine
Vidal Quintanilla, Jr.

STAFF PRESENT
Mark Israelson, City Manager
Jack Carr, Deputy City Manager
Shelli Siemer, Deputy City Manager
Sam Greif, Deputy City Manager
LaShon Ross, Deputy City Manager
Paige Mims, City Attorney
Lisa C. Henderson, City Secretary
Lisa McAlister, Assistant City Secretary

Mayor Muns convened the Council into the Regular Session on Monday, August 11, 2025, at 7:00 p.m. in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center, 1520 K Avenue and via videoconference. A quorum was present.

Invocation and Pledge

Pastor Kelvin Foley with North Dallas Community Bible Fellowship led the invocation, and Pack 200 – Charter Organization Christ United Methodist Church led the Pledge of Allegiance and Texas Pledge.

Comments of Public Interest

Bill Lisle spoke to zoning change processes.

Consent Agenda

MOTION: Upon a motion made by Mayor Pro Tem Tu and seconded by Councilmember Downs, the Council voted 8-0 to approve all items on the Consent Agenda, except Consent Agenda Item "G", as follows:

Approval of Minutes
July 28, 2025 Joint and Regular
July 30, 2025 (Consent Agenda Item "A")

Approval of Expenditures

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

RFP No. 2025-0140-B for Pool Re-Plaster at Tom Muehlenbeck Recreation Center for the Parks & Recreation Department to Sunbelt Pools, Inc. in the amount of $223,000; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "B")

RFB No. 2025-0393-B for Arbor Hills Nature Preserve Erosion Control, Pedestrian Bridge, Project No. PKR-D-00003, for the Parks and Recreation Department to Austin Filter Systems in the amount of $1,209,957; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "C")

Purchase from an Existing Contract

To approve the purchase of Swimming Pool and Spray Pad Chemicals for the Parks and Recreation Department in the estimated amount of $285,000 from Petra Chemical Company LLC through an existing contract; and authorizing the City Manager to execute all necessary documents. (BuyBoard Contract No. 701-23) (Consent Agenda Item "D")

Adoption of Resolutions

Resolution No. 2025-8-1(R): To approve a revised Fee Schedule for the Environmental Health & Sustainability Department to reflect fee changes, add certain fees, and clarify certain terms; and providing an effective date. (Consent Agenda Item "E")

Adoption of Ordinances

Ordinance No. 2025-8-2: To accept and approve the Annual Update of the Service and Assessment Plan and Assessment Roll for the Haggard Farm Public Improvement District in accordance with Texas Local Government Code §372.013, as amended; providing a cumulative clause; providing a severability clause; and providing an effective date. (Consent Agenda Item "F")

End of Consent

Ordinance No. 2025-8-3: To repeal Ordinance No. 2023-9-18, codified as Article V, Noise, of Chapter 14, Offenses – Miscellaneous, of the City of Plano Code of Ordinances, and replacing it with a new Article V, Noise, of Chapter 14, Offenses – Miscellaneous, of the City of Plano Code of Ordinances; providing that the Entertainment Venue provisions do not apply to food service establishments, and providing new defenses to prosecution for restaurant and food service establishments under certain circumstances; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date. (Consent Agenda Item "G")

MOTION: Upon a motion made by Councilmember Kehr and seconded by Mayor Pro Tem Tu, the Council voted 8-0, to repeal Ordinance No. 2023-9-18, codified as Article V, Noise, of Chapter 14, Offenses – Miscellaneous, of the City of Plano Code of Ordinances, and replacing it with a new Article V, Noise, of Chapter 14, Offenses – Miscellaneous, of the City of Plano Code of Ordinances; providing that the Entertainment Venue provisions do not apply to food service establishments, and providing new defenses to prosecution for restaurant and food service establishments under certain circumstances; and further to adopt Ordinance No. 2025-8-3**.**

Public Hearing and adoption of Ordinance No. 2025-8-4 as requested in Zoning Case 2025-004 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, rezoning 19.0 acres in Collin County, Texas, located at the northeast corner of U.S. Highway 75 and State Highway 190 and within the 190/Plano Parkway and Expressway Corridor Overlay Districts, rezoning 2.2 acres from Planned Development-58-Corridor Commercial to Corridor Commercial, and amending the remaining 16.8 acres within Planned Development-58-Corridor Commercial to remove mixed-use development standards and creating a new permitted use of commercial flex warehouse with associated 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. Petitioner: Onalp Property Owner LLC (Regular Item "1")

Mayor Muns opened the public hearing. Bill Dahlstrom, representing the applicant, and Jason Thorburg spoke to the project. Bill Lisle spoke to the process for adding the zoning use. Mayor Muns closed the public hearing. The applicant suggested amending the wording in Section 3(f) to the following:

> (f) Loading areas are intended to provide for short-term pick-up and delivery. Onsite storage of delivery vehicles, trailers, and shipping containers are prohibited, except where fleet vehicle and open storage are allowed below. No delivery vehicles shall be parked outside of the designated loading areas. Loading areas and access points are limited to those shown on PSP2025-011.

MOTION: Upon a motion made by Deputy Mayor Pro Tem Holmer and seconded by Mayor Pro Tem Tu, the Council voted 8-0, to rezone 19.0 acres in Collin County, Texas, located at the northeast corner of U.S. Highway 75 and State Highway 190 and within the 190/Plano Parkway and Expressway Corridor Overlay Districts, rezoning 2.2 acres from Planned Development-58-Corridor Commercial to Corridor Commercial, and amending the remaining 16.8 acres within Planned Development-58-Corridor Commercial to remove mixed-use development standards and creating a new permitted use of commercial flex warehouse with associated development standards; directing a change accordingly in the official zoning map of the City; as requested in Zoning Case 2025-004; as amended; and further to adopt Ordinance No. 2025-8-4.

Public Hearing and adoption of Ordinance No. 2025-8-5 as requested in Zoning Case 2025-008 to amend Article 10 (Nonresidential Districts) of the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, to remove Part D of Subsection 10.1300.4, consistent with the implementation of Ordinance Number 2011-5-7; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. (Regular Item "2")

Mayor Muns opened the public hearing. No one requested to speak. Mayor Muns closed the public hearing.

Public Hearing and adoption of Ordinance No. 2025-8-5 (Cont'd.)

MOTION: Upon a motion made by Mayor Pro Tem Tu and seconded by Councilmember Horne, the Council voted 8-0, to amend Article 10 (Nonresidential Districts) of the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, to remove Part D of Subsection 10.1300.4, consistent with the implementation of Ordinance Number 2011-5-7; as requested in Zoning Case 2025-008; and further to adopt Ordinance No. 2025-7-5.

Public Hearing and adoption Ordinance No. 2025-8-6 related to the Downtown Plano Public Improvement District; approving the 2025 O&M Annual Service Plan Update: levying assessments against the assessed property and establishing a lien on such property; providing for the collection of assessments; creating a charge and lien against the assessed property; providing for penalties for delinquent assessments; resolving matters incident and related thereto; providing for severability; and providing an effective date. (Regular Item "3")

Mayor Muns opened the public hearing. No one requested to speak. Mayor Muns closed the public hearing.

MOTION: Upon a motion made by Councilmember Horne and seconded by Councilmember Kehr, the Council voted 8-0, to approve the 2025 O&M Annual Service Plan Update: levying assessments against the assessed property and establishing a lien on such property; providing for the collection of assessments; creating a charge and lien against the assessed property; providing for penalties for delinquent assessments; resolving matters incident and related thereto; and further to adopt Ordinance No. 2025-8-6.

To approve an expenditure for engineering professional services for Neighborhood Traffic Management Program, Project No. TP-S-00017, in the amount of $110,780 from Fehr & Peers for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Regular Item "4")

MOTION: Upon a motion made by Mayor Pro Tem Tu and seconded by Deputy Mayor Pro Tem Holmer, the Council voted 8-0, to approve an expenditure for engineering professional services for Neighborhood Traffic Management Program, Project No. TP-S-00017, in the amount of $110,780 from Fehr & Peers for the Engineering Department; and authorizing the City Manager to execute all necessary documents.

Public Hearing on the FY 2025-26 Recommended Budget and the FY 2025-26 Proposed Community Investment Program (CIP). (Regular Item "5")

Mayor Muns open the public hearing. No one requested to speak. Mayor Muns closed the public hearing.

Discussion and Direction regarding Proposed Ad Valorem Tax Rate. (Regular Item "6")

MOTION: Upon a motion made by Mayor Pro Tem Tu and seconded by Councilmember Lavine, the Council voted 8-0, to set a not to exceed rate of .4406 per $100 of valuation.

Resolution No. 2025-8-7(R): To accept the Certified Appraisal Rolls for Fiscal Year 2025-26 for Collin County and Denton County; and providing an effective date. (Regular Item "7")

MOTION: Upon a motion made by Mayor Pro Tem Tu and seconded by Councilmember Downs, the Council voted 8-0, to accept the Certified Appraisal Rolls for Fiscal Year 2025-26 for Collin County and Denton County; and further to adopt Resolution No. 2025-8-7(R).

Discussion of the Proposed FY 2025-26 Community Investment Program. (Regular Item "8")

With no further discussion, the Regular City Council Meeting adjourned at 8:55 p.m.

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John B. Muns, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY

PLANO CITY COUNCIL
Budget Work Session
August 14, 2025

COUNCIL MEMBERS PRESENT
John B. Muns, Mayor
Maria Tu, Mayor Pro Tem
Julie Holmer, Deputy Mayor Pro Tem
Bob Kehr
Rick Horne
Chris Krupa Downs
Steve Lavine
Vidal Quintanilla, Jr.

STAFF PRESENT
Mark Israelson, City Manager
Jack Carr, Deputy City Manager
Shelli Siemer, Deputy City Manager
LaShon Ross, Deputy City Manager
Paige Mims, City Attorney
Lisa C. Henderson, City Secretary

Mayor Muns called the meeting to order at 5:00 p.m., Thursday, August 14, 2025, in the Senator Florence Shapiro Council Chamber of the Municipal Center, 1520 K Avenue, and via videoconference. A quorum was present.

- **Request for Public Input on Budget & CIP**

Mayor Muns opened the public input. No one requested to speak. Mayor Muns closed the public input.

- **Budget Work Session Overview**
- **Council Items and Issues for Discussion**
- **Grant Funding Requests**
  - **A. Presentation of Heritage Commission**
  - **B. Presentation of Buffington Community Service Grants**
  - **C. Presentation of Cultural Arts Commission**
  - **D. Public Impr. District Discussion-Funding Request**
- **Operating Budget**
  - **A. Update Five-Year Financial Forecast**
  - **B. Revenues**
    - **1. Ad Valorem Tax Base**
    - **2. Tax Rate**
      - **a. No-New Revenue Rate**
      - **b. Voter Approved Rate**
    - **3. Sales Tax**
    - **4. Water & Sewer Rate Increase**
    - **5. Environmental Waste Services Rate Increase**
    - **6. Municipal Drainage Rate Increase**
      - **a. Stream Bank Stabilization Program**

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- **Program Changes**
  - **A. Comp Plan Adjustments/Wage Tool**
  - **B. Health Plan Update**
  - **C. Cost Recovery Update**
- **Community Investment Program**
- **Proposed Ad Valorem Tax Rate**

Mayor Muns stated the Council would retire into Executive Session, in the Closed Session Room, in compliance with Chapter 551, Government Code, Vernon's Texas Codes Annotated in order to consult with an attorney to discuss Economic Development Matters, Section 551.087; for which a certified agenda will be kept in the office of the City Secretary for a period of two years as required. The Council convened into Executive Session at 7:52 p.m.

Mayor Muns reconvened the meeting back into the Budget Work Session at 8:15 p.m.

With no further discussion, the Budget Work Session adjourned at 8:16 p.m.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa C. Henderson, City Secretary

CITY COUNCIL AGENDA MEMO

MEETING DATE:	8/25/2025
DEPARTMENT:	Parks
DIRECTOR:	Ron Smith, Director of Parks and Recreation
AGENDA ITEM:	Award of a bid in the amount of $79,620 for 2025-0384-B Re-Painting of Water Slides at Jack Carter Pool
RECOMMENDED ACTION:	Award/Rejection of Bid/Proposal

ITEM SUMMARY

RFB No. 2025-0384-B for Re-Painting of Water Slides at Jack Carter Pool; declaring DevPro Commercial Contractors, Inc. and JNA Painting and Contracting Company, Inc. non-responsible bidders based on staff assessment; awarding a contract to Slide Guys Restoration, Inc. as the lowest responsive, responsible bidder in the amount of $79,620; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

The Capital Maintenance Fund (CMF) includes a project to repaint the exterior of the water slides at Jack Carter Pool. The existing paint is faded and peeling leaving the fiberglass surface visually unappealing and unprotected against weather conditions. In this state, the slides are subject to progressive deterioration by weather elements.

Specifications for this project were developed to replicate the process used successfully on outdoor slides at the Tom Muehlenbeck Recreation Center (TMC) in 2018. After seven (7) years, the paint on the fiberglass outdoor slides at TMC is adequately maintaining its visual appeal and providing the appropriate level of protection. The specifications required bidders to demonstrate experience in:

(1) Removal of 2-part epoxy using high-pressure water
(2) Painting waterslides using 2-part epoxy PPG PSX-700

A Request for Bid was issued and the city received eight (8) responses.

First Apparent Low, Responsive Bidder – Dev Pro Commercial Contractors, Inc.
Bidder was unable to demonstrate experience in the specified epoxy removal method or application to waterslides as required in the project specifications.

Second Apparent Low, Responsive Bidder – JNA Painting and Contracting Company, Inc.
Bidder was unable to demonstrate experience in the specified epoxy removal method or application to waterslides as required in the project specifications.

Third Apparent Low, Responsive Bidder – Slide Guys Restoration, Inc.
Bidder demonstrated an extensive history of projects involving both the removal of 2-part epoxy using high-pressure water and the application of PPG- PSX-700 to waterslides. References were contacted and work history was confirmed.

It is the department’s recommendation to deem DevPro Commercial Contractors, Inc. and JNA Painting and Contracting Company, Inc. non-responsible and award Bid No. 2025-0384-B Re-Painting of Water Slides at Jack Carter Pool to the lowest responsive, responsible bidder, Slide Guys Restoration, Inc., in the amount of $79,620.

If the item is not approved the paint on the exterior of the water slides at Jack Carter pool will continue to peel leaving the fiberglass surface unprotected from the elements and the slides visually unappealing. Without protection, the fiberglass surface will deteriorate and eventually impact its structural integrity, leading to a loss of service to the public.

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is budgeted in the 2024-25 Capital Maintenance Fund. Approval of the award for Re-Painting of Water Slides at Jack Carter Pool in the total amount of $79,620 will leave a balance of $27,718 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	8/8/2025	Bid Recap

CITY OF PLANO

Bid No. 2025-0384-B
RFB for Re-Painting of Water Slides at Jack Carter Pool
Bid Recap

Bid opening Date/Time: Tuesday, June 17, 2025 @ 2:00 PM

Number of Vendors Notified: 25

Number of "No Bids": 3

Non-Responsive to Specifications: 4

Number of Responsive Bids Submitted: 4

VENDOR NAME	TOTAL BID
Dev Pro Commercial Contractors, Inc.	$65,983.66
JNA Painting and Contracting Company, Inc.	$66,959.00
Slide Guys Restoration, Inc.	$79,620.00
Concord Commercial services, Inc.	$83,704.00

RECOMMENDED VENDOR:

Slide Guys Restoration, Inc.	$79,620.00

CITY COUNCIL AGENDA MEMO

MEETING DATE: 8/25/2025
DEPARTMENT: Parks
DIRECTOR: Ron Smith, Director of Parks and Recreation
AGENDA ITEM: Award RFB No. 2025-0290-B in the amount of $144,930 for 7450 Shady Brook Trail Retaining Wall Renovation at Woodland Creek Drive, Project No. PKR-P-00007
RECOMMENDED ACTION: Award/Rejection of Bid/Proposal

ITEM SUMMARY

RFB No. 2025-0290-B for 7450 Shady Brook Trail Retaining Wall Renovation at Woodland Creek Drive, Project No. PKR-P-00007, for the Parks and Recreation Department to Garret Shields Infrastructure, LLC in the amount of $144,930; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

The Parks and Recreation Department opened bids on June 19, 2025, for 7450 Shady Brook Trail Retaining Wall Renovation at Woodland Creek Drive, Project No. PKR-P-00007. This project will replace two (2) portions of the retaining wall at Woodland Creek Drive/Canyon Oaks Circle to correct wall failure and erosion. The need for this work has been shown as subsidence damage to the trail and retaining wall over time, affecting the overall condition of Shady Brook Trail.

The project also includes the replacement of trail paving and an existing accessible ramp to bring the trailhead to current accessibility standards. Other work includes reconstruction of existing stone columns, repair and replacement of portions of retaining wall and steel railing, and fine grading.

The lowest responsive and responsible bid was submitted by Garret Shields Infrastructure, LLC in the amount of $144,930. A total of 1,727 vendors were notified about this project, and six (6) complete bids were received as shown in the attached bid recap.

The benefits of this project include the repair of structural support for the trail and controlling erosion adjacent to Shady Brook Trail to ensure trail safety and protect the surrounding environment. Not approving the expenditure will result in continued damage to the adjacent trail leading to safety concerns for trail users.

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is budgeted in the 2024-25 Capital Maintenance Fund and is planned for future years as well. Construction services for 7450 Shady Brook Trail Retaining Wall Renovation at Woodland Creek Drive, Project No. PKR-P-00007, in the total amount of $144,930 will leave a current year balance of $41,958 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	7/28/2025	Bid Recap
Location Map	7/29/2025	Map

CITY OF PLANO

RFB CIP

SOLICITATION NO. 2025-0290-B

7450 SHADY BROOK TRAIL RETAINING WALL RENOVATION

AT WOODLAND CREEK DRIVE

PROJECT NO. PKR-P-00007

BID RECAP

Bid Opening Date/Time: June 19, 2025 @ 2 p.m.

Number of Vendors Notified: 1,727

Number of Vendors Submitting "No Bids": 6

Number of Non-Responsive Bids Submitted: 0

Number of Responsive Bids Submitted: 6

Vendor:	**Total Bid**:
Garret Shields Infrastructure, LLC	$144,930.00
Ratliff Hardscape, Ltd.	$166,492.00
Texas Pipeline Services, LLC	$183,897.50
West Texas Rebar Placers, Inc.	$189,480.00
MBC Services, LLC	$229,023.55
MGS Cortex Construction, Inc.	$240,001.51

Recommended Vendor:

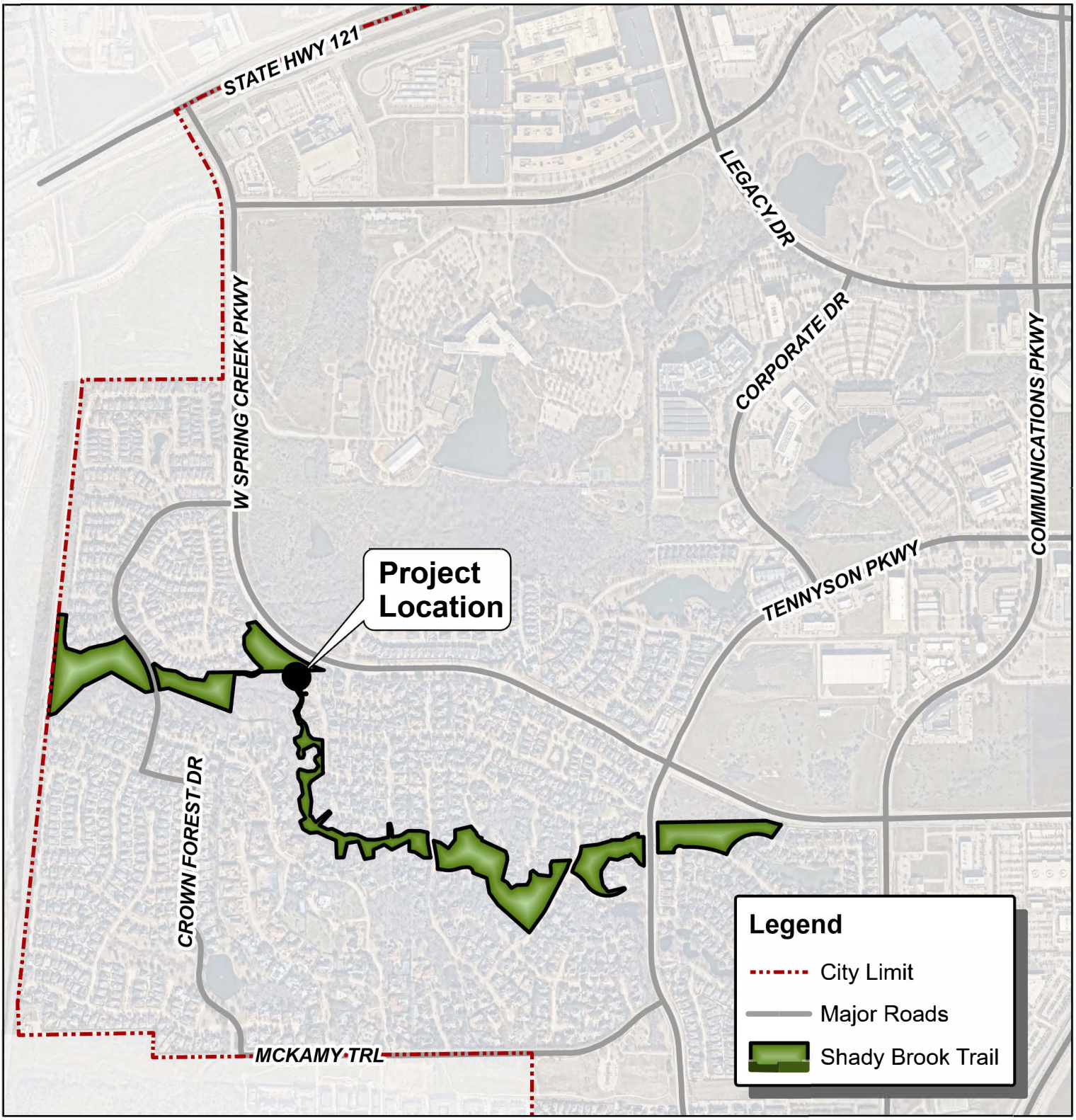
Garret Shields Infrastructure, LLC	$144,930.00

Lincoln Thompson

Lincoln Thompson, NIGP-CPP
Contract Administrator

June 20, 2025

Date



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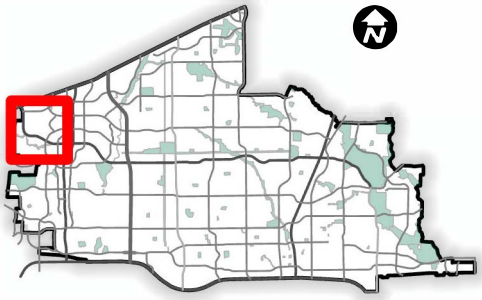
Plano
City of Excellence

City of Plano Park Planning Division
6/25/2025

Location Map

7450 Shady Brook Trail
Retaining Wall Renovation at
Woodland Creek Drive

Project No. PKR-P-00007



TinaB 6/25/2025

CITY COUNCIL AGENDA MEMO

MEETING DATE: 8/25/2025
DEPARTMENT: Engineering-CIP
DIRECTOR: B. Caleb Thornhill, P.E., Director of Engineering
AGENDA ITEM: Award RFB No. 2025-0372-B in the amount of $2,594,104 for Intersection Improvements – Legacy Drive & SH 121 (Site 1), SH 121 at JP Morgan Driveway (Site 2), Corporate Drive & Legacy Drive (Site 3), Corporate Drive & Tennyson Parkway (Site 4), Project No. ENG-S-00003
RECOMMENDED ACTION: Award/Rejection of Bid/Proposal

ITEM SUMMARY

RFB No. 2025-0372-B for Intersection Improvements – Legacy Drive & SH 121 (Site 1), SH 121 at JP Morgan Driveway (Site 2), Corporate Drive & Legacy Drive (Site 3), Corporate Drive & Tennyson Parkway (Site 4), Project No. ENG-S-00003, for the Engineering Department to XIT Paving and Construction, Inc. in the amount of $2,594,104; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

The Engineering Department opened bids on July 15, 2025, for Intersection Improvements – Legacy Drive & SH 121 (Site 1), SH 121 at JP Morgan Driveway (Site 2), Corporate Drive & Legacy Drive (Site 3), Corporate Drive & Tennyson Parkway (Site 4), Project No. ENG-S-00003. The project includes the addition of turn lanes, accessibility upgrades, signal updates, and geometric modifications to improve safety or reduce congestion.

1. Legacy Drive & SH 121 (Site 1) - Additional northbound right turn lane
2. SH 121 at JP Morgan Driveway (Site 2) - Northbound frontage road existing turn lane extension
3. Corporate Drive & Legacy Drive (Site 3) - Additional eastbound right turn lane and eastbound/westbound dual left turn lanes
4. Corporate Drive & Tennyson Parkway (Site 4) - Additional eastbound dual left turn lanes

The lowest responsive and responsible bid was submitted by XIT Paving and Construction, Inc. in the amount of $2,594,104. There were a total of 2,498 vendors notified of this project. Four (4) complete bids were received for the project as shown in the attached bid recap.

If this project is not awarded, traffic congestion and delays would continue to increase, and vehicular and pedestrian safety would continue to be reduced, resulting in a reduction in the quality of life for citizens and motorists at these locations.

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is budgeted in the 2024-25 Street Improvements CIP and is planned for future years as well. Construction services for Intersection Improvements – Legacy Drive & SH 121 (Site 1), SH 121 at

JP Morgan Driveway (Site 2), Corporate Drive & Legacy Drive (Site 3), Corporate Drive & Tennyson Parkway (Site 4), Project No. ENG-S-00003, in the total amount of $2,594,104 will leave a current year balance of $75,350 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	8/7/2025	Bid Recap
Location Map	8/1/2025	Map

CITY OF PLANO

RFB CIP

SOLICITATION NO. 2025-0372-B

INTERSECTION IMPROVEMENTS – LEGACY DRIVE & SH 121 (SITE 1), SH 121 AT JP MORGAN DRIVEWAY (SITE 2), CORPORATE DRIVE & LEGACY DRIVE (SITE 3), CORPORATE DRIVE & TENNYSON PARKWAY (SITE 4)

PROJECT NO. ENG-S-00003

BID RECAP

Bid Opening Date/Time: July 15, 2025 @ 2 p.m.

Number of Vendors Notified: 2,498

Number of Vendors Submitting "No Bids": 14

Number of Non-Responsive Bids Submitted: 0

Number of Responsive Bids Submitted: 4

Vendor:	**Total Bid**:
XIT Paving and Construction, Inc.	$2,594,104.00
AXIS Contracting, Inc.	$2,747,101.89
Jim Bowman Construction Company, L.P.	$2,874,592.95
Ragle, Inc.	$3,210,677.10

Recommended Vendor:

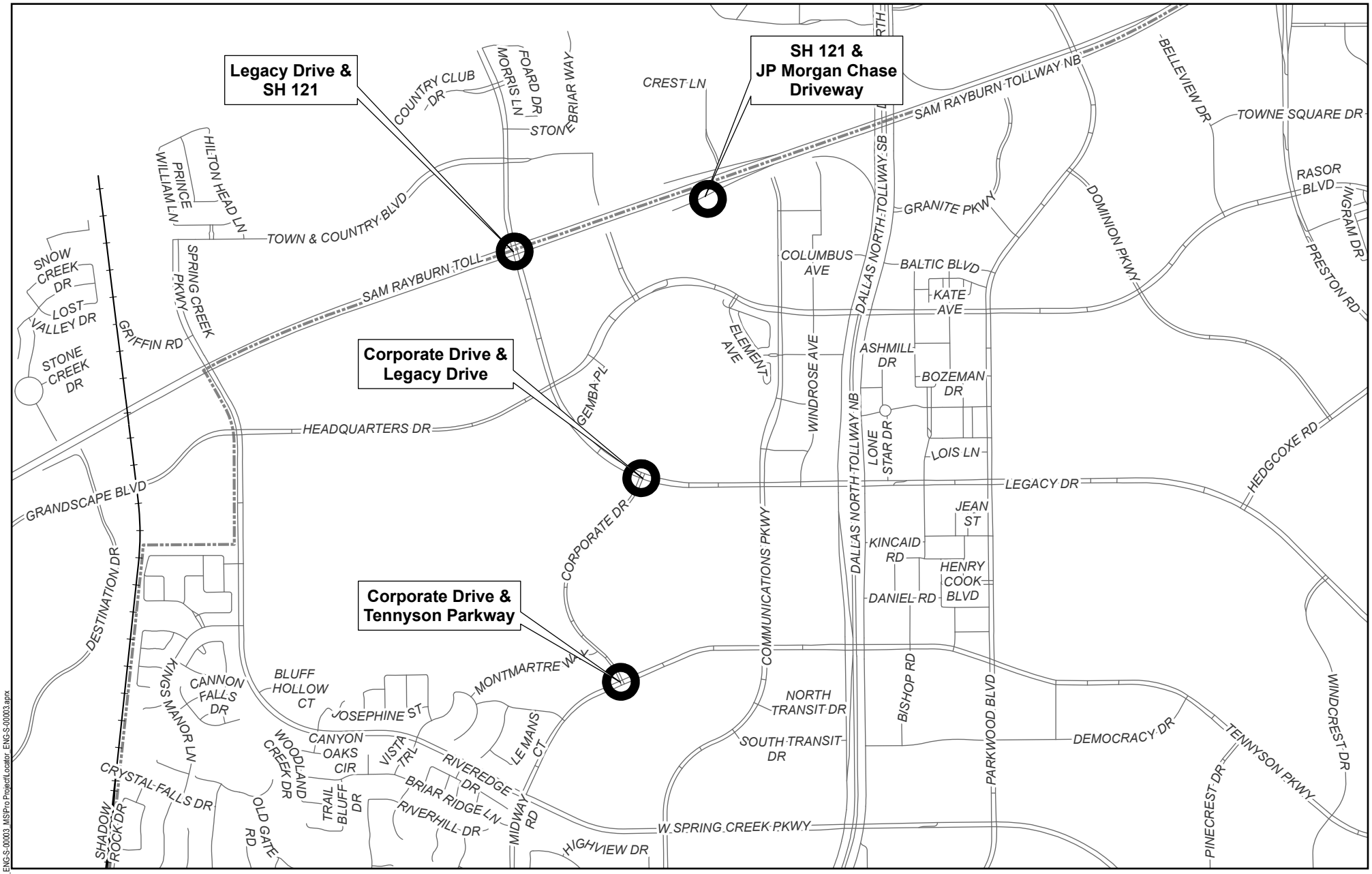
XIT Paving and Construction, Inc.	$2,594,104.00

Lincoln Thompson

Lincoln Thompson, NIGP-CPP
Contract Administrator

July 15, 2025

Date



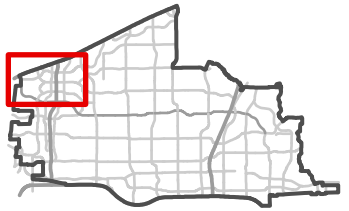
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Plano

City of Plano BI-GIS Division
April 2025

Intersection Improvements -
Legacy Drive & SH 121 (Site 1), SH 121 at JP Morgan Driveway (Site 2), Corporate Drive & Legacy Drive (Site 3), Corporate Drive & Tennyson Parkway (Site 4)
Project No. ENG-S-00003

Project Location



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CITY COUNCIL AGENDA MEMO

MEETING DATE:	8/25/2025
DEPARTMENT:	Engineering-CIP
DIRECTOR:	B. Caleb Thornhill, P.E., Director of Engineering
AGENDA ITEM:	Award of a bid in the amount $6,939,511 for 15th Street Paving and Water Line Reconstruction, Project No. ENG-S-7298
RECOMMENDED ACTION:	Award/Rejection of Bid/Proposal

ITEM SUMMARY

RFB No. 2025-0416-B for 15th Street Paving and Water Line Reconstruction, Project No. ENG-S-7298, for the Engineering Department to Ratliff Hardscape, Ltd. in the amount of $6,939,511; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

The Engineering Department opened bids on July 10, 2025 for the 15th Street Paving and Water Line Reconstruction project. The project includes removal and replacement of approximately 4,600 linear feet of full-width collector/residential street pavement, sidewalks, driveways, and barrier free ramps; and approximately 3,700 linear feet of water line along 15th Street from Municipal Avenue to Jupiter Road. In addition, the project also includes storm drain, street lighting, landscaping, and irrigation improvements.

The lowest responsive and responsible bid was submitted by Ratliff Hardscape, Ltd. in the amount of $6,939,511. There were a total of 2,508 vendors notified of this project. Nine (9) 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 pavement and water infrastructure and continued street flooding concerns along the corridor. These results will have increased maintenance costs for the city and a negative impact on the quality of life for residents and local business owners.

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is budgeted in the 2025-26 Street Improvements CIP and Water CIP and is planned in both funds for future years as well. The contract for construction services for the 15th Street Paving and Water Line Reconstruction project has a total cost of $6,939,511.

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	8/13/2025	Bid Recap
Location Map	8/13/2025	Map

CITY OF PLANO

RFB CIP
Bid No. 2025-0416-B
15th Street Paving and Water Line Reconstruction
Project No. ENG-S-7298
Bid Recap

Bid Opening Date/Time:	Thursday, July 10, 2025 @2:00PM
Number of Vendors Notified:	2,508
Vendors Submitting "No Bids":	10
Number of Non-Responsive Bids Submitted:	0
Number of Responsive Bids Submitted:	9

Vendor:		**Total Bid:**
Ratliff Hardscape, Ltd.	$	6,939,511.00
Tiseo Paving	$	6,999,455.90
DDM Construction Corportion	$	7,356,562.85
AXIS Contracting, Inc.	$	7,360,089.35
Urban Infraconstruction, LLC	$	7,496,940.00
Jim Bowman Construction Company, L.P.	$	7,647,496.15
KIK Underground, LLC	$	7,669,603.55
McMahon Contracting	$	7,916,895.00
JESKE Construction Company	$	8,178,136.00

Recommended Vendor:

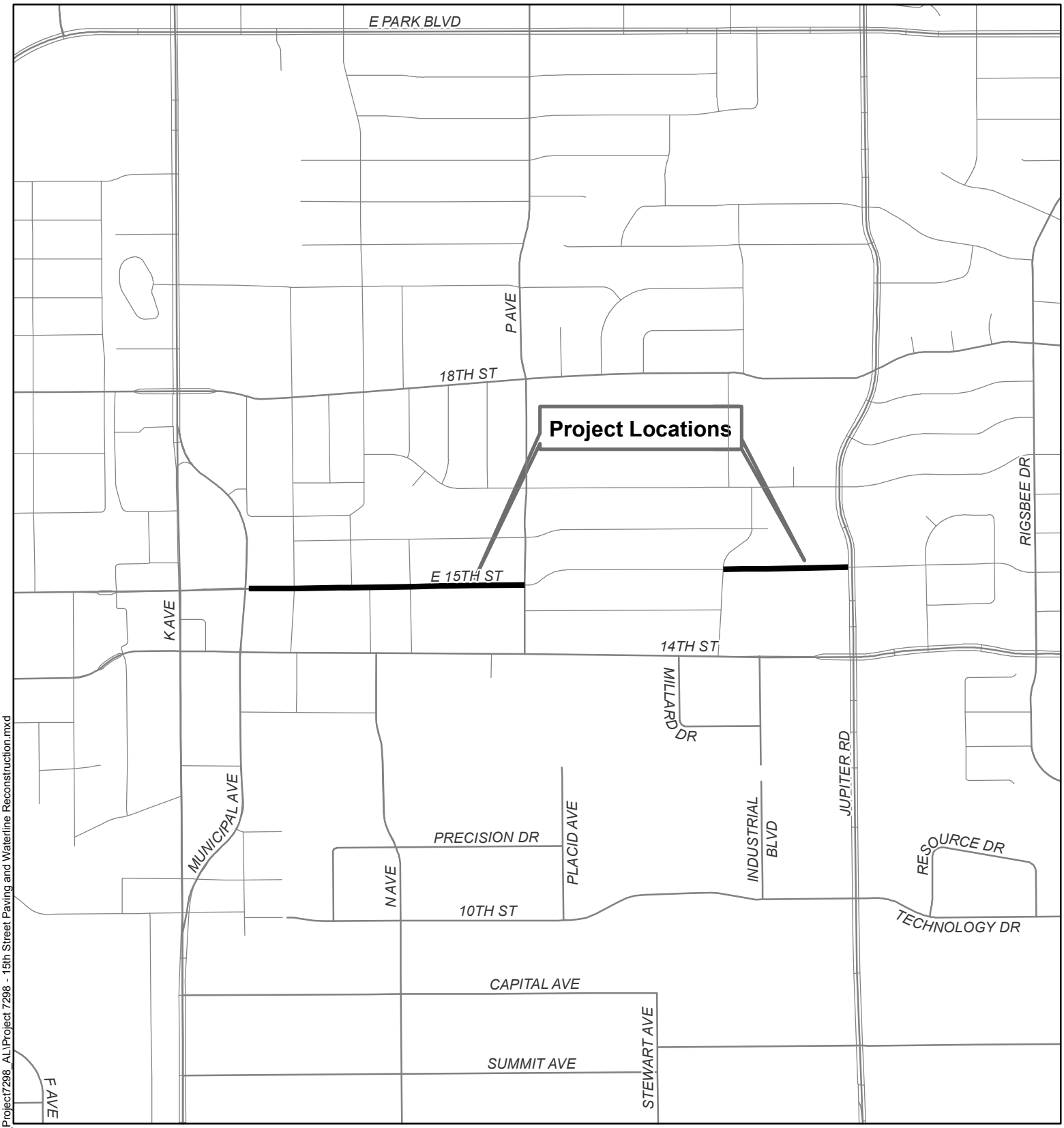
Ratliff Hardscape, Ltd.	$	6,939,511.00

Stephanie Shaffer

Stephanie Shaffer, Contract Administrator

8/12/2025

Date



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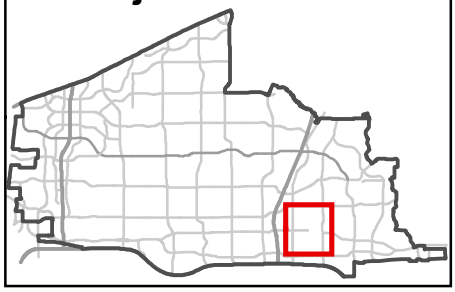
Plano

City of Plano, BI/GIS
August, 2020

15th Street Paving and Water Line Reconstruction

Project No. ENG-S-7298

Project Location



CITY COUNCIL AGENDA MEMO

MEETING DATE: 8/25/2025
DEPARTMENT: Fleet Services
DIRECTOR: Abby Owens, Director of Public Works
AGENDA ITEM: Approve a purchase in the amount of $495,277 for three (3) Dump Trucks
RECOMMENDED ACTION: Purchase from Existing Contract

ITEM SUMMARY

To approve the purchase of three (3) Dump Trucks for the Public Works Department - Fleet Services in the amount of $495,277 from Bond Equipment Company, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (BuyBoard Contract No. 723-23) **Approved**

BACKGROUND

It is the recommendation of the Public Works Department - Fleet Services to purchase three (3) Dump Trucks in the amount of $495,277 from Bond Equipment Company, Inc. through BuyBoard Contract No. 723-23. Public Works Department - Fleet Services have reviewed multiple Cooperative Contract quotes and found this to be the best value for the city.

One (1) unit is a scheduled replacement from Capital Outlay FY22-23 for unit 12801. Two (2) units are scheduled replacements from Capital Outlay FY24-25 for units 19802 and 21803. These units are used by the Compost Division of Public Works to haul ground feedstock from the Custer Transfer Station to the 121 Regional Composting Facility and finished compost and mulches to commercial customers.

The purchase of these units is necessary for the following reasons:

1. These units are essential to this department's daily operations and are required to maintain current service levels.

2. The old units are in need of replacement. The determination for the need of replacement is based on age, usage, maintenance cost, and re-sale value. Based on these criteria, the Public Works Department - Fleet Services recommends the replacement of the above units.

3. If these units are not replaced, we will incur additional maintenance costs, and the salvage values will be greatly depreciated. In addition, the older, aging units will limit the users' ability to perform their duties because of increased breakdowns and additional downtime for repairs.

The city is authorized to purchase from a cooperative purchasing program with another local government or a local cooperative organization pursuant to Chapter 271 Subchapter F of the Texas Local Government Code and by doing so satisfies any State Law requiring local governments to seek competitive bids for items. (BuyBoard Contract No. 723-23; City of Plano Contract No. 2025-0509-O)

FINANCIAL SUMMARY/STRATEGIC GOALS

Funds are available in the FY 2024-25 Equipment Replacement Fund budget to purchase three (3) Dump Trucks in the amount of $495,277 from Bond Equipment Company. These units are scheduled

replacements for units 12801, 19802 and 21803 (Dump Truck 6-7 Cubic Yard) in Compost Marketing & Operations. The combined purchase amount is $495,277 and the total budgeted amount for these items was $376,125. The additional funds needed for this purchase, in the amount of $119,152 are available from savings in previous purchases in the Equipment Replacement Fund.

Approval of this purchase relates to the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Cooperative Quote Recap	8/7/2025	Cooperative Quote Recap
Picture	8/7/2025	Attachment

CITY OF PLANO

Bid No. 2025-0509-O

Three (3) Dump Trucks

Cooperative Quote Recap

Number of Vendors Notified: 3

Vendors Submitting "No Bids": 0

Number of Quotes Submitted: 3

Vendor Name	Total Amount Bid
Bond Equipment Company, Inc. via (BuyBoard 723-23)	$495,277.00
Industrial Power via (TIPS 230802)	$504,450.00
Altec Industries, Inc. via (Sourcewell 110421-ALT)	$545,196.00

Recommended Vendor

Bond Equipment Company, Inc. via (BuyBoard 723-23)	$495,277.00



Dump Truck

CITY COUNCIL AGENDA MEMO

MEETING DATE:	8/25/2025
DEPARTMENT:	Fleet Services
DIRECTOR:	Abby Owens, Director of Public Works
AGENDA ITEM:	Approve a purchase in the amount of $1,384,656 for two (2) Hydro Excavation Trucks
RECOMMENDED ACTION:	Purchase from Existing Contract

ITEM SUMMARY

To approve the purchase of two (2) Hydro Excavation Trucks for the Public Works Department - Fleet Services in the amount of $1,384,656 from Kirby Smith Machinery, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (Sourcewell Contract No. 101221-GRD) **Approved**

BACKGROUND

It is the recommendation of the Public Works Department - Fleet Services to purchase two (2) Hydro Excavation Trucks in the amount of $1,384,656 from Kirby Smith Machinery, Inc. through Sourcewell Contract No. 101221-GRD. Public Works Department - Fleet Services has reviewed multiple Cooperative Contract quotes and found this to be the best value for the city.

These units are scheduled replacements from Capital Outlay FY24-25 in Utility Districts #1 and #2. These units are used for utilities excavation. The purchase of these units is necessary for the following reasons:

1. These units are essential to this department's daily operations and are required to maintain current service levels.

2. The old units are in need of replacement. The determination for the need of replacement is based on age, usage, maintenance cost, and re-sale value. Based on these criteria, Fleet Services recommends the replacement of the above units.

3. If these units are not replaced, we will incur additional maintenance costs, and the salvage values will be greatly depreciated. In addition, the older, aging units will limit the users' ability to perform their duties because of increased breakdowns and additional downtime for repairs.

The city is authorized to purchase from a cooperative purchasing program with another local government or a local cooperative organization pursuant to Chapter 271 Subchapter F of the Texas Local Government Code and by doing so satisfies any State Law requiring local governments to seek competitive bids for items. (Sourcewell Contract No. 101221-GRD; City of Plano Contract No. 2025-0510-O)

FINANCIAL SUMMARY/STRATEGIC GOALS

Funds are available in the FY 2024-25 Equipment Replacement Fund budget to purchase two (2) Hydro Excavation Trucks in the amount of $1,384,656 from Kirby Smith Machinery, Inc. These units are scheduled replacements for units 19803 and 19805 in Utility District #1 and Utility District #2. The

combined purchase amount is $1,384,656, and the total budgeted amount for these items was $1,130,000. The additional funds needed for this purchase in the amount of $254,656 are available from savings in previous purchases in the Equipment Replacement Fund.

Approval of this purchase relates to the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Cooperative Quote Recap	8/18/2025	Cooperative Quote Recap
Picture	8/18/2025	Attachment

CITY OF PLANO

Bid No. 2025-0510-O

Two (2) Hydro Excavation Trucks

Cooperative Quote Recap

Number of Vendors Notified: 3

Vendors Submitting "No Bids": 0

Number of Quotes Submitted: 3

Vendor Name	Total Amount Bid
Kirby Smith Machinery, Inc. via (Sourcewell 101221-GRD)	$1,384,656.36
Altec Industries, Inc. via (Sourcewell 110421-ALT)	$1,393,766.00
Doggett Freightliner of South Texas, LLC via (BuyBoard 723-23)	$1,396,312.00

Recommended Vendor

Kirby Smith Machinery, Inc. via (Sourcewell 101221-GRD)	$1,384,656.36



Hydro Excavation Truck

CITY COUNCIL AGENDA MEMO

MEETING DATE:	8/25/2025
DEPARTMENT:	HR
DIRECTOR:	Victoria Huynh, J.D., Director of Human Resources/Risk Management
AGENDA ITEM:	Approval of a Second Modification to the Interlocal Agreement with Dallas College for City of Plano employee training
RECOMMENDED ACTION:	Approval of Contract Modification

ITEM SUMMARY

To approve of a Second Modification to the Interlocal Agreement by and between the City of Plano and Dallas College for City of Plano employee training; and authorizing the City Manager to execute all necessary documents. (Contract No. 2021-0406-I; Modification No. 2) **Approved**

PREVIOUS ACTION/PRESENTATION

On September 27, 2021, Council approved the Interlocal Agreement 2021-0406-I.

On April 10, 2023, Council approved Contract Modification No. 1.

BACKGROUND

It is staff's recommendation to approve the Second Modification extending the Dallas College interlocal agreement (ILA) for professional services and development of city employees adding five (5) automatic one-year renewals. Dallas College (previously Dallas County Community College) has been in an ILA with the City of Plano since 2009. The scope of services provided by Dallas College includes professional development training for employees in the areas of leadership, communication, management, and desktop publishing.

As the training section of Human Resources revamps the current training programs, we would like the ability to add programs developed in conjunction with Dallas College.

Failure to approve this recommendation would negatively impact our mission to develop employees in accordance with the City's Talent Management Program and limit a valuable professional development resource for our employee population with facilitators who are familiar with the culture and structure of our organization. Dallas College is well-respected as a credible source for training and development.

FINANCIAL SUMMARY/STRATEGIC GOALS

This item approves a modification to the City of Plano contract with Dallas College to provide employee training. This modification allows for an additional five (5) automatic renewals. Expenditures will be made within the approved budget appropriations for each year of the contract. The estimated total amount to be spent if all renewals are used is $200,000 (or $40,000 per year for FY 2025-26 through FY 2029-30).

Approval of this service agreement relates to the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
2021-0406-I Contract Modification No. 2	8/12/2025	Agreement

THE STATE OF TEXAS	§	**Second Modification of Agreement**
	§	**By and Between City of Plano and**
	§	**Dallas College**
	§	**2021-0406-I**
COUNTY OF COLLIN	§	

THIS SECOND MODIFICATION OF AGREEMENT (hereinafter "Second Modification") is by and between the **CITY OF PLANO, TEXAS**, a home-rule municipal corporation (hereinafter "Plano"), acting by and through its City Manager or his designee, and **DALLAS COLLEGE**, a Texas political subdivision of higher education (hereinafter "Dallas College").

W I T N E S S E T H:

WHEREAS, Plano and Dallas College entered into an Interlocal Agreement on October 12, 2021 (hereinafter "Agreement") for business productivity and language courses offered by Dallas College (hereinafter "Services") with total annual compensation not to exceed sum of $40,000.00; and

WHEREAS, Plano and Dallas College executed the First Modification on April 17, 2023 to amend Section IV., paragraph B, Consideration/Fees to align with current process for invoicing and payments for a no-cost Modification; and

WHEREAS, Plano and Dallas College desire to further amend such Agreement as set forth herein this Second Modification.

NOW THEREFORE, the Agreement is incorporated herein as if written word for word. Except as provided below, all other terms and conditions of the Agreement shall remain unchanged and shall remain in full force and effect. In the event of any conflict or inconsistency between the provisions set forth in this Second Modification and the Agreement, priority of interpretation shall be in the following order: Second Modification, First Modification, Agreement. In consideration of the foregoing, and for other good and valuable consideration, the parties hereto agree as follows:

I.

Beginning on the effective date of this Second Modification and continuing through the remaining term of the Agreement, **section I. TERM** is hereby modified to read in its entirety as follows:

> The initial term of this Agreement shall be for a period of twelve (12) months commencing upon the effective date hereof ("Initial Term"). This Agreement shall automatically renew for eight (8) twelve-month periods (each a "Renewal Term") unless sooner terminated pursuant to **Section V. TERMINATION.**

II.

Beginning on the effective date of this Second Modification and continuing through the remaining term of the Contract, **Exhibit "A"** is hereby removed and replaced with the attached one (1) page, labeled as **Exhibit "A-1"**, which reflects revised scope of services. Any reference in the Contract to **Exhibit "A"** shall be interpreted as a reference to **Exhibit "A-1"**.

III.

Each person signing this Second Modification represents and warrants that he or she is duly authorized and has legal capacity to execute and deliver this Second Modification. Each party represents and warrants to the other that the execution and delivery of the Second Modification and the performance of such party's obligations hereunder have been duly authorized and that the Second Modification is a valid and legal agreement binding on such party and enforceable in accordance with its terms.

IN WITNESS WHEREOF, this Second Modification shall be effective from and after the date of execution by the last signatory hereto as evidenced below.

DALLAS COLLEGE

Date: 07/22/2025

By: Dr. Iris Freemon
Name: Dr. Iris Freemon

Title: Interim Vice Chancellor,
Advancement and Innovation

CITY OF PLANO, TEXAS

Date: _____

By: _____
Mark D. Israelson
CITY MANAGER

APPROVED AS TO FORM:

_____
for Paige Mims, CITY ATTORNEY

Exhibit A-1

Program: Business productivity, computer, safety and language courses.

Courses offered by this Program may include, but are not limited to, the following:

- Leadership
- Customer Service
- Cultural Awareness
- Ethics
- Communications
- Business writing
- DiSC
- Project Management
- Safety/CPR/First Aid
- Spanish/Other Foreign Languages
- English-as-a-Second Language
- Computer Training
- LEAN/Supply Chain/Quality Training

Continuing Education Units: City employees will be given the opportunity to receive continuing education unites as appropriate for each course length.

Participants: Maximum of 20 students per course unless a larger maximum is agreed upon by representatives of each party.

Tuition: All courses shall be paid at a rate of $195.00 per instruction hour excluding materials for up to 20 students

Cancelation: City may cancel a class within five (5) days without incurring any tuition charges.

Materials/Supplies Costs: Material costs will not exceed $45 per student.

Location/Schedule: To be determined by the City of Plano and Dallas College.

Instructor: College will employ qualified instructors to provide educational services in accordance with state regulations and policies of the College.

CITY COUNCIL AGENDA MEMO

MEETING DATE:	8/25/2025
DEPARTMENT:	Engineering-CIP
DIRECTOR:	B. Caleb Thornhill, P.E., Director of Engineering
AGENDA ITEM:	Approval of an expenditure in the amount $197,508 for material testing professional services for 15th Street Paving and Water Line Reconstruction, Project No. ENG-S-7298
RECOMMENDED ACTION:	Approval of Expenditure

ITEM SUMMARY

To approve an expenditure for material testing professional services for 15th Street Paving and Water Line Reconstruction, Project No. ENG-S-7298, in the amount of $197,508 from Raba Kistner, 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 $197,508 for material testing professional services from Raba Kistner, Inc. for the 15th Street Paving and Water Line Reconstruction project. This project includes approximately 4,600 linear feet of roadway reconstruction and 3,700 linear feet of water line replacement along 15th Street between Municipal Avenue. and Jupiter Road.

Raba Kistner, Inc. was deemed most qualified based on their Statement of Qualifications submission for RFQ No. 2021-0378-XR. Raba Kistner, Inc. also has successful experience with the City of Plano Engineering Department with materials testing for similar project scopes including concrete pavement testing, pavement subgrade testing, and field density testing for water line trench compaction.

The benefit of this project includes verification that the materials furnished and installed by the contractor meet or exceed project specifications and standards.

Not approving the expenditure would result in limiting the contractor’s accountability to provide materials meeting the specified project requirements which could potentially reduce the proposed infrastructure's service life.

FINANCIAL SUMMARY/STRATEGIC GOALS

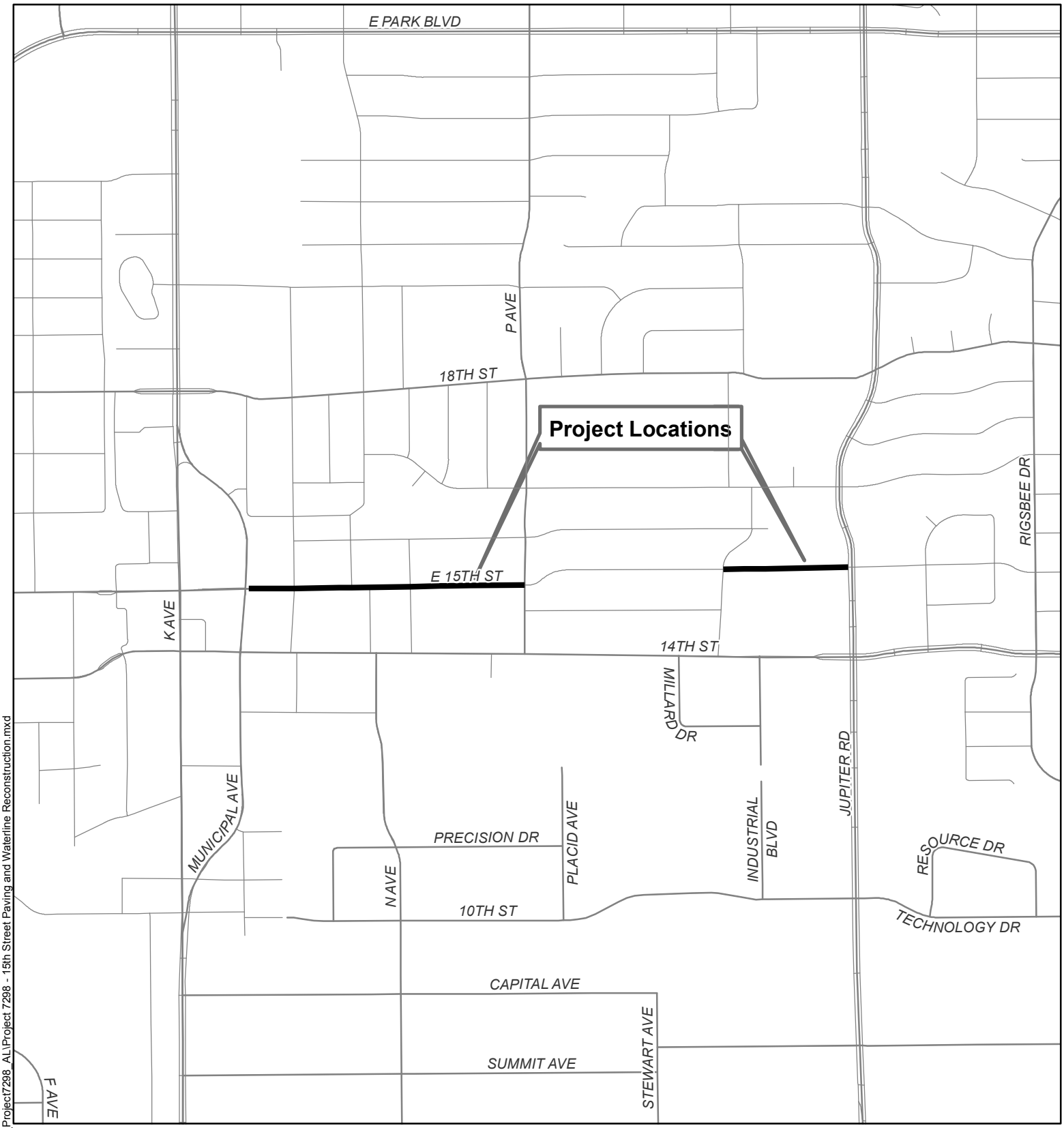
Funding for this item is budgeted in the 2025-26 Street Improvements CIP. Construction materials testing services for the 15th Street Paving and Water Line Reconstruction project in the total amount of $197,508 will leave a balance of $1,319 for future expenditures.

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	8/12/2025	Map



adminalb Z:\BI-GIS\Projects\Engineering\2020-08-26_Project7298_ALI\Project 7298 - 15th Street Paving and Waterline Reconstruction.mxd

0 500 1,000
Feet

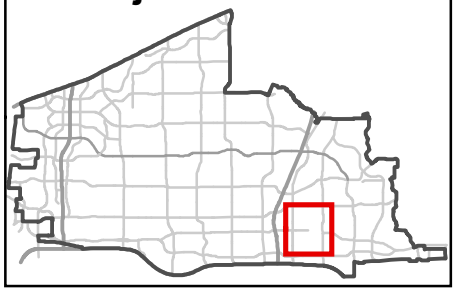
Plano

City of Plano, BI/GIS
August, 2020

15th Street Paving and Water Line Reconstruction

Project No. ENG-S-7298

Project Location



CITY COUNCIL AGENDA MEMO

MEETING DATE:	8/25/2025
DEPARTMENT:	Legal
DIRECTOR:	Paige Mims, City Attorney
AGENDA ITEM:	Consideration to approve a Restated and Amended Employment Agreement between Mark Israelson and the City of Plano.
RECOMMENDED ACTION:	Approval of Contract / Agreement

ITEM SUMMARY

To authorize the Mayor to execute a Restated and Amended Employment Agreement by and between Mark Israelson and the City of Plano for City Manager services; extending the expiration date to December 31, 2029; and providing an effective date. **Approved**

BACKGROUND

Approval of this item authorizes the Mayor to sign an amended Employment Agreement to extend the expiration date to December 31, 2029.

FINANCIAL SUMMARY/STRATEGIC GOALS

This item authorizes the Mayor to sign a Restated and Amended Employment Agreement by and between Mark Israelson and the City of Plano for City Manager services to extend the expiration date to December 31, 2029.

Approval of this employment agreement relates to the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
City Manager Agreement	8/14/2025	Agreement

City Manager Third Restated and Amended Employment Agreement

This Third Restated and Amended Employment Agreement is made and entered into by and between the City of Plano, a municipal corporation, (hereinafter called "Employer") and Mark Israelson, an individual, (hereinafter called "Employee") to set forth the obligations between the parties for the duties and benefits for Employee to serve as Plano City Manager and the parties agree as follows:

The purpose of this Agreement is to set forth the expectations and benefits to be provided for the Employee while he serves as the Plano City Manager and supersedes any prior agreements between the parties.

WITNESSETH:

WHEREAS, Employer and Employee entered into the Restated and Amended Employment Agreement on March 16, 2021 Initial Term through April 30, 2024, and which was extended and automatically renewed for a two-year term as provided therein; and the Second Restated and Amended Employment Agreement extended the term through December 31, 2027; and

WHEREAS, House Bill 762 was passed in the 89th regular session of the Texas Legislature, to be effective September 1, 2025, and amends Local Government Code Chapter 180 regarding allowable severance pay for political subdivision employees and independent contractors; and

WHEREAS, to comply with the law, Employer and Employee desire to further amend the Agreement, as reflected in this Third Restated and Amended Employment Agreement, which amends and restates the Employment Agreement by and between the parties in its entirety as set forth herein.

NOW, THEREFORE, Employer and Employee, for and in consideration of the terms, conditions and provisions hereinafter established have agreed, and do hereby agree as follows:

Section 1: Term

A. The Term of this Agreement shall be from the date of authorization by the City Council at its open meeting on August 25, 2025, and continue through December 31, 2029, unless it is terminated earlier by Employee or Employer under Section 6.

B. At the end of the term as set out in Section 1(A) herein, the Agreement shall automatically renew annually for two (2) year term(s) unless the Employer notifies Employee in writing of its election to not renew the Agreement no later than September 30 of each year the Agreement will renew; otherwise, the Agreement is extended automatically for two additional years starting each year on January 1. If the Employer

elects not to renew, the Agreement is terminated on January 1 immediately after the notice date of the renewal year.

C. Upon termination, neither party shall have any further obligations under the Agreement including but not limited to the employment of Employee as City Manager except that the Employee shall be entitled to the customary benefits that are provided to other employees on termination pursuant to City policies.

Section 2: Duties and Authority

By City Council action on January 28, 2019, Employer appointed Employee as City Manager to perform all customary and usual functions and duties of the position of City Manager including but not limited to those specified by state law, City Charter, and any applicable city ordinances, resolutions and policies. It shall be the duty of the Employee to perform the duties of Chief Executive Officer of the City consistent with the City Charter and ordinances and policies of the City. All duties assigned to the Employee by the City Council shall be appropriate and consistent with the professional role and responsibility of Employee.

Section 3: Compensation

A. Employer agrees to pay Employee an annual base salary and benefits as set out in the City of Plano FY 2024-2025 Operating Budget, and as currently being paid to Employee on the date of approval of this Third Restated and Amended Employment Agreement which is payable in installments at the same time that the other employees of the Employer are paid.

B. This Agreement shall be automatically amended to reflect any future salary adjustments that are provided by the Employer. Consideration shall be given on an annual basis to increase compensation and other benefits provided to Employee.

C. Employer agrees that the Employee's base salary and/or benefits shall not be reduced during the term of this Agreement, except with the Employee's express written consent unless a reduction is applied to all other executive team staff and in no greater percentage than is applied to same. Any reduction in the Employee's base salary and/or benefits that is not in accordance with this provision or taken with the intent or effect of forcing the Employee to resign or otherwise terminate employment shall be deemed a constructive discharge without cause and shall constitute a breach of this Agreement entitling the Employee to all rights and remedies available under applicable law. Furthermore, if Employer terminates Employee without cause, the Employee shall remain a full time employee of the City of Plano for the remainder of the term of this Agreement and all compensation, benefits and requirements of this Agreement shall remain in effect until the expiration of the term, and Employer shall continue to pay employee compensation and benefits, including retirement benefit participation identified in Section 4, at the same rate of pay, in effect prior to the breach of the Agreement through the end of

the therein term. Alternatively, Employee shall be entitled to damages equal in amount to the value of same.

Section 4: Retirement

A. As additional compensation, Employer agrees to pay both the Employee and Employer's share of contributions to Employee's Texas Retirement System and Retirement Savings Plan benefits for Employee in accordance with the provisions of those plans.

B. In addition to the plans referenced above, Employer agrees to execute all necessary agreements provided by ICMA Retirement Corporation [ICMA-RC] Section 457 deferred compensation plan for Employee's continued participation in said plan. Employer agrees to pay annually an amount as budgeted but, in no event, less than equal to Fifteen Thousand Dollars ($15,000.00) to be paid in equal proportionate amounts each pay period into said plan on Employee's behalf. This retirement contribution is in addition to the annual base salary and other compensation in Section 3.

Section 5: General Business Expenses

A. Employer agrees to budget and pay for professional dues and subscriptions of the Employee necessary for his continuation and full participation in national, regional, state, and local associations, and organizations necessary and desirable for the Employee's continued professional participation, growth, and advancement, and for the good of the Employer.

B. Employer agrees to budget and pay for travel and subsistence expenses of Employee for professional and official travel, meetings, and occasions to adequately continue the professional development of Employee and to pursue necessary official functions for Employer, including but not limited to the ICMA Annual Conference, the Texas Municipal League, and such other national, regional, state, and local governmental groups and committees in which Employee serves as a member.

C. Employer also agrees to budget for and to pay for travel and subsistence expenses of Employee for short courses, institutes, and seminars that are necessary for the Employee's professional development and for the good of the Employer.

D. Employer recognizes that certain expenses of a non-personal but job-related nature are incurred by Employee and agrees to reimburse or to pay said general expenses. The Finance Director is authorized to disburse such moneys upon receipt of duly executed expense or petty vouchers, receipts, statements or personal affidavits.

E. The Employer acknowledges the value of having Employee participate and be directly involved in local civic clubs or organizations. Accordingly, Employer shall pay

for the reasonable membership fees and/or dues to enable the Employee to become an active member in local civic clubs and organizations.

Section 6: Termination

This Agreement may be terminated only as follows:

A. With cause by a majority vote of the City Council and by providing at least ninety days' notice to Employee. For Cause means any of the following, which the City Council agrees satisfies the definition of misconduct under Texas Local Government Code §180.011(a)(1): (i) willful failure to fulfill City Manager duties; (ii) documented incompetence in the fulfillment of City Manager duties with a reasonable opportunity to remediate any incompetency: (iii) documented insubordination or failure to follow a reasonable directive that would not violate the law or professional ethics; (iv) illegal use of drugs, hallucinogens, or other illegal substances regulated by state law; (v) knowingly falsifying records or documents related to Employer's activities; (vi) conviction of, including probation or deferred adjudication, or deferred disposition of a felony or misdemeanor involving moral turpitude, theft, fraud, bribery, forgery, abuse of public office, illegal drugs or controlled substances or a crime of involving misapplication of public funds; (viii) any knowing or negligent misapplication of property entrusted to the Employer or in Employee's official capacity; or (ix) any court order by a court of competent jurisdiction preventing Employee from performing her duties to the City. The Employer may reduce the notice period upon written agreement of the Employee; or,

B. By Employee giving ninety days' notice of his resignation to Employer and Employer accepting such resignation at a duly authorized public meeting. The Employer may reduce the notice period upon written agreement of the Employee.

C. Upon termination or resignation, the Employee shall also be compensated for accrued sick leave and vacation time in accordance with the limitations for such payments under City policy.

D. All lump sum payments will be net of any applicable and customary deductions for income tax, Medicare, etc.

E. If the Employee is terminated **for cause**, the Employer is not obligated to pay any severance other than the standard payments made pursuant to City policy for any employee of Employer upon separation from Employer, unless otherwise agreed in writing by the parties.

F. No severance is due if the Employee resigns of his own accord unless otherwise agreed in writing by the parties other than the standard payments made pursuant to City policy for any employee of Employer upon separation from Employer, unless otherwise agreed in writing by the parties.

Section 7: Performance Evaluation

Employer shall annually review the performance of the Employee subject to a process, form, criteria, and format for the evaluation which shall be mutually agreed upon by the Employer and Employee.

Section 8: Hours of Work

It is recognized that the Employee must devote a great deal of time outside the normal office hours on business for the Employer and, to that end, Employee shall be allowed to establish an appropriate work schedule.

Section 9: Outside Work

The employment provided for by this Agreement shall be the Employee's sole employment unless otherwise approved by the City Council in writing.

Section 10: Bonding

Employer shall bear the full cost of any fidelity or other bonds required of the Employee under any law or ordinance.

Section 11: Other Terms and Conditions of Employment

The Employer shall fix any such other terms and conditions of employment, as it may determine from time to time, relating to the performance of the Employee that are not inconsistent with this Agreement and that are agreed to in writing by the parties.

Section 12: General Provisions

A. Integration. This Agreement sets forth and establishes the entire understanding between the Employer and the Employee relating to the employment of the employee by the Employer. Any prior discussions or representations by or between the parties are merged into and rendered null and void by this Agreement. The parties by mutual written agreement may amend any provision of this Agreement during the life of the Agreement. Such amendments shall be incorporated and made a part of this Agreement.

B. Binding Effect. This Agreement shall be binding on the Employer and the Employee as well as their heirs, assigns, executors, personal representatives and successors in interest.

C. Severability. The invalidity or partial invalidity of any portion of this Agreement will not affect the validity of any provision. In the event that any provision of this Agreement is held to be invalid, the remaining provisions shall be deemed to be in full force and effect as if they have been executed by both parties subsequent to the expungement or judicial modification of the invalid provision.

D. Venue/Governing Law. The parties agree that the laws of the State of Texas shall govern this Agreement, and that it is performable in Collin County Texas. Exclusive venue shall lie in Collin County, Texas.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this ___ day of _____, 2025.

ATTEST: By: _____
John B. Muns, MAYOR

ATTEST: By: _____
Mark Israelson, CITY MANAGER

CITY COUNCIL AGENDA MEMO

MEETING DATE: 8/25/2025
DEPARTMENT: Legal
DIRECTOR: Paige Mims, City Attorney
AGENDA ITEM: Authorize the Mayor to execute a Restated and Amended Employment Agreement between Paige Mims and the City of Plano for City Attorney services
RECOMMENDED ACTION: Approval of Contract / Agreement

ITEM SUMMARY

To authorize the Mayor to execute a Restated and Amended Employment Agreement by and between Paige Mims and the City of Plano for City Attorney services; extending the expiration date to December 31, 2029; and providing an effective date. **Approved**

BACKGROUND

Approval of this item amends the Employment Agreement to extend the expiration date to December 31, 2029.

FINANCIAL SUMMARY/STRATEGIC GOALS

This item authorizes the Mayor to sign a Restated and Amended Employment Agreement by and between Paige Mims and the City of Plano for City Attorney services to extend the expiration date to December 31, 2029.

Approval of this employment agreement relates to the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
City Attorney Agreement	8/14/2025	Agreement

City Attorney Third Restated and Amended Employment Agreement

This Third Restated and Amended Employment Agreement is made and entered into by and between the City of Plano, a municipal corporation, (hereinafter called "Employer") and Paige Mims, an individual, (hereinafter called "Employee") to set forth the obligations between the parties for the duties and benefits for Employee to serve as Plano City Attorney and the parties agree as follows:

The purpose of this Agreement is to set forth the expectations and benefits to be provided for the Employee while she serves as the Plano City Attorney and supersedes any prior agreements between the parties.

WITNESSETH:

WHEREAS, Employer and Employee entered into the Restated and Amended Employment Agreement on March 16, 2021 Initial Term through April 30, 2024, and which was extended and automatically renewed for a two-year term as provided therein; and the Second Restated and Amended Employment Agreement extended the term through December 31, 2027; and

WHEREAS, House Bill 762 was passed in the 89th regular session of the Texas Legislature, to be effective September 1, 2025, and amends Local Government Code Chapter 180 regarding allowable severance pay for political subdivision employees and independent contractors; and

WHEREAS, to comply with the law, Employer and Employee desire to further amend the Agreement, as reflected in this Third Restated and Amended Employment Agreement, which amends and restates the Employment Agreement by and between the parties in its entirety as set forth herein.

NOW, THEREFORE, Employer and Employee, for and in consideration of the terms, conditions and provisions hereinafter established have agreed, and do hereby agree as follows:

Section 1: Term

A. The Term of this Agreement shall be from the date of authorization by the City Council at its open meeting on August 25, 2025, and continue through December 31, 2029, unless it is terminated earlier by Employee or Employer under Section 6.

B. At the end of the term as set out in Section 1(A) herein, the Agreement shall automatically renew annually for two (2) year term(s) unless the Employer notifies Employee in writing of its election to **not** renew the Agreement no later than September 30 of each year the Agreement will renew; otherwise, the Agreement is extended automatically for two additional years starting each year on January 1. If the Employer

elects not to renew, the Agreement is terminated on January 1 immediately after the notice date of the renewal year.

C. Upon termination, neither party shall have any further obligations under the Agreement including but not limited to the employment of Employee as City Attorney except that the Employee shall be entitled to the customary benefits that are provided to other employees on termination pursuant to City policies.

Section 2: Duties and Authority

By City Council action on January 14, 2014, Employer appointed Employee as City Attorney to perform all customary and usual functions and duties of the position of City Attorney including but not limited to those specified by state law, City Charter, and any applicable city ordinances, resolutions and policies. It shall be the duty of the Employee to employ all other employees of the Office of City Attorney consistent with the policies, ordinances and the City Charter of Employer. It shall also be the duty of the Employee to direct, assign, reassign, evaluate, and terminate, as appropriate, employees of the office of the City Attorney consistent with policies, ordinances, the City Charter and state and federal law. All duties assigned to the Employee by the City Council shall be appropriate and consistent with the professional role and responsibility of Employee.

Section 3: Compensation

A. Employer agrees to pay Employee an annual base salary and benefits as set out in the City of Plano FY 2024 – 2025 Operating Budget, and as currently being paid to Employee on the date of approval of this Third Restated and Amended Employment Agreement which is payable in installments at the same time that the other employees of the Employer are paid.

B. This Agreement shall be automatically amended to reflect any future salary adjustments that are provided by the Employer. Consideration shall be given on an annual basis to increase compensation and other benefits provided to Employee.

C. Employer agrees that the Employee's base salary and/or benefits shall not be reduced during the term of this Agreement, except with the Employee's express written consent unless a reduction is applied to all other executive team staff and in no greater percentage than is applied to same. Any reduction in the Employee's base salary and/or benefits that is not in accordance with this provision or taken with the intent or effect of forcing the Employee to resign or otherwise terminate employment shall be deemed a constructive discharge without cause and shall constitute a breach of this Agreement entitling the Employee to all rights and remedies available under applicable law. Furthermore, if Employer terminates Employee without cause, the Employee shall remain a full time employee of the City of Plano for the remainder of the term of this Agreement and all compensation, benefits, and requirements of this Agreement shall remain in effect until the expiration of the term, and Employer shall continue to pay employee compensation and benefits, including retirement benefit participation in the TMRS and

RSP plans, at the same rate of pay, in effect prior to the breach of the Agreement through the end of the therein term. Alternatively, Employee shall be entitled to damages equal in amount to the value of same.

Section 4: Leave, Benefits and Retirement

A. In addition to the benefits provided in this Agreement and/or authorized by City Council in the annual budget, all provisions of the City Charter, the Ordinances and Personnel Rules of the Employee relating to health care, vacation, sick leave, retirement system contributions, holidays and other fringe benefits and working conditions as they now exist or may be amended, shall also apply to the Employee as they would to other employees of the Employer, insofar as those provisions, rules and regulations are not inconsistent with this Agreement.

B. Employer agrees to allow participation of Employee in the Texas Municipal Retirement System in the same manner as that provided generally for other employees of the Employer. The Employer agrees to pay its share of contributions to Employee's Texas Municipal Retirement System and Retirement Savings Plan benefits for Employee in accordance with the provisions of those plans.

Section 5: General Business Expenses

A. Employer agrees to budget and pay for licensing fees or charges that are required of lawyers to practice law in the State of Texas and professional dues, including but not limited to the International Municipal Lawyers Association, Texas City Attorneys Association, annual legal conferences, and subscriptions of the Employee necessary for continuation and full participation in national, regional, state, and local associations, and organizations necessary and desirable for the Employee's continued professional participation, growth, and advancement, and for the good of the Employer.

B. Employer agrees to budget and pay for travel and subsistence expenses of Employee for professional and official travel, meetings, and occasions to adequately continue the professional development of Employee and to pursue necessary official functions for Employer, including but not limited to the IMLA Annual Conference, Texas City Attorneys Association annual conferences, and such other national, regional, state, and local governmental groups and committees in which Employee serves as member.

C. Employer also agrees to budget and pay for travel and subsistence expenses of Employee for short courses, institutes, and seminars that are necessary for the Employee's professional development and maintenance of the Employee's required CLE obligations and for the good of the Employer.

Section 6: Termination

This Agreement may be terminated only as follows:

A. With cause by a majority vote of the City Council and by providing at least ninety days' notice to Employee. For Cause means any of the following, which the City Council

agrees satisfies the definition of misconduct under Texas Local Government Code §180.011(a)(1): (i) willful failure to fulfill City Attorney duties; (ii) documented incompetence in the fulfillment of City Attorney duties with a failure to follow a reasonable directive that would not violate the law or legal ethics; (iv) illegal use of drugs, hallucinogens, or other illegal substances regulated by state law; (v) knowingly falsifying records or documents related to Employer's activities; (vi) conviction of, including probation or deferred adjudication, or deferred disposition of a felony or misdemeanor involving moral turpitude, theft, fraud, bribery, forgery, abuse of public office, illegal drugs or controlled substances or a crime of involving misapplication of public funds; (viii) any knowing or negligent misapplication of property entrusted to the Employer or in Employee's official capacity; (ix) loss of license to practice law; or (x) any court order by a court of competent jurisdiction preventing Employee from performing her duties to the City. The Employer may reduce the notice period upon written agreement of the Employee; or

B. By Employee giving ninety days' notice of her resignation to Employer and Employer accepting such resignation at a duly authorized public meeting. The Employer may reduce the notice period upon written agreement of the Employee.

C. Upon termination or resignation, the Employee shall also be compensated for accrued sick leave and vacation time in accordance with the limitation for such payments under City policy.

D. All lump sum payments will be net of any applicable and customary deductions for income tax, Medicare, etc.

E. If the Employee is terminated **for cause**, the Employer is not obligated to pay any severance other than the standard payments made pursuant to City policy for any employee of Employer upon separation from Employer, unless otherwise agreed in writing by the parties.

F. No severance is due if the Employee resigns on her own accord, other than the standard payments made pursuant to City policy for any employee of Employer upon separation from Employer, unless otherwise agreed in writing by the parties.

Section 7: Performance Evaluation

Employer shall annually review the performance of the Employee subject to a process, criteria, and format for the evaluation which shall be mutually agreed upon by the Employer and Employee.

Section 8: Hours of Work

It is recognized that the Employee must devote a great deal of time outside the normal office hours on business for the Employer and, to that end, Employee shall be allowed to establish an appropriate work schedule.

Section 9: Outside Work

The employment provided for by this Agreement shall be the Employee's sole employment unless otherwise approved by the City Council in writing.

Section 10: Other Terms and Conditions of Employment

The Employer shall fix any such other terms and conditions of employment, as it may determine from time to time, relating to the performance of the Employee that are not inconsistent with this Agreement and that are agreed to in writing by the parties.

Section 11: General Provisions

A. Integration. This Agreement sets forth and establishes the entire understanding between the Employer and the Employee relating to the employment of the employee by the Employer. Any prior discussions or representations by or between the parties are merged into and rendered null and void by this Agreement. The parties by mutual written agreement may amend any provision of this Agreement during the life of the Agreement. Such amendments shall be incorporated and made a part of this Agreement.

B. Binding Effect. This Agreement shall be binding on the Employer and the Employee as well as their heirs, assigns, executors, personal representatives and successors in interest.

C. Severability. The invalidity or partial invalidity of any portion of this Agreement will not affect the validity of any provision. In the event that any provision of this Agreement is held to be invalid, the remaining provisions shall be deemed to be in full force and effect as if they have been executed by both parties subsequent to the expungement or judicial modification of the invalid provision.

D. Venue/Governing Law. The parties agree that the laws of the State of Texas shall govern this Agreement, and that it is performable in Collin County Texas. Exclusive venue shall lie in Collin County, Texas.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this ___ day of _____, 2025.

ATTEST: By: _____
John B. Muns, MAYOR

ATTEST: By: _____
Paige Mims, CITY ATTORNEY

CITY COUNCIL AGENDA MEMO

MEETING DATE:	8/25/2025
DEPARTMENT:	Gov Relations
DIRECTOR:	Andrew Fortune, Director of Policy & Government Relations
AGENDA ITEM:	Suspension of the CoServ Gas effective date of GRIP rate adjustments for the maximum time allowed.
RECOMMENDED ACTION:	Adoption of Resolutions

ITEM SUMMARY

To suspend the September 17, 2025 effective date of the proposal by CoServ Gas, Ltd. to implement interim GRIP rate adjustments for gas utility investment in 2024; requiring delivery of this Resolution to the Company and legal counsel; and providing an effective date. **Adopted Resolution No. 2025-8-8(R)**

BACKGROUND

City of Plano gas services are provided through two providers: Atmos Energy and CoServ Gas. CoServ Gas provides gas services in Plano primarily in north Plano along Highway 121 and in far west Plano. Gas services in Plano by CoServ Gas is approximately less than 10%.

On July 18th, 2025, CoServ Gas, Ltd. made an Interim Rate Adjustment or "GRIP" filing with the cities in their geographic service area. The current filing will increase rates to residential customers' average bill by $3.33 per month, and commercial customers will now be charged $21.33 per month.

The rate increase is currently scheduled to go into effect on September 17, 2025. Under the GRIP statue, cities may not challenge CoServ Gas' request. The only course of action permitted by cities is to suspend the effective date of the rate increase by the maximum period allowed by the Texas Utilities Code which is 45 days. If cities do not pass a Resolution suspending the effective date by 45 days, then the current effective date of the GRIP rate increase will go into effect.

FINANCIAL SUMMARY/STRATEGIC GOALS

This Item has no financial impact.

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

ATTACHMENTS:

Description	Upload Date	Type
Resolution	8/19/2025	Resolution

A Resolution of the City of Plano, Texas, suspending the September 17, 2025 effective date of the proposal by CoServ Gas, Ltd. to implement interim GRIP rate adjustments for gas utility investment in 2024; requiring delivery of this Resolution to the Company and legal counsel; and providing an effective date.

WHEREAS, the City of Plano, Texas ("City") is a gas utility customer of CoServ Gas, Ltd., ("CoServ" or "the Company") and a regulatory authority with an interest in the rates and charges of CoServ; and

WHEREAS, CoServ made filings with the City and the Railroad Commission of Texas ("Railroad Commission") on July 18, 2025, proposing to implement interim rate adjustments ("GRIP Rate Increases") pursuant to Texas Utilities Code § 104.301 on all customers served by CoServ, effective September 17, 2025; and

WHEREAS, it is incumbent upon the City, as a regulatory authority, to examine the GRIP Rate Increases to determine its compliance with the Texas Utilities Code.

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

Section I. The September 17, 2025 effective date of the GRIP Rate Increases proposed by CoServ is hereby suspended for the maximum period allowed by Texas Utilities Code § 104.301(a).

Section II. A copy of this Resolution shall be sent to CoServ, care of Brent Bishop at 7701 South Stemmons Freeway, Corinth, Texas 76210, and to Thomas Brocato, legal counsel to the City, at Lloyd Gosselink, 816 Congress Ave., Suite 1900, Austin, Texas 78701.

Section III. This Resolution shall be effective immediately upon its passage.

PASSED AND APPROVED on the 25th day of August, 2025.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____
Paige Mims, CITY ATTORNEY

CITY COUNCIL AGENDA MEMO

MEETING DATE: 8/25/2025
DEPARTMENT: Eco Dev
DIRECTOR: Doug McDonald, Director of Economic Development
AGENDA ITEM: Enterprise Project Nomination for Tyler Technologies, Inc.
RECOMMENDED ACTION: Adoption of Resolutions

ITEM SUMMARY

To nominate Tyler Technologies, Inc. to the Office of the Governor, Economic Development and Tourism through the Economic Development Bank for designation as a qualified business and an enterprise project ("Project") under the Texas Enterprise Zone Program under the Texas Enterprise Zone Act, Chapter 2303 of the Texas Government Code; and providing an effective date. **Adopted Resolution No. 2025-8-9(R)**

FINANCIAL SUMMARY/STRATEGIC GOALS

This item has no financial impact.

Approval of this item supports the City's Strategic Plan Critical Success Factors of Residential and Commercial Economic Vitality and Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Tyler Technologies TEZ Resolution	8/12/2025	Resolution
Tyler Technologies Project Description Letter	8/8/2025	Letter

A Resolution of the City of Plano, Texas, nominating Tyler Technologies, Inc. to the Office of the Governor, Economic Development and Tourism through the Economic Development Bank for designation as a qualified business and an enterprise project ("Project") under the Texas Enterprise Zone Program under the Texas Enterprise Zone Act, Chapter 2303 of the Texas Government Code; and providing an effective date.

WHEREAS, the Texas Enterprise Zone Act, Chapter 2303 of the Texas Government Code, as amended, (the "Act") authorizes the designation of enterprise projects within an enterprise zone (or, if the requirements of Section 2303.402(a)(2) of the Act are met, within an area that does not qualify as an enterprise zone); and

WHEREAS, the City of Plano, Texas ("City") desires to pursue the creation of the proper economic and social environment in order to induce the investment of private resources in productive business enterprises located in the City and to provide employment to residents of enterprise zones and to other economically disadvantaged individuals; and

WHEREAS, on June 22, 2015, the City of Plano City Council approved Ordinance No. 2015-6-11, electing to continue participating in the Texas Enterprise Zone Program and providing for local incentives available in each area within an enterprise zone and in each area not in an enterprise zone, which local incentives are the same today as they were provided in Ordinance No. 2015-6-11; and

WHEREAS, on February 24, 2020, the City Council approved Ordinance No. 2020-2-7 nominating Tyler Technologies, Inc. as a qualified business and designated an enterprise project under the Texas Enterprise Zone Act; and

WHEREAS, the previous nomination and designation has terminated and Tyler Technologies, Inc. has re-applied to the City for re-designation as an enterprise project pursuant to Chapter 2303, Subchapter F of the Act; and

WHEREAS, the Office of the Governor Economic Development and Tourism ("OOGEDT") through the Economic Development Bank ("Bank") will consider Tyler Technologies, Inc. as an enterprise project pursuant to a nomination and an application made by the City; and

WHEREAS, the City finds that Tyler Technologies, Inc. has represented to the City that it meets the criteria for designation as an enterprise project under the Act on the following grounds:

1. Tyler Technologies, Inc. is a "qualified business" under Section 2303.402 of the Act since it will be engaged in the active conduct of a trade or business at a qualified business site within the governing body's jurisdiction not located inside of an enterprise zone and at least thirty-five percent (35%) of the business' new employees will be residents of an enterprise zone, economically disadvantaged individuals, or veterans; and

2. There has been and will continue to be a high level of cooperation between the public, private, and neighborhood entities within the area; and

3. The designation of Tyler Technologies, Inc. as an enterprise project will contribute significantly to the achievement of the plans of the City for development and revitalization of the area; and

WHEREAS, the City finds that Tyler Technologies, Inc. meets the criteria for tax relief and other incentives adopted by the City and re-nominates Tyler Technologies, Inc. for enterprise project status on the grounds that it will be located at the qualified business site and will create a higher level of employment, economic activity, and stability; and

WHEREAS, the City finds that it is in the best interest of the City to re-nominate Tyler Technologies, Inc. as an enterprise project pursuant to the Act;

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

Section I. The City Council finds that Tyler Technologies, Inc. is a "qualified business", as defined in Section 2303.402 of the Act, and meets the criteria for designation as an enterprise project, as set forth in Section 2303, Subchapter F of the Act.

Section II. That the findings of the City and its actions approving this resolution taken at the City Council meeting are hereby approved and adopted.

Section III. That the enterprise project shall take effect on the date of the designation of the enterprise project by OOGEDT and terminate five years from the date of designation.

Section IV. The City Manager, or his authorized designee, is hereby authorized to execute any documents in connection with the nomination on behalf of the City.

Section V. This Resolution shall become effective immediately upon its passage.

PASSED AND APPROVED on the 25th day of August, 2025.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____
Paige Mims, CITY ATTORNEY

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5101 Tennyson Parkway
Plano, Texas 75024

P: 972.713.3770
F: 972.713.3777

www.tylertech.com

August 6, 2025

Mark D. Israelson
City Manager
City of Plano
1520 Avenue K
Plano, TX 75074-6232

Ms. Adrianna Cruz
Executive Director, Economic
Development & Tourism
Office of the Governor
Economic Development & Tourism
1100 San Jacinto Boulevard, 3rd Floor
Austin, Texas 78711-2428

Re: Project Description Letter for Tyler Technologies, Inc.
Plano, Texas Enterprise Project Application

Dear Mr. Israelson and Ms. Cruz:

Founded in 1966 and headquartered in Plano, Texas, Tyler Technologies, Inc. ("Tyler") is a publicly traded company (NYSE: TYL) that provides integrated software and technology services to the public sector. Tyler's end-to-end solutions empower local, state, and federal government entities to operate more efficiently and connect more transparently with their constituents and with each other. By connecting data and processes across disparate systems, Tyler's solutions are transforming how clients gain actionable insights that solve problems in their communities. Tyler has more than 45,000 successful installations across more than 13,000 sites, with clients in all 50 states, Canada, the Caribbean, Australia, and other international locations. In 2024, Tyler had revenues of ~$2.14 billion and employed approximately 6,956 employees in North America. Tyler was recently recognized by Forbes on its "America's Dream Employers 2025" list as well as the Forbes "America's Best Large Employers" list for 2025.

Tyler's facility in Plano located at 5101 Tennyson Parkway serves as our corporate headquarters, housing key shared services including corporate finance and accounting that support Tyler's entire business operations and home to the Courts and Justice product development center. The Courts and Justice product development center updates existing software and develops new software used by numerous Court and Justice systems. Tyler's Courts and Justice software solutions help agencies share data among all of the offices in the justice system - connecting courts, prosecutors, and public defenders, as well as with jails, police departments, and supervision offices. This integration saves time and creates operational efficiencies, eliminating redundancies, minimizing errors, and helping to be more responsive to local citizens.

Over the next five years, Tyler anticipates investing over $11 million at our Plano headquarters. Specifically, in 2026, Tyler plans to invest approximately $7.5 million including $5 million in building expansion and renovations, $500,000 in new equipment, and $2 million in new furniture and fixtures. These investments will include various building renovations to accommodate growth in our Courts and Justice division, as well as corporate finance and accounting. Our plans include reconfiguring the interior space by converting meeting space to desk space allowing for the increase in headcount.

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In addition to 771 full-time employees at our Plano location, Tyler employs approximately 667 people throughout Texas in College Station and Lubbock for a total of 1,438 employees statewide. Tyler plans to add a minimum of 10 new jobs and retain 490 existing full-time jobs for benefit under the Enterprise Zone Program. These new jobs meet the definition of "new permanent job" in Texas Government Code §2303.401(1) because they will be created by a qualified business as described by Section 2303.402 at the qualified business site not earlier than the 90th day before the date the business's project or activity is designated as an Enterprise Project, will provide and continue to provide at least 1,820 hours of employment annually, and will be employment positions for the longer of the duration of the project's designation period or three years after the expiration date of the claim period for receipt of state benefit. In addition, the retained jobs meet the definition of a "retained job" in Texas Government Code § 2303.401(2) because they currently exist, provide and will continue to provide at least 1,820 hours of employment annually, and will be employment positions for the longer of the duration of the project's designation period or three years after the expiration date of the claim period for receipt of state benefits. Tyler will maintain separate payroll and tax records of the business activity conducted at the qualified business site under the Enterprise Project designation and does not have any transportation needs at this time.

Section 2303.406(a)(4)(D) of the Texas Government Code allows a project or activity of a qualified business to be designated as an Enterprise Project and receive job retention benefits if the business has clearly demonstrated that "the business is able to employ individuals in accordance with Section 2303.402." Tyler qualifies for job retention benefits under this statutory provision because Tyler is an Equal Opportunity Employer, and will use Texas Comptroller Form 85-199 (Texas Enterprise Zone – Post-Employment Employee Certification Survey) to actively track its new-hires to determine economically disadvantaged, enterprise zone resident, and veteran hiring patterns. Additionally, Tyler will geo-code our new-hires to identify teammates that reside in state Enterprise Zones. The data collected from the questionnaires and geo-coding will be used to establish a best-practices model for hiring employees in accordance with Section 2303.402.

Tyler qualifies under Government Code §2303.404 to receive the enterprise project designation, because (1) it involves "an expansion, renovation, or new construction"; (2) it will be completed within a predetermined period of time not to exceed five years; and (3) the company utilizes an accounting system that allows for tracking of income and expenses related to the Plano corporate office.

Tyler is proud to be an integral part of the Plano community and will continue to be an active participant, contributor, and corporate citizen. We are excited about our plan to enhance our capabilities at the Plano office and look forward to working with the Texas Enterprise Zone Program and the City of Plano in the coming years.

Sincerely,

DocuSigned by:
LESLEE NELSON
8C676F2E4AAD445...

Leslee Nelson, Assistant Treasurer & Director of Tax
Tyler Technologies, Inc.

CITY COUNCIL AGENDA MEMO

MEETING DATE:	8/25/2025
DEPARTMENT:	Finance
DIRECTOR:	Denise Tacke, Director of Finance
AGENDA ITEM:	Quarterly Investment Portfolio Summary for the quarter ended June 30, 2025
RECOMMENDED ACTION:	Adoption of Resolutions

ITEM SUMMARY

To approve the Investment Portfolio Summary for the quarter ended June 30, 2025; and providing an effective date. **Adopted Resolution No. 2025-8-10(R)**

FINANCIAL SUMMARY/STRATEGIC GOALS

This item has no fiscal impact.

The Quarterly Investment Portfolio Summary relates to the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Resolution	8/11/2025	Resolution
Quarterly Investment Portfolio Summary 6.30.25	8/11/2025	Attachment

A Resolution of the City of Plano, Texas, approving the Investment Portfolio Summary for the quarter ended June 30, 2025; and providing an effective date.

WHEREAS, the City Council has been presented the City of Plano's Investment Portfolio Summary for the quarter ended June 30, 2025, a substantial copy of which is attached hereto as Exhibit "A" and incorporated herein by reference (hereinafter called "Investment Portfolio Summary"); and

WHEREAS, the Public Funds Investment Act at Texas Government Code, Section 2256.005, requires the governing body of an investing entity to review its investment policy and investment strategies not less than annually; and

WHEREAS, upon full review and consideration of the Investment Portfolio Summary, and all matters attendant and related thereto, the City Council is of the opinion that the same should be approved.

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

Section I. The City of Plano's Investment Portfolio Summary for the quarter ended June 30, 2025, having been reviewed by the City Council of the City of Plano and found to be acceptable and in the best interests of the City of Plano and its citizens, is hereby in all things approved.

Section II. This Resolution shall become effective immediately upon its passage.

PASSED AND APPROVED on the 25th day of August, 2025.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____
Paige Mims, CITY ATTORNEY

City of Plano

INVESTMENT PORTFOLIO SUMMARY

For the Quarter Ended

June 30, 2025

The investment portfolio of the City of Plano is in compliance with the Public Funds Investment Act and the City's Investment Policy and strategies.

City Manager

Director of Finance

Treasurer

Treasury Analyst

Although swings in net exports have affected the data, recent indicators suggest that economic activity has continued to expand at a solid pace. The unemployment rate remains low, and labor market conditions remain solid. Inflation remains somewhat elevated.

The Committee seeks to achieve maximum employment and inflation at the rate of 2 percent over the longer run. Uncertainty about the economic outlook has diminished but remains elevated. The Committee is attentive to the risks to both sides of its dual mandate.

In support of its goals, the Committee decided to maintain the target range for the federal funds rate at 4-1/4 to 4-1/2 percent. In considering the extent and timing of additional adjustments to the target range for the federal funds rate, the Committee will carefully assess incoming data, the evolving outlook, and the balance of risks. The Committee will continue reducing its holdings of Treasury securities and agency debt and agency mortgage-backed securities. The Committee is strongly committed to supporting maximum employment and returning inflation to its 2 percent objective.

In assessing the appropriate stance of monetary policy, the Committee will continue to monitor the implications of incoming information for the economic outlook. The Committee would be prepared to adjust the stance of monetary policy as appropriate if risks emerge that could impede the attainment of the Committee's goals. The Committee's assessments will take into account a wide range of information, including readings on labor market conditions, inflation pressures and inflation expectations, and financial and international developments.

Voting for the monetary policy action were Jerome H. Powell, Chair; John C. Williams, Vice Chair; Michael S. Barr; Michelle W. Bowman; Susan M. Collins; Lisa D. Cook; Austan D. Goolsbee; Philip N. Jefferson; Adriana D. Kugler; Alberto G. Musalem; Jeffrey R. Schmid; and Christopher J. Waller.

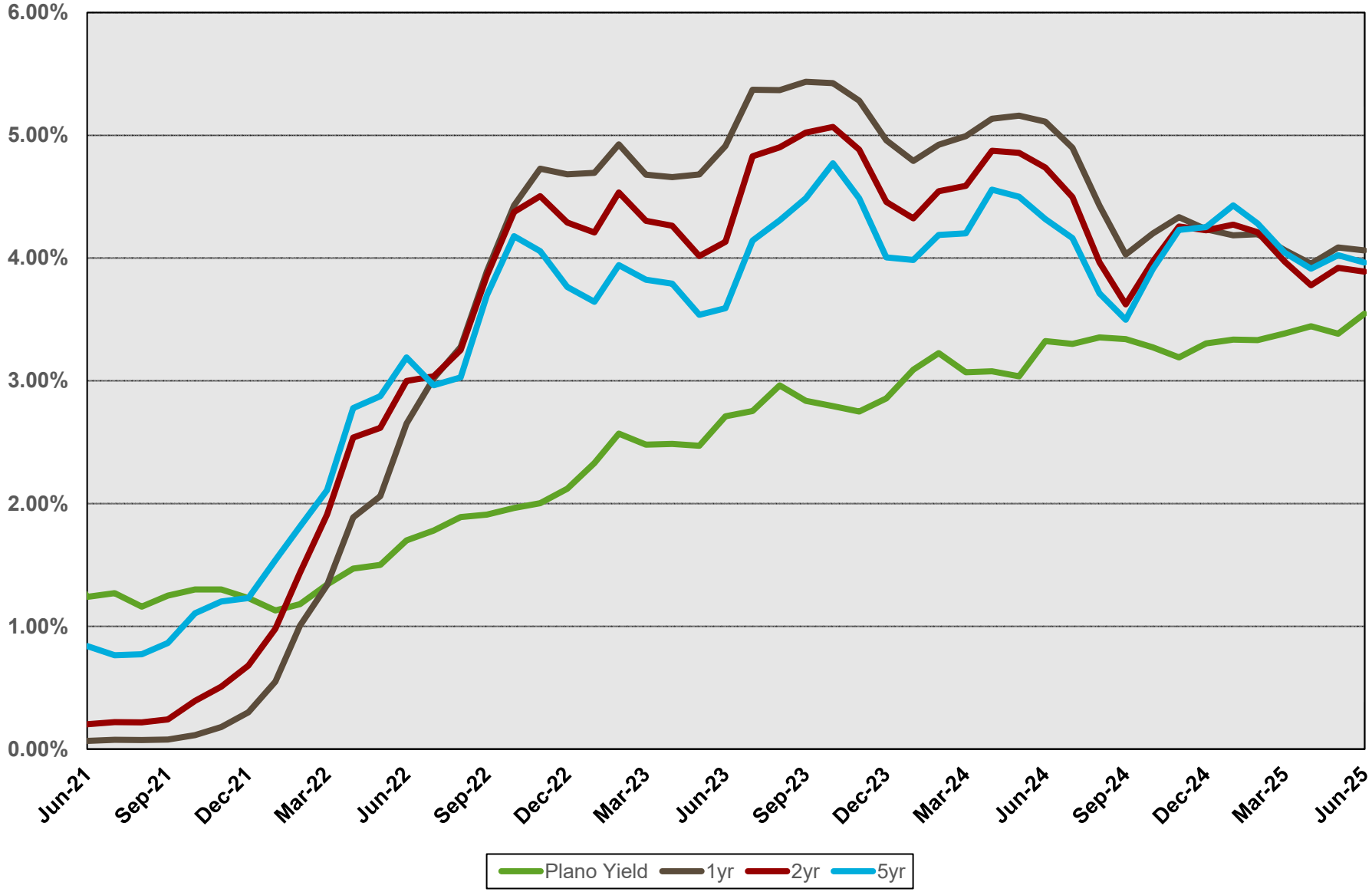
		6/30/2025		3/31/2025	
Asset Type	**Avg Yield**	**End Book Value**	**End Market Value**	**End Book Value**	**End Market Value**
Bank Accounts/Investment Pools	4.21%	270,448,780	270,448,780	218,521,232	218,521,231
Certificates of Deposit/Fixed Term	4.92%	22,959,514	22,959,514	22,959,514	22,959,514
FAMC Bonds	3.52%	49,267,721	49,610,290	29,251,000	29,524,535
FFCB Bonds	6.27%	97,945,678	98,477,139	97,963,710	98,039,984
FHLB Bonds	5.01%	28,101,295	28,188,074	28,136,932	28,107,120
FHLMC Bonds	4.14%	9,917,823	9,908,886	32,829,845	32,751,997
FNMA Bonds	0.87%	75,294,479	73,959,931	75,313,949	73,396,431
T-Notes	0.86%	29,929,875	29,280,762	29,903,614	29,035,547
Municipal Bonds	3.45%	242,816,521	242,054,358	244,701,551	242,968,876
Totals		826,681,689	824,887,734	779,581,346	775,305,235

Quarter Average Yields*:		**Rolling Twelve Month Average Yields*:**	
Plano Portfolio Yield	3.46%	Plano Portfolio Yield	3.36%
Six Month Treasury Yield	4.27%	Six Month Treasury Yield	4.47%
Two Year Treasury Yield	3.86%	Two Year Treasury Yield	4.05%
TexasDaily Investment Pool Yield	4.31%	TexasDaily Investment Pool Yield	4.67%
Quarter Investment Earnings:**	9,073,520	**Fiscal Year to Date Investment Earnings**:**	30,263,200
Quarter Interest Received & Accrued:	6,034,500	***Fiscal Year to Date Interest Received & Accrued:***	16,860,634

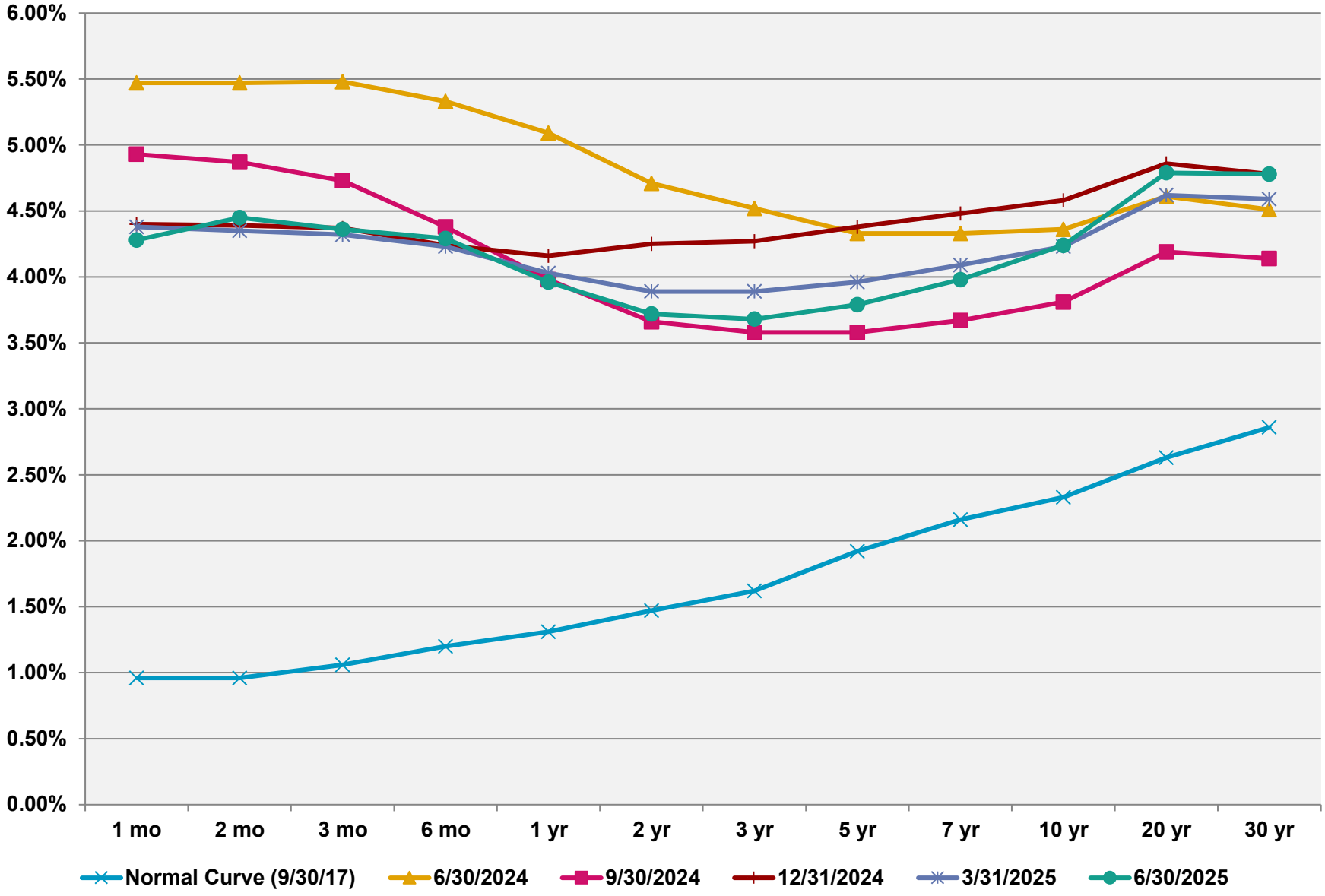
** Simple average calculation using respective month end yields; does not reflect a total return analysis or account for fees.*

*** Interest earnings are obtained from the general ledger - Interest plus/minus Gain or Loss on Investments, Unrealized Gain or Loss and Amortized Premium/Discount.*

US Treasury and City of Plano Historical Yields



Treasury Yield Curve



Detail of Investment Holdings

By Sector

June 30, 2025

Security Description	Coupon	Maturity Date	Settlement Date	Next Call Date	Par Value	Purchased Value	Adjusted Book Value	Market Price	Market Value	Life (mo)	Yield	Accrued Interest
CAPITAL ONE Cash	0.00%	7/1/2025	4/30/2016	N/A	8,001,626.37	8,001,626.37	8,001,626.37	100.00	8,001,626.37	0.03	0.00%	
Prosperity Bank Cash	0.29%	7/1/2025	6/8/2020	N/A	639,943.57	639,943.57	639,943.57	100.00	639,943.57	0.03	0.29%	
Texas Daily LGIP	4.29%	7/1/2025	1/6/2009	N/A	57,087,158.79	57,087,158.79	57,087,158.79	100.00	57,087,158.79	0.03	4.29%	
Texas Daily LGIP	4.42%	7/1/2025	2/27/2023	N/A	25,924,601.73	25,924,601.73	25,924,601.73	100.00	25,924,601.73	0.03	4.42%	
TexasCLASS LGIP	4.40%	7/1/2025	5/1/2018	N/A	44,091,554.22	44,091,554.22	44,091,554.22	100.00	44,091,554.22	0.03	4.40%	
TexasCLASS LGIP	4.22%	7/1/2025	1/29/2020	N/A	55,416,480.51	55,416,480.51	55,416,480.51	100.00	55,416,480.51	0.03	4.22%	
TexasFITLGIP	4.47%	7/1/2025	1/7/2020	N/A	63,290,473.75	63,290,473.75	63,290,473.75	100.00	63,290,473.75	0.03	4.47%	
TexasFIT LGIP	4.23%	7/1/2025	1/30/2020	N/A	15,996,941.60	15,996,941.60	15,996,941.60	100.00	15,996,941.60	0.03	4.23%	
American National Bank & T 5.1 10/10/2025	5.10%	10/10/2025	10/10/2023		5,215,547.81	5,215,547.81	5,215,547.81	100.00	5,215,547.81	3.34	5.10%	458,382.35
East West Bank 4.87 7/31/2025	4.87%	7/31/2025	7/31/2024		17,743,966.05	17,743,966.05	17,743,966.05	100.00	17,743,966.05	1.02	4.87%	790,739.19
FAMC 3.34 7/1/2027	3.34%	7/1/2027	9/20/2023		3,215,000.00	3,054,307.64	3,129,879.63	98.94	3,180,895.99	23.97	4.80%	53,392.22
FAMC 3.87 4/11/2028	3.87%	4/11/2028	4/11/2025		10,000,000.00	10,000,000.00	10,000,000.00	100.12	10,012,334.30	33.31	3.87%	84,925.00
FAMC 4.01 8/23/2028	4.01%	8/23/2028	5/23/2025		10,000,000.00	10,000,000.00	10,000,000.00	100.00	10,000,000.00	37.70	4.01%	41,213.89
FAMC 4.15 3/12/2029	4.15%	3/12/2029	3/26/2024		10,000,000.00	9,940,871.50	9,955,914.68	100.83	10,082,508.20	44.30	4.28%	124,500.00
FAMC 4.15 3/12/2029	4.15%	3/12/2029	3/27/2024		6,217,000.00	6,176,713.84	6,186,946.66	100.83	6,268,295.35	44.30	4.30%	77,401.65
FAMC 4.65 8/7/2026	4.65%	8/7/2026	8/7/2023		10,000,000.00	9,986,354.80	9,994,982.65	100.66	10,066,256.70	13.21	4.70%	184,708.33
FFCB 3.75 8/16/2027	3.75%	8/16/2027	8/16/2024		10,000,000.00	9,943,938.40	9,960,219.30	99.75	9,974,518.10	25.48	3.95%	139,583.33
FFCB 3.75 8/16/2027	3.75%	8/16/2027	8/20/2024		5,000,000.00	4,982,600.00	4,987,607.88	99.75	4,987,259.05	25.48	3.87%	69,791.67
FFCB 4 5/26/2026	4.00%	5/26/2026	5/26/2023		5,000,000.00	5,000,000.00	5,000,000.00	100.03	5,001,433.10	10.82	4.00%	18,888.89
FFCB 4 8/6/2027	4.00%	8/6/2027	8/16/2024		15,000,000.00	15,017,740.65	15,012,541.09	100.39	15,058,582.50	25.15	3.96%	240,000.00
FFCB 4 8/6/2027	4.00%	8/6/2027	8/20/2024		15,000,000.00	15,045,524.40	15,032,300.85	100.39	15,058,582.50	25.15	3.89%	240,000.00
FFCB 4.125 3/12/2029	4.13%	3/12/2029	3/12/2024		5,000,000.00	4,997,831.15	4,998,395.34	100.74	5,036,994.55	44.30	4.14%	61,875.00
FFCB 4.125 3/12/2029	4.13%	3/12/2029	3/26/2024		5,000,000.00	4,968,600.00	4,976,588.63	100.74	5,036,994.55	44.30	4.27%	61,875.00
FFCB 4.125 3/12/2029	4.13%	3/12/2029	3/26/2024		5,000,000.00	4,967,800.00	4,975,992.16	100.74	5,036,994.55	44.30	4.27%	61,875.00
FFCB 4.125 3/20/2029	4.13%	3/20/2029	3/20/2024		5,000,000.00	4,978,120.50	4,983,716.19	101.22	5,061,009.45	44.56	4.22%	57,291.67
FFCB 4.125 3/20/2029	4.13%	3/20/2029	3/20/2024		5,000,000.00	4,978,550.00	4,984,035.84	101.22	5,061,009.45	44.56	4.22%	57,291.67
FFCB 4.125 3/20/2029	4.13%	3/20/2029	3/26/2024		10,000,000.00	9,933,242.90	9,950,152.25	101.22	10,122,018.90	44.56	4.28%	114,583.33
FFCB 4.5 5/20/2027	4.50%	5/20/2027	9/9/2024		12,875,000.00	13,173,365.25	13,084,128.85	101.30	13,041,742.32	22.59	3.59%	64,375.00
FHLB 4.125 9/10/2027	4.13%	9/10/2027	9/9/2024		7,780,000.00	7,902,356.06	7,869,534.27	100.59	7,826,210.63	26.30	3.57%	98,060.42
FHLB 4.125 9/10/2027	4.13%	9/10/2027	9/10/2024		5,000,000.00	5,078,635.00	5,057,593.85	100.59	5,029,698.35	26.30	3.57%	63,020.83
FHLB 4.5 3/9/2029	4.50%	3/9/2029	3/26/2024		10,000,000.00	10,101,500.30	10,075,634.28	102.48	10,247,683.10	44.20	4.27%	138,750.00
FHLB 4.75 4/9/2027	4.75%	4/9/2027	9/9/2024		5,000,000.00	5,143,236.90	5,098,532.39	101.69	5,084,481.70	21.25	3.58%	53,437.50
FHLMC 0.375 9/23/2025	0.38%	9/23/2025	3/23/2023		10,000,000.00	9,115,380.60	9,917,822.24	99.09	9,908,885.80	2.79	4.14%	10,104.17
FNMA 0.375 8/25/2025	0.38%	8/25/2025	3/19/2021		45,000,000.00	44,188,020.00	44,971,931.56	99.39	44,724,154.05	1.84	0.79%	58,593.75
FNMA 1.875 9/24/2026	1.88%	9/24/2026	3/23/2021		30,000,000.00	31,438,232.90	30,322,547.51	97.45	29,235,777.30	14.79	0.98%	150,000.00
Municipal Bond	5.30%	6/1/2028	11/16/2023	6/1/2026	1,000,000.00	1,006,270.00	1,004,032.60	101.26	1,012,590.00	34.98	5.14%	4,269.44
Municipal Bond	1.10%	8/1/2027	8/8/2023		1,850,000.00	1,624,744.00	1,731,949.74	94.48	1,747,824.50	24.98	4.47%	8,430.30
Municipal Bond	5.00%	8/1/2028	8/26/2024		1,785,000.00	1,855,918.05	1,840,707.21	103.18	1,841,763.00	36.98	3.90%	36,939.58
Municipal Bond	7.00%	6/1/2027	6/27/2023		1,100,000.00	1,179,343.00	1,138,759.19	104.30	1,147,300.00	22.98	4.96%	6,202.78
Municipal Bond	2.85%	8/1/2026	3/16/2022		1,675,000.00	1,712,888.50	1,684,406.96	98.56	1,650,813.00	13.02	2.30%	19,737.22
Municipal Bond	5.75%	6/1/2027	5/23/2023		900,000.00	949,860.00	923,776.78	102.33	920,952.00	22.98	4.24%	4,168.75
Municipal Bond	4.02%	8/1/2028	5/1/2025		715,000.00	713,355.50	713,438.56	99.78	713,455.60	36.98	4.10%	11,896.41
Municipal Bond	4.01%	8/1/2028	5/1/2025	8/1/2025	1,000,000.00	997,740.00	997,854.14	99.17	991,720.00	36.98	4.09%	16,613.50
Municipal Bond	1.61%	6/15/2028	2/26/2024		3,000,000.00	2,666,490.00	2,770,512.85	93.44	2,803,320.00	35.44	4.48%	2,017.50
Municipal Bond	5.00%	6/15/2026	3/16/2022		1,250,000.00	1,385,775.00	1,280,619.36	100.90	1,261,212.50	11.48	2.30%	2,604.17
Municipal Bond	5.10%	3/1/2029	3/11/2024		7,500,000.00	7,797,225.00	7,719,318.01	103.32	7,749,225.00	43.93	4.21%	126,437.50
Municipal Bond	1.11%	8/1/2027	6/27/2023		780,000.00	679,497.00	728,807.96	94.67	738,426.00	24.98	4.60%	3,593.13
Municipal Bond	4.83%	6/1/2028	8/15/2024		1,280,000.00	1,321,984.00	1,312,321.02	102.47	1,311,590.40	34.98	3.89%	4,980.27
Municipal Bond	4.89%	8/15/2028	12/7/2023		300,000.00	300,000.00	300,000.00	102.88	308,640.00	37.44	4.89%	5,497.88
Municipal Bond	4.90%	8/15/2027	12/7/2023		300,000.00	300,000.00	300,000.00	102.09	306,282.00	25.44	4.90%	5,509.12
Municipal Bond	1.22%	8/1/2026	4/24/2024		12,182,962.00	11,989,317.89	12,090,227.73	96.85	11,799,686.02	13.02	1.94%	61,315.49
Municipal Bond	1.22%	8/1/2026	4/24/2024		1,447,038.00	1,424,037.81	1,436,023.43	96.85	1,401,470.77	13.02	1.94%	7,282.78

Detail of Investment Holdings By Sector

June 30, 2025

Security Description	Coupon	Maturity Date	Settlement Date	Next Call Date	Par Value	Purchased Value	Adjusted Book Value	Market Price	Market Value	Life (mo)	Yield	Accrued Interest
Municipal Bond	0.86%	8/1/2025	6/13/2022		1,020,000.00	952,567.80	1,018,115.43	99.72	1,017,113.40	1.05	3.09%	3,630.63
Municipal Bond	0.91%	6/15/2026	3/16/2022		4,750,000.00	4,484,427.50	4,690,109.29	96.95	4,605,030.00	11.48	2.30%	1,803.02
Municipal Bond	4.28%	5/1/2028	5/1/2025		995,000.00	1,008,631.50	1,007,885.25	100.20	996,970.10	33.97	3.79%	6,976.11
Municipal Bond	4.71%	5/1/2028	8/15/2024		6,245,000.00	6,398,064.95	6,362,029.73	101.34	6,328,870.35	33.97	3.99%	48,216.43
Municipal Bond	1.52%	3/1/2027	3/23/2022		1,180,000.00	1,126,687.60	1,162,002.63	95.97	1,132,434.20	19.97	2.50%	5,936.65
Municipal Bond	4.00%	8/15/2027	8/12/2024		1,750,000.00	1,746,010.00	1,747,180.11	100.02	1,750,367.50	25.44	4.08%	26,250.00
Municipal Bond	2.04%	11/15/2028	3/11/2024		1,970,000.00	1,781,825.60	1,834,206.31	93.68	1,845,515.70	40.46	4.31%	5,016.11
Municipal Bond	3.50%	7/1/2027	5/19/2023		2,725,000.00	2,670,527.25	2,698,524.22	99.08	2,700,011.75	23.97	4.03%	47,409.02
Municipal Bond	2.28%	6/15/2026	3/16/2022		1,030,000.00	1,026,951.20	1,029,312.45	98.26	1,012,078.00	11.48	2.35%	977.21
Municipal Bond	3.00%	9/15/2027	9/9/2024		650,000.00	638,046.50	641,238.44	98.19	638,254.50	26.46	3.65%	5,687.50
Municipal Bond	3.40%	7/1/2025	3/1/2022		2,600,000.00	2,717,000.00	2,600,096.06	100.00	2,600,000.00	0.03	2.00%	43,993.23
Municipal Bond	1.71%	7/1/2027	5/23/2023		2,500,000.00	2,241,800.00	2,374,170.53	95.24	2,380,875.00	23.97	4.49%	21,194.10
Municipal Bond	1.71%	7/1/2027	5/25/2023		4,120,000.00	3,675,534.40	3,903,107.91	95.24	3,923,682.00	23.97	4.62%	34,927.87
Municipal Bond	1.71%	7/1/2027	8/8/2023		2,500,000.00	2,211,025.00	2,351,552.55	95.24	2,380,875.00	23.97	5.01%	21,194.10
Municipal Bond	1.26%	7/1/2025	3/8/2022		2,621,000.00	2,558,908.51	2,620,948.73	100.00	2,621,000.00	0.03	2.00%	16,394.50
Municipal Bond	1.26%	7/1/2025	3/8/2022		2,540,000.00	2,479,827.40	2,539,950.31	100.00	2,540,000.00	0.03	2.00%	15,887.84
Municipal Bond	5.00%	3/1/2026	6/9/2022		1,800,000.00	1,913,436.00	1,820,336.80	100.61	1,810,998.00	8.00	3.19%	29,750.00
Municipal Bond	4.00%	2/15/2026	5/31/2023		900,000.00	899,496.00	899,883.03	100.03	900,234.00	7.54	4.02%	13,500.00
Municipal Bond	0.85%	10/1/2025	3/18/2022		2,000,000.00	1,900,200.00	1,992,821.81	99.15	1,982,900.00	3.05	2.33%	4,212.67
Municipal Bond	1.03%	8/1/2025	2/25/2022		10,000,000.00	9,729,000.00	9,993,079.01	99.72	9,971,900.00	1.05	1.85%	42,754.72
Municipal Bond	1.03%	8/1/2025	6/16/2022		5,000,000.00	4,618,150.00	4,989,300.18	99.72	4,985,950.00	1.05	3.64%	21,377.36
Municipal Bond	3.74%	8/15/2027	6/27/2023		1,000,000.00	968,340.00	983,729.70	99.62	996,220.00	25.44	4.59%	14,040.00
Municipal Bond	2.22%	7/1/2025	2/18/2022		1,960,000.00	1,984,774.40	1,960,020.16	100.00	1,960,000.00	0.03	1.83%	21,596.15
Municipal Bond	2.32%	7/1/2026	2/18/2022		2,005,000.00	2,033,110.10	2,011,454.39	98.21	1,969,070.40	12.00	1.98%	23,088.91
Municipal Bond	3.20%	7/1/2026	3/18/2022		2,750,000.00	2,827,687.50	2,768,156.85	99.07	2,724,287.50	12.00	2.50%	43,755.56
Municipal Bond	1.76%	8/15/2026	6/13/2022		1,740,000.00	1,646,040.00	1,714,660.39	97.63	1,698,675.00	13.48	3.15%	11,503.58
Municipal Bond	1.53%	8/1/2027	6/27/2023		750,000.00	665,055.00	706,732.56	95.08	713,115.00	24.98	4.60%	4,761.79
Municipal Bond	3.48%	9/1/2027	9/9/2024		1,250,000.00	1,242,950.00	1,244,856.81	98.86	1,235,787.50	26.00	3.68%	14,379.17
Municipal Bond	1.93%	6/1/2026	6/13/2022		1,605,000.00	1,527,767.40	1,587,090.99	98.08	1,574,216.10	11.02	3.23%	2,495.33
Municipal Bond	3.58%	9/1/2028	3/12/2024		1,000,000.00	971,710.00	979,933.84	98.94	989,350.00	38.00	4.28%	11,833.89
Municipal Bond	1.80%	4/1/2027	6/23/2023		750,000.00	676,822.50	716,013.35	96.09	720,652.50	20.98	4.65%	3,341.21
Municipal Bond	1.80%	4/1/2027	8/8/2023		3,395,000.00	3,059,641.90	3,233,866.98	96.09	3,262,153.65	20.98	4.79%	15,124.54
Municipal Bond	1.10%	6/15/2026	2/18/2022		5,000,000.00	4,820,450.00	4,960,175.86	97.03	4,851,700.00	11.48	1.97%	2,295.83
Municipal Bond	0.00%	8/15/2025	6/14/2022		4,015,000.00	3,628,395.65	3,999,642.66	99.44	3,992,676.60	1.51	3.22%	-
Municipal Bond	2.25%	10/1/2026	6/10/2022		1,500,000.00	1,443,090.00	1,483,440.42	97.86	1,467,870.00	15.02	3.20%	8,347.46
Municipal Bond	1.47%	12/1/2028	3/11/2024		805,000.00	709,792.65	736,049.14	92.09	741,316.45	40.98	4.26%	951.96
Municipal Bond	4.42%	7/1/2028	5/13/2025		2,500,000.00	2,500,000.00	2,500,000.00	101.30	2,532,525.00	35.97	4.42%	14,436.18
Municipal Bond	4.42%	7/1/2028	5/13/2025		5,250,000.00	5,338,830.00	5,335,106.12	101.30	5,318,302.50	35.97	3.84%	30,315.98
Municipal Bond	3.68%	7/15/2027	8/8/2023		2,500,000.00	2,419,475.00	2,458,252.52	99.59	2,489,625.00	24.43	4.58%	42,166.67
Municipal Bond	3.67%	1/15/2026	3/30/2023		2,500,000.00	2,458,525.00	2,491,924.14	99.80	2,494,950.00	6.52	4.31%	42,052.08
Municipal Bond	2.64%	7/1/2026	3/8/2022		1,750,000.00	1,806,962.50	1,763,228.60	98.59	1,725,325.00	12.00	1.85%	22,962.97
Municipal Bond	1.25%	7/1/2027	6/27/2023		1,125,000.00	987,918.75	1,056,599.73	95.05	1,069,335.00	23.97	4.61%	6,992.19
Municipal Bond	1.50%	7/1/2028	8/15/2024		5,000,000.00	4,554,350.00	4,654,747.14	93.30	4,664,850.00	35.97	4.00%	37,291.67
Municipal Bond	4.25%	6/1/2028	6/29/2023		1,010,000.00	1,001,344.30	1,004,866.24	99.74	1,007,363.90	34.98	4.45%	3,457.85
Municipal Bond	2.45%	5/1/2027	6/27/2023	5/1/2026	5,000,000.00	4,622,950.00	4,820,068.73	97.13	4,856,700.00	21.97	4.61%	20,076.39
Municipal Bond	2.45%	5/1/2027	8/7/2023	5/1/2026	2,700,000.00	2,479,977.00	2,591,844.89	97.13	2,622,618.00	21.97	4.86%	10,841.25
Municipal Bond	3.17%	8/1/2026	2/24/2022		2,550,000.00	2,675,128.50	2,580,683.15	98.90	2,521,975.50	13.02	2.01%	33,456.71
Municipal Bond	3.25%	4/1/2026	3/23/2022		2,000,000.00	2,049,300.00	2,009,222.79	99.28	1,985,600.00	9.02	2.60%	16,069.44
Municipal Bond	2.00%	8/1/2027	6/27/2023		465,000.00	419,462.55	441,805.12	96.10	446,851.05	24.98	4.65%	3,845.32
Municipal Bond	3.38%	7/1/2027	8/20/2024		545,000.00	532,775.65	536,448.80	98.42	536,378.10	23.97	4.22%	9,159.33
Municipal Bond	2.07%	8/1/2025	3/25/2022		1,000,000.00	988,750.00	999,706.12	99.81	998,080.00	1.05	2.42%	8,563.36
Municipal Bond	3.45%	2/1/2029	3/11/2024		5,000,000.00	4,814,450.00	4,863,846.98	97.42	4,870,750.00	43.02	4.30%	71,395.83

Detail of Investment Holdings

By Sector

June 30, 2025

Security Description	Coupon	Maturity Date	Settlement Date	Next Call Date	Par Value	Purchased Value	Adjusted Book Value	Market Price	Market Value	Life (mo)	Yield	Accrued Interest
Municipal Bond	3.48%	8/1/2026	8/23/2024		890,000.00	901,298.57	896,335.50	99.27	883,538.60	13.02	2.80%	12,818.97
Municipal Bond	3.48%	8/1/2026	8/23/2024		110,000.00	111,396.45	110,783.04	99.33	109,259.70	13.02	2.80%	1,584.37
Municipal Bond	3.67%	4/1/2026	6/13/2022		1,150,000.00	1,171,620.00	1,154,283.50	99.64	1,145,848.50	9.02	3.14%	10,436.86
Municipal Bond	2.21%	4/1/2027	6/27/2023		555,000.00	512,031.90	534,985.75	96.96	538,144.65	20.98	4.47%	3,033.68
Municipal Bond	5.47%	6/15/2027	6/27/2023		1,300,000.00	1,338,038.00	1,318,769.61	102.82	1,336,621.00	23.44	4.66%	2,964.00
Municipal Bond	1.42%	5/1/2027	6/27/2023		3,000,000.00	2,677,320.00	2,846,014.53	95.42	2,862,450.00	21.97	4.50%	6,971.83
Municipal Bond	0.00%	6/1/2026	3/24/2022		2,750,000.00	2,471,177.50	2,688,768.39	96.33	2,649,075.00	11.02	2.57%	-
Municipal Bond	0.99%	9/15/2025	6/10/2022		2,250,000.00	2,107,282.50	2,240,788.56	99.32	2,234,745.00	2.52	3.05%	6,523.13
Municipal Bond	2.28%	3/1/2026	2/17/2022		4,380,000.00	4,428,705.60	4,388,068.00	98.82	4,328,097.00	8.00	1.99%	32,938.21
Municipal Bond	1.46%	5/1/2027	6/27/2023		725,000.00	643,807.25	686,254.17	95.36	691,352.75	21.97	4.68%	1,739.52
Municipal Bond	2.40%	8/1/2026	2/17/2022		3,270,000.00	3,322,810.50	3,282,894.08	98.31	3,214,638.90	13.02	2.02%	32,454.93
Municipal Bond	1.10%	3/1/2027	2/24/2022		1,600,000.00	1,525,472.00	1,575,211.60	94.84	1,517,376.00	19.97	2.08%	5,828.36
Municipal Bond	1.46%	6/1/2027	6/30/2023		600,000.00	524,550.00	563,065.33	95.21	571,230.00	22.98	5.04%	706.15
Municipal Bond	3.18%	8/1/2026	3/23/2022		2,205,000.00	2,240,897.40	2,213,951.80	98.95	2,181,759.30	13.02	2.78%	28,984.97
Municipal Bond	0.00%	8/1/2028	8/15/2024		1,365,000.00	1,162,734.30	1,207,325.01	87.83	1,198,838.55	36.98	4.09%	-
Municipal Bond	2.35%	6/1/2026	6/10/2022		2,240,000.00	2,169,350.40	2,223,651.33	98.54	2,207,363.20	11.02	3.20%	4,238.64
Municipal Bond	1.24%	3/1/2027	6/27/2023		700,000.00	620,158.00	663,794.66	95.40	667,828.00	19.97	4.65%	2,859.97
Municipal Bond	5.00%	8/15/2025	2/18/2022		1,210,000.00	1,338,598.80	1,214,643.28	100.08	1,210,943.80	1.51	1.84%	22,687.50
Municipal Bond	3.15%	6/1/2026	6/22/2022		3,000,000.00	3,000,270.00	3,000,063.00	99.21	2,976,420.00	11.02	3.15%	7,612.50
Municipal Bond	3.05%	10/1/2028	3/11/2024		920,000.00	873,080.00	886,493.77	99.67	916,945.60	38.98	4.30%	6,941.60
Municipal Bond	1.19%	7/1/2026	6/14/2022		3,445,000.00	3,157,859.25	3,373,894.78	97.04	3,343,028.00	12.00	3.41%	20,298.23
Municipal Bond	1.36%	5/15/2027	8/7/2023		1,645,000.00	1,461,960.85	1,554,078.59	95.21	1,566,237.40	22.43	4.60%	2,786.22
Municipal Bond	6.07%	8/1/2025	6/13/2022		1,000,000.00	1,075,720.00	1,002,116.19	100.14	1,001,390.00	1.05	3.50%	25,123.06
Municipal Bond	4.00%	11/1/2028	3/11/2024		985,000.00	974,490.05	977,439.78	99.96	984,625.70	40.00	4.26%	6,457.22
Municipal Bond	4.55%	5/1/2028	5/22/2025		9,000,000.00	9,164,160.00	9,158,204.43	101.51	9,135,450.00	33.97	3.87%	67,112.50
Municipal Bond	4.20%	5/1/2026	5/25/2023		2,980,000.00	2,986,436.80	2,981,831.37	100.07	2,982,205.20	10.00	4.11%	20,512.33
Municipal Bond	4.63%	8/1/2027	8/1/2023		3,295,000.00	3,315,593.75	3,305,740.89	101.24	3,335,825.05	24.98	4.45%	63,074.08
Municipal Bond	4.00%	9/15/2027	9/9/2024		1,120,000.00	1,131,760.00	1,128,619.73	100.26	1,122,912.00	26.46	3.63%	13,066.67
Municipal Bond	1.51%	5/15/2028	5/18/2023		2,160,000.00	1,916,524.80	2,019,841.58	93.18	2,012,644.80	34.43	4.02%	4,063.50
Municipal Bond	1.41%	2/1/2027	6/27/2023		2,000,000.00	1,796,960.00	1,910,291.83	96.05	1,921,040.00	19.05	4.50%	11,688.22
Municipal Bond	4.00%	8/15/2028	8/27/2024		2,535,000.00	2,549,753.70	2,546,627.83	100.21	2,540,298.15	37.44	3.84%	38,025.00
Municipal Bond	3.24%	4/1/2027	8/20/2024		1,040,000.00	1,018,160.00	1,025,348.43	98.51	1,024,514.40	20.98	4.09%	8,317.54
Municipal Bond	1.32%	5/15/2027	5/18/2023		2,500,000.00	2,256,150.00	2,385,601.23	95.41	2,385,125.00	22.43	3.98%	4,112.50
Municipal Bond	3.00%	8/1/2025	3/1/2022		915,000.00	945,057.75	915,770.09	99.90	914,057.55	1.05	2.00%	11,361.25
Municipal Bond	0.00%	8/15/2025	6/13/2022		1,000,000.00	906,450.00	996,287.06	99.48	994,770.00	1.51	3.12%	-
Municipal Bond	1.25%	5/1/2028	3/19/2024		3,810,000.00	3,355,848.00	3,497,166.57	92.37	3,519,335.10	33.97	4.45%	7,811.45
Municipal Bond	5.40%	6/15/2027	8/8/2023		4,840,000.00	4,955,579.20	4,898,734.28	102.45	4,958,773.60	23.44	4.71%	10,890.00
Treasury Note	0.50%	2/28/2026	3/23/2021		30,000,000.00	29,479,687.50	29,929,874.69	97.60	29,280,761.70	7.97	0.86%	49,728.26
Total / Average					**829,366,294.40**	**821,648,357.32**	**826,681,688.25**		**824,887,734.13**	**13.61**	**3.55%**	**5,425,596.57**

(1) Weighted average life - For purposes of calculating weighted average life bank, pool, and money market investments are assumed to mature the next business day.

(2) Weighted average yield to maturity - The weighted average yield to maturity is based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield is for this month only.

Detail of Investment Holdings

By Maturity

June 30, 2025

Security Description	Coupon	Maturity Date	Settlement Date	Next Call Date	Par Value	Purchased Value	Adjusted Book Value	Market Price	Market Value	Life (mo)	Yield	Accrued Interest
CAPITAL ONE Cash	0.00%	7/1/2025	4/30/2016	N/A	8,001,626.37	8,001,626.37	8,001,626.37	100.00	8,001,626.37	0.03	0.00%	
Prosperity Bank Cash	0.29%	7/1/2025	6/8/2020	N/A	639,943.57	639,943.57	639,943.57	100.00	639,943.57	0.03	0.29%	
Texas Daily LGIP	4.29%	7/1/2025	1/6/2009	N/A	57,087,158.79	57,087,158.79	57,087,158.79	100.00	57,087,158.79	0.03	4.29%	
Texas Daily LGIP	4.42%	7/1/2025	2/27/2023	N/A	25,924,601.73	25,924,601.73	25,924,601.73	100.00	25,924,601.73	0.03	4.42%	
TexasCLASS LGIP	4.40%	7/1/2025	5/1/2018	N/A	44,091,554.22	44,091,554.22	44,091,554.22	100.00	44,091,554.22	0.03	4.40%	
TexasCLASS LGIP	4.22%	7/1/2025	1/29/2020	N/A	55,416,480.51	55,416,480.51	55,416,480.51	100.00	55,416,480.51	0.03	4.22%	
TexasFITLGIP	4.47%	7/1/2025	1/7/2020	N/A	63,290,473.75	63,290,473.75	63,290,473.75	100.00	63,290,473.75	0.03	4.47%	
TexasFIT LGIP	4.23%	7/1/2025	1/30/2020	N/A	15,996,941.60	15,996,941.60	15,996,941.60	100.00	15,996,941.60	0.03	4.23%	
Municipal Bond	3.40%	7/1/2025	3/1/2022		2,600,000.00	2,717,000.00	2,600,096.06	100.00	2,600,000.00	0.03	2.00%	43,993.23
Municipal Bond	1.26%	7/1/2025	3/8/2022		2,540,000.00	2,479,827.40	2,539,950.31	100.00	2,540,000.00	0.03	2.00%	15,887.84
Municipal Bond	1.26%	7/1/2025	3/8/2022		2,621,000.00	2,558,908.51	2,620,948.73	100.00	2,621,000.00	0.03	2.00%	16,394.50
Municipal Bond	2.22%	7/1/2025	2/18/2022		1,960,000.00	1,984,774.40	1,960,020.16	100.00	1,960,000.00	0.03	1.83%	21,596.15
Compound CD	4.87%	7/31/2025	7/31/2024		17,743,966.05	17,743,966.05	17,743,966.05	100.00	17,743,966.05	1.02	4.87%	790,739.19
Municipal Bond	0.86%	8/1/2025	6/13/2022		1,020,000.00	952,567.80	1,018,115.43	99.72	1,017,113.40	1.05	3.09%	3,630.63
Municipal Bond	1.03%	8/1/2025	2/25/2022		10,000,000.00	9,729,000.00	9,993,079.01	99.72	9,971,900.00	1.05	1.85%	42,754.72
Municipal Bond	1.03%	8/1/2025	6/16/2022		5,000,000.00	4,618,150.00	4,989,300.18	99.72	4,985,950.00	1.05	3.64%	21,377.36
Municipal Bond	2.07%	8/1/2025	3/25/2022		1,000,000.00	988,750.00	999,706.12	99.81	998,080.00	1.05	2.42%	8,563.36
Municipal Bond	6.07%	8/1/2025	6/13/2022		1,000,000.00	1,075,720.00	1,002,116.19	100.14	1,001,390.00	1.05	3.50%	25,123.06
Municipal Bond	3.00%	8/1/2025	3/1/2022		915,000.00	945,057.75	915,770.09	99.90	914,057.55	1.05	2.00%	11,361.25
Municipal Bond	0.00%	8/15/2025	6/14/2022		4,015,000.00	3,628,395.65	3,999,642.66	99.44	3,992,676.60	1.51	3.22%	-
Municipal Bond	5.00%	8/15/2025	2/18/2022		1,210,000.00	1,338,598.80	1,214,643.28	100.08	1,210,943.80	1.51	1.84%	22,687.50
Municipal Bond	0.00%	8/15/2025	6/13/2022		1,000,000.00	906,450.00	996,287.06	99.48	994,770.00	1.51	3.12%	-
FNMA 0.375 8/25/2025	0.38%	8/25/2025	3/19/2021		45,000,000.00	44,188,020.00	44,971,931.56	99.39	44,724,154.05	1.84	0.79%	58,593.75
Municipal Bond	0.99%	9/15/2025	6/10/2022		2,250,000.00	2,107,282.50	2,240,788.56	99.32	2,234,745.00	2.52	3.05%	6,523.13
FHLMC 0.375 9/23/2025	0.38%	9/23/2025	3/23/2023		10,000,000.00	9,115,380.60	9,917,822.24	99.09	9,908,885.80	2.79	4.14%	10,104.17
Municipal Bond	0.85%	10/1/2025	3/18/2022		2,000,000.00	1,900,200.00	1,992,821.81	99.15	1,982,900.00	3.05	2.33%	4,212.67
Compound CD	5.10%	10/10/2025	10/10/2023		5,215,547.81	5,215,547.81	5,215,547.81	100.00	5,215,547.81	3.34	5.10%	458,382.35
Municipal Bond	3.67%	1/15/2026	3/30/2023		2,500,000.00	2,458,525.00	2,491,924.14	99.80	2,494,950.00	6.52	4.31%	42,052.08
Municipal Bond	4.00%	2/15/2026	5/31/2023		900,000.00	899,496.00	899,883.03	100.03	900,234.00	7.54	4.02%	13,500.00
Treasury Note	0.50%	2/28/2026	3/23/2021		30,000,000.00	29,479,687.50	29,929,874.69	97.60	29,280,761.70	7.97	0.86%	49,728.26
Municipal Bond	5.00%	3/1/2026	6/9/2022		1,800,000.00	1,913,436.00	1,820,336.80	100.61	1,810,998.00	8.00	3.19%	29,750.00
Municipal Bond	2.28%	3/1/2026	2/17/2022		4,380,000.00	4,428,705.60	4,388,068.00	98.82	4,328,097.00	8.00	1.99%	32,938.21
Municipal Bond	3.25%	4/1/2026	3/23/2022		2,000,000.00	2,049,300.00	2,009,222.79	99.28	1,985,600.00	9.02	2.60%	16,069.44
Municipal Bond	3.67%	4/1/2026	6/13/2022		1,150,000.00	1,171,620.00	1,154,283.50	99.64	1,145,848.50	9.02	3.14%	10,436.86
Municipal Bond	4.20%	5/1/2026	5/25/2023		2,980,000.00	2,986,436.80	2,981,831.37	100.07	2,982,205.20	10.00	4.11%	20,512.33
FFCB 4 5/26/2026	4.00%	5/26/2026	5/26/2023		5,000,000.00	5,000,000.00	5,000,000.00	100.03	5,001,433.10	10.82	4.00%	18,888.89
Municipal Bond	1.93%	6/1/2026	6/13/2022		1,605,000.00	1,527,767.40	1,587,090.99	98.08	1,574,216.10	11.02	3.23%	2,495.33
Municipal Bond	0.00%	6/1/2026	3/24/2022		2,750,000.00	2,471,177.50	2,688,768.39	96.33	2,649,075.00	11.02	2.57%	-
Municipal Bond	2.35%	6/1/2026	6/10/2022		2,240,000.00	2,169,350.40	2,223,651.33	98.54	2,207,363.20	11.02	3.20%	4,238.64
Municipal Bond	3.15%	6/1/2026	6/22/2022		3,000,000.00	3,000,270.00	3,000,063.00	99.21	2,976,420.00	11.02	3.15%	7,612.50
Municipal Bond	5.00%	6/15/2026	3/16/2022		1,250,000.00	1,385,775.00	1,280,619.36	100.90	1,261,212.50	11.48	2.30%	2,604.17
Municipal Bond	0.91%	6/15/2026	3/16/2022		4,750,000.00	4,484,427.50	4,690,109.29	96.95	4,605,030.00	11.48	2.30%	1,803.02
Municipal Bond	2.28%	6/15/2026	3/16/2022		1,030,000.00	1,026,951.20	1,029,312.45	98.26	1,012,078.00	11.48	2.35%	977.21
Municipal Bond	1.10%	6/15/2026	2/18/2022		5,000,000.00	4,820,450.00	4,960,175.86	97.03	4,851,700.00	11.48	1.97%	2,295.83
Municipal Bond	2.32%	7/1/2026	2/18/2022		2,005,000.00	2,033,110.10	2,011,454.39	98.21	1,969,070.40	12.00	1.98%	23,088.91
Municipal Bond	3.20%	7/1/2026	3/18/2022		2,750,000.00	2,827,687.50	2,768,156.85	99.07	2,724,287.50	12.00	2.50%	43,755.56
Municipal Bond	2.64%	7/1/2026	3/8/2022		1,750,000.00	1,806,962.50	1,763,228.60	98.59	1,725,325.00	12.00	1.85%	22,962.97
Municipal Bond	1.19%	7/1/2026	6/14/2022		3,445,000.00	3,157,859.25	3,373,894.78	97.04	3,343,028.00	12.00	3.41%	20,298.23
Municipal Bond	2.85%	8/1/2026	3/16/2022		1,675,000.00	1,712,888.50	1,684,406.96	98.56	1,650,813.00	13.02	2.30%	19,737.22
Municipal Bond	1.22%	8/1/2026	4/24/2024		12,182,962.00	11,989,317.89	12,090,227.73	96.85	11,799,686.02	13.02	1.94%	61,315.49
Municipal Bond	1.22%	8/1/2026	4/24/2024		1,447,038.00	1,424,037.81	1,436,023.43	96.85	1,401,470.77	13.02	1.94%	7,282.78
Municipal Bond	3.17%	8/1/2026	2/24/2022		2,550,000.00	2,675,128.50	2,580,683.15	98.90	2,521,975.50	13.02	2.01%	33,456.71

Detail of Investment Holdings By Maturity

June 30, 2025

Security Description	Coupon	Maturity Date	Settlement Date	Next Call Date	Par Value	Purchased Value	Adjusted Book Value	Market Price	Market Value	Life (mo)	Yield	Accrued Interest
Municipal Bond	3.48%	8/1/2026	8/23/2024		890,000.00	901,298.57	896,335.50	99.27	883,538.60	13.02	2.80%	12,818.97
Municipal Bond	3.48%	8/1/2026	8/23/2024		110,000.00	111,396.45	110,783.04	99.33	109,259.70	13.02	2.80%	1,584.37
Municipal Bond	2.40%	8/1/2026	2/17/2022		3,270,000.00	3,322,810.50	3,282,894.08	98.31	3,214,638.90	13.02	2.02%	32,454.93
Municipal Bond	3.18%	8/1/2026	3/23/2022		2,205,000.00	2,240,897.40	2,213,951.80	98.95	2,181,759.30	13.02	2.78%	28,984.97
FAMC 4.65 8/7/2026	4.65%	8/7/2026	8/7/2023		10,000,000.00	9,986,354.80	9,994,982.65	100.66	10,066,256.70	13.21	4.70%	184,708.33
Municipal Bond	1.76%	8/15/2026	6/13/2022		1,740,000.00	1,646,040.00	1,714,660.39	97.63	1,698,675.00	13.48	3.15%	11,503.58
FNMA 1.875 9/24/2026	1.88%	9/24/2026	3/23/2021		30,000,000.00	31,438,232.90	30,322,547.51	97.45	29,235,777.30	14.79	0.98%	150,000.00
Municipal Bond	2.25%	10/1/2026	6/10/2022		1,500,000.00	1,443,090.00	1,483,440.42	97.86	1,467,870.00	15.02	3.20%	8,347.46
Municipal Bond	1.41%	2/1/2027	6/27/2023		2,000,000.00	1,796,960.00	1,910,291.83	96.05	1,921,040.00	19.05	4.50%	11,688.22
Municipal Bond	1.52%	3/1/2027	3/23/2022		1,180,000.00	1,126,687.60	1,162,002.63	95.97	1,132,434.20	19.97	2.50%	5,936.65
Municipal Bond	1.10%	3/1/2027	2/24/2022		1,600,000.00	1,525,472.00	1,575,211.60	94.84	1,517,376.00	19.97	2.08%	5,828.36
Municipal Bond	1.24%	3/1/2027	6/27/2023		700,000.00	620,158.00	663,794.66	95.40	667,828.00	19.97	4.65%	2,859.97
Municipal Bond	1.80%	4/1/2027	6/23/2023		750,000.00	676,822.50	716,013.35	96.09	720,652.50	20.98	4.65%	3,341.21
Municipal Bond	1.80%	4/1/2027	8/8/2023		3,395,000.00	3,059,641.90	3,233,866.98	96.09	3,262,153.65	20.98	4.79%	15,124.54
Municipal Bond	2.21%	4/1/2027	6/27/2023		555,000.00	512,031.90	534,985.75	96.96	538,144.65	20.98	4.47%	3,033.68
Municipal Bond	3.24%	4/1/2027	8/20/2024		1,040,000.00	1,018,160.00	1,025,348.43	98.51	1,024,514.40	20.98	4.09%	8,317.54
FHLB 4.75 4/9/2027	4.75%	4/9/2027	9/9/2024		5,000,000.00	5,143,236.90	5,098,532.39	101.69	5,084,481.70	21.25	3.58%	53,437.50
Municipal Bond	2.45%	5/1/2027	6/27/2023	5/1/2026	5,000,000.00	4,622,950.00	4,820,068.73	97.13	4,856,700.00	21.97	4.61%	20,076.39
Municipal Bond	2.45%	5/1/2027	8/7/2023	5/1/2026	2,700,000.00	2,479,977.00	2,591,844.89	97.13	2,622,618.00	21.97	4.86%	10,841.25
Municipal Bond	1.42%	5/1/2027	6/27/2023		3,000,000.00	2,677,320.00	2,846,014.53	95.42	2,862,450.00	21.97	4.50%	6,971.83
Municipal Bond	1.46%	5/1/2027	6/27/2023		725,000.00	643,807.25	686,254.17	95.36	691,352.75	21.97	4.68%	1,739.52
Municipal Bond	1.36%	5/15/2027	8/7/2023		1,645,000.00	1,461,960.85	1,554,078.59	95.21	1,566,237.40	22.43	4.60%	2,786.22
Municipal Bond	1.32%	5/15/2027	5/18/2023		2,500,000.00	2,256,150.00	2,385,601.23	95.41	2,385,125.00	22.43	3.98%	4,112.50
FFCB 4.5 5/20/2027	4.50%	5/20/2027	9/9/2024		12,875,000.00	13,173,365.25	13,084,128.85	101.30	13,041,742.32	22.59	3.59%	64,375.00
Municipal Bond	7.00%	6/1/2027	6/27/2023		1,100,000.00	1,179,343.00	1,138,759.19	104.30	1,147,300.00	22.98	4.96%	6,202.78
Municipal Bond	5.75%	6/1/2027	5/23/2023		900,000.00	949,860.00	923,776.78	102.33	920,952.00	22.98	4.24%	4,168.75
Municipal Bond	1.46%	6/1/2027	6/30/2023		600,000.00	524,550.00	563,065.33	95.21	571,230.00	22.98	5.04%	706.15
Municipal Bond	5.47%	6/15/2027	6/27/2023		1,300,000.00	1,338,038.00	1,318,769.61	102.82	1,336,621.00	23.44	4.66%	2,964.00
Municipal Bond	5.40%	6/15/2027	8/8/2023		4,840,000.00	4,955,579.20	4,898,734.28	102.45	4,958,773.60	23.44	4.71%	10,890.00
Municipal Bond	3.50%	7/1/2027	5/19/2023		2,725,000.00	2,670,527.25	2,698,524.22	99.08	2,700,011.75	23.97	4.03%	47,409.02
FAMC 3.34 7/1/2027	3.34%	7/1/2027	9/20/2023		3,215,000.00	3,054,307.64	3,129,879.63	98.94	3,180,895.99	23.97	4.80%	53,392.22
Municipal Bond	1.71%	7/1/2027	5/23/2023		2,500,000.00	2,241,800.00	2,374,170.53	95.24	2,380,875.00	23.97	4.49%	21,194.10
Municipal Bond	1.71%	7/1/2027	5/25/2023		4,120,000.00	3,675,534.40	3,903,107.91	95.24	3,923,682.00	23.97	4.62%	34,927.87
Municipal Bond	1.71%	7/1/2027	8/8/2023		2,500,000.00	2,211,025.00	2,351,552.55	95.24	2,380,875.00	23.97	5.01%	21,194.10
Municipal Bond	1.25%	7/1/2027	6/27/2023		1,125,000.00	987,918.75	1,056,599.73	95.05	1,069,335.00	23.97	4.61%	6,992.19
Municipal Bond	3.38%	7/1/2027	8/20/2024		545,000.00	532,775.65	536,448.80	98.42	536,378.10	23.97	4.22%	9,159.33
Municipal Bond	3.68%	7/15/2027	8/8/2023		2,500,000.00	2,419,475.00	2,458,252.52	99.59	2,489,625.00	24.43	4.58%	42,166.67
Municipal Bond	1.10%	8/1/2027	8/8/2023		1,850,000.00	1,624,744.00	1,731,949.74	94.48	1,747,824.50	24.98	4.47%	8,430.30
Municipal Bond	1.11%	8/1/2027	6/27/2023		780,000.00	679,497.00	728,807.96	94.67	738,426.00	24.98	4.60%	3,593.13
Municipal Bond	1.53%	8/1/2027	6/27/2023		750,000.00	665,055.00	706,732.56	95.08	713,115.00	24.98	4.60%	4,761.79
Municipal Bond	2.00%	8/1/2027	6/27/2023		465,000.00	419,462.55	441,805.12	96.10	446,851.05	24.98	4.65%	3,845.32
Municipal Bond	4.63%	8/1/2027	8/1/2023		3,295,000.00	3,315,593.75	3,305,740.89	101.24	3,335,825.05	24.98	4.45%	63,074.08
FFCB 4 8/6/2027	4.00%	8/6/2027	8/16/2024		15,000,000.00	15,017,740.65	15,012,541.09	100.39	15,058,582.50	25.15	3.96%	240,000.00
FFCB 4 8/6/2027	4.00%	8/6/2027	8/20/2024		15,000,000.00	15,045,524.40	15,032,300.85	100.39	15,058,582.50	25.15	3.89%	240,000.00
Municipal Bond	4.90%	8/15/2027	12/7/2023		300,000.00	300,000.00	300,000.00	102.09	306,282.00	25.44	4.90%	5,509.12
Municipal Bond	4.00%	8/15/2027	8/12/2024		1,750,000.00	1,746,010.00	1,747,180.11	100.02	1,750,367.50	25.44	4.08%	26,250.00
Municipal Bond	3.74%	8/15/2027	6/27/2023		1,000,000.00	968,340.00	983,729.70	99.62	996,220.00	25.44	4.59%	14,040.00
FFCB 3.75 8/16/2027	3.75%	8/16/2027	8/16/2024		10,000,000.00	9,943,938.40	9,960,219.30	99.75	9,974,518.10	25.48	3.95%	139,583.33
FFCB 3.75 8/16/2027	3.75%	8/16/2027	8/20/2024		5,000,000.00	4,982,600.00	4,987,607.88	99.75	4,987,259.05	25.48	3.87%	69,791.67
Municipal Bond	3.48%	9/1/2027	9/9/2024		1,250,000.00	1,242,950.00	1,244,856.81	98.86	1,235,787.50	26.00	3.68%	14,379.17
FHLB 4.125 9/10/2027	4.13%	9/10/2027	9/9/2024		7,780,000.00	7,902,356.06	7,869,534.27	100.59	7,826,210.63	26.30	3.57%	98,060.42
FHLB 4.125 9/10/2027	4.13%	9/10/2027	9/10/2024		5,000,000.00	5,078,635.00	5,057,593.85	100.59	5,029,698.35	26.30	3.57%	63,020.83

Detail of Investment Holdings

By Maturity

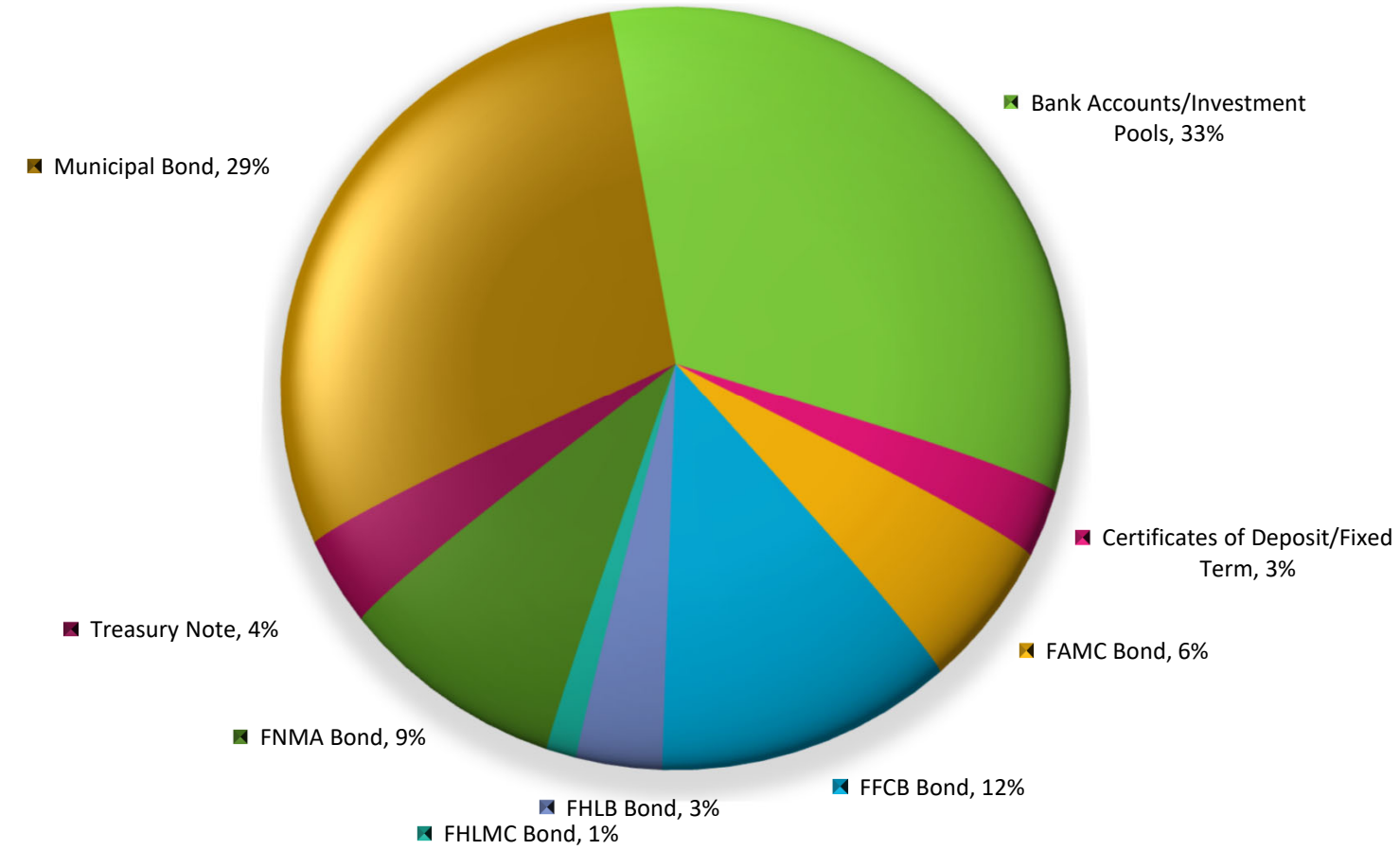
June 30, 2025

Security Description	Coupon	Maturity Date	Settlement Date	Next Call Date	Par Value	Purchased Value	Adjusted Book Value	Market Price	Market Value	Life (mo)	Yield	Accrued Interest
Municipal Bond	3.00%	9/15/2027	9/9/2024		650,000.00	638,046.50	641,238.44	98.19	638,254.50	26.46	3.65%	5,687.50
Municipal Bond	4.00%	9/15/2027	9/9/2024		1,120,000.00	1,131,760.00	1,128,619.73	100.26	1,122,912.00	26.46	3.63%	13,066.67
FAMC 3.87 4/11/2028	3.87%	4/11/2028	4/11/2025		10,000,000.00	10,000,000.00	10,000,000.00	100.12	10,012,334.30	33.31	3.87%	84,925.00
Municipal Bond	4.28%	5/1/2028	5/1/2025		995,000.00	1,008,631.50	1,007,885.25	100.20	996,970.10	33.97	3.79%	6,976.11
Municipal Bond	4.71%	5/1/2028	8/15/2024		6,245,000.00	6,398,064.95	6,362,029.73	101.34	6,328,870.35	33.97	3.99%	48,216.43
Municipal Bond	4.55%	5/1/2028	5/22/2025		9,000,000.00	9,164,160.00	9,158,204.43	101.51	9,135,450.00	33.97	3.87%	67,112.50
Municipal Bond	1.25%	5/1/2028	3/19/2024		3,810,000.00	3,355,848.00	3,497,166.57	92.37	3,519,335.10	33.97	4.45%	7,811.45
Municipal Bond	1.51%	5/15/2028	5/18/2023		2,160,000.00	1,916,524.80	2,019,841.58	93.18	2,012,644.80	34.43	4.02%	4,063.50
Municipal Bond	5.30%	6/1/2028	11/16/2023	6/1/2026	1,000,000.00	1,006,270.00	1,004,032.60	101.26	1,012,590.00	34.98	5.14%	4,269.44
Municipal Bond	4.83%	6/1/2028	8/15/2024		1,280,000.00	1,321,984.00	1,312,321.02	102.47	1,311,590.40	34.98	3.89%	4,980.27
Municipal Bond	4.25%	6/1/2028	6/29/2023		1,010,000.00	1,001,344.30	1,004,866.24	99.74	1,007,363.90	34.98	4.45%	3,457.85
Municipal Bond	1.61%	6/15/2028	2/26/2024		3,000,000.00	2,666,490.00	2,770,512.85	93.44	2,803,320.00	35.44	4.48%	2,017.50
Municipal Bond	4.42%	7/1/2028	5/13/2025		2,500,000.00	2,500,000.00	2,500,000.00	101.30	2,532,525.00	35.97	4.42%	14,436.18
Municipal Bond	4.42%	7/1/2028	5/13/2025		5,250,000.00	5,338,830.00	5,335,106.12	101.30	5,318,302.50	35.97	3.84%	30,315.98
Municipal Bond	1.50%	7/1/2028	8/15/2024		5,000,000.00	4,554,350.00	4,654,747.14	93.30	4,664,850.00	35.97	4.00%	37,291.67
Municipal Bond	5.00%	8/1/2028	8/26/2024		1,785,000.00	1,855,918.05	1,840,707.21	103.18	1,841,763.00	36.98	3.90%	36,939.58
Municipal Bond	4.02%	8/1/2028	5/1/2025		715,000.00	713,355.50	713,438.56	99.78	713,455.60	36.98	4.10%	11,896.41
Municipal Bond	4.01%	8/1/2028	5/1/2025	8/1/2025	1,000,000.00	997,740.00	997,854.14	99.17	991,720.00	36.98	4.09%	16,613.50
Municipal Bond	0.00%	8/1/2028	8/15/2024		1,365,000.00	1,162,734.30	1,207,325.01	87.83	1,198,838.55	36.98	4.09%	-
Municipal Bond	4.89%	8/15/2028	12/7/2023		300,000.00	300,000.00	300,000.00	102.88	308,640.00	37.44	4.89%	5,497.88
Municipal Bond	4.00%	8/15/2028	8/27/2024		2,535,000.00	2,549,753.70	2,546,627.83	100.21	2,540,298.15	37.44	3.84%	38,025.00
FAMC 4.01 8/23/2028	4.01%	8/23/2028	5/23/2025		10,000,000.00	10,000,000.00	10,000,000.00	100.00	10,000,000.00	37.70	4.01%	41,213.89
Municipal Bond	3.58%	9/1/2028	3/12/2024		1,000,000.00	971,710.00	979,933.84	98.94	989,350.00	38.00	4.28%	11,833.89
Municipal Bond	3.05%	10/1/2028	3/11/2024		920,000.00	873,080.00	886,493.77	99.67	916,945.60	38.98	4.30%	6,941.60
Municipal Bond	4.00%	11/1/2028	3/11/2024		985,000.00	974,490.05	977,439.78	99.96	984,625.70	40.00	4.26%	6,457.22
Municipal Bond	2.04%	11/15/2028	3/11/2024		1,970,000.00	1,781,825.60	1,834,206.31	93.68	1,845,515.70	40.46	4.31%	5,016.11
Municipal Bond	1.47%	12/1/2028	3/11/2024		805,000.00	709,792.65	736,049.14	92.09	741,316.45	40.98	4.26%	951.96
Municipal Bond	3.45%	2/1/2029	3/11/2024		5,000,000.00	4,814,450.00	4,863,846.98	97.42	4,870,750.00	43.02	4.30%	71,395.83
Municipal Bond	5.10%	3/1/2029	3/11/2024		7,500,000.00	7,797,225.00	7,719,318.01	103.32	7,749,225.00	43.93	4.21%	126,437.50
FHLB 4.5 3/9/2029	4.50%	3/9/2029	3/26/2024		10,000,000.00	10,101,500.30	10,075,634.28	102.48	10,247,683.10	44.20	4.27%	138,750.00
FAMC 4.15 3/12/2029	4.15%	3/12/2029	3/26/2024		10,000,000.00	9,940,871.50	9,955,914.68	100.83	10,082,508.20	44.30	4.28%	124,500.00
FAMC 4.15 3/12/2029	4.15%	3/12/2029	3/27/2024		6,217,000.00	6,176,713.84	6,186,946.66	100.83	6,268,295.35	44.30	4.30%	77,401.65
FFCB 4.125 3/12/2029	4.13%	3/12/2029	3/12/2024		5,000,000.00	4,997,831.15	4,998,395.34	100.74	5,036,994.55	44.30	4.14%	61,875.00
FFCB 4.125 3/12/2029	4.13%	3/12/2029	3/26/2024		5,000,000.00	4,967,800.00	4,975,992.16	100.74	5,036,994.55	44.30	4.27%	61,875.00
FFCB 4.125 3/12/2029	4.13%	3/12/2029	3/26/2024		5,000,000.00	4,968,600.00	4,976,588.63	100.74	5,036,994.55	44.30	4.27%	61,875.00
FFCB 4.125 3/20/2029	4.13%	3/20/2029	3/20/2024		5,000,000.00	4,978,550.00	4,984,035.84	101.22	5,061,009.45	44.56	4.22%	57,291.67
FFCB 4.125 3/20/2029	4.13%	3/20/2029	3/20/2024		5,000,000.00	4,978,120.50	4,983,716.19	101.22	5,061,009.45	44.56	4.22%	57,291.67
FFCB 4.125 3/20/2029	4.13%	3/20/2029	3/26/2024		10,000,000.00	9,933,242.90	9,950,152.25	101.22	10,122,018.90	44.56	4.28%	114,583.33
Total / Average					**829,366,294.40**	**821,648,357.32**	**826,681,688.25**		**824,887,734.13**	**13.61**	**3.55%**	**5,425,596.57**

(1) Weighted average life - For purposes of calculating weighted average life bank, pool, and money market investments are assumed to mature the next business day.

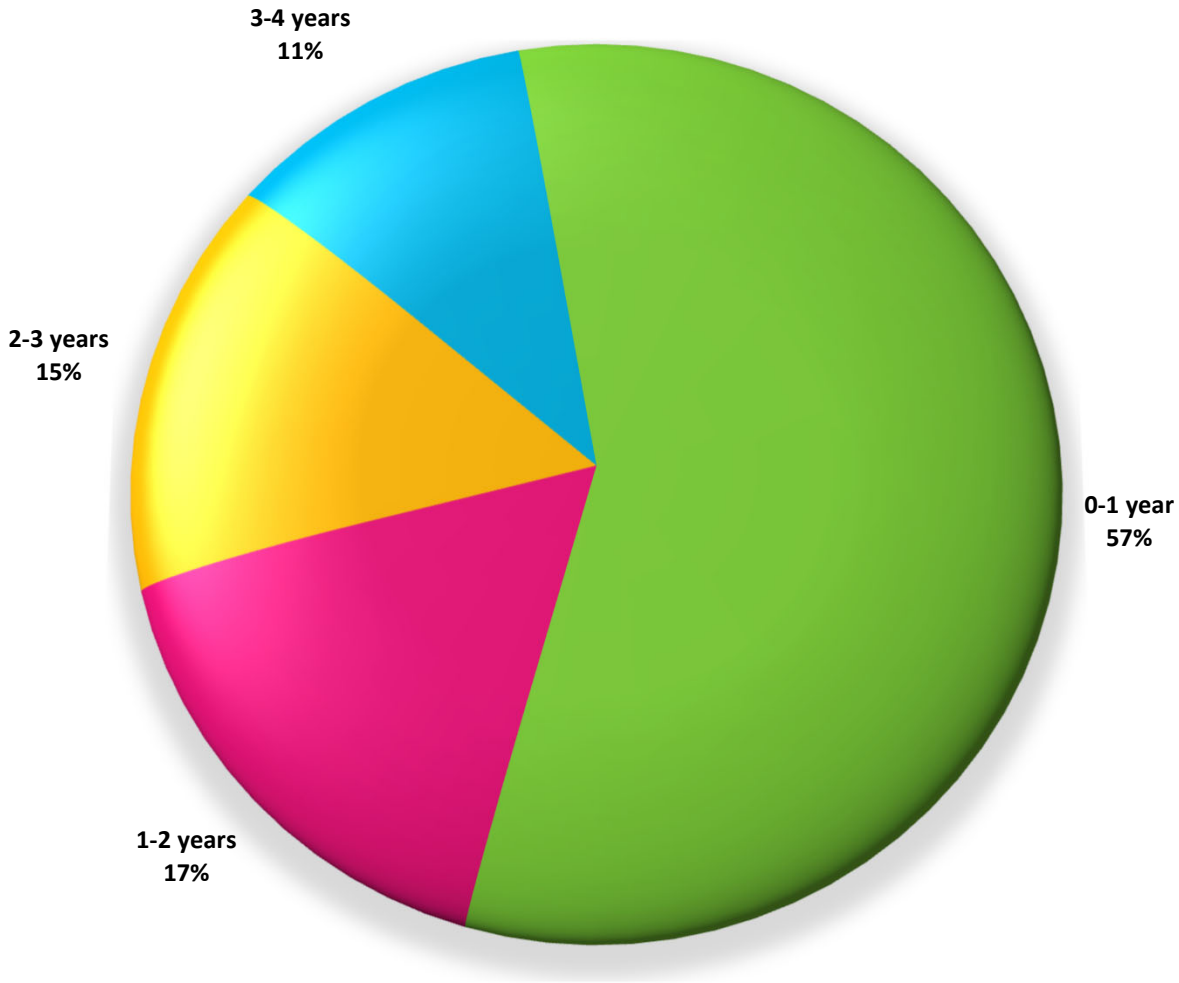
(2) Weighted average yield to maturity - The weighted average yield to maturity is based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield is for this month only.

Portfolio Composition
6/30/2025

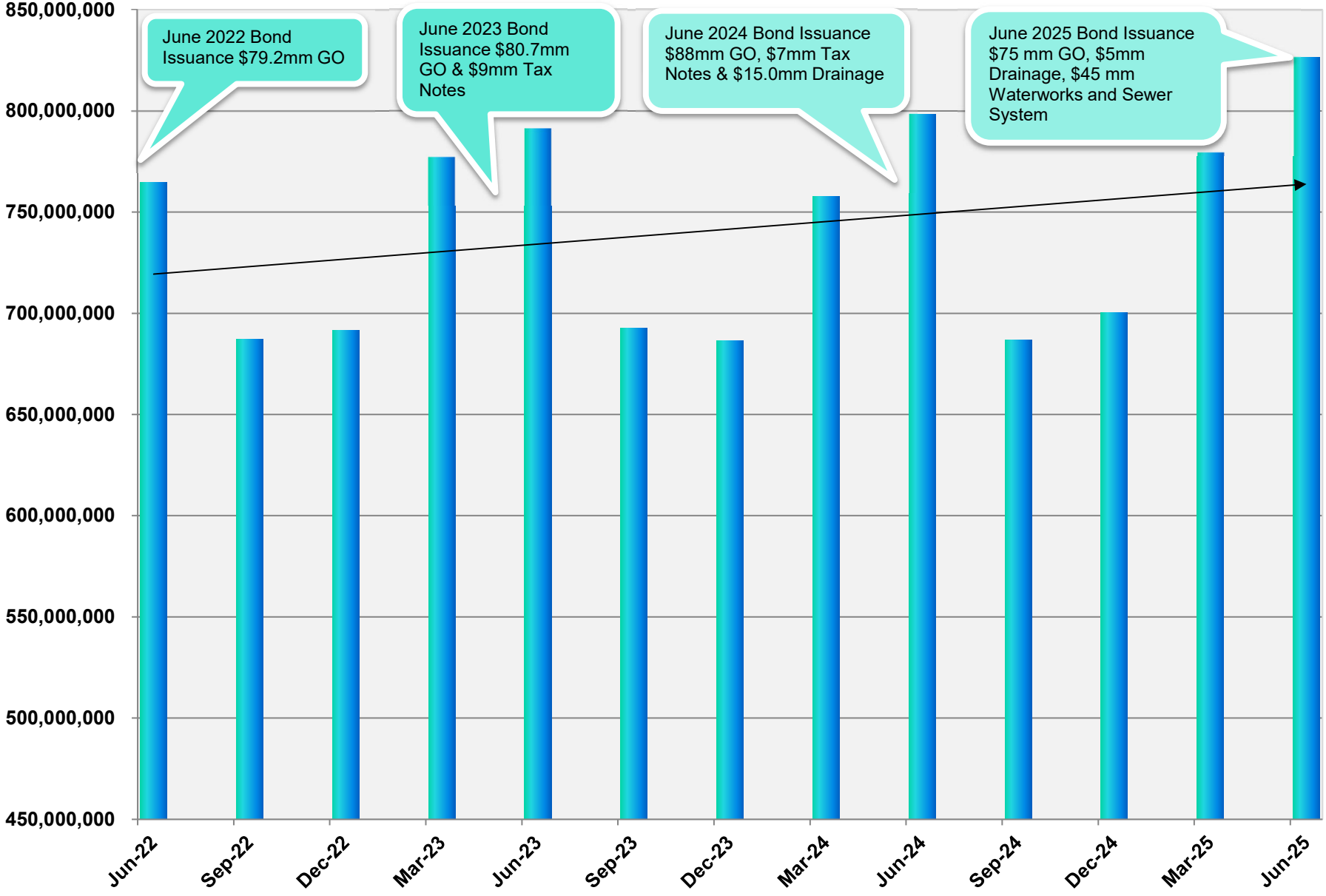


*US Backed Agency Bonds Total 35%

Portfolio Maturities
6/30/2025



Quarter End Book Value



Adjusted Book Value Comparison

Investment Description		Maturity Date	March 31, 2025 Par Value	March 31, 2025 Adjusted Book Value	Purchase/ Adjustment	(Maturity/Call/ Sale/Adjustment)	June 30, 2025 Par Value	June 30, 2025 Adjusted Book Value
Security Type		Maturity Date	Beginning Face Amount/Shares	Beginning BV			Ending Face Amount/Shares	Ending BV
Cash	0.00%	7/1/2025	8,153,081.21	8,153,081.21	-	(151,454.84)	8,001,626.37	8,001,626.37
Cash	0.29%	7/1/2025	452,038.69	452,038.69	187,904.88	-	639,943.57	639,943.57
Compound CD	5.10%	10/10/2025	5,215,547.81	5,215,547.81	-	-	5,215,547.81	5,215,547.81
Compound CD	4.87%	7/31/2025	17,743,966.05	17,743,966.05	-	-	17,743,966.05	17,743,966.05
Local Government Investment Pool	4.29%	7/1/2025	44,310,260.02	44,310,260.02	12,776,898.77	-	57,087,158.79	57,087,158.79
Local Government Investment Pool	4.42%	7/1/2025	11,704,224.98	11,704,224.98	14,220,376.75	-	25,924,601.73	25,924,601.73
Local Government Investment Pool	4.40%	7/1/2025	28,424,628.51	28,424,628.51	15,666,925.71	-	44,091,554.22	44,091,554.22
Local Government Investment Pool	4.22%	7/1/2025	54,222,293.68	54,222,293.68	1,194,186.83	-	55,416,480.51	55,416,480.51
Local Government Investment Pool	4.23%	7/1/2025	14,339,533.98	14,339,533.98	1,657,407.62	-	15,996,941.60	15,996,941.60
Local Government Investment Pool	4.47%	7/1/2025	56,915,170.43	56,915,170.43	6,375,303.32	-	63,290,473.75	63,290,473.75
FAMC Bond	4.80%	7/1/2027	3,215,000.00	3,119,283.25	10,596.38	-	3,215,000.00	3,129,879.63
FAMC Bond	3.87%	4/11/2028	-	-	10,000,000.00	-	10,000,000.00	10,000,000.00
FAMC Bond	4.01%	8/23/2028	-	-	10,000,000.00	-	10,000,000.00	10,000,000.00
FAMC Bond	4.28%	3/12/2029	10,000,000.00	9,952,945.20	2,969.48	-	10,000,000.00	9,955,914.68
FAMC Bond	4.30%	3/12/2029	6,217,000.00	6,184,922.34	2,024.32	-	6,217,000.00	6,186,946.66
FAMC Bond	4.70%	8/7/2026	10,000,000.00	9,993,849.70	1,132.95	-	10,000,000.00	9,994,982.65
FFCB Bond	3.95%	8/16/2027	10,000,000.00	9,955,560.30	4,659.00	-	10,000,000.00	9,960,219.30
FFCB Bond	3.87%	8/16/2027	5,000,000.00	4,986,156.55	1,451.33	-	5,000,000.00	4,987,607.88
FFCB Bond	4.00%	5/26/2026	5,000,000.00	5,000,000.00	-	-	5,000,000.00	5,000,000.00
FFCB Bond	3.96%	8/6/2027	15,000,000.00	15,014,029.01	-	(1,487.92)	15,000,000.00	15,012,541.09
FFCB Bond	3.89%	8/6/2027	15,000,000.00	15,036,133.15	-	(3,832.30)	15,000,000.00	15,032,300.85
FFCB Bond	4.14%	3/12/2029	5,000,000.00	4,998,287.25	108.09	-	5,000,000.00	4,998,395.34
FFCB Bond	4.27%	3/12/2029	5,000,000.00	4,974,375.06	1,617.10	-	5,000,000.00	4,975,992.16
FFCB Bond	4.27%	3/12/2029	5,000,000.00	4,975,011.70	1,576.93	-	5,000,000.00	4,976,588.63
FFCB Bond	4.22%	3/20/2029	5,000,000.00	4,982,966.87	1,068.97	-	5,000,000.00	4,984,035.84
FFCB Bond	4.22%	3/20/2029	5,000,000.00	4,982,625.81	1,090.38	-	5,000,000.00	4,983,716.19
FFCB Bond	4.28%	3/20/2029	10,000,000.00	9,946,814.40	3,337.85	-	10,000,000.00	9,950,152.25
FFCB Bond	3.59%	5/20/2027	12,875,000.00	13,111,749.64	-	(27,620.79)	12,875,000.00	13,084,128.85
FHLB Bond	3.57%	9/10/2027	7,780,000.00	7,879,693.40	-	(10,159.13)	7,780,000.00	7,869,534.27
FHLB Bond	3.57%	9/10/2027	5,000,000.00	5,064,128.82	-	(6,534.97)	5,000,000.00	5,057,593.85
FHLB Bond	4.27%	3/9/2029	10,000,000.00	10,080,740.15	-	(5,105.87)	10,000,000.00	10,075,634.28
FHLB Bond	3.58%	4/9/2027	5,000,000.00	5,112,369.50	-	(13,837.11)	5,000,000.00	5,098,532.39
FHLMC Bond	4.14%	9/23/2025	10,000,000.00	9,829,843.70	87,978.54	-	10,000,000.00	9,917,822.24
FHLMC Bond	0.00%	4/28/2025	23,000,000.00	23,000,000.00	-	(23,000,000.00)	-	-
FNMA Bond	0.79%	8/25/2025	45,000,000.00	44,926,320.33	45,611.23	-	45,000,000.00	44,971,931.56
FNMA Bond	0.98%	9/24/2026	30,000,000.00	30,387,629.16	-	(65,081.65)	30,000,000.00	30,322,547.51
Municipal Bond	5.14%	6/1/2028	1,000,000.00	1,004,376.53	-	(343.93)	1,000,000.00	1,004,032.60
Municipal Bond	0.00%	6/1/2025	2,330,000.00	2,330,000.00	-	(2,330,000.00)	-	-
Municipal Bond	4.47%	8/1/2027	1,850,000.00	1,717,851.88	14,097.86	-	1,850,000.00	1,731,949.74
Municipal Bond	3.90%	8/1/2028	1,785,000.00	1,845,201.33	-	(4,494.12)	1,785,000.00	1,840,707.21
Municipal Bond	4.96%	6/1/2027	1,100,000.00	1,143,790.70	-	(5,031.51)	1,100,000.00	1,138,759.19
Municipal Bond	2.30%	8/1/2026	1,675,000.00	1,686,563.22	-	(2,156.26)	1,675,000.00	1,684,406.96
Municipal Bond	4.24%	6/1/2027	900,000.00	926,863.35	-	(3,086.57)	900,000.00	923,776.78
Municipal Bond	4.10%	8/1/2028	-	-	713,438.56	-	715,000.00	713,438.56
Municipal Bond	4.09%	8/1/2028	-	-	997,854.14	-	1,000,000.00	997,854.14
Municipal Bond	4.48%	6/15/2028	3,000,000.00	2,751,194.32	19,318.53	-	3,000,000.00	2,770,512.85
Municipal Bond	2.30%	6/15/2026	1,250,000.00	1,288,580.40	-	(7,961.04)	1,250,000.00	1,280,619.36
Municipal Bond	4.21%	3/1/2029	7,500,000.00	7,734,211.99	-	(14,893.98)	7,500,000.00	7,719,318.01
Municipal Bond	4.60%	8/1/2027	780,000.00	722,694.48	6,113.48	-	780,000.00	728,807.96
Municipal Bond	0.00%	6/15/2025	2,000,000.00	2,000,752.08	-	(2,000,752.08)	-	-
Municipal Bond	0.00%	6/15/2025	5,000,000.00	5,001,880.21	-	(5,001,880.21)	-	-
Municipal Bond	3.89%	6/1/2028	1,280,000.00	1,315,077.54	-	(2,756.52)	1,280,000.00	1,312,321.02
Municipal Bond	4.89%	8/15/2028	300,000.00	300,000.00	-	-	300,000.00	300,000.00

Adjusted Book Value Comparison

Investment Description		Maturity Date	March 31, 2025 Par Value	March 31, 2025 Adjusted Book Value	Purchase/ Adjustment	(Maturity/Call/ Sale/Adjustment)	June 30, 2025 Par Value	June 30, 2025 Adjusted Book Value
Municipal Bond	4.90%	8/15/2027	300,000.00	300,000.00	-	-	300,000.00	300,000.00
Municipal Bond	1.94%	8/1/2026	12,182,962.00	12,068,971.26	21,256.47	-	12,182,962.00	12,090,227.73
Municipal Bond	1.94%	8/1/2026	1,447,038.00	1,433,498.68	2,524.75	-	1,447,038.00	1,436,023.43
Municipal Bond	3.09%	8/1/2025	1,020,000.00	1,012,756.19	5,359.24	-	1,020,000.00	1,018,115.43
Municipal Bond	2.30%	6/15/2026	4,750,000.00	4,674,537.71	15,571.58	-	4,750,000.00	4,690,109.29
Municipal Bond	3.79%	5/1/2028	-	-	1,007,885.25	-	995,000.00	1,007,885.25
Municipal Bond	3.99%	5/1/2028	7,425,000.00	7,576,364.63	-	(1,214,334.90)	6,245,000.00	6,362,029.73
Municipal Bond	2.50%	3/1/2027	1,180,000.00	1,159,313.37	2,689.26	-	1,180,000.00	1,162,002.63
Municipal Bond	4.08%	8/15/2027	1,750,000.00	1,746,849.43	330.68	-	1,750,000.00	1,747,180.11
Municipal Bond	4.31%	11/15/2028	1,970,000.00	1,824,192.35	10,013.96	-	1,970,000.00	1,834,206.31
Municipal Bond	4.03%	7/1/2027	2,725,000.00	2,695,228.32	3,295.90	-	2,725,000.00	2,698,524.22
Municipal Bond	0.00%	6/15/2025	1,550,000.00	1,549,771.74	-	(1,549,771.74)	-	-
Municipal Bond	2.35%	6/15/2026	1,030,000.00	1,029,133.69	178.76	-	1,030,000.00	1,029,312.45
Municipal Bond	3.65%	9/15/2027	650,000.00	640,250.46	987.98	-	650,000.00	641,238.44
Municipal Bond	2.00%	7/1/2025	2,600,000.00	2,608,837.44	-	(8,741.38)	2,600,000.00	2,600,096.06
Municipal Bond	4.49%	7/1/2027	2,500,000.00	2,358,506.40	15,664.13	-	2,500,000.00	2,374,170.53
Municipal Bond	4.62%	7/1/2027	4,120,000.00	3,876,107.66	27,000.25	-	4,120,000.00	3,903,107.91
Municipal Bond	5.01%	7/1/2027	2,500,000.00	2,333,072.77	18,479.78	-	2,500,000.00	2,351,552.55
Municipal Bond	2.00%	7/1/2025	2,540,000.00	2,535,428.67	4,521.64	-	2,540,000.00	2,539,950.31
Municipal Bond	2.00%	7/1/2025	2,621,000.00	2,616,282.89	4,665.84	-	2,621,000.00	2,620,948.73
Municipal Bond	3.19%	3/1/2026	1,800,000.00	1,827,921.43	-	(7,584.63)	1,800,000.00	1,820,336.80
Municipal Bond	4.02%	2/15/2026	900,000.00	899,836.75	46.28	-	900,000.00	899,883.03
Municipal Bond	2.33%	10/1/2025	2,000,000.00	1,985,797.99	7,023.82	-	2,000,000.00	1,992,821.81
Municipal Bond	1.85%	8/1/2025	10,000,000.00	9,973,397.45	19,681.56	-	10,000,000.00	9,993,079.01
Municipal Bond	3.64%	8/1/2025	5,000,000.00	4,958,872.55	30,427.63	-	5,000,000.00	4,989,300.18
Municipal Bond	4.59%	8/15/2027	1,000,000.00	981,821.71	1,907.99	-	1,000,000.00	983,729.70
Municipal Bond	1.83%	7/1/2025	1,960,000.00	1,961,854.55	-	(1,834.39)	1,960,000.00	1,960,020.16
Municipal Bond	1.98%	7/1/2026	2,005,000.00	2,013,059.17	-	(1,604.78)	2,005,000.00	2,011,454.39
Municipal Bond	2.50%	7/1/2026	2,750,000.00	2,772,671.26	-	(4,514.41)	2,750,000.00	2,768,156.85
Municipal Bond	3.15%	8/15/2026	1,740,000.00	1,709,049.92	5,610.47	-	1,740,000.00	1,714,660.39
Municipal Bond	4.60%	8/1/2027	750,000.00	701,565.45	5,167.11	-	750,000.00	706,732.56
Municipal Bond	3.68%	9/1/2027	1,250,000.00	1,244,266.61	590.20	-	1,250,000.00	1,244,856.81
Municipal Bond	3.23%	6/1/2026	1,605,000.00	1,582,240.63	4,850.36	-	1,605,000.00	1,587,090.99
Municipal Bond	4.28%	9/1/2028	1,000,000.00	978,358.32	1,575.52	-	1,000,000.00	979,933.84
Municipal Bond	4.65%	4/1/2027	750,000.00	711,180.88	4,832.47	-	750,000.00	716,013.35
Municipal Bond	4.79%	4/1/2027	3,395,000.00	3,210,955.88	22,911.10	-	3,395,000.00	3,233,866.98
Municipal Bond	1.97%	6/15/2026	5,000,000.00	4,949,821.58	10,354.28	-	5,000,000.00	4,960,175.86
Municipal Bond	3.22%	8/15/2025	4,015,000.00	3,969,261.83	30,380.83	-	4,015,000.00	3,999,642.66
Municipal Bond	3.20%	10/1/2026	1,500,000.00	1,480,150.20	3,290.22	-	1,500,000.00	1,483,440.42
Municipal Bond	4.26%	12/1/2028	805,000.00	731,029.52	5,019.62	-	805,000.00	736,049.14
Municipal Bond	4.42%	7/1/2028	-	-	2,500,000.00	-	2,500,000.00	2,500,000.00
Municipal Bond	3.84%	7/1/2028	-	-	5,335,106.12	-	5,250,000.00	5,335,106.12
Municipal Bond	4.58%	7/15/2027	2,500,000.00	2,453,153.17	5,099.35	-	2,500,000.00	2,458,252.52
Municipal Bond	4.31%	1/15/2026	2,500,000.00	2,488,231.16	3,692.98	-	2,500,000.00	2,491,924.14
Municipal Bond	1.85%	7/1/2026	1,750,000.00	1,766,517.68	-	(3,289.08)	1,750,000.00	1,763,228.60
Municipal Bond	4.61%	7/1/2027	1,125,000.00	1,048,084.79	8,514.94	-	1,125,000.00	1,056,599.73
Municipal Bond	4.00%	7/1/2028	5,000,000.00	4,626,107.20	28,639.94	-	5,000,000.00	4,654,747.14
Municipal Bond	4.45%	6/1/2028	1,010,000.00	1,004,428.40	437.84	-	1,010,000.00	1,004,866.24
Municipal Bond	4.61%	5/1/2027	5,000,000.00	4,795,630.31	24,438.42	-	5,000,000.00	4,820,068.73
Municipal Bond	4.86%	5/1/2027	2,700,000.00	2,577,155.17	14,689.72	-	2,700,000.00	2,591,844.89
Municipal Bond	2.01%	8/1/2026	2,550,000.00	2,587,716.31	-	(7,033.16)	2,550,000.00	2,580,683.15
Municipal Bond	2.60%	4/1/2026	2,000,000.00	2,012,274.69	-	(3,051.90)	2,000,000.00	2,009,222.79
Municipal Bond	0.00%	6/15/2025	2,000,000.00	2,004,616.67	-	(2,004,616.67)	-	-
Municipal Bond	4.65%	8/1/2027	465,000.00	439,035.13	2,769.99	-	465,000.00	441,805.12

Adjusted Book Value Comparison

Investment Description		Maturity Date	March 31, 2025 Par Value	March 31, 2025 Adjusted Book Value	Purchase/ Adjustment	(Maturity/Call/ Sale/Adjustment)	June 30, 2025 Par Value	June 30, 2025 Adjusted Book Value
Municipal Bond	4.22%	7/1/2027	545,000.00	535,384.29	1,064.51	-	545,000.00	536,448.80
Municipal Bond	2.42%	8/1/2025	1,000,000.00	998,870.41	835.71	-	1,000,000.00	999,706.12
Municipal Bond	4.30%	2/1/2029	5,000,000.00	4,854,403.44	9,443.54	-	5,000,000.00	4,863,846.98
Municipal Bond	2.80%	8/1/2026	890,000.00	897,787.71	-	(1,452.21)	890,000.00	896,335.50
Municipal Bond	2.80%	8/1/2026	110,000.00	110,962.52	-	(179.48)	110,000.00	110,783.04
Municipal Bond	3.14%	4/1/2026	1,150,000.00	1,155,700.95	-	(1,417.45)	1,150,000.00	1,154,283.50
Municipal Bond	4.47%	4/1/2027	555,000.00	532,139.97	2,845.78	-	555,000.00	534,985.75
Municipal Bond	4.66%	6/15/2027	1,300,000.00	1,321,158.47	-	(2,388.86)	1,300,000.00	1,318,769.61
Municipal Bond	4.50%	5/1/2027	3,000,000.00	2,825,100.09	20,914.44	-	3,000,000.00	2,846,014.53
Municipal Bond	2.57%	6/1/2026	2,750,000.00	2,672,184.83	16,583.56	-	2,750,000.00	2,688,768.39
Municipal Bond	3.05%	9/15/2025	2,250,000.00	2,229,902.31	10,886.25	-	2,250,000.00	2,240,788.56
Municipal Bond	1.99%	3/1/2026	4,380,000.00	4,391,076.97	-	(3,008.97)	4,380,000.00	4,388,068.00
Municipal Bond	4.68%	5/1/2027	725,000.00	680,991.68	5,262.49	-	725,000.00	686,254.17
Municipal Bond	2.02%	8/1/2026	3,270,000.00	3,285,849.65	-	(2,955.57)	3,270,000.00	3,282,894.08
Municipal Bond	2.08%	3/1/2027	1,600,000.00	1,571,507.59	3,704.01	-	1,600,000.00	1,575,211.60
Municipal Bond	5.04%	6/1/2027	600,000.00	558,270.67	4,794.66	-	600,000.00	563,065.33
Municipal Bond	2.78%	8/1/2026	2,205,000.00	2,216,003.73	-	(2,051.93)	2,205,000.00	2,213,951.80
Municipal Bond	4.09%	8/1/2028	1,365,000.00	1,194,604.78	12,720.23	-	1,365,000.00	1,207,325.01
Municipal Bond	3.20%	6/1/2026	2,240,000.00	2,219,223.57	4,427.76	-	2,240,000.00	2,223,651.33
Municipal Bond	4.65%	3/1/2027	700,000.00	658,384.66	5,410.00	-	700,000.00	663,794.66
Municipal Bond	1.84%	8/15/2025	1,210,000.00	1,223,828.91	-	(9,185.63)	1,210,000.00	1,214,643.28
Municipal Bond	0.00%	6/1/2025	8,000,000.00	7,999,861.58	-	(7,999,861.58)	-	-
Municipal Bond	3.15%	6/1/2026	3,000,000.00	3,000,080.06	-	(17.06)	3,000,000.00	3,000,063.00
Municipal Bond	4.30%	10/1/2028	920,000.00	883,929.37	2,564.40	-	920,000.00	886,493.77
Municipal Bond	3.41%	7/1/2026	3,445,000.00	3,356,215.61	17,679.17	-	3,445,000.00	3,373,894.78
Municipal Bond	4.60%	5/15/2027	1,645,000.00	1,541,982.32	12,096.27	-	1,645,000.00	1,554,078.59
Municipal Bond	3.50%	8/1/2025	1,000,000.00	1,008,134.11	-	(6,017.92)	1,000,000.00	1,002,116.19
Municipal Bond	4.26%	11/1/2028	985,000.00	976,875.86	563.92	-	985,000.00	977,439.78
Municipal Bond	3.87%	5/1/2028	-	-	9,158,204.43	-	9,000,000.00	9,158,204.43
Municipal Bond	4.11%	5/1/2026	2,980,000.00	2,982,377.77	-	(546.40)	2,980,000.00	2,981,831.37
Municipal Bond	4.45%	8/1/2027	3,295,000.00	3,307,023.59	-	(1,282.70)	3,295,000.00	3,305,740.89
Municipal Bond	3.63%	9/15/2027	1,120,000.00	1,129,591.72	-	(971.99)	1,120,000.00	1,128,619.73
Municipal Bond	4.02%	5/15/2028	2,160,000.00	2,007,694.52	12,147.06	-	2,160,000.00	2,019,841.58
Municipal Bond	4.50%	2/1/2027	2,000,000.00	1,896,241.16	14,050.67	-	2,000,000.00	1,910,291.83
Municipal Bond	3.84%	8/15/2028	2,535,000.00	2,547,554.39	-	(926.56)	2,535,000.00	2,546,627.83
Municipal Bond	4.09%	4/1/2027	1,040,000.00	1,023,265.16	2,083.27	-	1,040,000.00	1,025,348.43
Municipal Bond	3.98%	5/15/2027	2,500,000.00	2,370,381.52			2,500,000.00	2,385,601.23
Municipal Bond	2.00%	8/1/2025	915,000.00	917,960.05			915,000.00	915,770.09
Municipal Bond	3.12%	8/15/2025	1,000,000.00	988,941.89			1,000,000.00	996,287.06
Municipal Bond	4.45%	5/1/2028	3,810,000.00	3,469,687.96			3,810,000.00	3,497,166.57
Municipal Bond	4.71%	6/15/2027	4,840,000.00	4,906,209.55			4,840,000.00	4,898,734.28
Treasury Note	0.86%	2/28/2026	30,000,000.00	29,903,613.77			30,000,000.00	29,929,874.69
			$ 783,038,745.36	**$ 779,581,345.86**	**$ 92,530,815.36**	**$ (45,497,112.15)**	**$ 829,366,294.40**	**$ 826,681,688.25**

Market Value Comparison

Investment Description	Yield	Maturity Date	March 31, 2025 Par Value	March 31, 2025 Market Value	Qtr to Qtr Change	June 30, 2025 Par Value	June 30, 2025 Market Value
Cash	0.00%	7/1/2025	8,153,081.21	8,153,081.21	(151,454.84)	8,001,626.37	8,001,626.37
Cash	0.29%	7/1/2025	452,038.69	452,038.69	187,904.88	639,943.57	639,943.57
Compound CD	5.10%	10/10/2025	5,215,547.81	5,215,547.81	-	5,215,547.81	5,215,547.81
Compound CD	4.87%	7/31/2025	17,743,966.05	17,743,966.05	-	17,743,966.05	17,743,966.05
Local Government Investment Pool	4.29%	7/1/2025	44,310,260.02	44,310,260.02	12,776,898.77	57,087,158.79	57,087,158.79
Local Government Investment Pool	4.42%	7/1/2025	11,704,224.98	11,704,224.98	14,220,376.75	25,924,601.73	25,924,601.73
Local Government Investment Pool	4.40%	7/1/2025	28,424,628.51	28,424,628.51	15,666,925.71	44,091,554.22	44,091,554.22
Local Government Investment Pool	4.22%	7/1/2025	54,222,293.68	54,222,293.68	1,194,186.83	55,416,480.51	55,416,480.51
Local Government Investment Pool	4.23%	7/1/2025	14,339,533.98	14,339,533.98	1,657,407.62	15,996,941.60	15,996,941.60
Local Government Investment Pool	4.47%	7/1/2025	56,915,170.43	56,915,170.43	6,375,303.32	63,290,473.75	63,290,473.75
FAMC Bond	4.80%	7/1/2027	3,215,000.00	3,171,481.99	9,414.00	3,215,000.00	3,180,895.99
FAMC Bond	3.87%	4/11/2028	-	-	10,012,334.30	10,000,000.00	10,012,334.30
FAMC Bond	4.01%	8/23/2028	-	-	10,000,000.00	10,000,000.00	10,000,000.00
FAMC Bond	4.28%	3/12/2029	10,000,000.00	10,035,872.00	46,636.20	10,000,000.00	10,082,508.20
FAMC Bond	4.30%	3/12/2029	6,217,000.00	6,239,301.62	28,993.73	6,217,000.00	6,268,295.35
FAMC Bond	4.70%	8/7/2026	10,000,000.00	10,077,879.20	(11,622.50)	10,000,000.00	10,066,256.70
FFCB Bond	3.95%	8/16/2027	10,000,000.00	9,948,855.50	25,662.60	10,000,000.00	9,974,518.10
FFCB Bond	3.87%	8/16/2027	5,000,000.00	4,974,427.75	12,831.30	5,000,000.00	4,987,259.05
FFCB Bond	4.00%	5/26/2026	5,000,000.00	4,996,423.40	5,009.70	5,000,000.00	5,001,433.10
FFCB Bond	3.96%	8/6/2027	15,000,000.00	15,007,032.00	51,550.50	15,000,000.00	15,058,582.50
FFCB Bond	3.89%	8/6/2027	15,000,000.00	15,007,032.00	51,550.50	15,000,000.00	15,058,582.50
FFCB Bond	4.14%	3/12/2029	5,000,000.00	5,013,419.25	23,575.30	5,000,000.00	5,036,994.55
FFCB Bond	4.27%	3/12/2029	5,000,000.00	5,013,419.25	23,575.30	5,000,000.00	5,036,994.55
FFCB Bond	4.27%	3/12/2029	5,000,000.00	5,013,419.25	23,575.30	5,000,000.00	5,036,994.55
FFCB Bond	4.22%	3/20/2029	5,000,000.00	5,013,313.45	47,696.00	5,000,000.00	5,061,009.45
FFCB Bond	4.22%	3/20/2029	5,000,000.00	5,013,313.45	47,696.00	5,000,000.00	5,061,009.45
FFCB Bond	4.28%	3/20/2029	10,000,000.00	10,026,626.90	95,392.00	10,000,000.00	10,122,018.90
FFCB Bond	3.59%	5/20/2027	12,875,000.00	13,012,701.86	29,040.46	12,875,000.00	13,041,742.32
FHLB Bond	3.57%	9/10/2027	7,780,000.00	7,818,877.83	7,332.80	7,780,000.00	7,826,210.63
FHLB Bond	3.57%	9/10/2027	5,000,000.00	5,024,985.75	4,712.60	5,000,000.00	5,029,698.35
FHLB Bond	4.27%	3/9/2029	10,000,000.00	10,184,301.80	63,381.30	10,000,000.00	10,247,683.10
FHLB Bond	3.58%	4/9/2027	5,000,000.00	5,078,954.20	5,527.50	5,000,000.00	5,084,481.70
FHLMC Bond	4.14%	9/23/2025	10,000,000.00	9,813,878.90	95,006.90	10,000,000.00	9,908,885.80
FHLMC Bond	0.00%	4/28/2025	23,000,000.00	22,938,118.50	(22,938,118.50)	-	-
FNMA Bond	0.79%	8/25/2025	45,000,000.00	44,307,936.00	416,218.05	45,000,000.00	44,724,154.05
FNMA Bond	0.98%	9/24/2026	30,000,000.00	29,088,495.00	147,282.30	30,000,000.00	29,235,777.30
Municipal Bond	5.14%	6/1/2028	1,000,000.00	1,013,350.00	(760.00)	1,000,000.00	1,012,590.00
Municipal Bond	0.00%	6/1/2025	2,330,000.00	2,316,043.30	(2,316,043.30)	-	-
Municipal Bond	4.47%	8/1/2027	1,850,000.00	1,731,211.50	16,613.00	1,850,000.00	1,747,824.50
Municipal Bond	3.90%	8/1/2028	1,785,000.00	1,833,248.55	8,514.45	1,785,000.00	1,841,763.00
Municipal Bond	4.96%	6/1/2027	1,100,000.00	1,149,071.00	(1,771.00)	1,100,000.00	1,147,300.00
Municipal Bond	2.30%	8/1/2026	1,675,000.00	1,647,697.50	3,115.50	1,675,000.00	1,650,813.00
Municipal Bond	4.24%	6/1/2027	900,000.00	920,061.00	891.00	900,000.00	920,952.00
Municipal Bond	4.10%	8/1/2028	-	-	713,455.60	715,000.00	713,455.60
Municipal Bond	4.09%	8/1/2028	-	-	991,720.00	1,000,000.00	991,720.00
Municipal Bond	4.48%	6/15/2028	3,000,000.00	2,768,340.00	34,980.00	3,000,000.00	2,803,320.00
Municipal Bond	2.30%	6/15/2026	1,250,000.00	1,262,250.00	(1,037.50)	1,250,000.00	1,261,212.50
Municipal Bond	4.21%	3/1/2029	7,500,000.00	7,736,325.00	12,900.00	7,500,000.00	7,749,225.00
Municipal Bond	4.60%	8/1/2027	780,000.00	729,401.40	9,024.60	780,000.00	738,426.00
Municipal Bond	0.00%	6/15/2025	2,000,000.00	1,994,200.00	(1,994,200.00)	-	-
Municipal Bond	0.00%	6/15/2025	5,000,000.00	4,985,500.00	(4,985,500.00)	-	-
Municipal Bond	3.89%	6/1/2028	1,280,000.00	1,305,472.00	6,118.40	1,280,000.00	1,311,590.40

Market Value Comparison

Investment Description	Yield	Maturity Date	March 31, 2025 Par Value	March 31, 2025 Market Value	Qtr to Qtr Change	June 30, 2025 Par Value	June 30, 2025 Market Value
Municipal Bond	4.89%	8/15/2028	300,000.00	307,119.00	1,521.00	300,000.00	308,640.00
Municipal Bond	4.90%	8/15/2027	300,000.00	305,592.00	690.00	300,000.00	306,282.00
Municipal Bond	1.94%	8/1/2026	12,182,962.00	11,716,110.90	83,575.12	12,182,962.00	11,799,686.02
Municipal Bond	1.94%	8/1/2026	1,447,038.00	1,390,516.70	10,954.07	1,447,038.00	1,401,470.77
Municipal Bond	3.09%	8/1/2025	1,020,000.00	1,008,310.80	8,802.60	1,020,000.00	1,017,113.40
Municipal Bond	2.30%	6/15/2026	4,750,000.00	4,569,262.50	35,767.50	4,750,000.00	4,605,030.00
Municipal Bond	3.79%	5/1/2028	-	-	996,970.10	995,000.00	996,970.10
Municipal Bond	3.99%	5/1/2028	7,425,000.00	7,510,758.75	(1,181,888.40)	6,245,000.00	6,328,870.35
Municipal Bond	2.50%	3/1/2027	1,180,000.00	1,122,663.80	9,770.40	1,180,000.00	1,132,434.20
Municipal Bond	4.08%	8/15/2027	1,750,000.00	1,748,250.00	2,117.50	1,750,000.00	1,750,367.50
Municipal Bond	4.31%	11/15/2028	1,970,000.00	1,822,466.70	23,049.00	1,970,000.00	1,845,515.70
Municipal Bond	4.03%	7/1/2027	2,725,000.00	2,695,461.00	4,550.75	2,725,000.00	2,700,011.75
Municipal Bond	0.00%	6/15/2025	1,550,000.00	1,543,180.00	(1,543,180.00)	-	-
Municipal Bond	2.35%	6/15/2026	1,030,000.00	1,006,577.80	5,500.20	1,030,000.00	1,012,078.00
Municipal Bond	3.65%	9/15/2027	650,000.00	633,964.50	4,290.00	650,000.00	638,254.50
Municipal Bond	2.00%	7/1/2025	2,600,000.00	2,593,396.00	6,604.00	2,600,000.00	2,600,000.00
Municipal Bond	4.49%	7/1/2027	2,500,000.00	2,355,125.00	25,750.00	2,500,000.00	2,380,875.00
Municipal Bond	4.62%	7/1/2027	4,120,000.00	3,881,246.00	42,436.00	4,120,000.00	3,923,682.00
Municipal Bond	5.01%	7/1/2027	2,500,000.00	2,355,125.00	25,750.00	2,500,000.00	2,380,875.00
Municipal Bond	2.00%	7/1/2025	2,540,000.00	2,519,095.80	20,904.20	2,540,000.00	2,540,000.00
Municipal Bond	2.00%	7/1/2025	2,621,000.00	2,599,429.17	21,570.83	2,621,000.00	2,621,000.00
Municipal Bond	3.19%	3/1/2026	1,800,000.00	1,813,698.00	(2,700.00)	1,800,000.00	1,810,998.00
Municipal Bond	4.02%	2/15/2026	900,000.00	899,658.00	576.00	900,000.00	900,234.00
Municipal Bond	2.33%	10/1/2025	2,000,000.00	1,966,320.00	16,580.00	2,000,000.00	1,982,900.00
Municipal Bond	1.85%	8/1/2025	10,000,000.00	9,892,700.00	79,200.00	10,000,000.00	9,971,900.00
Municipal Bond	3.64%	8/1/2025	5,000,000.00	4,946,350.00	39,600.00	5,000,000.00	4,985,950.00
Municipal Bond	4.59%	8/15/2027	1,000,000.00	991,170.00	5,050.00	1,000,000.00	996,220.00
Municipal Bond	1.83%	7/1/2025	1,960,000.00	1,948,514.40	11,485.60	1,960,000.00	1,960,000.00
Municipal Bond	1.98%	7/1/2026	2,005,000.00	1,958,343.65	10,726.75	2,005,000.00	1,969,070.40
Municipal Bond	2.50%	7/1/2026	2,750,000.00	2,715,267.50	9,020.00	2,750,000.00	2,724,287.50
Municipal Bond	3.15%	8/15/2026	1,740,000.00	1,688,722.20	9,952.80	1,740,000.00	1,698,675.00
Municipal Bond	4.60%	8/1/2027	750,000.00	705,757.50	7,357.50	750,000.00	713,115.00
Municipal Bond	3.68%	9/1/2027	1,250,000.00	1,227,062.50	8,725.00	1,250,000.00	1,235,787.50
Municipal Bond	3.23%	6/1/2026	1,605,000.00	1,564,730.55	9,485.55	1,605,000.00	1,574,216.10
Municipal Bond	4.28%	9/1/2028	1,000,000.00	981,450.00	7,900.00	1,000,000.00	989,350.00
Municipal Bond	4.65%	4/1/2027	750,000.00	713,340.00	7,312.50	750,000.00	720,652.50
Municipal Bond	4.79%	4/1/2027	3,395,000.00	3,229,052.40	33,101.25	3,395,000.00	3,262,153.65
Municipal Bond	1.97%	6/15/2026	5,000,000.00	4,809,400.00	42,300.00	5,000,000.00	4,851,700.00
Municipal Bond	3.22%	8/15/2025	4,015,000.00	3,946,343.50	46,333.10	4,015,000.00	3,992,676.60
Municipal Bond	3.20%	10/1/2026	1,500,000.00	1,460,025.00	7,845.00	1,500,000.00	1,467,870.00
Municipal Bond	4.26%	12/1/2028	805,000.00	731,052.70	10,263.75	805,000.00	741,316.45
Municipal Bond	4.42%	7/1/2028	-	-	2,532,525.00	2,500,000.00	2,532,525.00
Municipal Bond	3.84%	7/1/2028	-	-	5,318,302.50	5,250,000.00	5,318,302.50
Municipal Bond	4.58%	7/15/2027	2,500,000.00	2,470,650.00	18,975.00	2,500,000.00	2,489,625.00
Municipal Bond	4.31%	1/15/2026	2,500,000.00	2,488,525.00	6,425.00	2,500,000.00	2,494,950.00
Municipal Bond	1.85%	7/1/2026	1,750,000.00	1,717,642.50	7,682.50	1,750,000.00	1,725,325.00
Municipal Bond	4.61%	7/1/2027	1,125,000.00	1,057,455.00	11,880.00	1,125,000.00	1,069,335.00
Municipal Bond	4.00%	7/1/2028	5,000,000.00	4,602,850.00	62,000.00	5,000,000.00	4,664,850.00
Municipal Bond	4.45%	6/1/2028	1,010,000.00	1,000,485.80	6,878.10	1,010,000.00	1,007,363.90
Municipal Bond	4.61%	5/1/2027	5,000,000.00	4,828,500.00	28,200.00	5,000,000.00	4,856,700.00
Municipal Bond	4.86%	5/1/2027	2,700,000.00	2,607,390.00	15,228.00	2,700,000.00	2,622,618.00
Municipal Bond	2.01%	8/1/2026	2,550,000.00	2,516,187.00	5,788.50	2,550,000.00	2,521,975.50

Market Value Comparison

Investment Description	Yield	Maturity Date	March 31, 2025 Par Value	March 31, 2025 Market Value	Qtr to Qtr Change	June 30, 2025 Par Value	June 30, 2025 Market Value
Municipal Bond	2.60%	4/1/2026	2,000,000.00	1,981,200.00	4,400.00	2,000,000.00	1,985,600.00
Municipal Bond	0.00%	6/15/2025	2,000,000.00	1,994,460.00	(1,994,460.00)	-	-
Municipal Bond	4.65%	8/1/2027	465,000.00	442,810.20	4,040.85	465,000.00	446,851.05
Municipal Bond	4.22%	7/1/2027	545,000.00	534,955.65	1,422.45	545,000.00	536,378.10
Municipal Bond	2.42%	8/1/2025	1,000,000.00	992,580.00	5,500.00	1,000,000.00	998,080.00
Municipal Bond	4.30%	2/1/2029	5,000,000.00	4,850,900.00	19,850.00	5,000,000.00	4,870,750.00
Municipal Bond	2.80%	8/1/2026	890,000.00	881,865.40	1,673.20	890,000.00	883,538.60
Municipal Bond	2.80%	8/1/2026	110,000.00	109,106.80	152.90	110,000.00	109,259.70
Municipal Bond	3.14%	4/1/2026	1,150,000.00	1,143,548.50	2,300.00	1,150,000.00	1,145,848.50
Municipal Bond	4.47%	4/1/2027	555,000.00	534,337.35	3,807.30	555,000.00	538,144.65
Municipal Bond	4.66%	6/15/2027	1,300,000.00	1,327,599.00	9,022.00	1,300,000.00	1,336,621.00
Municipal Bond	4.50%	5/1/2027	3,000,000.00	2,834,730.00	27,720.00	3,000,000.00	2,862,450.00
Municipal Bond	2.57%	6/1/2026	2,750,000.00	2,617,725.00	31,350.00	2,750,000.00	2,649,075.00
Municipal Bond	3.05%	9/15/2025	2,250,000.00	2,215,755.00	18,990.00	2,250,000.00	2,234,745.00
Municipal Bond	1.99%	3/1/2026	4,380,000.00	4,310,270.40	17,826.60	4,380,000.00	4,328,097.00
Municipal Bond	4.68%	5/1/2027	725,000.00	685,306.25	6,046.50	725,000.00	691,352.75
Municipal Bond	2.02%	8/1/2026	3,270,000.00	3,195,051.60	19,587.30	3,270,000.00	3,214,638.90
Municipal Bond	2.08%	3/1/2027	1,600,000.00	1,499,920.00	17,456.00	1,600,000.00	1,517,376.00
Municipal Bond	5.04%	6/1/2027	600,000.00	563,298.00	7,932.00	600,000.00	571,230.00
Municipal Bond	2.78%	8/1/2026	2,205,000.00	2,174,504.85	7,254.45	2,205,000.00	2,181,759.30
Municipal Bond	4.09%	8/1/2028	1,365,000.00	1,181,230.05	17,608.50	1,365,000.00	1,198,838.55
Municipal Bond	3.20%	6/1/2026	2,240,000.00	2,195,536.00	11,827.20	2,240,000.00	2,207,363.20
Municipal Bond	4.65%	3/1/2027	700,000.00	661,598.00	6,230.00	700,000.00	667,828.00
Municipal Bond	1.84%	8/15/2025	1,210,000.00	1,212,674.10	(1,730.30)	1,210,000.00	1,210,943.80
Municipal Bond	0.00%	6/1/2025	8,000,000.00	7,981,840.00	(7,981,840.00)	-	-
Municipal Bond	3.15%	6/1/2026	3,000,000.00	2,967,540.00	8,880.00	3,000,000.00	2,976,420.00
Municipal Bond	4.30%	10/1/2028	920,000.00	914,470.80	2,474.80	920,000.00	916,945.60
Municipal Bond	3.41%	7/1/2026	3,445,000.00	3,317,466.10	25,561.90	3,445,000.00	3,343,028.00
Municipal Bond	4.60%	5/15/2027	1,645,000.00	1,551,596.90	14,640.50	1,645,000.00	1,566,237.40
Municipal Bond	3.50%	8/1/2025	1,000,000.00	1,005,430.00	(4,040.00)	1,000,000.00	1,001,390.00
Municipal Bond	4.26%	11/1/2028	985,000.00	977,248.05	7,377.65	985,000.00	984,625.70
Municipal Bond	3.87%	5/1/2028	-	-	9,135,450.00	9,000,000.00	9,135,450.00
Municipal Bond	4.11%	5/1/2026	2,980,000.00	2,980,327.80	1,877.40	2,980,000.00	2,982,205.20
Municipal Bond	4.45%	8/1/2027	3,295,000.00	3,332,431.20	3,393.85	3,295,000.00	3,335,825.05
Municipal Bond	3.63%	9/15/2027	1,120,000.00	1,117,827.20	5,084.80	1,120,000.00	1,122,912.00
Municipal Bond	4.02%	5/15/2028	2,160,000.00	1,993,183.20	19,461.60	2,160,000.00	2,012,644.80
Municipal Bond	4.50%	2/1/2027	2,000,000.00	1,901,840.00	19,200.00	2,000,000.00	1,921,040.00
Municipal Bond	3.84%	8/15/2028	2,535,000.00	2,522,679.90	17,618.25	2,535,000.00	2,540,298.15
Municipal Bond	4.09%	4/1/2027	1,040,000.00	1,019,938.40	4,576.00	1,040,000.00	1,024,514.40
Municipal Bond	3.98%	5/15/2027	2,500,000.00	2,357,450.00	27,675.00	2,500,000.00	2,385,125.00
Municipal Bond	2.00%	8/1/2025	915,000.00	911,111.25	2,946.30	915,000.00	914,057.55
Municipal Bond	3.12%	8/15/2025	1,000,000.00	983,870.00	10,900.00	1,000,000.00	994,770.00
Municipal Bond	4.45%	5/1/2028	3,810,000.00	3,484,473.60	34,861.50	3,810,000.00	3,519,335.10
Municipal Bond	4.71%	6/15/2027	4,840,000.00	4,952,723.60	6,050.00	4,840,000.00	4,958,773.60
Treasury Note	0.86%	2/28/2026	30,000,000.00	29,035,546.80	245,214.90	30,000,000.00	29,280,761.70
			$ 783,038,745.36	**$ 775,305,235.03**	**$ 49,582,499.10**	**$ 829,366,294.40**	**$ 824,887,734.13**

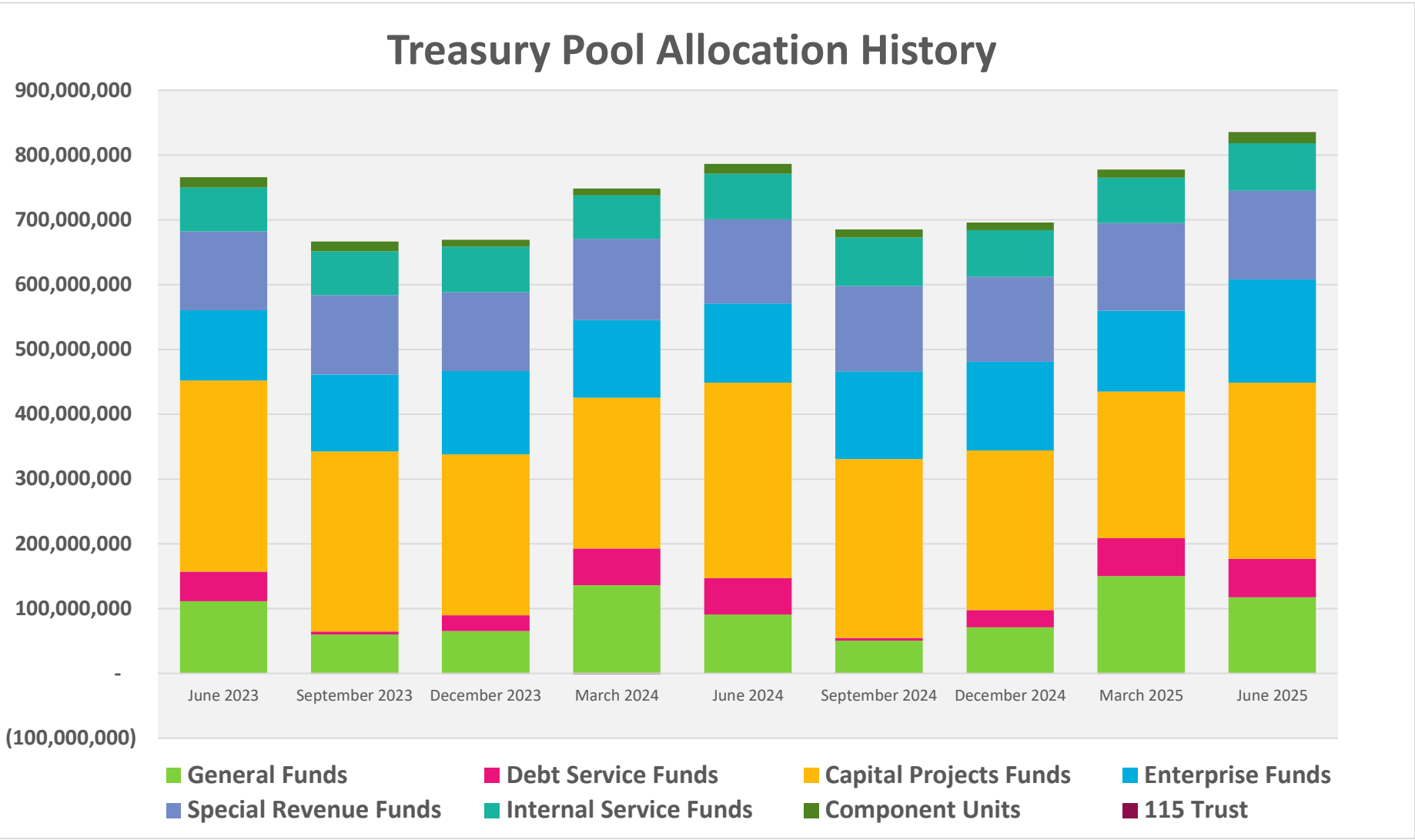
Book Value Allocation

	March 31, 2025		June 30, 2025		Previous Quarter Comparison
	% Equity in Treasury Pool	Book Value Fund Allocation	% Equity in Treasury Pool	Book Value Fund Allocation	Book Value Change ($)
General Fund	19%	150,635,916	14%	116,467,663	(34,168,253)
Debt Service Fund	8%	59,070,866	7%	58,486,654	(584,212)
Capital Projects Fund	29%	226,632,277	33%	269,312,827	42,680,550
Enterprise Fund	16%	124,914,675	19%	157,673,948	32,759,273
Special Revenue Fund	17%	135,721,248	16%	135,096,986	(624,262)
Internal Service Fund	9%	70,419,872	9%	72,883,651	2,463,780
Component Unit	2%	12,783,688	2%	16,683,909	3,900,221
115 Trust	0%	(597,196)	0%	76,050	673,246
Totals	100.00%	779,581,346	100.00%	826,681,688	47,100,343

Market Value Allocation

	March 31, 2025		June 30, 2025		Previous Quarter Comparison
	% Equity in Treasury Pool	Market Value Fund Allocation	% Equity in Treasury Pool	Market Value Fund Allocation	Market Value Change ($)
General Fund	19%	149,809,657	14%	116,214,920	(33,594,737)
Debt Service Fund	8%	58,746,854	7%	58,359,734	(387,120)
Capital Projects Fund	29%	225,389,168	33%	268,728,401	43,339,232
Enterprise Fund	16%	124,229,501	19%	157,331,785	33,102,284
Special Revenue Fund	17%	134,976,798	16%	134,803,817	(172,982)
Internal Service Fund	9%	70,033,609	9%	72,725,489	2,691,880
Component Unit	2%	12,713,568	2%	16,647,703	3,934,135
115 Trust	0%	(593,920)	0%	75,885	669,805
Totals	100.00%	775,305,235	100.00%	824,887,734	49,582,497

Allocations are based upon fund equity in the Treasury Pool at the end of the period.


Treasury Pool Allocation History
900,000,000
800,000,000
700,000,000
600,000,000
500,000,000
400,000,000
300,000,000
200,000,000
100,000,000
-
(100,000,000)
June 2023
September 2023
December 2023
March 2024
June 2024
September 2024
December 2024
March 2025
June 2025
General Funds
Debt Service Funds
Capital Projects Funds
Enterprise Funds
Special Revenue Funds
Internal Service Funds
Component Units
115 Trust

CITY COUNCIL AGENDA MEMO

MEETING DATE:	8/25/2025
DEPARTMENT:	Gov Relations
DIRECTOR:	Andrew Fortune, Director of Policy & Government Relations
AGENDA ITEM:	To approve a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division regarding the 2025 Rate Review Mechanism filing
RECOMMENDED ACTION:	Adoption of Ordinances

ITEM SUMMARY

To approve a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division ("Atmos Mid-Tex" or "Company") regarding the Company's 2025 Rate Review Mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the Company to reimburse ACSC's reasonable ratemaking expenses; determining that this Ordinance was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; adopting a severability clause; declaring an effective date; and requiring delivery of this Ordinance to the Company and the ACSC's legal counsel. **Adopted Ordinance No. 2025-8-11**

PREVIOUS ACTION/PRESENTATION

An Ordinance approving the negotiated settlement between Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division regarding Atmos' Rate Review Mechanism was passed at the August 26, 2024 City Council meeting.

BACKGROUND

The City of Plano, along with 181 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division (Atmos Mid-Tex) is a member of the Atmos Cities Steering Committee (ACSC).

In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by Atmos Mid-Tex pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). The settlement created a substitute rate review process referred to as Rate Review Mechanism (RRM), as a substitute for future filings under the GRIP statue.

Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of the RRM Tariff that implemented new procedures and the criteria for the RRM process was reflected in an ordinance adopted by ACSC members in 2018.

Around April 1, 2025, Atmos Mid-Tex filed a rate request pursuant to the RRM Tariff adopted by ACSC members. Atmos Mid-Tex claimed that its cost of service in a test year ending December 31, 2024 entitled it to additional system-wide revenues of $245.2 million. In applying the standards set forth in ACSC's RRM

Tariff, ACSC's consultants and Atmos Mid-Tex have agreed to settle Atmos Mid-Tex's request to $205.6 million, which is a reduction of $39.6 million to Atmos Mid-Tex's initial request.

The impact of the settlement on average residential usage is an increase of $7.83 a month. The increase for average commercial usage is an increase of $25.73 a month. While residents outside municipal limits must pay rates government by GRIP there are some cities served by Atmos Mid-Tex that chose to remain under GRIP rather than adopt RRM. Additionally, the City of Dallas adopted a version of RRM which is referred to as DARR. When new rates become effective on October 1, 2025, ACSC residents will maintain an economic monthly advantage over GRIP and DARR rates. Comparison of RRM Cities including the City of Plano to other Mid-Tex Rates (Residential) are as follows:

	Average Bill	Compared to RRM Cities
RRM Cities including Plano	$54.68	-
DARR	$58.57	$3.89
Atmos Mid-Tex non RRM Cities	$57.39	$2.71
Environs:	$55.96	$1.28

Note: Atmos Mid-Tex non-RRM Cities and Environs rates are as filed. Also note that DARR uses a test year ending in September rather than December.

The RRM process has proven to be more efficient and less costly than the GRIP process. The settlement at $205.6 million is fair and reasonable, and will be effective October 1, 2025. In order for Plano and the other ACSC member cities to receive the settlement rate, they should take action approving the Ordinance before September 30, 2025.

FINANCIAL SUMMARY/STRATEGIC GOALS

This item has no financial impact.

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

ATTACHMENTS:

Description	Upload Date	Type
Ordinance	8/12/2025	Ordinance
Exhibits A & B	8/11/2025	Exhibit

An Ordinance of the City of Plano, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division ("Atmos Mid-Tex" or "Company") regarding the Company's 2025 Rate Review Mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the Company to reimburse ACSC's reasonable ratemaking expenses; determining that this Ordinance was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; adopting a severability clause; declaring an effective date; and requiring delivery of this Ordinance to the Company and the ACSC's legal counsel.

WHEREAS, the City of Plano, Texas ("City") is a gas utility customer of Atmos Energy Corp., Mid-Tex Division ("Atmos Mid-Tex" or "Company"), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee ("ACSC"), a coalition of similarly-situated cities served by Atmos Mid-Tex ("ACSC Cities") that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism ("RRM") tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program ("GRIP") process instituted by the Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City in a rate Ordinance in 2018; and

WHEREAS, on about April 1, 2025 Atmos Mid-Tex filed its 2025 RRM rate request with ACSC Cities based on a test year ending December 31, 2024; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2025 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of $205.6 million on a system-wide basis with an Effective Date of October 1, 2025; and

WHEREAS, ACSC agrees that Atmos plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the attached tariffs (Exhibit A) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Exhibit B); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications.

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

Section I. The findings set forth in this Ordinance are hereby in all things approved.

Section II. Without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of $205.6 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2025 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

Section III. Despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

Section IV. The existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Exhibit A, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional $205.6 million on a system-wide basis, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

Section V. The ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Exhibit B, attached hereto and incorporated herein.

Section VI. Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of ACSC in processing the Company's 2025 RRM filing.

Section VII. To the extent any Resolution or Ordinance previously adopted by the Council is inconsistent with this Ordinance, it is hereby repealed.

Section VIII. The meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section IX. If any one or more sections or clauses of this Ordinance is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance, and the remaining provisions of the Ordinance shall be interpreted as if the offending section or clause never existed.

Section X. Consistent with the City Ordinance that established the RRM process, this Ordinance shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2025.

Section XI. That a copy of this Ordinance shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Thomas Brocato, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

PASSED AND APPROVED on the 25th day of August, 2025.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____
Paige Mims, CITY ATTORNEY

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**R – RESIDENTIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	

Application
Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$ 23.65 per month
Rider CEE Surcharge	$ 0.03 per month[1]
Total Customer Charge	$ 23.68 per month
Commodity Charge – All Ccf	$ 0.74748 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

[1]Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2025.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**C – COMMERCIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	

Application
Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$ 94.00 per month
Rider CEE Surcharge	$ 0.01 per month[1]
Total Customer Charge	$ 94.01 per month
Commodity Charge – All Ccf	$ 0.22261 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Presumption of Plant Protection Level
For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

[1] Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2025.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**I – INDUSTRIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	

Application
Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 200 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 200 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$ 1,848.75 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.7678 per MMBtu
Next 3,500 MMBtu	$ 0.5623 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.1206 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee
Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**I – INDUSTRIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

Presumption of Plant Protection Level
For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**T – TRANSPORTATION**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	

Application
Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

This tariff is not available to customers with a maximum daily demand of 1,000 MMBtu or greater and a daily/annual load factor of 10% or less. Load factor is calculated as follows: annual usage / (maximum daily connected demand X 365). Load factors will be recalculated once each year to determine appropriate eligibility for Rate T.

Type of Service
Company's receipt and delivery of all gas quantities under the applicable Transportation Agreement will be on a wholly interruptible basis subject to the Terms and Conditions incorporated in the Transportation Agreement. If Customer is an Industrial Customer, then Customer may elect, at the reasonable discretion of Company, to contract for Plant Protection transportation quantities defined as the minimum natural gas required to prevent physical harm and/or protect critical safety to the plant facilities, plant personnel, or the public when such protection cannot be achieved through the use of an alternate fuel. Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$ 1,848.75 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.7678 per MMBtu
Next 3,500 MMBtu	$ 0.5623 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.1206 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**T – TRANSPORTATION**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	

Imbalance Fees
All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees
Customer shall pay Company the greater of (i) $0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest "midpoint" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" during such month, for the MMBtu of Customer's monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer's receipt quantities for the month.

Overpull Fee
Upon notification by Company of an event of interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement
A transportation agreement is required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**SUR – SURCHARGES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	

Application

This Rider is applicable to customer classes in the incorporated areas under the RRM tariff as authorized by the state or any governmental entity, a municipality, or a regulatory authority pursuant to any statute, ordinance, order, rule, contract, or agreement.

Monthly Calculation

Surcharges will be calculated in accordance with the applicable statute, ordinance, order, rule, contract, or agreement.

FASB ASC 740-10 (Fin48) Refund

Applicable to Customers taking service under Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation.

To ensure that gas utility customers receive the benefit associated with the changes in the Company's Uncertain Tax Positions ("UTPs") arising from recognition of Texas Margin Tax returns.

The decrease shall be calculated as follows:

Beginning with implementation of rates from the negotiated RRM Tariff, and annually thereafter, the portion of UTP liabilities identified in Schedule FIN48-1.1 for the prior fiscal year shall be allocated based on the final class allocations of GUD No. 10170 as per the RRM Tariff, divided by the annual bill count to derive rates to be refunded through Rider SUR in the subsequent fiscal year. Each year's calculation will include a true-up (+ or -) due to account for over/under collections. Amounts identified in Schedule FIN48-1 shall be adjusted to reflect any audit adjustments received from the Texas Comptroller of Public Accounts.

No action on the part of the Regulatory Authority is required to give effect to the amount to be refunded to customers. However, any amount refunded to customers shall be fully subject to review for reasonableness and accuracy in the gas utility's next statement of intent proceeding with the Railroad Commission of Texas, and if applicable, the gas utility shall be required to reconcile any discrepancies.

The following refund as authorized in the most recent negotiated RRM Tariff shall be refunded to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer's monthly bill in each month for a 12-month period. The refund amount by month by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	$ (0.12)
Rate C – Commercial Sales	$ (0.41)
Rate I – Industrial Sales	$ (8.68)
Rate T – Transportation	$ (8.68)

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**TAX – TAX ADJUSTMENT**	
APPLICABLE TO:	**Entire Division as Set Forth Below**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	**PAGE:**

Application

Applicable to Customers taking service under Rate R, Rate C, Rate I, and Rate T, except for exempt State Agency Customers, to the extent of state gross receipts taxes only.

1. State Gross Receipts Taxes

Applicability - Entire Division except for Unincorporated Areas

Each monthly bill shall be adjusted for Miscellaneous state gross receipts taxes imposed by Sections 182-021 - 182-025 of the Texas Tax Code.

Entire Division

Each monthly bill shall also be adjusted by an amount equivalent to the amount of all applicable taxes and any other governmental impositions, rentals, fees, or charges (except state, county, city, and special district ad valorem taxes and taxes on net income) levied, assessed, or imposed upon or allocated to Company with respect to the Gas Service provided to Customer by Company, and any associated facilities involved in the performance of such Gas Service. Each monthly bill shall also be adjusted by an amount equivalent to the proportionate part of any increase or decrease of any tax and any other governmental imposition, rental, fee, or charge (except state, county, city, and special district ad valorem taxes and taxes on net income) levied, assessed, or imposed subsequent to the effective date of this tariff, upon or allocated to Company's operations, by any new or amended law, ordinance, or contract.

2. Federal or State Tax Law or Rate Changes:

Applicability – All Customers in the Mid-Tex Division ("MTX") Under the RRM Tariff

Applicable to Customers taking service under Rate R, Rate C, Rate I, and Rate T.

To ensure that gas utility customers receive the benefits or costs associated with the changes in tax rates at a federal or state level, MTX shall establish and accrue on its books and records, as of the effective date of the federal or state tax law or rate change: 1) regulatory liabilities to reflect the impact of a decrease in federal corporate income tax rates or state margin tax rates; or, 2) regulatory assets to reflect the impact of an increase in federal corporate income tax rates or state margin tax rates.

The gas utility may not change rates to give effect to a change in Federal or State Tax law or rates through the Rider TAX unless and until the city issues final authorization, an Accounting Order, or other express guidance authorizing such recovery through the RRM process.

Company may also not change rates to capture the impacts associated with the effects of Public Law 117-169, 136 STAT. 1818 of August 16, 2022 ("Tax Act 2022") and certain other tax-related costs that will change from the amounts included in the most recent base revenue requirement established through an RRM filing unless and until the city issues a final authorization, an Accounting Order, or other express guidance authorizing such recovery.

Upon receipt of authorization from the city through an Accounting Order, final authorization or other express guidance, the calculation applicable to the aforementioned federal or state tax rate or law changes are as follows; however, to the extent there is a conflict between the calculation or methodology

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**TAX – TAX ADJUSTMENT**	
APPLICABLE TO:	**Entire Division as Set Forth Below**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	**PAGE:**

prescribed by an Accounting Order, final authorization, or other express guidance, and those contained in this rate schedule, the Accounting Order, final authorization, or other express guidance controls:

Calculations

1. With regard to changes in the tax rates at a federal or state level, the increase or decrease shall be calculated as follows:

    a. A portion of the gas utility's revenue representing the difference between: 1) the cost of service as approved by the Commission or the applicable regulatory authority in the gas utility's most recent statement of intent or other rate proceeding, and 2) the cost of service that would have resulted had the rates been based on the new federal income tax rate (increase or decrease) or state margin taxes (increase or decrease), as of the effective date of the change;
    b. If applicable, the portion of the gas utility's revenue representing the difference between: 1) each Interim Rate Adjustment surcharge approved by the regulatory authority since the gas utility's most recent statement of intent or other rate proceeding, and 2) each Interim Rate Adjustment surcharge that would have resulted had the surcharges been based on the new federal income tax rate (increase or decrease) or state margin taxes (increase or decrease), as of the effective date of the change; and
    c. The excess or deficient deferred tax reserve, including any associated gross up in taxes, caused by the reduction or increase in the federal corporate income tax rate or state related tax increases, as of the effective date of the change.

Upon the receipt of authorization from the Commission or applicable regulatory authority, the gas utility shall separately refund to customers based on a decrease in federal or state tax rates or separately collect from customers based on an increase in federal or state tax rates within twelve (12) months or, pursuant to applicable Internal Revenue Code ("IRC") rules and regulations, as follows:

    d. The amount collected/refunded by the gas utility that reflects the difference in base rates between: 1) the cost of service approved by the regulatory authority in the gas utility's most recent statement of intent rate proceeding, and 2) the cost of service that would have resulted had the rates been based upon the new federal or state tax rates, between the effective date of this order and the effective date of the changes.
    e. If applicable, the amount collected/refunded by the gas utility that reflects the difference between: 1) each Interim Rate Adjustment surcharge approved by the Commission or the regulatory authority since the gas utility's most recent statement of intent rate proceeding, and 2) each Interim Rate Adjustment surcharge that would have resulted had the rates been based upon the new federal or state tax rates, between the effective date of this order and the effective date of the changes.
    f. The amount collected/refunded by the gas utility that reflects the difference in the excess or deficient deferred tax reserve included in base rates between: 1) the cost of service approved by the Commission or the regulatory authority in the gas utility's most recent statement of intent rate proceeding, and 2) the cost of service that would have resulted had the rates been based upon the new federal or state tax rates, between the effective date of this order and the effective date of the changes. These amounts shall be refunded or collected from customers based upon IRC rules and regulations if applicable.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**TAX – TAX ADJUSTMENT**	
APPLICABLE TO:	**Entire Division as Set Forth Below**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	**PAGE:**

2. With regard to the Tax Act 2022 and certain other tax-related costs that will change from the amounts included in the base revenue requirement established through an RRM filing, any change in rates shall be calculated as follows:

   (a) The amount shall be calculated as the product of Company's grossed-up rate of return authorized in the cost of service as approved by the Commission or the applicable regulatory authority in the gas utility's most recent statement of intent or other rate proceeding times the Corporate Alternative Minimum Tax deferred tax asset ("CAMT DTA") estimated at September 30 of the fiscal year or applicable quarter-end within a fiscal year prior to the annual change in the rates pursuant to this tariff, less the income tax credits received in accordance with IRC requirements applicable to the Tax Act 2022 grossed-up for income taxes to a revenue equivalent.

   (b) The estimated CAMT DTA and the related effects on the rider revenue requirements shall be trued up to the actual effects in the following year and the over/under recovery amortized over the twelve months that each year's recalculated tariff rates are in effect. The over/under recovery shall include a grossed-up rate of return as authorized in Company's most recent statement of intent or other rate proceeding.

   (c) The methodology for computing Company's CAMT is as follows:

      i. Confirm when Atmos Energy Corporation and its affiliates are subject to CAMT as an "applicable corporation" as defined the Tax Act 2022, then there will be MTX's CAMT DTA in the tariff.

      ii. Calculate the Mid-Tex Division's (MTX) contribution to Adjusted Financial Statement Income ("AFSI") on a stand-alone basis. MTX's AFSI is calculated by adjusting MTX's applicable financial statement income by adjustments to depreciation, pension costs and federal income tax to arrive at AFSI. AFSI is intended to be computed consistent with applicable IRC requirements.

      iii. Compare MTX's CAMT stand-alone amount with MTX's regular stand-alone tax liability. If the stand alone CAMT is in excess of the stand-alone regular tax, the CAMT DTA is recorded to MTX.

If the Internal Revenue Service issues new guidance related to the Tax Act 2022, Company shall have the right to make additional filings to recognize such adjustments.

Any Commission filing made to give effect to Federal or State Tax Law or Rate Changes shall be filed within 12-months following the enactment of a tax rate change with the Commission's Oversight and Safety Division or as part of a Statement of Intent.

Any city filing made to give effect to Federal or State Tax Law or Rate Changes shall be filed within 12-months following the enactment of a tax rate change and addressed to the city official at the address of record with the Mid-Tex Division.

With the exception of the authorization required from the Commission to allow the gas utility to recognize the new federal income tax rate (increase or decrease) or state taxes (increase or decrease) or the impacts associated with the effects of the Tax Act 2022 and certain other tax-related costs that will change from the amounts included in the base revenue requirement in the last approved RRM Tariff filing, no action on the part of the regulatory authority is required to give effect to the amount to be refunded or

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**TAX – TAX ADJUSTMENT**	
APPLICABLE TO:	**Entire Division as Set Forth Below**	
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collected from customers. However, any amount refunded or collected from customers shall be fully subject to review for reasonableness and accuracy in the gas utility's next statement of intent proceeding, and if applicable, the gas utility shall be required to reconcile any discrepancies.

Regulatory orders issued pursuant to this mechanism are ratemaking orders and shall be subject to appeal under Sections 102.001(b) and 103.021, et seq., of the Texas Utilities Code (Vernon 2007). Rate changes subject to the provisions of this tariff may be implemented upon the filing of an appeal to the relevant authority.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**WNA – WEATHER NORMALIZATION ADJUSTMENT**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification

$WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf

R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.

HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class

NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.

ADD = billing cycle actual heating degree days.

BI_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the jth customer in ith rate schedule is computed as:

$WNA_i = WNAF_i \times q_{ij}$

Where q_{ij} is the relevant sales quantity for the jth customer in ith rate schedule.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**WNA – WEATHER NORMALIZATION ADJUSTMENT**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2025**	

Base Use/Heat Use Factors

	Residential		Commercial	
Weather Station	Base use Ccf	Heat use Ccf/HDD	Base use Ccf	Heat use Ccf/HDD
Abilene	9.61	0.1476	91.65	0.7406
Austin	8.19	0.1394	183.99	1.1581
Dallas	12.74	0.2017	193.53	1.1001
Waco	9.23	0.1277	148.26	0.7631
Wichita Falls	10.43	0.1387	122.94	0.7038

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at www.atmosenergy.com/MTXtariffs, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2024

Line No.	Description	Shared Services		Mid-Tex Direct			Adjustment Total
		Pension Account Plan	Post-Employment Benefit Plan	Pension Account Plan	Post-Employment Benefit Plan	Supplemental Executive Benefit Plan	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	Proposed Benefits Benchmark - Fiscal Year 2025 Willis Towers Watson Report as adjusted	$ 572,372	$ (649,253)	$ 882,931	$ (3,920,499)	$ 65,943	
2	Allocation Factor	46.27%	46.27%	84.14%	84.14%	100.00%	
3	Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)	$ 264,856	$ (300,432)	$ 742,888	$ (3,298,664)	$ 65,943	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4)	$ 264,856	$ (300,432)	$ 742,888	$ (3,298,664)	$ 65,943	$ (2,525,408)
6							
7	O&M Expense Factor	76.41%	76.41%	39.54%	39.54%	10.97%	
8							
9	Summary of Costs to Approve:						
10	Total Pension Account Plan	$ 202,374		$ 293,727			$ 496,101
11	Total Post-Employment Benefit Plan		$ (229,557)		$ (1,304,242)		(1,533,799)
12	Total Supplemental Executive Benefit Plan					$ 7,231	7,231
13	Total (Ln 10 + Ln 11 + Ln 12)	$ 202,374	$ (229,557)	$ 293,727	$ (1,304,242)	$ 7,231	$ (1,030,467)

CITY COUNCIL AGENDA MEMO

MEETING DATE:	8/25/2025
DEPARTMENT:	Municipal Court
DIRECTOR:	Paul McNulty, Chief Municipal Judge
AGENDA ITEM:	Adoption of an Ordinance for the appointment of Max Lisle as Associate Municipal Court Judge
RECOMMENDED ACTION:	Adoption of Ordinances

ITEM SUMMARY

To appoint an Associate Judge of the Municipal Court of Record of the City of Plano, setting the term of office and compensation for the Judge; and providing a publication clause, and an effective date. **Adopted Ordinance No. 2025-8-12**

BACKGROUND

An Ordinance is being submitted for the appointment of Max Lisle as Associate Judge of the City of Plano Municipal Court of Record with a term to begin September 1, 2025 and set to expire on August 31, 2029, and to set the compensation of said Associate Judge.

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item in the amount of $13,627 (including benefits) is included in the approved 2024-25 Budget. This amount will cover the remainder of this fiscal year and future years will occur within Council approved appropriations. FY 2025-26 total amount (including benefits) will total approximately $161,000. City Charter authorizes the selection and appointment of the judges of the Municipal Court of Record with the approval of the City Council.

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

ATTACHMENTS:

Description	Upload Date	Type
Ordinance	8/8/2025	Ordinance

An Ordinance of the City of Plano, Texas, appointing an Associate Judge of the Municipal Court of Record of the City of Plano, setting the term of office and compensation for the Judge; and providing a publication clause, and an effective date.

WHEREAS, Section 4.04, Article 4, General Administration, of the Home Rule Charter for the City of Plano, Texas established the municipal court for the trial of misdemeanor offenses; and

WHEREAS, Section 13-3, Chapter 13, Municipal Court, Plano Code of Ordinances, provides for the selection and appointment of the judges of the Municipal Court of Record; and

WHEREAS, the Chief Municipal Judge and the Associate Judges are to be selected and appointed by the City Council to serve specific terms.

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

Section I. The City Council hereby appoints the following individual as an Associate Judge of the Municipal Court of Record of the City of Plano, Texas and sets the compensation for the individual:

NAME	POSITION	COMPENSATION
Max Lisle	Associate Judge	$55.769240 per hour

Section II. The City Council hereby appoints the Associate Judge to a four (4) year term beginning on September 1, 2025 and set to expire on August 31, 2029.

Section III. Future adjustments to compensation for Associate Judges are permitted for all Associate Judges as long as those adjustments are consistent with any authorized changes to the city's compensation plan including raises authorized as part of the annual budget process.

Section IV. Nothing in this Ordinance limits or otherwise prevents the City Council from revising the compensation of any individual at any time.

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

PASSED AND APPROVED on the 25th day of August, 2025.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____
Paige Mims, CITY ATTORNEY

CITY COUNCIL AGENDA MEMO

MEETING DATE: 8/25/2025
DEPARTMENT: Zoning - Text
DIRECTOR: Christina Day, Director of Planning
AGENDA ITEM: Public Hearing and consideration of an Ordinance as requested in Zoning Case 2025-007 to amend various sections of the Zoning Ordinance as a result of recent state legislative actions and to ensure compliance with state law
RECOMMENDED ACTION: Items for Individual Consideration

ITEM SUMMARY

Public Hearing and consideration of an Ordinance as requested in Zoning Case 2025-007 to amend Article 1 (Legal Framework), Article 3 (Site Plan Review), Article 4 (Amendments), Article 5 (Variances and Appeals of Administrative Decisions), Article 8 (Definitions), Article 9 (Residential Districts), Article 10 (Nonresidential Districts), Article 11 (Overlay Districts), Article 13 (Lot and Building Standards), Article 14 (Allowed Uses and Use Classifications), Article 15 (Use-specific Regulations), Article 16 (Parking and Loading), Article 17 (Landscaping and Tree Preservation), Article 20 (Screening, Fence and Wall Regulations), Article 21 (Residential Adjacency Standards), and Article 25 (Traffic Studies) of the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, as a result of recent state legislative actions and to ensure compliance with state law; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. **Conducted and adopted Ordinance No. 2025-8-13**

BACKGROUND

The Planning & Zoning Commission recommended approval of this zoning case with a vote of 7-0 per their Final Report in the attached Supporting Documents.

The following text was inadvertently left out of the text approved by the Commission, but has been added to the Ordinance for the Council's consideration:

- Part A of Subsection 13.500.4 (Rear Yard Regulations) of Section 13.500 (Yard Regulations) of Article 13 (Lot and Building Standards): "In all districts permitting single-family residential structures..."
- Subsection 15.2400.1 (Standard Requirements) of Section 15.2400 (Additional Requirements for Multifamily, Independent Living Facilities, and Mixed-use Residential) of Article 15 (Use-specific Regulations): "...; these must also comply with the Design Standards for Multifamily and Mixed-use Residential Developments, when constructed, remodeled, reconstructed, redeveloped, or improved after September 1, 2025."

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	8/18/2025	Ordinance
Supporting Documents	8/13/2025	Informational

Zoning Case 2025-007

An Ordinance of the City of Plano, Texas, amending Article 1 (Legal Framework), Article 3 (Site Plan Review), Article 4 (Amendments), Article 5 (Variances and Appeals of Administrative Decisions), Article 8 (Definitions), Article 9 (Residential Districts), Article 10 (Nonresidential Districts), Article 11 (Overlay Districts), Article 13 (Lot and Building Standards), Article 14 (Allowed Uses and Use Classifications), Article 15 (Use-specific Regulations), Article 16 (Parking and Loading), Article 17 (Landscaping and Tree Preservation), Article 20 (Screening, Fence and Wall Regulations), Article 21 (Residential Adjacency Standards), and Article 25 (Traffic Studies) of the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, as a result of recent state legislative actions and to ensure compliance with state law; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date.

WHEREAS, the 89th Texas Legislature enacted a number of bills related to the use and development of property and the application of municipal zoning authority; and

WHEREAS, two of the most impactful bills, Senate Bill 15 and Senate Bill 840, concern the regulation of single family small lots and mixed-use and multifamily use and developments, respectively; and

WHEREAS, both bills take effect September 1, 2025; and

WHEREAS, the new legislation allows specific types of residential uses and mixed-use developments to be permitted without the need for public hearings to consider a possible zoning classification change; and

WHEREAS, previously the City of Plano required a multifamily development or a mixed-use development proposed on commercially-zoned property to seek a zoning amendment; and

WHEREAS, in accordance with Chapter 211 of the Texas Local Government Code, the City of Plano, like its fellow municipalities throughout the State of Texas, conducted two public hearings—one before the Planning and Zoning Commission, and one before the City Council—in order to receive public comment and exercise its broad legislative discretion; and

WHEREAS, the City Council finds it advisable to amend its Zoning Ordinance, Subdivision Ordinance, and Street Design Standards in order to adopt additional land use and design standards for the administrative approval of development permits that previously would have been considered as part of its legislative function; and

WHEREAS, Plano's goals in adopting new regulations in response to recent legislation are to do the following:

A. Preserve Plano's ability to foster economic development, particularly in the Legacy and Research/Technology Crossroads® areas,

B. Preserve neighborhood compatibility, especially as it relates to retail corners,

C. Ensure adequate infrastructure,

D. Preserve the desirability and attractiveness of Plano as a place where people can live and work by requiring well-built multifamily and mixed-use developments,

E. Diversify the city's housing stock; and

WHEREAS, Plano recognizes the importance of good design in the economic success of urban and suburban areas; and

WHEREAS, the multifamily standards adopted in this ordinance are intended to improve the quality of life of residents of multifamily residential dwellings; promote sensitive design and planning of multifamily housing units that preserves or improves the characteristics of surrounding development; provide a distinctive architectural character in new multifamily residential developments that avoids featureless design, large building masses, and repetition of façades within a single development; promote efficiency and sustainability; reduce health concerns arising from noise and air quality; and promote building design, placement, and orientation that contributes to a sense of neighborhood and community; and

WHEREAS, Plano frequently imposed design standards for multifamily and mixed-use construction through the zoning process similar to those being adopted by this ordinance in response to new legislation; and

WHEREAS, Plano conducted a housing study that indicated more housing is required at both the lower and higher ends of the market, and the City of Plano Comprehensive Plan recommends diverse housing forms, including high-rise development, supporting the imposition of minimum height standards on multifamily projects in limited areas of the city; and

WHEREAS, Plano residents have expressed concern regarding adjacency to much taller buildings for sight lines and constant shadows; and

WHEREAS, requiring taller buildings adjacent to shorter buildings to be constructed in a stairstep manner helps alleviate those concerns; and

WHEREAS, the purpose of amending mixed-use standards adopted in the Ordinance is to promote compact, pedestrian-friendly, and transit-supportive patterns of development in mixed-use areas of the city; to guide the organization of mixed-use development in a variety of contexts; and to minimize the visual effects of parking within mixed-use areas; and

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 25th day of August, 2025, for the purpose of considering a change in the Zoning Ordinance; 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 25th day of August, 2025; and

WHEREAS, the City Council is of the opinion and finds that such change should be adopted, 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 of the City, Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, as described in Exhibit A.

Section II. 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 III. 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 IV. 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 V. 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 VI. This Ordinance shall become effective on September 1, 2025, after its passage and publication as required by law.

PASSED AND APPROVED on the 25th day of August, 2025.

_____

John B. Muns, MAYOR

ATTEST:

_____

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____

Paige Mims, CITY ATTORNEY

EXHIBIT A

Zoning Case 2025-007 Draft Standards

Additions are indicated in underlined text; deletions are indicated in ~~strikethrough~~ text.

Amend Subsection 1.900.2 of Section 1.900 of Article 1 (Legal Framework) such subsection to read in its entirety as follows:

.2 The following design standards and specifications, as amended, are incorporated by reference into this ordinance:

A. Retail Corner Design Guidelines

B. Site Design Standards for Solid Waste Containers

C. Design Standards for Multifamily and Mixed-use Residential Developments

[Remainder of page intentionally blank]

Amend Article 1 (Legal Framework) to add Section 1.1300 (Conflict with State or Federal Laws) such new section to read in its entirety as follows:

1.1300 Conflict with State or Federal Laws

When any portion of this ordinance or the city's Comprehensive Plan is specifically contradicted by state or federal law, or when requiring adherence to the city's ordinances would lead to violation of state or federal law, city staff, in consultation with the City Attorney, may waive compliance with that portion of the ordinance.

[Remainder of page intentionally blank]

Amend Article 3 (Site Plan Review) such article to read in its entirety as follows:

Article 3 Site Plan Review

3.100 General

.1 Overview

A. This article establishes a site plan review process for land development. The process involves a series of 3 plans, progressing from a general evaluation of a site and development concept to approval of a detailed development plan.

B. The first plan in the series is a concept plan. This plan establishes a general schematic for site development, primarily focusing on vehicular access and circulation. Concept plans may be used to separate large properties into parts for phasing site planning and development. The second plan in the series is a preliminary site plan. This plan presents more detailed information on building layout, parking, drives, landscaping, screening, and other site improvements. Preliminary site plan approval assures the applicant that the general layout is acceptable prior to proceeding with detailed engineering and design. Site plan approval is the final step in the process. A site plan is a detailed, scaled drawing of all surface improvements, structures, and utilities proposed for development. Site plan approval is required prior to the release of engineering plans and building permits. Concept plans and preliminary site plans require review and approval by the Planning & Zoning Commission. Site plans may be approved by city staff provided that they conform to preliminary plans for the development approved by the Commission.

.2 Purpose

The purpose of this process is to:

A. Ensure compliance with adopted city development regulations and other applicable regulations for which the city has enforcement responsibility.

B. Promote safe, efficient, and harmonious use of land through application of city-adopted design standards and guidelines.

C. Promote stormwater quality planning into the site planning process.

D. Protect and enhance the city's environmental and aesthetic quality.

E. Ensure adequate public facilities to serve development.

F. Prevent or mitigate adverse development impacts, including overcrowding and congestion.

G. Aid evaluation and coordination of land subdivision.

.3 Applicability

The site plan review process shall apply to:

A. Development within an area zoned planned development. (See Article 12)

B. Nonresidential development, except as provided in Sec. 3.100.4.

C. Multifamily residential development.

D. Patio home and single-family residence attached residential use development and any mixed single-family detached residential development that contains patio home and/or single-family attached residential dwellings.

E. Residential development within an area zoned RCD or NBD.

F. Mobile home parks.

G. Parking lot development, reconstruction, or restriping of more than 20 spaces.

H. Single-Family Small Lot subdivisions developed under Sec. 15.1900.4.

.4 Exemptions

The following types of development are exempted from the requirements of this article.

A. Agricultural buildings.

B. Temporary structures permitted under Sec. 15.300.

.5 Submission of Applications

A. Prior to submission of application, a pre-application meeting is required. The purpose of the meeting is to review potential site design before formal submittal. City of Plano engineering and planning staff will discuss the stormwater impacts of the proposed development and opportunities to achieve stormwater quality requirements (see Section 5.6 of the Subdivision Ordinance) and goals of the City of Plano's TPDES permit. A pre-application meeting checklist can be obtained from the city.

B. Applications for approval of plans required by this article must be submitted to the City of Plano Planning Department. The Planning Department shall publish at least 30 days prior to the beginning of each year a calendar of official submittal dates. This calendar will generally specify two submittal dates for each calendar month and must specify one submittal date for each calendar month. An application is considered submitted on the first submittal date on or after the date that: 1) the fee is paid; 2) other requirements permitted by law are met; and 3) the applicant delivers the application to the City of Plano Planning Department or deposits the application with the United States Postal Service by certified mail addressed to the City of Plano Planning Department. The date on which the application is submitted shall constitute the filing date for the site plan.

.6 Fees, Forms, and Procedures

A. City Council must establish a schedule of fees as required to recoup costs related to the administration of this ordinance.

B. The Director of Planning may establish procedures, forms, and standards with regard to the content, format, graphics and number of copies of information constituting an application for concept plans, preliminary site plans, and site plans for clarity and consistency of operations. The published procedures, forms, and standards will have the force of ordinance as if fully incorporated herein.

3.200 Concept Plan

.1 General

A concept plan is the initial plan required in the site plan review process. This plan is a general site assessment and development concept. A concept plan defines a basic schematic design for development. A concept plan checklist of items to be included can be obtained from the city. The purpose of the plan is to:

A. Evaluate the site's natural condition, including vegetation, topography, drainage, surface, and subsurface factors affecting the site's development.

B. Determine building sites and the use, intensity, bulk, and height of structures to be constructed.

C. Locate public streets and rights-of-way, and determine points of ingress and egress between the development and public streets, including median breaks and turn lanes.

D. Determine primary routes of vehicular circulation and parking areas internal to the development.

E. Delineate development phasing.

F. Other purposes related to the establishment of a planned development district. (See Sec. 12.100.)

.2 Applicability

Except as provided below, a concept plan is required for all development specified in Sec. 3.100.3. The concept plan must include all property contained within a planned development district. For property outside of a planned development district, the plan must include all contiguous property of common ownership unless the site is an approved platted lot. A preliminary site plan may be submitted in lieu of a concept plan. (See Sec. 3.300)

.3 Application Procedure and Requirements

A. Pre-application

Before preparing a concept plan, the applicant shall meet with the staff of the Planning and Engineering Departments. The purpose of the pre-application meeting is to review the proposed development to ensure compliance with the City of Plano's TPDES permit, stormwater quality requirements (see Section 5.6 of the Subdivision Ordinance), and general compliance with development regulations as well as to discuss application procedures and submittal requirements. A pre-application meeting checklist can be obtained from the city.

B. General Application

The property owner shall file an application for the approval of a concept plan. This application shall include the information listed below on one, dimensioned, engineer-scaled drawing on a sheet size 24" x 36". The drawing shall include existing and proposed site conditions and improvements, as follows:

i. Site boundaries and dimensions, site acreage and square footage, and approximate distance to the nearest cross street.

ii. Location map, north arrow, scale, and title block.

iii. Topography at 5-foot contours or less.

iv. Natural features including tree masses, floodplains, drainage ways, and creeks. (See Article 17)

v. Land use onsite and on adjacent properties, including the assignment of use to specific locations within the plan.

vi. Building sites (including maximum building intensity, density, height, and use restrictions as appropriate). Illustration of the approximate shape and placement of buildings is encouraged, but is not required.

vii. Public streets and private drives with pavement widths, rights-of-way, median openings, turn lanes (including storage and transition space), and driveways (including those on adjacent property) with approximate dimensions.

viii. Proposed dedications and reservations of land for public use including, but not limited to, rights-of-way, easements, park land, open space, drainage ways, floodplains, and facility sites.

ix. Phases of development, including delineation of areas, building sites, land use, and improvements to be constructed in independent phases and the scheduled timing and sequencing of development.

x. The locations of the site intended for stormwater quality areas shall be delineated.

C. Additional Requirements

Prior to preliminary plat, unless otherwise excepted, the Site Review Process and engineering plans and studies are required to evaluate the impacts of the proposed development on the public infrastructure system. Engineering plans and studies include:

i. Preliminary Drainage Plans

ii. Flood Studies & Preliminary Floodplain Reclamation Plans

iii. Preliminary Water & Sewer Plans

iv. Traffic Studies

v. Water & Sewer Capacity Study

vi. Other plans if deemed necessary for thorough review by the Director of Planning or Director of Engineering.

These plans and studies are considered documents to aid in the review of the Site Review Process.

~~C.~~D. Standards of Approval

The Planning & Zoning Commission (and City Council if the plan is associated with establishment of a planned development district) may approve, conditionally approve, table, or deny a concept plan based on the plan's: (See also Sec. 12.300)

i. Compliance with the Comprehensive Plan and adopted design studies.

ii. Compliance with the Zoning Ordinance and other applicable development regulations.

iii. Compliance with the recommended mitigation of a traffic study as deemed acceptable by the Director of Engineering.

iv. Compliance with the recommended mitigation of a water & sewer study as deemed acceptable by the Director of Engineering.

v. Compliance with all other studies or approvals required by city development regulations, such as the Subdivision Ordinance.

~~iv.~~vi. Impact on the site's natural resources and effect on adjacent area, property, and land use.

~~D.~~E. **Effect**

Approval of a concept plan by the Planning & Zoning Commission (or City Council) constitutes authorization by the city for the property owner to submit an application for approval of a preliminary site plan subject to compliance with any condition attached to the approval of the concept plan. As long as the concept plan remains valid, the location of streets, drives, median breaks, and curb cuts shall remain fixed and any subsequently prepared plan for an adjacent property or property located on the opposite face of a public street abutting the site shall coordinate its circulation system to the earlier approved, valid concept plan. Except when authorized, a concept plan may not be used to approve a variance to development regulations. Where an approved plan conflicts with an adopted regulation and no variance or exception is expressly approved, the regulation shall apply. Where approved, valid concept plans delineate areas as separate phases of development, each phase may be independently planned and developed provided that it is in accordance with the concept plan and other applicable regulations.

~~E.~~F. **Lapse**

Concept plan approval shall expire 2 years following the date of its original approval.

3.300 Preliminary Site Plan

.1 General

A preliminary site plan is the second plan in the site plan approval process. The purpose of the plan is to:

A. Ensure compliance with applicable development regulations and previously approved, valid plans affecting development of the property.

B. Determine the placement, configuration, coverage, size, and height of buildings.

C. Determine the design of public street improvements and rights-of-way, the design and location of drives, aisles, and parking.

D. Determine location and preliminary design of open space, landscaping, walls, screens, and amenities.

E. Determine the preliminary design of drainage facilities and utilities.

.2 Applicability

Except as provided in Sec. 3.400.2, an approved, valid preliminary site plan shall be required prior to the consideration of a site plan. The preliminary site plan must include all property contained within a planned development district, except as permitted as a freestanding phase of development shown on an approved, valid concept plan. For

property outside of a planned development district, the plan must include all contiguous property of common ownership unless the site is an approved platted lot or as permitted as a freestanding phase of development shown on an approved, valid concept plan.

.3 Application Procedure and Requirements

A. Pre-application

Before preparing a preliminary site plan, the applicant shall meet with the staff of the Planning and Engineering Departments. The purpose of the pre-application meeting is to review the proposed development to ensure compliance with the City of Plano's TPDES permit, stormwater quality requirements (see Section 5.6 of the Subdivision Ordinance), and general compliance with development regulations as well as to discuss application procedures and submittal requirements. A pre-application meeting checklist can be obtained from the city.

B. General Application

The property owner shall file an application for the approval of a preliminary site plan. This application shall include the information listed below on one, dimensioned, scaled drawing on a sheet size 24" x 36". The drawing shall include existing and proposed site conditions and improvements, as follows:

i. Site boundaries and dimensions, lot lines, site acreage and square footage, and approximate distance to the nearest cross street.

ii. Location map, north arrow, scale, title block, and site data summary table.

iii. Topography at 2-foot contours or less.

iv. Natural features including tree masses and anticipated tree loss, floodplains, drainage ways, and creeks. (See Article 17)

v. Land use onsite and on adjacent properties.

vi. Building locations and footprints, including building size, intensity, density, height, setback, and use.

vii. Public streets, private drives, and fire lanes with pavement widths, rights-of-way, median openings, turn lanes (including storage and transition space), and driveways (including those on or planned on adjacent property) with dimensions and radii.

viii. Parking areas and structures, aisles and spaces, handicap spaces, ramps, crosswalks, and loading areas with typical dimensions.

ix. Access easements and offsite parking.

x. Proposed dedications and reservations of land for public use including, but not limited to, rights-of-way, easements, park land, open space, drainage ways, floodplains, and facility sites.

xi. Screening walls, fences, living screens, retaining walls, headlight screens, and service area screens.

xii. Landscaping and open space areas. (See Article 17)

xiii. Phases of development, including delineation of areas, building sites, land use, and improvements to be constructed in independent phases and the scheduled timing and sequencing of development.

xiv. The locations of the site intended for stormwater quality areas shall be delineated.

C. Additional Requirements

Prior to preliminary plat, unless otherwise excepted, the Site Review Process and engineering plans and studies are required to evaluate the impacts of the proposed development on the public infrastructure system. Engineering plans and studies include:

i. Preliminary Drainage Plans

ii. Flood Studies & Preliminary Floodplain Reclamation Plans

iii. Preliminary Water & Sewer Plans

iv. Traffic Studies

v. Water & Sewer Capacity Study

vi. Other plans if deemed necessary for thorough review by the Director of Planning or Director of Engineering.

These plans and studies are considered documents to aid in the review of the Site Review Process.

~~C.~~D. Standards of Approval

The Planning & Zoning Commission may approve, conditionally approve, table, or deny a preliminary site plan based on: (See 3.900.)

i. Conformance with the Comprehensive Plan and adopted design guidelines.

ii. Compliance with the Zoning Ordinance and other applicable regulations and previously approved, valid plans for the property.

iii. Compliance with previously approved, valid site-specific stormwater quality plan.

iv. Compliance with the recommended mitigation of a traffic study as deemed acceptable by the Director of Engineering.

v. Compliance with the recommended mitigation of a water & sewer study as deemed acceptable by the Director of Engineering.

vi. Compliance with all other studies or approvals required by city development regulations, such as the Subdivision Ordinance.

~~v.~~vii. Impact on the site's natural resources and effect on adjacent area, property, and land use.

~~vi.~~viii. Safety and efficiency of vehicular and pedestrian circulation, traffic control, and congestion mitigation.

~~vii.~~ix. Safety and convenience of off-street parking and loading facilities.

~~viii.~~x. Access for firefighting and emergency equipment to buildings.

~~ix.~~xi. Use of landscaping and screening to shield lights, noise, movement, or activities from adjacent properties and to complement the design and location of buildings and parking.

~~x.~~xii. The location, size, and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses.

~~D.~~E. **Effect**

Approval of a preliminary site plan by the Planning & Zoning Commission shall constitute authorization by the city for the owner to submit an application for final site plan approval for development of the entire site or a portion thereof provided that the site plan conforms to the preliminary site plan and any conditions attached to its approval. As long as the preliminary site plan remains valid, the location of buildings, landscaped areas, open space, streets, drives, fire lanes, median breaks, curb cuts, and parking shall remain fixed except as to permit minor adjustments resulting from subsequent engineering improvements or to prevent a condition affecting public health or safety which was not known at the time of approval. Except where authorized by ordinance, a preliminary site plan may not be used to approve an exception to development regulations. Where an approved plan conflicts with an adopted regulation and no variance or exception is expressly approved, the regulation shall apply.

.4 Lapse

The approval of a preliminary site plan shall be effective for a period of 2 years from the date that the preliminary site plan is approved by the Planning & Zoning Commission or City Council, at the end of which time the applicant must have submitted and received approval of a site plan. If a site plan is not approved within 2 years, the preliminary site plan approval is null and void. If site plan approval is only for a portion of the property, the approval of the preliminary site plan for the remaining property shall be null and void. The applicant shall be required to submit a new preliminary site plan for review and approval subject to the then existing regulations.

3.400 Site Plan

.1 General

A site plan is the final plan required in the site plan approval process. The site plan is a detailed plan of the public and private improvements to be constructed. The purpose of the plan is to:

A. Ensure compliance with applicable development regulations and previously approved, valid plans affecting development of the property.

B. Coordinate and document the design of public and private improvements to be constructed.

C. Coordinate the subdivision of land, including the granting of easements, development agreements, and provision of surety.

.2 Applicability

An approved, valid site plan shall be required prior to the approval of any construction plan and permit for all development specified in Sec. 3.100.3. An approved, valid preliminary site plan is required prior to the consideration of a site plan except as provided below:

A. Development of a single building on a corner lot not exceeding one acre (net). (See Subdivision Ordinance, Section 5.2.)

B. Development of a single building on one lot not exceeding 5 acres (net) and where the lot is not being subdivided from a larger property.

C. Development of parking or outside storage areas.

D. Development of utilities and non-occupied structures.

E. Development of outdoor recreation structures and amenities.

.3 Application Procedure and Requirements

A. Pre-application

Before preparing a site plan, the applicant shall meet with the staff of the Planning and Engineering Departments. The purpose of the pre-application meeting is to review the proposed development to ensure compliance with the City of Plano's TPDES permit, stormwater quality requirements (see Section 5.6 of the Subdivision Ordinance), and general compliance with development regulations as well as to discuss application procedures and submittal requirements. A pre-application meeting checklist can be obtained from the city.

B. General Application

The property owner shall file an application for the approval of a site plan. This application shall include the information listed below on one, dimensioned, engineer-scaled drawing on a sheet size 24" x 36". The drawing shall include existing and proposed site conditions and improvements, as follows:

i. Site boundaries and dimensions, lot lines, site acreage and square footage, and approximate distance to the nearest cross street.

ii. Location map, north arrow, scale, title block, and site data summary table.

iii. Topography of one-foot contours or less, referenced to sea level datum.

iv. Natural features including tree masses and anticipated tree loss, floodplains, drainage ways, and creeks. (See Article 17)

v. Land use onsite and on adjacent properties.

vi. Building locations and footprints, including dimensions, size, coverage, height, building lines and setbacks, and use.

vii. Finished floor elevation of structures referenced to sea level datum.

viii. Public streets, private drives, and fire lanes with pavement widths, rights-of-way, median openings, turn lanes (including storage and transition space), and driveways (including those on adjacent property) with dimensions, radii, and surface type.

ix. Parking areas and structures, including the number and layout of standard spaces, handicap spaces, the location of ramps, crosswalks, and loading areas with typical dimensions and surface type.

x. Access easements and offsite parking.

xi. Dumpster and trash compactor locations and screening.

xii. Proposed dedications and reservations of land for public use including, but not limited to, rights-of-way, easements, park land, open space, drainage ways, floodplains, and facility sites.

xiii. Screening walls, fences, living screens, retaining walls, headlight screens, and service area screens, including height and type of construction and/or planting specification.

xiv. Landscaping and open space areas with dimensions and total square footage (separate landscape plans required). (See Article 17)

xv. Water and sanitary sewer mains and service lines with sizes, valves, fire hydrants, manholes, and other structures onsite or immediately adjacent to the site specified.

xvi. Water and sewer connections, meter locations, sizes, and meter and/or detector check valve vaults indicated. Table of the number of water meters by size and noting if they are existing or proposed.

xvii. Inlets, culverts, and other drainage structures onsite and immediately adjacent to the site.

xviii. The locations of the site intended for stormwater quality areas shall be delineated.

C. Additional Requirements

In addition to meeting the requirements for site plan approval, the following approvals may be necessary prior to authorization for development (if applicable to the project):

i. Preliminary or final plat or replat;

ii. Engineering plans;

iii. Stormwater quality plan;

iv. Traffic Study

v. Landscape and irrigation plans;

vi. Tree preservation and protection plan;

vii. Facade plan;

viii. Certificate of Appropriateness;

ix. Certificate of Compliance; and

x. Other approvals as required by ordinance.

D. Standards of Approval

Where application for site plan approval is made for development defined on an approved, valid preliminary site plan, the Director of Planning may approve, conditionally approve, or deny the application based upon the criteria listed below. The applicant may appeal the decision of the Director of Planning to the Planning & Zoning Commission by filing a Notice of Appeal within 10 days following the date the Director of Planning notifies the applicant of his action. The Planning & Zoning Commission shall consider all applications for site plan approval for development not requiring a preliminary site plan, or the proposed site plan constitutes a major amendment to an approved, valid preliminary site plan. The Planning & Zoning Commission may approve, conditionally approve, table, or deny a site plan based upon the criteria listed below:

i. Conformance with the Comprehensive Plan and adopted design guidelines.

ii. Compliance with the Zoning Ordinance and other applicable regulations and previously approved, valid plans for the property.

iii. Compliance with previously approved, valid site-specific stormwater quality plan.

iv. Compliance with the recommended mitigation of a traffic study as deemed acceptable by the Director of Engineering.

v. Compliance with the recommended mitigation of a water & sewer study as deemed acceptable by the Director of Engineering.

vi. Compliance with all other studies or approvals required by city development regulations, such as the Subdivision Ordinance.

~~v.~~**vii.** The design and location of off-street parking and loading facilities to ensure that all such spaces are usable and are safely and conveniently arranged.

~~vi.~~**viii.** The width, grade, and location of streets designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.

~~vii.~~**ix.** The use of landscaping and screening:

a. To provide adequate buffers to shield lights, noise, movement, or activities from adjacent properties when necessary.

b. To complement the design and location of buildings and be integrated into the overall site design.

~~viii.~~**x.** The location, size, and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses.

~~ix.~~**xi.** Protection and conservation of soils from erosion by wind or water or from excavation or grading.

~~x.~~**xii.** Protection and conservation of water courses and areas subject to flooding.

~~xi.~~**xiii.** The adequacy of streets, water, drainage, sewerage facilities, garbage disposal, and other utilities necessary for essential services to residents and occupants.

E. Effect

Approval of a site plan is the city's authorization to apply for approval of building permits and to receive approval of engineering plans. So long as the site plan remains valid, the city shall not apply any additional requirements concerning building placement, streets, drives, parking, landscaping, or screening. Site plan approval is separate and distinct from other permits and approvals as may be required by the city and other regulatory agencies. Approval of a site plan shall not affect other applicable regulations concerning development and land use. Except where authorized by ordinance, a site plan may not be used to approve a variance to development regulations. Where an approved plan conflicts with an adopted regulation and no variance or exception is expressly approved, the regulation shall apply.

F. Lapse

The approval of a site plan shall be effective for a period of 2 years from the date of approval by the Planning & Zoning Commission, staff, or City Council, at the end of which time the applicant must have submitted and received approval of engineering plans and building permits. If the engineering plans and building permits are not approved, the site plan approval is null and void. If engineering plans and permits have been approved only for a portion of the property and for improvements, the site plan for the remaining property and/or improvements shall be null and void. The applicant shall be required to submit a new site plan for review and approval subject to the then existing regulations. Site plan approval shall expire upon completion of the improvements shown on the plan. Subsequent additional development, site modifications, and redevelopment shall be permitted in accordance with Sec. 3.1000.

3.500 Adopted Development Plan

.1 General

An adopted development plan must accompany a zoning petition for a UMU, NBD, or RCD zoning district and is only applicable in conjunction with that specific district. The purpose of the plan is to:

A. Ensure compliance with applicable development regulations and previously approved, valid plans affecting development of the property.

B. Determine the placement, configuration, coverage, size, use, and height of buildings.

C. Specify the primary, secondary, and tertiary categories of land use, including the minimum and maximum number of residential units.

D. Determine the design of public and private street improvements and rights-of-way and the design and location of drives, aisles, and parking.

E. Determine location and preliminary design of open space, landscaping, walls, screens, and amenities.

F. Enumerate all standards, conditions, performance, and implementation requirements not contained within the base zoning district.

G. Determine the preliminary design of drainage facilities and utilities and stormwater quality areas.

.2 Applicability

An adopted development plan approved as part of the zoning action establishing a UMU, NBD, or RCD district is required prior to the consideration of a preliminary site plan or site plan for development of property located within that UMU, NBD, or RCD zoning district. The adopted development plan must include all property contained within the district.

.3 Application Procedure and Requirements

A. Pre-application

Before preparing an adopted development plan, the applicant shall meet with the staff of the Planning and Engineering Departments. The purpose of the pre-application meeting is to review the proposed development to ensure compliance with the City of Plano's TPDES permit, stormwater quality requirements (see Section 5.6 of the Subdivision Ordinance), and general compliance with development regulations as well as to discuss application procedures and submittal requirements. A pre-application meeting checklist can be obtained from the city.

B. General Application

The property owner shall file an application for the approval of an adopted development plan in conjunction with a petition for UMU, NBD, or RCD zoning. This application must include the information listed below on one, dimensioned, scaled drawing on a sheet size 24" x 36". The drawing must include existing and proposed site conditions and improvements, as follows:

i. Site boundaries and dimensions, lot lines, site acreage and square footage, and approximate distance to the nearest cross street.

ii. Location map, north arrow, scale, title block, and site data summary table.

iii. Topography at two foot contours or less.

iv. Natural features including tree masses and anticipated tree loss, floodplains, drainage ways, and creeks.

v. Land use on site and on adjacent properties, including the primary, secondary, and tertiary categories of land use.

vi. Building locations and footprints, including building size, intensity, density, height, setback, and use.

vii. Public streets, private drives, and fire lanes with pavement widths, rights-of-way, median openings, turn lanes (including storage and transition space), and driveways (including those on or planned on adjacent property) with dimensions and radii.

viii. Parking areas and structures, aisles and spaces, handicap spaces, ramps, crosswalks, and loading areas with typical dimensions.

ix. Access easements and offsite parking.

x. Proposed dedications and reservations of land for public use including, but not limited to, rights-of-way, easements, park land, open space, drainage ways, floodplains, and facility sites.

xi. Screening walls, fences, living screens, retaining walls, headlight screens, and service area screens.

xii. Landscaping and open space areas.

xiii. Phases of development, including delineation of areas, building sites, land use, and improvements to be constructed in independent phases and the scheduled timing and sequencing of development.

xiv. The locations of the site intended for stormwater quality areas shall be delineated.

C. Additional Requirements

Prior to preliminary plat, unless otherwise excepted, the Site Review Process and engineering plans and studies are required to evaluate the impacts of the proposed development on the public infrastructure system. Engineering plans and studies include:

i. Preliminary Drainage Plans

ii. Flood Studies & Preliminary Floodplain Reclamation Plans

iii. Preliminary Water & Sewer Plans

iv. Traffic Studies

v. Water & Sewer Capacity Study

vi. Other plans if deemed necessary for thorough review by the Director of Planning or Director of Engineering.

These plans and studies are considered documents to aid in the review of the Site Review Process.

~~C.~~D. Standards of Approval

The Planning & Zoning Commission and City Council may approve, conditionally approve, table, or deny an adopted development plan based on:

i. Conformance with the Comprehensive Plan and adopted design guidelines.

ii. Compliance with the Zoning Ordinance and other applicable regulations and previously approved, valid plans for the property.

iii. Compliance with previously approved, valid site-specific stormwater quality plan.

iv. Compliance with the recommended mitigation of a traffic study as deemed acceptable by the Director of Engineering.

v. Compliance with all other studies or approvals required by city development regulations, such as the Subdivision Ordinance.

~~v.~~vi. Impact on the site's natural resources and effect on adjacent area property and land use.

~~vi.~~vii. Safety and efficiency of vehicular and pedestrian circulation, traffic control, and congestion mitigation.

~~vii.~~viii. Safety and convenience of off-street parking and loading facilities.

~~viii.~~ix. Access for firefighting and emergency equipment to buildings.

~~ix.~~x. Use of landscaping and screening to shield lights, noise, movement, or activities from adjacent properties and to complement the design and location of buildings and parking.

~~x.~~xi. The location, size, and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses.

~~D.~~E. **Effect**

Approval of an adopted development plan by the Planning & Zoning Commission and City Council shall constitute authorization by the city for the owner(s) to submit an application for preliminary site plan approval for development of the entire site or a portion thereof provided that the preliminary site plan conforms to the adopted development plan and any conditions attached to its approval. As long as the adopted development plan remains valid, the location of buildings, landscape areas, open space, streets, drives, fire lanes, median breaks, curb cuts, and parking shall remain fixed except as to permit minor adjustments resulting from subsequent engineering improvements or to prevent a condition affecting public health or safety which was not known at the time of approval. Except where authorized by ordinance, an adopted development plan may not be used to approve an exception to development regulations. Where an approved plan conflicts with an adopted regulation and no variance or exception is expressly approved, the regulation shall apply.

~~E.~~F. **Lapse**

An adopted development plan does not have an expiration date and is valid as long as the property retains the UMU, NBD, or RCD zoning classification.

3.600 Amendments

At any time following the approval of a concept plan, preliminary site plan, adopted development plan, or site plan and before the lapse of such approval, the property owner(s) may request an amendment. Amendments shall be classified as major and minor. Minor amendments shall include corrections of distances and dimensions, adjustments of building configuration and placement, moving nonresidential uses within the same use category to adjacent blocks, realignment of drives and aisles, layout of parking, adjustments to open space, landscaping, and screening, changes to utilities and service locations which do not substantially change the original plan. Minor phasing amendments for adopted development plans are permitted only for the purpose of adding an adjacent nonresidential or vertically mixed-use building into the current phase. Amendments to previously approved storm water conservation areas, increases in building height and/or building proximity to an adjacent offsite residential use, and all other amendments shall be considered major amendments and may be considered by the Planning & Zoning Commission at a public meeting in accordance with the same procedures and requirements for the approval of a plan. Major amendments to an adopted development plan for UMU, NBD, or RCD districts may only be approved through the same process by which it was initially adopted. The Director of Planning may approve or disapprove a minor amendment. Disapproval may be appealed to the Planning & Zoning Commission.

3.700 Extension and Reinstatement Procedure

.1 Sixty days prior to or following the lapse of approval for a concept plan, preliminary site plan, or site plan as provided in these regulations, the property owner may petition the Planning & Zoning Commission to extend or reinstate the approval. Such petition shall be considered at a public meeting of the Planning & Zoning Commission.

.2 In determining whether to grant such request, the Planning & Zoning Commission shall take into account the reasons for lapse, the ability of the property owner to comply with any conditions attached to the original approval, and the extent to which newly adopted regulations shall apply to the plan. The Planning & Zoning Commission shall extend or reinstate the plan, or deny the request, in which instance the property owner must submit a new application for approval.

.3 The Planning & Zoning Commission may extend or reinstate the approval subject to additional conditions based upon newly enacted regulations or such as are necessary to assure compliance with the original conditions of approval. The Planning & Zoning Commission may also specify a shorter time for lapse of the extended or reinstated plan than is applicable to original approvals.

3.800 Revocation of Approval

.1 The City Council or the Planning & Zoning Commission may revoke approval of a concept plan, preliminary site plan, or site plan if it determines that the conditions of the approval have not been met or if the plan contains, or is based upon, incorrect information which affects a significant health or safety interest.

.2 Any plan approved prior to March 13, 1986, on which no progress has been made toward completion of the project will expire as of May 11, 2004. All other plans expire according to the lapse of approval standards within this section.

3.900 Appeals

.1 The decision of the Planning & Zoning Commission to approve or deny a concept plan, preliminary site plan, and site plan shall be final and binding unless an appeal of the decision is made to the City Council. The applicant, Director of Planning, or 2 members of City Council may appeal the decision of the Commission with regard to a plan by filing a Notice of Appeal in the office of the Director of Planning, no later than 10 days after the date on which the Commission notifies the applicant of its decision. Such notification may take place by means of an oral ruling by the Commission at a public meeting. Written notice of any appeal shall be sent to the property owner. The Notice of Appeal shall set forth in clear and concise fashion the basis for the appeal. The City Council shall consider the appeal at a public meeting no later than 45 days after the date on which the Notice of Appeal is filed. The City Council may affirm, modify, or reverse the decision of the Commission and may, where appropriate, remand the plan to the Commission for further proceedings consistent with City Council's decision.

.2 If an applicant seeks to challenge the nexus or proportionality of a mitigation required by adopted codes and ordinances, the applicant shall follow the procedure to seek relief by the Waivers from Development Exactions procedure listed in the Subdivision Ordinance.

3.1000 Additional Development and Redevelopment

Following the completion of improvements shown on an approved site plan, additional development, site modifications, or redevelopment of the site shall be permitted subject to the approval of a revised site plan. Minor expansions and redevelopment may be approved by the Director of Planning under the terms of Sec. 3.600. All other expansions or redevelopment shall require submittal of a revised site plan and the approval of the Planning & Zoning Commission under the requirements and procedures then in effect.

Amend Section 4.300 (Planning & Zoning Commission Public Hearing) of Article 4 (Amendments) such section to read in its entirety as follows:

4.300 Planning & Zoning Commission Public Hearing

.1 Upon receipt of a complete written petition for zoning or for a change or an amendment to an existing provision of this Zoning Ordinance, the Planning Department staff will set a date for a public hearing before the Planning & Zoning Commission, consistent with applicable notice requirements.

.2 Prior to the issuance of the notice of the public hearing, the petitioner may, by written notice, withdraw the petition or request rescheduling of the public hearing to a later regular meeting of the Planning & Zoning Commission. Once public notice is given, the petitioner may withdraw the petition or reschedule the public hearing only with the approval of the Planning & Zoning Commission. The Planning & Zoning Commission may reject a request to withdraw a zoning petition, reschedule the public hearing, or conduct the public hearing as notified and take action as appropriate within the context of the public notice provided.

.3 Prior to the issuance of the notice of the public hearing for zoning change requests on real property:

A. Any petitioner having a possessory interest in the property must ~~post~~ provide, maintain, and pay for zoning signs(s) in compliance with the requirements specified on the city's zoning petition form, and submit a signed and notarized affidavit certifying that the required signs(s) is(are) posted on the subject property to the Planning Department staff, or

B. Where the Planning & Zoning Commission or City Council, not at the request of or in coordination with a property owner, initiates proceedings to consider a change in zoning on any specific property not owned and controlled by the City, per Texas Local Government Code Section 211.0073, the City ~~may~~ must post the sign on the subject property or, if for multiple properties, in the right-of-way. ~~notice of the request on a media or communications platform as recommended by the City Manager or their designee.~~

.4 Notice of a public hearing shall, at a minimum, meet the requirements of the general laws of the State of Texas. Except for proposed comprehensive zoning changes as allowed by Texas Local Government Code Section 211.0063, the following notices are required:

A. Before the 20th day before the hearing date, written notice of each public hearing before the Planning & Zoning Commission on a proposed change in a zoning classification shall be sent to each owner, as indicated by the most recently approved municipal tax roll, of real property within 200 feet of the property on which the change in classification is proposed. The notice may be served by its deposit in the municipality, properly addressed with postage paid, in the United States mail.

B. If the property within 200 feet of the property on which the change is proposed is located in territory annexed to the municipality and is not included on the most recently approved municipal tax roll, the notice shall be given before the 20th day before the date of the hearing, and notice of the time and place of the hearing must

be published in an official newspaper or newspaper of general circulation in the municipality.

C. Notwithstanding requirements of state statute, when any amendment relates to a change of a zoning regulation or to the general text of this ordinance, notice of the public hearing of the Planning & Zoning Commission shall be given by publication in a newspaper of general circulation in the city of Plano without the necessity of notifying property owners by mail. The notice shall state the time and place of the hearing and the nature of the subject to be considered, which time shall not be earlier than 20 days from the date of publication.

.5 The Planning & Zoning Commission must provide written notice of each public hearing regarding any proposed adoption of or change to a zoning regulation or boundary under which a current conforming use of a property is a nonconforming use if the regulation or boundary is adopted or changed. The notice must:

A. Be mailed by United States mail to each owner of real or business personal property where the proposed nonconforming use is located as indicated by the most recently approved municipal tax roll and each occupant of the property not later than the 10th day before the hearing date;

B. Contain the time and place of the hearing; and

C. Include the following text in bold 14-point type or larger:

"THE CITY OF PLANO IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE, PLEASE READ THIS NOTICE CAREFULLY."

.6 Except for proposed comprehensive zoning changes as allowed by Texas Local Government Code Section 211.0063, the following notices are required:

A. Properties located within 500 feet of a proposed change in a zoning classification, which do not receive a notice as required by Sec. 4.300.4, a written courtesy notice will be sent to each owner of real property, as indicated by the most recently approved municipal tax roll, before the 20th day before the hearing.

B. A courtesy notice shall also be sent to properties located within 500 feet of the property on which the change is proposed, which do not receive a notice as required by Sec. 4.300.4 where located in territory annexed to the municipality and not included on the most recently approved municipal tax roll.

C. The courtesy notices may be served by its deposit in the municipality, properly addressed with postage paid, in the United States mail.

.7 The Planning & Zoning Commission shall hold a public hearing on any petition for any amendment or change prior to making its recommendation and report to the City Council. The Planning & Zoning Commission may establish such regulations and restrictions regarding the presentation of a zoning case at the public hearing as they may deem necessary.

Amend Subsection 4.500.3 of Section 4.500 (City Council Public Hearing) of Article 4 (Amendments), such subsection to read in its entirety as follows:

.3 A public hearing shall be held by the City Council before adopting any proposed amendment, supplement, or change. Notice of such hearing shall be given by publication in a newspaper of general circulation in the city of Plano and the City's website stating the time and place of such hearing, which time shall not be earlier than 15 days from the date of publication.

[Remainder of page intentionally blank]

Amend Section 4.600 (City Council Action) of Article 4 (Amendments) to add subsection 4.600.3 (Presumption of Validity for Certain Changes to Zoning Regulations or District Boundaries) such new subsection to read in its entirety as follows:

.3 Presumption of Validity for Certain Changes to Zoning Regulations or District Boundaries

A change to a zoning regulation or district boundary that has the effect of allowing more residential development than the previous regulation is conclusively presumed valid and to have occurred in accordance with all applicable statutes and ordinances if an action to annul or invalidate the change has not been filed before the 60th day after the effective date of the change.

Amend Section 4.700 (Supermajority Vote Requirements and Protest Petitions) of Article 4 (Amendments), such section to read in its entirety as follows:

4.700 ~~Supermajority Vote Requirements and~~ Protest Petitions

.1 ~~Supermajority Vote Required~~Effect on Council Vote

If ~~the Planning & Zoning Commission has wholly or partially denied a proposed amendment, supplement, or change, or if~~ sufficient protest as defined below is submitted against a proposed zoning change ~~such change~~, the ~~proposed change~~change must receive the affirmative vote ~~of at least three-fourths of all members~~ of the City Council as described in this section.

A. Residential Zoning Changes

These requirements apply to land-based zoning cases where the proposed change would have the effect of allowing more residential development than the existing zoning regulation or district boundary and has the effect of not allowing more commercial or industrial uses, other than those uses limited to the first floor of a residential development and not exceeding 35% of the overall development.

i. Signature Threshold

The protest must be written and signed by the owners of at least 60% of the aggregate area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, or 20% of the aggregate area of the lots or land covered by the proposed change. The area of streets and alleys shall be included in this calculation, and unincorporated areas are excluded from this calculation.

ii. Council Vote

a. When protested by the owners of 60% of the land immediately adjoining the area covered by the proposed change, the proposed change must receive the affirmative vote of the majority of all members of the City Council.

b. When protested by the owners of 20% of the land covered by the proposed change, the proposed change must receive the affirmative vote of at least three-fourths of all members of the City Council.

B. Comprehensive Zoning Changes

Changes proposed by the city that meet one or more of the following standards cannot be protested:

i. A change that would allow more residential development than the previous regulation and would apply uniformly to each parcel in the zoning district or districts; or

ii. The adoption of a new zoning code or zoning map that would apply to the entire municipality; or

iii. The adoption of a zoning overlay district that would have the effect of allowing more residential development than would be allowed without the overlay and that includes an area along a major roadway, highway, or transit corridor.

C. All other Zoning Changes

These requirements apply to other land-based zoning cases.

i. Signature Threshold

The protest must be written and signed by the owners of at least 20% of either the aggregate area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, or the aggregate area of the lots or land covered by the proposed change. The area of streets and alleys shall be included in this calculation, and unincorporated areas are excluded from this calculation.

ii. Council Vote

If the signature threshold is met as described above, the proposed change must receive the affirmative vote of at least three-fourth of all members of the City Council.

.2 Standing to Protest~~s~~

A. ~~The protest must be written and signed by the owners of at least 20% of either the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, or the area of the lots or land covered by the proposed change. The area of streets and alleys shall be included in this calculation, and unincorporated areas are excluded from this calculation.~~ [Reserved]

B. A protest of a proposed zoning change must be in writing and must be signed by the owner of the property in question or by a person authorized by power of attorney to act on behalf of the owner. For specific ownership types, the following shall apply:

i. Corporations

The protest must be signed by the president, vice president, or by an attorney-in-fact authorized to sign on behalf of the corporation.

ii. General or Limited Partnerships

The protest must be signed by a general partner or by an attorney-in-fact authorized to sign on behalf of the general or limited partnership.

iii. Community Property

The city shall presume the written protest of one spouse to be the protest of both.

iv. Condominiums

Lots or land subject to a condominium declaration are presumed to be commonly owned in undivided interests by the owners of all condominium units and under the control of the governing body of the condominium. For such lots or land to be included in calculating the lots or land area protesting a proposed rezoning, the written protest must state that the governing body of the condominium has authorized a written protest in accordance with its bylaws, and that the person signing the protest is authorized to act on behalf of the governing body of the condominium.

.3 Presumption of Validity

In all cases where a protest has been properly signed pursuant to this section, the city shall presume that the persons whose signatures appear on the protest are valid.

.4 Withdrawal of Protest

A withdrawal of a protest must be in writing. In the event that multiple protests and withdrawals are filed on behalf of the same owner, the instrument with the latest date and time of execution controls.

[Remainder of page intentionally blank]

Amend Part A of Section 5.200.4 (Variance) of Section 5.200 (Jurisdiction) of Article 5 (Variances and Appeals of Administrative Decisions), such part to read in its entirety as follows:

A. A variance will not be considered by the Board of Adjustment if any of the following conditions apply:

i. The variance seeks to authorize a use other than those permitted in the district for which the variance is sought.

ii. The variance seeks to authorize any person a privilege in developing a parcel of land not permitted by this ordinance to other parcels of land in the same zoning district.

iii. The subject lot, parcel of property, or portion thereof does not have a site plan and/or plat approved, as required under the city's development ordinances.

iv. No plan has been approved at or beyond the preliminary site plan phase of development.

v. The administrative procedures and requirements of this ordinance and the Subdivision Ordinance, with regard to both Planning & Zoning Commission and the City Council consideration and action, on preliminary site plans, site plans, preliminary plats, and final plats, have not been exhausted prior to requesting a variance from the terms of this ordinance.

vi. The variance seeks to authorize approval of an Associated Plan, as defined by the Subdivision Ordinance, that does not provide the required mitigation of a Water & Sewer Study.

[Remainder of page intentionally blank]

Amend Section 8.200 (Terms Defined) of Article 8 (Definitions), such amended and new definitions to read as follows:

Heavy Industrial Use
As defined by Texas Local Government Code Section 218.001, a storage, processing, or manufacturing use:

1. with processes using flammable or explosive materials;
2. with hazardous conditions; or
3. that is noxious or offensive from odors, smoke, noise, fumes, or vibrations.

Home-based Business (No Impact)
Any business operated from a residence by the owner or tenant for the purpose of manufacturing, providing, or selling a lawful good or service, and which is further defined in Chapter 229 Local Government Code, Section 229.902 (See Sec. 15.700).

Home Occupations
Any activity carried out for gain by a resident which results in the manufacture or provision of goods and/or services and is conducted as an accessory use in a dwelling unit, other than a Home-based Business(No Impact) (See Sec. 15.700).

Mid-Rise Residential
A Multifamily Residence ~~B~~building~~s~~ containing not less than five floors designed for residential occupancy and including accessory uses including but not limited to parking garages, recreational amenities, meeting space, storage, and personal services. A mid-rise residential development may include a mix of residential and nonresidential uses in the same structure.

Mixed-use Residential
When used to describe land use or development, means the use or development, as applicable, of a site consisting of residential and nonresidential uses in which the residential uses are at least 65 percent of the total square footage of the development.

[Remainder of page intentionally blank]

Amend Subsection 9.1000.1 (Purpose) of Section 9.1000 (SF-A, Single-Family Residence Attached District) of Article 9 (Residential Districts), such subsection to read in its entirety as follows:

.1 Purpose

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

[Remainder of page intentionally blank]

Amend Section 9.1300 (MF-1, Multifamily Residence-1 District) of Article 9 (Residential Districts), such section to read in its entirety as follows:

9.1300 MF-1, Multifamily Residence-1 District

.1 Purpose

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.

.2 Permitted Uses

See the residential districts use table in Sec. 14.100 for a complete listing.

.3 Area, Yard, and Bulk Requirements

The following area, yard, and bulk requirements apply to all development in the MF-1 district unless otherwise expressly stated:

Description	Requirement
~~Maximum Residential Density~~	~~12 units per acre~~None
Minimum Lot Area	8,400 square feet
Minimum Lot Width	70 feet
Minimum Lot Depth	120 feet
Minimum Front Yard	25 feet, except as provided in Sec. 15.800 and Sec. 13.500.2
~~1 and 2 story~~	~~25 feet, except as provided in Sec. 15.800 and Sec. 13.500.2~~
~~3 story~~	~~100 feet, except as provided in Sec. 15.800 and Sec. 13.500.2.~~
Minimum Side Yard	~~15 feet (See Sec. 15.800 and Sec. 13.500.3)~~
1 story	15 feet (See Sec. 13.500.3)
2 or 3 stories	25 feet (See Sec. 13.500.3)
Maximum Side Yard	N/A
Minimum Building Separation	See Sec. 15.800
Minimum Rear Yard	~~15 feet (See Sec. 15.800 and Sec. 13.500.4)~~
1 story	15 feet (See Sec. 13.500.4)
2 or 3 stories	25 feet (See Sec. 13.500.4)
~~Minimum Floor Area per Dwelling Unit~~	
~~Efficiency~~	~~500 square feet~~
~~1 bedroom~~	~~650 square feet~~
~~2 bedroom~~	~~800 square feet~~
~~Each additional bedroom~~	~~200 square feet~~
Maximum Lot Coverage	None~~35% plus 10% additional coverage permitted for accessory buildings (See Sec. 13.500.4A)~~
Maximum Height	~~3 story, 40~~45 feet (See Sec. 13.600)

~~Minimum Usable Open Space~~	~~Usable open space shall comply with the supplementary regulations in Sec. 13.800.~~
~~One bedroom~~	~~600 square feet~~
~~Each additional bedroom~~	~~300 square feet~~

.4 Parking Requirements

A. ~~Two~~ One parking space~~s~~ per dwelling unit (See Article 16).

B. The off-street parking spaces designated for each dwelling unit shall be located within 100 feet of the dwelling unit served by such spaces.

.5 Miscellaneous Multifamily Residence Provisions
(See also Sec. 15.800)

A. Walls
A wall not more than 8 feet in height may be erected in the front yard provided such wall is of at least 50% open construction. Such walls must meet all other applicable requirements for walls contained in Article 20.

B. Garage Enclosures
The elimination of a garage space by enclosing the garage with a stationary building wall shall be prohibited.

C. Street Names
Whenever street names are to be given to public streets or private drives in a multifamily development, such street names shall be approved with approval of a site plan. If block numbers are used, they shall be shown on the site plan.

D. Alternate Standards
~~An MF-1 district may be developed according to the standards required in the 2F, SF-A, PH, or SF-6 districts.~~See Sec. 15.1900 for single-family development options.

[Remainder of page intentionally blank]

Amend Section 9.1400 (MF-2, Multifamily Residence-2 District) of Article 9 (Residential Districts), such section to read in its entirety as follows:

9.1400 MF-2, Multifamily Residence-2 District

.1 Purpose

The MF-2 district is intended to accommodate condominiums and apartments ~~at a density of 18 residential units per acre~~ providing sufficient areas for usable open space and landscaping. MF-2 districts should have direct access and/or frontage on major thoroughfares and no principal access to standard residential streets.

.2 Permitted Uses

See the residential districts use table in Sec. 14.100 for a complete listing.

.3 Area, Yard, and Bulk Requirements

The following area, yard, and bulk requirements apply to all development in the MF-2 district unless otherwise expressly stated:

Description	Requirement
~~Maximum Residential Density~~	~~18 units per acre~~
Minimum Lot Area	8,400 square feet
Minimum Lot Width	70 feet
Minimum Lot Depth	120 feet
Minimum Front Yard ~~(1 and 2 story)~~	25 feet, except as provided in Sec. 15.800 and Sec. 13.500.2.
Minimum Side Yard	15 feet (See Sec. 15.800 and Sec. 13.500.3)
Maximum Side Yard	N/A
Minimum Rear Yard	15 feet (See Sec. 15.800 and Sec. 13.500.4)
~~Minimum Floor Area per Dwelling Unit~~	
~~Efficiency~~	~~500 square feet~~
~~1 bedroom~~	~~650 square feet~~
~~2 bedroom~~	~~800 square feet~~
~~Each additional bedroom~~	~~200 square feet~~
Maximum Lot Coverage	None~~35% plus 10% additional coverage permitted for accessory buildings (See Sec. 13.500.4A)~~
Maximum Height	~~2 story, 3~~45 feet (See ~~Sec. 15.800 and~~ Sec. 13.600)

~~Minimum Usable Open Space~~	~~Usable open space shall comply with the supplementary regulations in Sec. 13.800.~~
~~One bedroom~~	~~600 square feet~~
~~Each additional bedroom~~	~~300 square feet~~

.4 Parking Requirements

A. ~~Two~~ One parking space~~s~~ per dwelling unit (See Article 16).

B. The off-street parking spaces designated for each dwelling unit shall be located within 100 feet of the dwelling unit served by such spaces.

.5 Miscellaneous Multifamily Residence Provisions
(See Sec. 15.800)

C. Walls
A wall not more than 8 feet in height may be erected in the front yard provided such wall is of at least 50% open construction. Such walls must meet all other applicable requirements for walls contained in Article 20.

D. Garage Enclosures
The elimination of a garage space by enclosing the garage with a stationary building wall shall be prohibited.

E. Street Names
Whenever street names are to be given to public streets or private drives in a multifamily development, such street names shall be approved with approval of a site plan. If block numbers are used, they shall be shown on the site plan.

F. Alternate Standards
~~An MF-2 district may be developed in accordance with the standards required in the 2F, SF-A, PH, and SF-6 districts.~~See Sec. 15.1900 for single-family development options.

[Remainder of page intentionally blank]

Amend Section 9.1500 (MF-3, Multifamily Residence-3 District) of Article 9 (Residential Districts), such section to read in its entirety as follows:

9.1500 MF-3, Multifamily Residence-3 District

.1 Purpose

The MF-3 district is intended to provide for ~~relatively dense~~ condominium and apartment developments~~, at 21.5 residential units per acre. This density will allow~~ with limited areas of usable open space that must be carefully designed for maximum accessibility and utilization by the residents of an MF-3 development. MF-3 districts should have access and frontage to major thoroughfares, with no principal access to standard residential streets.

.2 Permitted Uses

See the residential districts use table in Sec. 14.100 for a complete listing.

.3 Area, Yard, and Bulk Requirements

The following area, yard, and bulk requirements apply to all development in the MF-3 district unless otherwise expressly stated:

Description	Requirement
~~Maximum Residential Density~~	~~21.5 units per acre~~
Minimum Lot Area	8,400 square feet
Minimum Lot Width	70 feet
Minimum Lot Depth	120 feet
Minimum Front Yard	25 feet, except as provided in Sec. 15.800 and Sec. 13.500.2
~~1 and 2 story~~	~~25 feet, except as provided in Sec. 15.800 and Sec. 13.500.2~~
~~3 story~~	~~100 feet, except as provided in Sec. 15.800 and Sec. 13.500.2~~
Minimum Side Yard	15 feet (See Sec. 15.800 and Sec. 13.500.3)
Maximum Side Yard	N/A
Minimum Rear Yard	15 feet (See Sec. 15.800 and Sec. 13.500.4)
~~Minimum Floor Area per Dwelling Unit~~	
~~Efficiency~~	~~500 square feet~~
~~1 bedroom~~	~~650 square feet~~
~~2 bedroom~~	~~800 square feet~~
~~Each additional bedroom~~	~~200 square feet~~
Maximum Lot Coverage	None~~35% plus 10% additional coverage permitted for accessory buildings (See Sec. 13.500.4A)~~
Maximum Height	45 feet ~~3 story with a maximum third floor top plate line of 35 feet and a maximum 45-foot height for any portion of the building. Top plate line is defined as the top horizontal member of an exterior frame wall supporting ceiling joists, rafters, or other members.~~

~~Minimum Usable Open Space~~	~~Usable open space shall comply with the supplementary regulations in Sec. 13.800~~
~~One bedroom~~	~~400 square feet - One bedroom~~
~~Each additional bedroom~~	~~300 square feet - Each additional bedroom~~

.4 Parking Requirements

A. ~~Two~~ One parking space~~s~~ per dwelling unit (See Article 16)

B. The off-street parking spaces designated for each dwelling unit shall be located within 100 feet of the dwelling unit served by such spaces.

.5 Miscellaneous Multifamily Residence Provisions (See Sec. 15.800)

A. Walls

A wall not more than 8 feet in height may be erected in the front yard provided such wall is of at least 50% open construction. Such walls must meet all other applicable requirements for walls contained in Article 20.

B. Garage Enclosures

The elimination of a garage space by enclosing the garage with a stationary building wall shall be prohibited.

C. Street Names

Whenever street names are to be given to public streets or private drives in a multifamily development, such street names shall be approved with approval of a site plan. If block numbers are used, they shall be shown on the site plan.

D. Alternate Standards

~~An MF-3 district may be developed in accordance with the standards required in the 2F, SF-A, PH, and SF-6 districts.~~See Sec. 15.1900 for single-family development options.

[Remainder of page intentionally blank]

Amend Subsection 9.1700.4 (Housing Type Requirement) of Section 9.1700 (RCD, Residential Community Design District) of Article 9 (Residential Districts), such subsection to read in its entirety as follows:

.4 Housing-Types Requirement

~~**A.** The district is limited to a minimum of 10 dwelling units per acre and a maximum of 20 dwelling units per acre. Calculation of residential density is based on the net size of the property, exclusive of public and private streets, street easements, and public usable open space, at the time of development.~~

~~**B.**~~A. If a housing type is provided, it must account for at least 10% of the total units in the district.

~~**C.**~~B. The required mix of housing types is determined by the number of dwelling units provided within the district as shown below.

Dwelling Units Provided	**50 Units or Less**	**51-100 Units**	**Over 100 Units**
Minimum District Size	5 acres	5 acres	10 acres
Minimum Housing Types Required	1	2	3
Tier One Units	Minimum 50% of total units	Minimum 50% of total units	Minimum 50% of total units
Tier Two Units	Permitted	Permitted	Permitted
~~**Tier Three Units**~~	~~Not permitted~~	~~Not permitted~~	~~Cannot exceed 25% of total units~~

[Remainder of page intentionally blank]

Amend Part C of Subsection 9.1700.5 (Area, Yard, and Bulk Requirements for Housing Types) of Section 9.1700 (RCD, Residential Community Design District) of Article 9 (Residential Districts), to delete the part in its entirety:

~~C. Tier Three Housing Types~~

~~i. Tier Three housing types consist of moderate scale and density residential buildings. These housing types are best suited within and adjacent to mixed use areas and are not appropriate adjacent to single family residences located outside the RCD district.~~

~~ii. Tier Three: Manor Home~~

~~a. Description~~

~~A detached building comprised of 3-6 dwelling units that share a common sidewall or ceiling. The appearance of the structure is intended to match the form and character of a single-family detached residence. The building must have only one common entrance visible from the street. A direct sidewalk connection from every entrance must be provided to the sidewalk along the street and to the building's associated parking.~~

~~b. Area, Yard, and Bulk Requirements~~

~~Description~~	~~Requirements~~
~~Minimum Lot Area~~	~~5,000 square feet for 3 units; 1,000 square feet for each additional unit~~
~~Minimum Units per Lot~~	~~3 units~~
~~Maximum Units per Lot~~	~~6 units~~
~~Minimum Lot Width~~	
~~Interior Lot~~	~~50 feet~~
~~Corner Lot~~	~~55 feet~~
~~Maximum Lot Width~~	~~110 feet~~
~~Minimum Front Yard~~	~~10 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7~~
~~Maximum Front Yard~~	~~20 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7~~
~~Front Yard Encroachments~~	~~Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend up to 5 feet into the front yard setback.~~
~~Minimum Side Yard~~	~~10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7~~
~~Maximum Side Yard~~	~~20 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7~~
~~Minimum Rear Yard~~	~~None, except as provided in Sec. 13.500.4 and Sec. 9.1700.7~~
~~Minimum Building Separation~~	~~10 feet~~
~~Garage Setback~~	~~The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length.~~
~~Minimum Floor Area per Dwelling Unit~~	~~800 square feet~~
~~Maximum Height~~	~~2 story, 35 feet, except as provided in Sec. 13.600 and Sec. 9.1700.7~~
~~Maximum Coverage~~	~~70%~~
~~Parking Requirements~~	~~All parking must be located behind the front building line (See Article 16)~~
~~One bedroom or less~~	~~One parking space per dwelling unit~~
~~Two bedrooms~~	~~One and one-half parking spaces per dwelling unit~~
~~Three bedrooms or more~~	~~2 parking spaces per dwelling unit~~
~~Maximum Parking Requirements~~	~~2 parking spaces per dwelling unit located behind the front building line (See Article 16)~~

iii. Tier Three: Stacked Flat

a. Description

A 2- or 3-story, detached building comprised of 6 – 9 dwelling units that share a common horizontal or vertical separation. The appearance of the structure is intended to match the form and character of a single family detached residence. The building must have only one common entrance visible from the street. A direct sidewalk connection from every entrance must be provided to the sidewalk along the street and to the building's associated parking.

b. Area, Yard, and Bulk Requirements

Description	Requirements
Minimum Lot Area	8,000
Maximum Units per Lot	9 units
Minimum Lot Width	
Interior Lot	50 feet
Corner Lot	55 feet
Maximum Lot Width	150 feet
Minimum Front Yard	10 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Maximum Front Yard	20 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7
Front Yard Encroachments	Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend up to 5 feet into the front yard setback.
Minimum Side Yard	10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Maximum Side Yard	20 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7
Minimum Rear Yard	10 feet, except as provided in Sec. 13.500.4 and Sec. 9.1700.7
Minimum Building Separation	10 feet
Garage Setback	The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length.
Minimum Floor Area per Dwelling Unit	700 square feet
Maximum Height	3 story, 50 feet, except as provided in Sec. 13.600 and Sec. 9.1700.7
Maximum Coverage	75%
Parking Requirements	All parking must be located behind the front building line (See Article 16)
One bedroom or less	One parking space per dwelling unit
Two bedrooms	One and one-half parking spaces per dwelling unit
Three bedrooms or more	2 parking spaces per dwelling unit
Maximum Parking Requirements	2 parking spaces per dwelling unit located behind the front building line (See Article 16)

[Remainder of page intentionally blank]

Amend Article 10 (Nonresidential Districts) to such article to read in its entirety as follows:

Article 10 Nonresidential Districts

10.100 The Districts

The city's nonresidential zoning districts are listed below. When this zoning ordinance refers to "nonresidential" zoning districts it is referring to these districts.

Map Symbol/Abbreviation	District Name	Section
O-1	Neighborhood Office	10.200
O-2	General Office	10.300
R	Retail	10.400
LC	Light Commercial	10.500
CC	Corridor Commercial	10.600
UMU	Urban Mixed-Use	10.700
BG	Downtown Business/Government	10.800
CB-1	Central Business-1	10.900
CE	Commercial Employment	10.1000
RC	Regional Commercial	10.1100
RE	Regional Employment	10.1200
RT	Research/Technology Center	10.1300
LI-1	Light Industrial-1	10.1400
LI-2	Light Industrial-2	10.1500
NBD	Neighborhood Business Design	10.1600

[Remainder of page intentionally blank]

10.200 O-1, Neighborhood Office District

.1 Purpose

The O-1 district is intended to provide for low-rise, garden-type office development providing professional, medical, and other office services to residents in adjacent neighborhoods. O-1 districts shall have principal access to major thoroughfares and may serve as an area of transition between residential and high-intensity nonresidential uses. Multifamily and mixed-use residential are permitted where required by state law.

.2 Permitted Uses

See the nonresidential districts use table in Sec. 14.200 for a complete listing.

.3 Area, Yard, and Bulk Requirements

The following area, yard, and bulk requirements apply to all development in the O-1 district unless otherwise expressly stated:

Description	Nonresidential Requirement	Multifamily and Mixed-use Residential Requirement
Minimum Lot Area	None	None
Minimum Lot Width	None	None
Minimum Lot Depth	None	None
Minimum Front Yard	50 feet, except as provided in Sec. 13.500.2	25 feet, except as provided in Sec. 13.500.2
Minimum Side Yard		
Interior Lot	None (See Sec. 13.500.3)	None (See Sec. 13.500.3)
Corner Lot	50 feet on street side	25 feet on street side
Minimum Rear Yard	10 feet where no alley abuts the rear property line (See Sec. 13.500.4)	10 feet where no alley abuts the rear property line (See Sec. 13.500.4)
Maximum Lot Coverage	30%	None
Maximum Height	2 story, 35 feet (See Sec. 13.600)	45 feet (See Sec. 13.600)
Maximum Floor Area Ratio	0.6:1	None

.4 Parking Requirements

(See Article 16)

.5 Landscaping

(See Article 17)

~~.6 Special District Requirements~~

~~Independent living facilities constructed prior to February 27, 2023 and proposed independent living facility projects vested under Chapter 245 of the Local Government Code prior to February 27, 2023 are permitted. Any remodeling, reconstruction, redevelopment, or other improvements shall not increase the floor area or number of dwelling units of a particular structure or site.~~

10.300 O-2, General Office District

.1 Purpose

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. Multifamily and mixed-use residential are permitted where required by state law.

.2 Permitted Uses

See the nonresidential districts use table in Sec. 14.200 for a complete listing.

.3 Area, Yard, and Bulk Requirements

The following area, yard, and bulk requirements apply to all development in the O-2 district unless otherwise expressly stated:

Description	Nonresidential Requirement	Multifamily and Mixed-use Residential Requirement
Minimum Lot Area	None	None
Minimum Lot Width	None	None
Minimum Lot Depth	None	None
Minimum Front Yard	50 feet, except as provided in Sec. 13.500.2	25 feet, except as provided in Sec. 13.500.2
Minimum Side Yard		
Interior Lot	None (See Sec. 13.500.3)	None (See Sec. 13.500.3)
Corner Lot	50 feet on street side	25 feet on street side
Minimum Rear Yard	10 feet where no alley abuts the rear property line (See Sec. 13.500.4)	10 feet where no alley abuts the rear property line (See Sec. 13.500.4)
Maximum Lot Coverage	50%, including a maximum of 30% for accessory buildings and structures.	None
Minimum Height	None (See Sec. 13.600)	75 feet (See Sec. 13.600)
Maximum Height	None (See Sec. 13.600)	None (See Sec. 13.600)
Maximum Floor Area Ratio	1:1	None

.4 Parking Requirements

(See Article 16)

.5 Landscaping

(See Article 17)

.6 Special District Requirements

Independent living facilities below the minimum height constructed prior to February 27, 2023, and proposed independent living facility projects vested under Chapter 245 of the Local Government Code prior to February 27, 2023, are permitted. ~~Any remodeling, reconstruction, redevelopment, or other improvements shall not increase the floor area or number of dwelling units of a particular structure or site.~~

[Remainder of page intentionally blank]

10.400 R, Retail District

.1 Purpose

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. Multifamily and mixed-use residential are permitted where required by state law.

.2 Permitted Uses

See the nonresidential districts use table in Sec. 14.200 for a complete listing.

.3 Area, Yard, and Bulk Requirements

The following area, yard, and bulk requirements apply to all development in the R district unless otherwise expressly stated:

Description	Nonresidential Requirement	Multifamily and Mixed-use Residential Requirement
Minimum Lot Area	None	None
Minimum Lot Width	None	None
Minimum Lot Depth	None	None
Minimum Front Yard	50 feet, except as provided in Sec. 13.500.2	25 feet, except as provided in Sec. 13.500.2
Minimum Side Yard		
Interior Lot	None (See Sec. 13.500.3)	None (See Sec. 13.500.3)
Corner Lot	50 feet on street side	25 feet on street side
Maximum Side Yard	None	None
Minimum Rear Yard	10 feet where no alley abuts the rear property line (See Sec. 13.500.4)	10 feet where no alley abuts the rear property line (See Sec. 13.500.4)
Maximum Height	2 story, 35 feet (See Sec. 13.600)	45 feet (See Sec. 13.600)
Maximum Lot Coverage	30% (See Sec. 10.400.6)	None
Maximum Floor Area Ratio	0.6:1	None

.4 Parking Requirements

(See Article 16)

.5 Landscaping

(See Article 17) Residential uses allowed in the R, Retail district shall comply with Sec. 17.200.2

.6 Special District Requirements

A. Vehicle Fueling Stations

For vehicle fueling stations, canopies shall be considered as an accessory structure and shall be included in all calculations of lot coverage. A maximum 30% of the lot may be covered by the primary and/or accessory structures.

B. Mini-warehouse/Public Storage

For mini-warehouse/public storage developments, maximum 50% lot coverage shall be allowed.

C. ~~**Independent Living Facilities**~~[Reserved]

~~Independent living facilities constructed prior to February 27, 2023 and proposed independent living facility projects vested under Chapter 245 of the Local Government Code prior to February 27, 2023 are permitted. Any remodeling, reconstruction, redevelopment, or other improvements shall not increase the floor area or number of dwelling units of a particular structure or site.~~

D. Single-Family Residential Uses

See Sec. 15.1900 for single-family development options.

~~**i.** Patio homes, single-family attached residences, and two-family residences shall comply with the standards of Secs. 9.900, 9.1000, and 9.1100, respectively, except that single-family attached residences shall be developed on individually platted lots only. Once any properties are developed for residential purposes, no nonresidential uses, other than home occupations shall occur. (See Sec. 15.700) Retail-zoned land proposed for residential uses shall abut residentially zoned land that is not separated by a Type C or larger thoroughfare (per the Thoroughfare Plan Map of the Comprehensive Plan).~~

~~**ii.** When a portion of any retail-zoned property is used for patio homes, single-family attached, or two-family developments, and a residual tract has been left, it shall have a minimum of 2 acres and access to a median opening when located on an existing or proposed divided thoroughfare (as noted on the city's Thoroughfare Plan Map).~~

~~**iii.** Any portion of a retail-zoned tract that is developed for patio home, single-family attached, and/or two-family residences, shall have a minimum land area of 5 acres.~~

~~**iv.** Any new residential uses constructed next to existing nonresidential uses must provide screening in compliance with 16.1400.5 (Off-Street Loading).~~

E. Light-intensity Manufacturing

i. Minimum Parking

One space for each 300 square feet of gross floor area

ii. Loading Facilities

Loading areas for light-intensity manufacturing are intended to provide for short-term pick-up and delivery. Onsite storage of delivery vehicles, including trailers and shipping containers, is prohibited. No delivery vehicles shall be parked outside of the designated loading area. Light-intensity manufacturing buildings in Retail districts shall not exceed the following ratios for loading spaces:

Square Feet of Gross Floor Area in Structure	Maximum Loading Spaces or Berths
0 to 20,000	4
Over 20,000	1 for each additional 10,000 square feet up to a maximum of 12

iii. Screening and Building Orientation

The following additional requirements apply to light-intensity manufacturing uses in Retail districts:

a. The design and orientation of the building shall minimize the exposure of loading and trash collection areas from adjacent streets and from adjacent properties unless they are part of the same approved preliminary site plan. No loading spaces shall face streets. In addition, the Planning & Zoning Commission may require a combination of wing walls extended from a building, screening walls, landscape berms, and plant materials to further obscure the view of loading and trash collection areas. The above screening elements shall be designed and located in conformance with applicable yard and setback requirements. Screening must extend the entire length of the loading area.

b. Screening elements shall be a minimum of 8 feet in height at installation. Berms should not exceed a slope of 3 feet, horizontal to 1 foot, vertical. Retaining walls may be used on the interior side of the berm but should not face adjacent streets or properties. The height shall be measured from the top of the curb of adjacent streets or from the average grade of property lines with adjacent tracts of land. Depending upon the average grade of the adjacent streets and properties, the minimum height at installation may be increased to as high as 12 feet.

c. Plant materials used for screening shall include a combination of shade and ornamental trees (4-inch minimum caliper), conifers (8-foot minimum height) and shrubs (5-gallon minimum). The plant materials shall be arranged in a manner which significantly obscures the view from adjacent streets and properties.

d. Proposed screening elements shall be identified on the preliminary site plan. A detailed plan showing the angles of view and the specific placement of screening elements shall be submitted with the final site plan.

[Remainder of page intentionally blank]

10.500 LC, Light Commercial District

.1 Purpose

The LC district is intended to provide for a wide array of retail, office, and service uses to meet the needs of local residents and businesses. Some vehicle-related uses and limited assembly, which address local service and employment opportunities are also included in LC districts. Multifamily and mixed-use residential are permitted where required by state law.

.2 Permitted Uses

See the nonresidential districts use table in Sec. 14.200 for a complete listing.

.3 Area, Yard, and Bulk Requirements

The following area, yard, and bulk requirements apply to all development in the LC district unless otherwise expressly stated:

Description	Nonresidential Requirement	Multifamily and Mixed-use Residential Requirement
Minimum Lot Area	None	None
Minimum Lot Width	None	None
Minimum Lot Depth	None	None
Minimum Front Yard	50 feet, except as provided in Sec. 13.500.2	25 feet, except as provided in Sec. 13.500.2
Minimum Side Yard		
Interior Lot	None, except as provided in Sec. 13.500.3	None, except as provided in Sec. 13.500.3
Corner Lot	50 feet on street side	25 feet on street side
Minimum Rear Yard	10 feet where no alley abuts the rear property line (See Sec. 13.500.4)	10 feet where no alley abuts the rear property line (See Sec. 13.500.4)
Maximum Height	2 story, 35 feet (See Sec. 13.600)	45 feet (See Sec. 13.600)
Maximum Lot Coverage	40% (See Sec. 10.500.6)	None
Maximum Floor Area Ratio	0.8:1	None

.4 Parking Requirements

(See Article 16)

.5 Landscaping

(See Article 17)

.6 Special District Requirements

A. For vehicle fueling stations, canopies shall be considered as an accessory structure and shall be included in all calculations of lot coverage. A maximum 30% of the lot may be covered by the primary and/or accessory structures.

B. For mini-warehouse/public storage developments, maximum 50% lot coverage shall be allowed.

.7 Light-intensity Manufacturing

In the LC district, light-intensity manufacturing uses shall meet the following standards:

A. Operations should be fully enclosed with no outside storage of goods or materials.

B. Storage and distribution facilities should be incidental to the main use.

C. Dock areas should be screened from adjacent properties and public streets.

D. No noise, vibration, odor, smoke, and dust should impact adjacent properties in conformance with the performance standards in Article 24.

[Remainder of page intentionally blank]

10.600 CC, Corridor Commercial District

.1 Purpose

The CC district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors. The regulations and standards of this district are reflective of the high traffic volumes and high visibility of these regional highways. Multifamily and mixed-use residential are permitted where required by state law.

.2 Permitted Uses

See the nonresidential districts use table in Sec. 14.200 for a complete listing.

.3 Area, Yard, and Bulk Requirements

The following area, yard, and bulk requirements apply to all development in the CC district unless otherwise expressly stated:

Description	Nonresidential Requirement	Multifamily and Mixed-use Residential Requirement
Minimum Lot Area	None	None
Minimum Lot Width	None	None
Minimum Lot Depth	None	None
Minimum Front Yard	50 feet, except as specified in Sec. 13.500.2	25 feet, except as specified in Sec. 13.500.2
Minimum Side Yard		
Interior Lot	None, ~~(~~except as specified in Sec. 13.500.3	None, except as specified in Sec. 13.500.3
Corner Lot	50 feet	25 feet
Minimum Rear Yard	None, or 10 feet where no alley abuts the property line, except as specified in Sec. 13.500.4	None, or 10 feet where no alley abuts the property line, except as specified in Sec. 13.500.4
Minimum Height	None (See Sec. 13.600)	45 feet (See Sec. 13.600)
Maximum Height	20 story, not to exceed 325 feet in height (See Sec. 13.600)	20 story, not to exceed 325 feet in height (See Sec. 13.600)
Maximum Lot Coverage	50%, 70% if structured parking is included	None
Maximum Floor Area Ratio	1:1	None

.4 Parking Requirements

(See Article 16)

.5 Landscaping

(See Article 17)

.6 Special District Requirements

A. For vehicle fueling stations, canopies shall be considered as an accessory structure and shall be included in all calculations for lot coverage. A maximum 30% of the lot may be covered by the primary and/or accessory structures for vehicle fueling stations.

B. Multifamily residences below the minimum height lawfully constructed prior to the institution of a CC district are permitted. ~~Any remodeling, reconstruction, redevelopment, or other improvements shall not increase the floor area or number of dwellings of a particular structure or site.~~

.7 Light-intensity Manufacturing

In the CC district, light-intensity manufacturing uses shall meet the following standards:

A. Operations should be fully enclosed with no outside storage of goods or materials.

B. Storage and distribution facilities should be incidental to the main use.

C. Dock areas should be screened from adjacent properties and public streets.

D. No noise, vibration, odor, smoke, and dust should impact adjacent properties in conformance with the performance standards in Article 24.

[Remainder of page intentionally blank]

10.700 UMU, Urban Mixed-Use District

.1 Purpose

The UMU district is intended to provide a planning, regulatory, and management framework for the design, development, and operation of urban mixed-use centers that promote social interaction, community identity, and efficient use of land and resources. The UMU district should also support and encourage a variety of transportation options, including transit, bicycles, and walking. The district is applicable primarily to large undeveloped properties where higher density residential and commercial uses are appropriate.

.2 Permitted Uses

See the nonresidential districts use table in Sec. 14.200 for a complete listing.

.3 Area, Yard, and Bulk Requirements

The following area, yard, and bulk requirements apply to all development in the UMU district unless otherwise expressly stated:

Description	~~**Commercial**~~ Nonresidential, ~~**and**~~ **Multifamily**, and Mixed-use Residential	**Single-Family Attached**
Minimum Lot Area	None	700 square feet
Minimum Lot Width	None	20 feet
Minimum Lot Depth	None	35 feet
Front Yard Setbacks	75% of the building face shall be within 15 feet of the property line. If easements are present or public open space, patio dining, plaza or other public amenity is provided, 75% of the building face shall be built to the easement line, open space, or public amenity. The setback may be increased to a maximum of 100 feet if a drive aisle with double-loaded parking is installed between the building face and a public street of Type D or above	75% of the building face shall be within 10 feet of the property line. If easements are present, 75% of the building face shall be built to the easement line.
Side Yard Setbacks		
Interior Lot	None	None
Corner Lot	same as front	same as front
Minimum Rear Yard	None	None
Minimum Height	Nonresidential: 2 story Multifamily and Mixed-use Residential: 45 feet	2 story
Maximum Height	15 story	3 story
Maximum Lot Coverage	None, except as limited by applicable setback requirements from Front Yard Setbacks, Side Yard Setbacks, Minimum Rear Yard, and Maximum Height above	100% including accessory buildings
Minimum Lot Coverage	Nonresidential: 60% Multifamily and Mixed-use Residential: None	60%

Description	~~Commercial~~ Nonresidential, ~~and~~ Multifamily, and Mixed-use Residential	Single-Family Attached
Maximum Floor Area Ratio	Nonresidential: 6:1 except as limited by applicable setback requirements from Front Yard Setbacks, Side Yard Setbacks, Minimum Rear Yard, and Maximum Height above Multifamily and Mixed-use Residential: None	None
Minimum Floor Area Ratio	Nonresidential: 1:1 Multifamily and Mixed-use Residential: None	NA

.4 Definitions

The following terms and definitions only apply to the regulations of this district. Where they conflict with general definitions in the Zoning Ordinance, these definitions shall control.

Flex Space (Live-Work)

A dwelling unit of not less than 700 square feet in floor area that may be used completely or in part for an allowed nonresidential use.

Floor Area, Gross

The sum of floor area within the perimeter walls of a building. Gross floor area only includes air-conditioned space intended for human occupancy and excludes garages, patios, attics, balconies, roof decks and other exposed or un-air-conditioned space.

Floor Area Ratio

The ratio of a building's gross floor area to the area of the lot on which the building is located.

Linear Footage, Gross

The total length of a building as measured in a straight line along the street.

Lot Coverage

The area of a site or lot covered by a building measured from the base of the perimeter walls, excluding covered walkways, porches, and un-air-conditioned space. Tuck under parking and parking garages are included in the calculation of lot coverage.

Reciprocal Easement Agreement

A contract among property owners and tenants governing the use and operation of property, including shared common areas, usable open space, and parking.

~~**Residential Density**~~

~~The number of individual residential living units per acre of the site or lot on which they are located. Calculation of residential density shall be based on the net size of the property, exclusive of public and private street right-of-way, street easements, and park and open space accessible to the public.~~

~~**Residential Density, Effective**~~

~~A measure applied to a mixed-use building which calculates the total number of possible residential units to estimate the potential density if the building were used solely for residential purposes. Effective density equals per acre density based on the total number of residential units plus the gross floor area of nonresidential and/or live/work/flex space divided by the average residential unit size.~~

.5 District Establishment and Administration

A. The regulations contained within this zoning district shall be supplemented with additional standards and conditions required to execute a specific development plan. The boundary of each UMU district shall be defined on the Zoning Map and identified with the letters UMU followed by a unique number referencing the supplementary regulations. In considering the establishment of a UMU district, the Planning & Zoning Commission and City Council may amend and supplement the base UMU regulations and related development regulations in the Zoning Ordinance and Subdivision Ordinance to implement individual development plans, with the exception of:

i. Requirement for an adopted development plan;

ii. Requirement for a governance association;

~~**iii.** Minimum residential densities for multifamily development;~~

~~**iv.**~~**iii.** Requirement to maintain three or more uses; and

~~**v.**~~**iv.** Requirement for nonresidential uses to be constructed within the first phase of development.

B. A UMU district may not be used to:

i. Require construction of public improvements or the dedication or reservation of land, which are not of primary benefit to development within the district or necessary to mitigate an adverse impact attributable to development within the district, unless compensation is provided as required by law.

ii. Secure agreements between owners of property within the district with third parties.

iii. Assign responsibility to the city for enforcement of private deed restrictions or covenants.

iv. Waive or modify the requirements of ordinances other than the Zoning Ordinance, except as specifically authorized by this ordinance.

.6 Adopted Development Plan

A. A UMU district shall not be established without the concurrent adoption of a development plan for the district. The plan shall show the location and type of streets, blocks, parking areas, and open space.

B. The plan shall enumerate all standards, conditions, and performance and implementation requirements not otherwise contained in the base zoning district requirements.

C. The development plan shall be adopted as part of the ordinance creating the UMU district.

D. Except where multifamily and Mixed-use Residential is explicitly allowed (by Chapter 218 of the Texas Local Government Code) in locations designated on the development plan for office, retail, warehouse, or other commercial use:

i. The plan shall specify the primary, secondary, and tertiary categories of land use, including the amount of gross floor area designated for each category of use.

ii. The plan shall specify the minimum and maximum number of residential units.

E. Except where otherwise prohibited by law, ~~M~~major modifications to the development plan, including but not limited to, specifications of land use categories and functional roles, and significant lot, block, and street design changes~~, and increasing the number of residential units,~~ shall only be amended by the same process by which the development plan was created. (See Sec. 3.500)

.7 Governance Association

Applications for building permits for development within a UMU district shall not be accepted or approved until a property owners governance association is established. The association shall be responsible for maintaining all common property, improvements, and amenities within the district. It shall have power sufficient to assess and collect dues and charges as required to perform its responsibilities. It may have additional powers to administer other programs, including but not limited to, security, promotion and marketing and entertainment. A Municipal Management district or Public Improvement district created in conformance with the Texas Local Government Code may be created to satisfy this requirement. A Reciprocal Easement Agreement (REA) allowing shared parking arrangements, public access to sidewalks, and to other amenities shall also be required and incorporated in the governance documents, but the REA may be deferred until a plan for common areas and amenities is submitted.

.8 Mixed-Use Requirement

Each UMU district must contain three or more use categories. Each category must be designated as primary, secondary, or tertiary according to the gross floor area for each use. A primary use category must include not less than 40% or more than 70% of the gross floor area. Secondary use categories must include not less than 20% or more than 40% of the gross floor area. Tertiary uses must include not more than 20% of the gross floor area. The percentages of primary, secondary, and tertiary uses may vary as long as their functional role does not change. Use categories are designated below:

Use Category	Functional Role
Primary Residential Uses	Primary, Secondary or Tertiary
Retail Uses	Primary, Secondary or Tertiary
Educational, Institutional, Public and Special Uses	Primary, Secondary or Tertiary
Office and Professional Uses	Primary, Secondary or Tertiary
Service Uses	Tertiary
Transportation, Utility, and Communications Uses	Tertiary

.9 Additional Use Regulations

A. If multifamily residential use is a designated use, a minimum of 250 units is required. ~~This requirement does not apply to mid-rise residential developments.~~

B. [Reserved]~~An average residential density of 40 dwelling units per acre must be maintained within a UMU district. The average shall be computed based on the actual residential density of units built and under construction (building permit issued). The reservation and allocation of residential units shall be managed by the governance association. Phased development shall have a minimum average residential density of 40 dwelling units per acre. However, no phase having less than 40 dwelling units per acre may be constructed, unless preceded by or concurrently built with a phase which maintains the minimum 40 dwelling units for the overall UMU district. No individual phase may be constructed at a residential density less than 30 dwelling units per acre, with the exception of single-family residence attached uses.~~

C. No less than 20,000 square feet of nonresidential space must be built as part of the first phase of development, consisting of at least one restaurant and one retail space. Fitness centers, leasing offices, club and meeting rooms, and other uses associated with and managed by a multifamily use shall not be included to meet this minimum requirement. Freestanding nonresidential buildings may not be less than 10,000 square feet in size. There is no minimum size for individual lease spaces integrated vertically into a building.

.10 Streets and Sidewalks

A. All streets within a UMU district must be platted as private streets, unless the city agrees to accept dedication of some or all as public streets. All streets are to be open for public use and may not be gated or have restricted access, except as may be permitted for special events. All streets must be located in a private street lot or in public right-of-way. The width of a street lot or right-of-way is established on the adopted development plan consistent with the Street Design Standards.

B. Required Main Street

All UMU districts shall have a main street, designated on the development plan, which serves as the core of the district. It shall be a Mixed-Use Type F thoroughfare with buildings of a minimum of two stories fronting onto the main street. No parking garages or surface parking lots shall directly abut the main street. A minimum 600 foot to 1,200 foot section of the street shall be the activity center of the district core. A minimum of 75% of the gross linear footage of the first floor along the activity center shall consist of retail, restaurant, entertainment, and other active uses. The maximum width of storefronts in this area shall be limited to 100 feet. The perimeter of a superstore, food/grocery store, or regional theater must be lined with individual store fronts meeting this maximum width requirement. The specific development

plan must define the main street. It shall also designate the location of at least 60% of the gross floor area along the main street for primary and secondary uses.

C. Sidewalks and Right-of-Way

Awnings, canopies, and other detachable fixtures may extend into the street lot or public right-of-way. All common areas to be maintained by the governance association shall be located in a street lot or public right-of-way. All other areas are to be on a building lot. Walkways, other than public sidewalks, may be permitted to access open space, amenities, and services. All walkways are to be open to the public unless designated as private.

D. Street types and cross-sections should use the Mixed-Use Local Street type in the Downtown Streets Plan of the Street Design Standards.

.11 Usable Open Space

A. Usable public open space shall be provided in an amount not less than five percent or more than ten percent of the gross acreage of the development. A maximum of 25% of the required open space may be located within a floodplain or within an overhead transmission line easement if these areas are improved for open space use. Except for property located within a floodplain, open space shall fit into the grid street and building block plan. Unless arranged as a courtyard with buildings on three sides, public open space shall abut a street on two sides. At least one plaza or open space shall be located adjacent to the main street. Smaller usable open space areas may also be provided and shall be no larger than three acres or smaller than one-quarter acre. Usable open space must be adopted by the development plan and must be maintained by the governance association.

B. Private open space is permitted consisting of interior courtyards and patios required for private amenities and individual business and residential use. Fencing and other enclosures may be used for building security, protection of play and pool areas, or as may be required for business and individual residential use. Exterior yards may not be fenced, except front yards assigned to individual residential units and townhouses may be enclosed with a maximum four-foot tall vertical rail metal fence.

C. Multifamily development in the UMU district is exempt from the Multifamily Residence regulations of Sec. 15.800 and from the Usable Open Space regulations of Sec. 13.800.

.12 Parking Requirements

A. UMU districts shall be designed as compact, pedestrian-oriented developments. With the exception of neighborhood theaters, regional theaters, religious facilities, and assembly halls, the maximum permitted parking for nonresidential uses is capped at one space for each 250 square feet of gross leasable area. Theaters and assembly halls are capped at one space per 2.5 persons accommodated. On-street parking is included in the parking calculations for the UMU district. No more than 25% of the capped parking requirement for the entire development may be located in a surface parking lot. Parking in excess of the maximum caps may be provided only if provided in parking garages.

B. One parking space is required for each ~~Parking for~~ multifamily residential dwelling or live/work/flex unit.~~uses shall be required as follows:~~

~~**i.** One bedroom or less: One parking space per unit~~

~~ii. Two bedrooms: 1.5 parking spaces per unit~~

~~iii. Three bedrooms or more: Two parking spaces per unit~~

C. All surface parking lots with 100 or more spaces must be designed as future development sites. They must be located on the outside edge of the development. No surface parking lot may contain more than 300 spaces.

D. A minimum five-foot landscape edge shall be provided between all surface parking lots and major and minor streets. Within this landscape edge, ten shrubs (five gallon minimum) shall be planted per 500 square feet. The landscape edge along major median divided streets shall comply with the requirements of Article 17 (Landscaping and Tree Protection) or the overlay districts contained in Article 11 (Overlay Districts) if applicable.

E. Private garages may be located (tucked) directly under and assigned to an individual residential unit.

F. Podium parking or grade level parking may be located under a horizontal structural concrete or steel structure separating the parking level from uses located on the podium.

G. One full level of a multi-level parking structure at or below grade must be open for general public parking. No parking structure serving primarily residential use shall serve more than two residential buildings. A residential parking garage must directly connect to at least one residential building and each level of the garage must be directly accessible from the residential building.

.13 Building Placement and Design

A. To reinforce the street grid, the distance from building face to building face shall not exceed 100 feet on Type F thoroughfares, unless separated by usable open space.

B. Single-Tenant Maximum First Floor Square Footage - 30,000 square feet, with the exception of schools and hospitals.

C. Permeability of First Floor - With the exception of parking garages, podium garages, and loading and service areas, 60% of the first floor of nonresidential buildings and live/work/flex space units must consist of windows and doors. Live/work/flex space units must have an exterior entrance.

D. Nonresidential space must have a minimum floor-to-ceiling height of 12 feet; however, live/work/flex space must have a minimum floor-to-ceiling height of ten feet.

.14 Single-Family Attached Regulations

A. Each dwelling unit shall be on an individually-platted lot. No more than 50% of the lots within a development may abut a mews street as the only point of street frontage and access.

B. Maximum Density: 40 dwelling units per acre

C. Minimum Density: 18 dwelling units per acre

D. Minimum Floor Area per Dwelling Unit: 800 square feet

E. Stoops and landscape areas adjacent to the building may extend a maximum distance of five feet into the area between the front facade of the building and the back of the street curb.

F. Maximum Building Length: 200 feet

G. Buildings must be separated by a minimum distance of ten feet.

H. No usable open space areas are required.

I. Each dwelling unit shall have a garage with a minimum of two parking spaces. Tandem garage spaces are allowed. Garage entrances shall be allowed only from a mews street or alley. The distance from the garage to the travel lane of the alley or mews street shall be 5 or less feet in length or shall be 20 feet or greater in length. The elimination of the garage space, by enclosing the garage with a stationary wall, shall be prohibited.

.15 Additional Requirements and Restrictions

A. A UMU district or a group of buildings within the district may not be walled, fenced, or restricted from general public access.

B. The second building constructed and all subsequent buildings may not be further than 150 feet from another building.

C. The regulations, specifications, and design standards for signs contained in Sec. 10.800 (BG, Downtown Business/Government) shall apply unless otherwise specified in this ordinance or in the adopted development plan.

[Remainder of page intentionally blank]

10.800 BG, Downtown Business/Government District

.1 Purpose

The BG district is intended to serve as a pedestrian-oriented center for retail, office, governmental, cultural, entertainment, and residential uses. It is designed to ensure that development, redevelopment, and renovation within the district are consistent with the historical character of Plano's original business district and the surrounding area. The standards of this district apply to specific characteristics of Plano's downtown area and are not appropriate for other locations and districts.

.2 Permitted Uses

See the nonresidential districts use table in Sec. 14.200 for a complete listing.

.3 Area, Yard, and Bulk Requirements

The following area, yard, and bulk requirements apply to all development in the BG district unless otherwise expressly stated:

Description	**~~Commercial~~ Nonresidential, ~~and~~ Multifamily, and Mixed-use Residential Requirement**	**Single-Family Attached Requirement**
Minimum Lot Area	None	700 square feet
Minimum Lot Width	None	20 feet
Minimum Lot Depth	None	35 feet
Front Yard Setbacks (except as noted in Sec. 13.500.2 and Other Height/Setback Requirements below)	See Sec. 10.800.5A and 10.800.5B	See Sec. 10.800.5A and 10.800.5B
Side Yard Setbacks		
Interior Side Yard	None, except as provided in Sec. 13.500.3	None, except as provided in Sec. 13.500.3
Exterior Side Yard (Corner Lot)	Same as front (See Sec. 10.800.5B)	Same as front (See Sec. 10.800.5B)
Minimum Rear Yard	None except as provided in Sec. 13.500.4 and Other Height/Setback Requirements below.	None
Maximum Height	4 story (except as noted in Other Height/Setback Requirements below).	3 story, 50 feet
	Four stories of multifamily are permitted on a horizontal structural podium above a single level at grade of structured parking, and/or nonresidential uses and/or flex space units (below-grade parking is excluded). Flex space units are defined as a ground floor unit that may be occupied by a residential use, a nonresidential use, or both. Flex space units must have an individual exterior entrance and a minimum floor-to-ceiling separation of 9 feet. A flex-space unit must be constructed to accommodate nonresidential uses and may not be modified to prevent nonresidential occupancy.	

Description	~~Commercial~~ Nonresidential, ~~and~~ Multifamily, and Mixed-use Residential Requirement	Single-Family Attached Requirement
	The maximum height for parking structures shall be 5 levels at or above grade. Parking structures shall be obscured from view of streets and/or public ways designated as Downtown Couplet or Gateway Corridor on the Thoroughfare Plan Map, plus 15th Street by buildings of equal or greater height and/or special architectural and/or landscaping treatments approved in conjunction with a preliminary site plan or site plan.	
Maximum Lot Coverage	None, except as limited by applicable setback requirements from Front Yard Setbacks, Side Yard Setbacks, Minimum Rear Yard, and Maximum Height above and Other Height/Setback Requirements below.	100% including accessory buildings
Maximum Floor Area Ratio	Nonresidential: 4:1 except as limited by applicable setback requirements from Front Yard Setbacks, Side Yard Setbacks, Minimum Rear Yard, and Maximum Height above and Other Height/Setback Requirements below. Multifamily and Mixed-use Residential: None	None
Other Height/Setback Requirements	In addition to the front, side, and rear yard requirements noted above, the following minimum setbacks shall apply to all structures as measured from the district boundary line of the nearest single-family and two-family residential zoning districts:	None, except as noted below.
	Nonresidential: 50 feet for 1 or 2 story Multifamily and Mixed-use Residential: 25 feet for 1 or 2 story	
	Nonresidential: 200 feet for 3 or 4 story, except when separated by a street and/or public way designated as Downtown Couplet or Gateway Corridor on the Thoroughfare Plan Map and/or a railroad or transit right-of-way. In such cases, the setback shall be 50 feet. Multifamily and Mixed-use Residential: 25 feet for 3 or 4 story	

.4 Parking Requirements

(Except as noted below, all parking requirements of Article 16 shall apply)

A. Multifamily Residence

One parking space is required for each Multifamily Residential dwelling or live/work/flex unit~~Parking for multifamily use shall be provided as follows~~, except as noted in Sec. 10.800.4D and Sec. 10.800.4E.~~:~~ Compact parking is not permitted for Multifamily Residential dwellings.

~~i. One Bedroom or Less: One parking space per unit~~

~~ii. Two Bedrooms: One and one-half parking spaces per unit~~

~~iii. Three Bedrooms or More: 2 parking spaces per unit~~

~~iv. The above requirements shall also apply to situations where only one or 2 units are included in a building provided that they are located on the second through fourth floors only.~~

B. Single-Family Attached Residence

Two parking spaces shall be provided for each dwelling unit as noted in Sec. 10.800.5F.

C. Other Uses

One parking space for every 300 square feet of floor area except as noted in Sec. 10.800.4D, Sec. 10.800.4E and Sec. 10.800.4F

D. Credit for Public Parking

With preliminary site plan or site plan approval, the Planning & Zoning Commission may grant credit for available public parking that is accessible to a proposed development or redevelopment project.

E. Destruction of Conforming Structures

Any existing parking or lack of same for any conforming structure within the BG district as of December 9, 2002, shall be considered a conforming parking arrangement. In the event of destruction of a conforming structure in the BG district, the structure may be rebuilt to its pre-destruction size with no requirements for additional parking. If the structure is rebuilt to exceed its pre-destruction size, it shall comply with Sec. 10.800.4A, Sec. 10.800.4B, Sec. 10.800.4C and Sec. 10.800.4D.

F. Additions to Existing Buildings

Any existing parking or lack of same for any conforming structure within the BG district as of December 9, 2002, shall be considered a conforming parking arrangement. Additional parking shall be provided only for additions to an existing conforming building. Existing structures designated as Heritage Resource properties may be expanded up to a total additional area of 4,500 square feet without providing additional parking.

G. Parking Space Size

Up to 50% of required off-street parking for nonresidential uses may include compact car spaces at a minimum size of 7.5 feet by 16 feet, if the compact car parking is private and unavailable to the public. In addition, off-street parking facilities shall have minimum aisle width of 22 feet, unless angle parking is used. (See 16.300 through 16.500)

H. Parking Placement

Onsite surface parking shall generally not be placed in the required front yard and shall generally be separated from public streets by the building which it serves. Exceptions to this requirement include:

i. Lots Containing Surface Parking Only

Where a lot is used entirely for offsite parking for a use on another lot, the above placement requirements shall not apply.

ii. Multiple-Fronted Lots

Surface parking on corner lots or other lots with frontage on 2 or more public streets shall comply with above placement requirements along at least one street frontage.

iii. Lots Facing Residential Districts

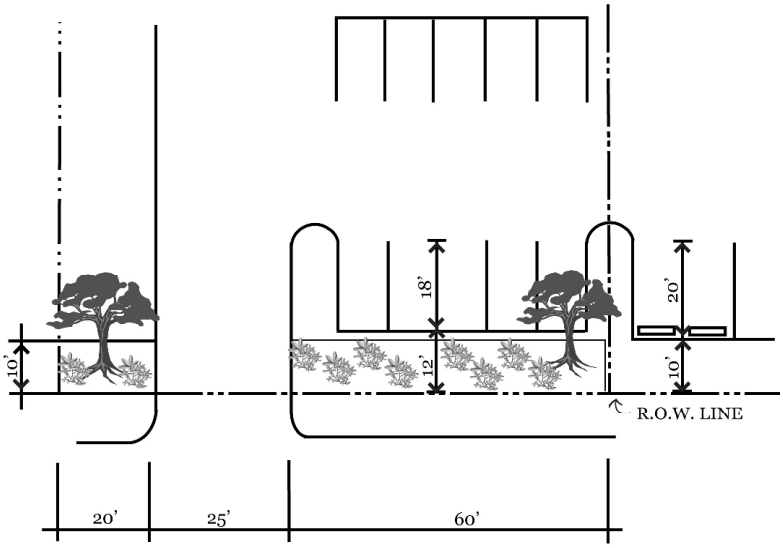
Where a 3- or 4-story building is constructed with an extended front yard setback in accordance with the other height/setback requirements of Sec. 10.800.3, the above placement requirements shall not apply.

iv. Additions to Existing Buildings

Where onsite surface parking is constructed to serve existing buildings or additions to existing buildings, the above placement requirements shall not apply.

I. Landscaping for Parking Areas

i. A minimum 5-foot landscape edge shall be provided between all parking lots and public streets. Within this landscape edge, 10 shrubs (5-gallon minimum) shall be planted per 500 square feet. The number of required shrubs shall be calculated solely on the area of the required landscape edge. See Figure 10-1.



MINIMUM 10' WIDE LANDSCAPE EDGE PLANTED WITH A MINIMUM OF ONE SHADE TREE AND 10 SHRUBS PER 500 SQUARE FEET OF LANDSCAPE EDGE

Figure 10-1: Landscape Edge

ii. A berm may be placed within the landscape edge in lieu of the required shrubs unless needed for a headlight screen. The berm must be 18 to 40 inches above the average grade of the street and parking lot curbs. The slope of the berm shall not exceed a 3 to 1 grade. Retaining walls may be used to facilitate berming if they are not visible from the street.

iii. The following provisions shall also apply to landscape edges around parking lots:

a. If the parking lot is located 50 feet or more from the street right-of-way line, no shrubs or berms will be required.

b. The applicant is also encouraged to plant a variety of ornamental trees and flowers in addition to the required plantings. Any permeable surface not occupied by trees, shrubs, planting beds, signs, or other permitted fixtures shall be planted with turf or other living groundcover.

c. Where a row of parking spaces faces a public street, tree islands shall be provided at intervals of one per 15 spaces. The islands shall extend the full length of the parking space and shall be a minimum width of 10 feet. Trees planted in the islands shall be selected, installed and maintained in accordance with Secs. 17.400, 17.500 and 17.600.

iv. No site developed prior to December 9, 2002, shall be required to conform to the landscaping requirements of this section unless the site is being redeveloped or there is a 30% or more increase in the existing square footage of building area and/or reconstruction of the existing parking lot.

J. Landscaping/Screening for Parking Lots Adjacent to Residential Areas

Where parking is within 50 feet of residentially-zoned property and is not screened from view by a wall, berm, or other screen specified in Article 20, a continuous screen of shrubs (5-gallon minimum) must be placed adjacent to the parking. The required landscaping shall comply with the following regulations:

i. The required shrubs shall create a minimum 3-foot tall screen within 2 years of planting.

ii. Drought and freeze-resistant shrubs shall be used including, but not limited to, Photinia, Dwarf Burford Holly, Dwarf Chinese Holly, or Dwarf Yaupon Holly. Other plants may be used with staff approval.

iii. All plant materials shall be selected, installed, and maintained in accordance with Secs. 17.400, 17.500 and 17.600.

.5 Special District Requirements

A. Shy Zone Setbacks

The BG district utilizes a "Shy Zone" approach to front yard setbacks. The shy zone functions like a traditional setback, except that it allows for encroachments of certain architectural and site design elements that enhance the streetscape and provide visual interest to buildings. Shy zones are based on the planned right-of-ways in the Street Design Standards and Thoroughfare Plan Map, rather than property lines. Shy zones must conform to the following criteria:

i. Shy zones shall be measured from the outside edge of the cross-sections listed in the Street Design Standards (See Figure 10-2). Shy zones vary by street type as follows:

Street Classification	Shy Zone
Downtown Couplet	4 feet
Gateway Corridors	4 feet
Mixed-Use Local Streets	3 feet
Residential Local Streets	10 feet
Mews Streets and Special Streets	3 feet
Unspecified Streets	4 feet

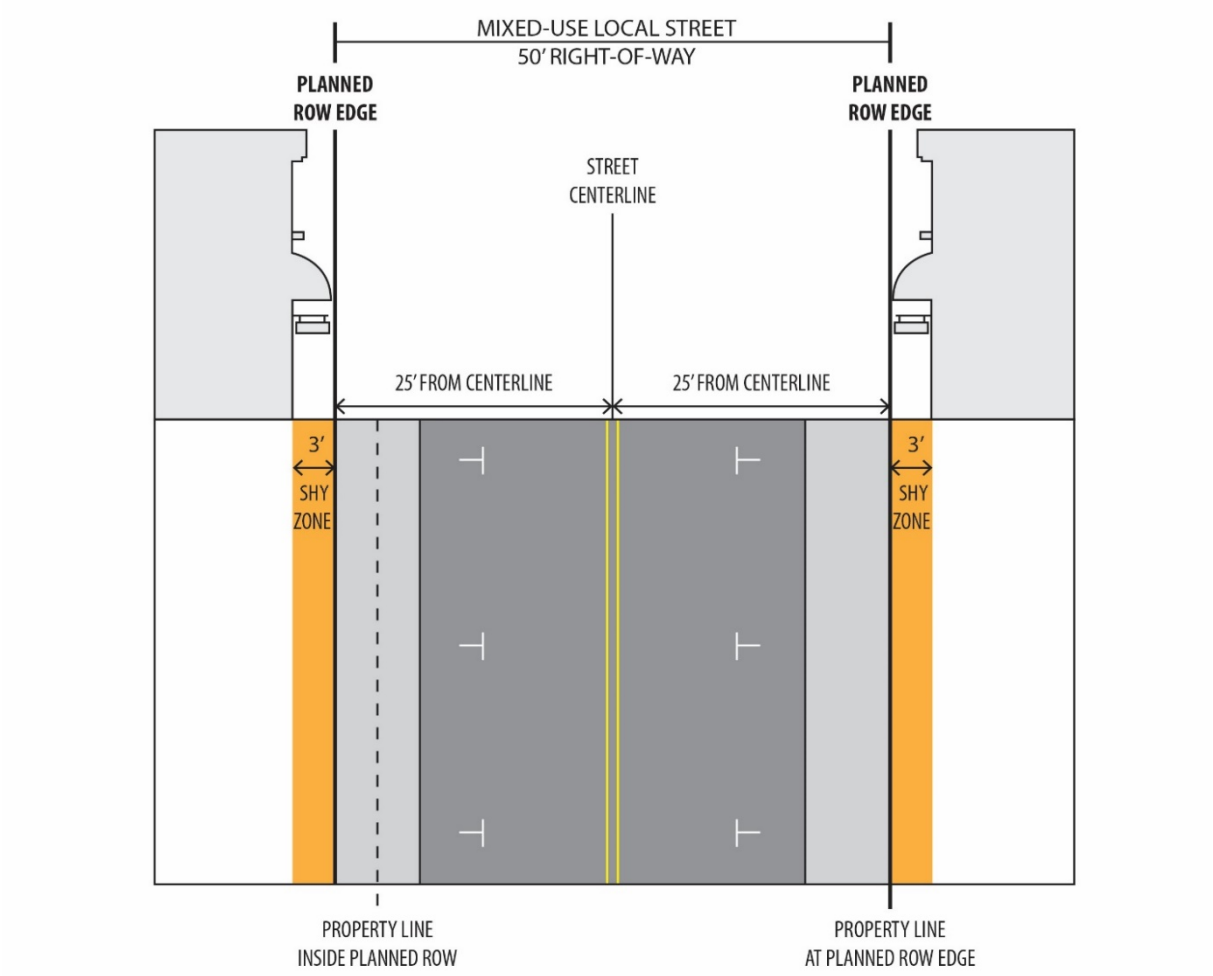


Figure 10-2: Shy Zone Example

ii. Where the planned right-of-way varies from the standard cross-sections provided in the Street Design Standards due to the provision of angled parking; wider travel lanes, green zones, or sidewalks; fire lane requirements; or other authorized variations, the shy zone shall be measured from the outside edge of planned right-of-way inclusive of such variations. See Figure 10-3.

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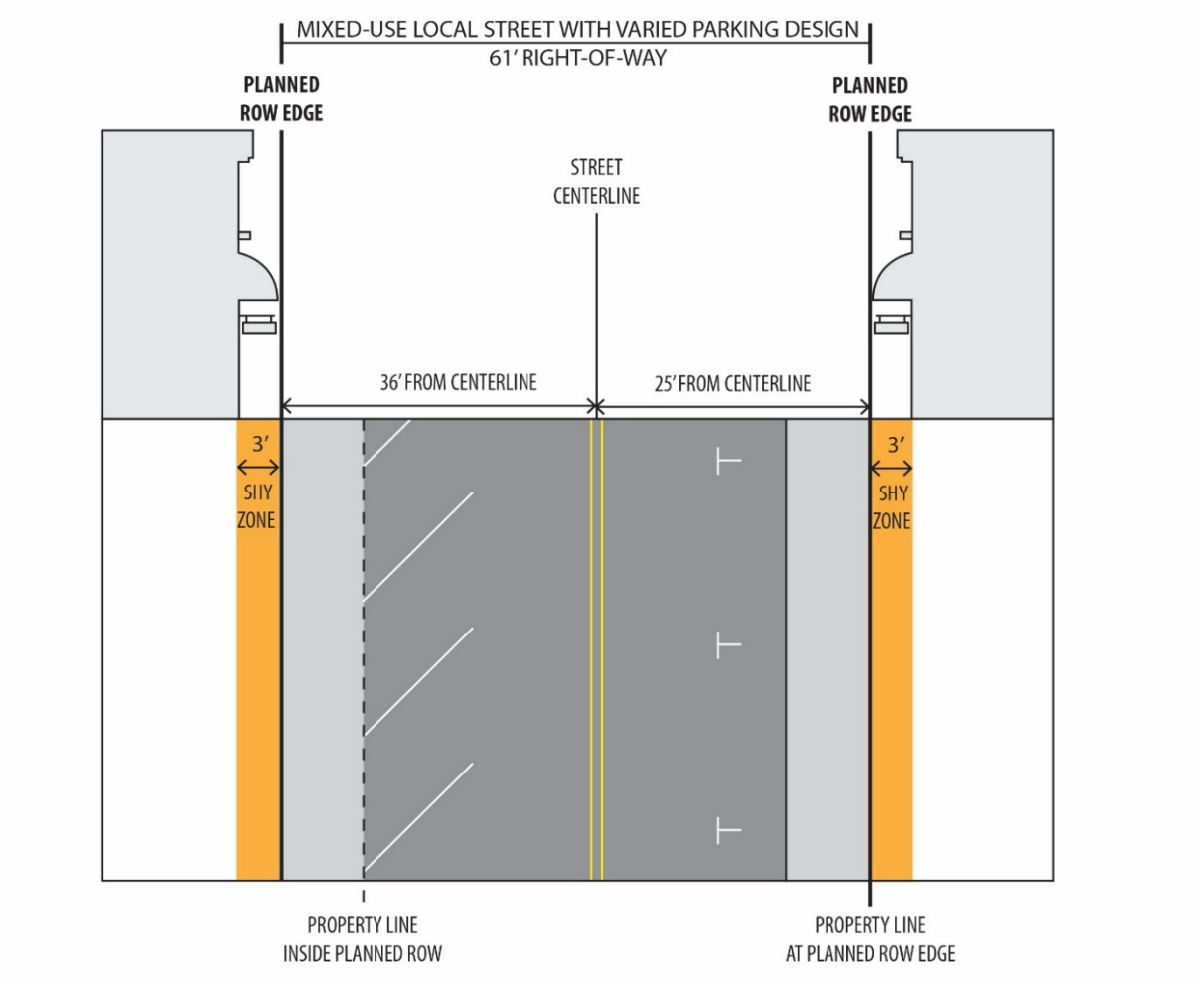


Figure 10-3: Shy Zone Examples with Variations

iii. At least two-thirds of the front façade of the building shall fall within 10 feet of the shy zone setback unless restricted by easements. Where easements are present, at least two-thirds of the front façade of the building shall be built to the easement line.

iv. Architectural and site design features such as sidewalks, patios, porches, stoops, balconies, awnings, outdoor seating, foundation plantings, planter boxes, ornamental trees, signs, light fixtures, leader heads and downspouts, roof overhangs, and accessibility ramps may encroach within the shy zone.

v. For multifamily, mixed-use residential, and nonresidential buildings, architectural design features used to provide building articulation may encroach up to one foot into the shy zone. These encroachments are limited to a total of no more than 50% of the front façade (where the shy zone is 3 feet, up to 1 foot is allowed in shy zone).

vi. Enclosed habitable floor area and parking spaces may not encroach within the shy zone (with the exception for the second floor and above, if the ground floor includes a minimum 7-foot sidewalk separated from the street by a colonnade along the entire block face).

vii. Utility connections are permitted in the shy zone where screened or camouflaged.

viii. On corner lots, shy zone requirements also apply to the side yard adjacent to a street.

B. A nonconforming building may be reconstructed to its original setback for any building reconstruction initiated within five years of demolition. Reconstruction projects which go dormant or are not completed are no longer qualified for this allowance.

C. Street types and cross-sections should use the Mixed-Use Local Street type in the Downtown Streets Plan of the Street Design Standards.

D. ~~**First Floor Use**~~[Reserved]
~~No building, excluding parking structures, in the area bounded by 14th Street on the south, the DART right-of-way on the west, 16th Street on the north, and Municipal/L Avenue on the east, shall have more than 60% of its total linear frontage on Downtown Couplet or Gateway Corridors, as defined on the Thoroughfare Plan Map, devoted to residential use.~~

E. **Special Regulations for Multifamily Residences**

i. Minimum Floor Area per Dwelling Unit:

Unit Type	Minimum Floor Area
Efficiency	400 square feet
1 bedroom	475 square feet
2 bedroom	625 square feet
Each additional bedroom	150 square feet

ii. In buildings greater than 100 units, the following regulations apply:

a. A minimum of 20% of units must be 2 bedrooms or more; and

b. The average unit size will be a minimum of 700 square feet.

iii. ~~Minimum Density: 40 dwelling units per acre.~~ [Reserved]

iv. No more than 300 dwelling units may be located within any block bounded by streets, public ways, and/or railroad or transit rights-of-way.

v. Usable open space requirements as specified in Sec. 13.800 shall not apply.

vi. The above requirements shall also apply to situations where only one or 2 units are included in a building.

F. **Special Regulations for Single-Family Attached Residences (townhouses)**

i. Each dwelling unit shall be on an individually-platted lot. No more than 50% of the lots within a development may abut a mews street as the only point of street frontage and access.

ii. ~~Maximum Density: 40 dwelling units per acre~~[Reserved]

iii. Minimum Floor Area per Dwelling Unit: 800 square feet

iv. Maximum Building Length: 200 feet

v. Buildings must be separated by a minimum distance of 10 feet.

vi. No usable open space areas are required.

vii. Each dwelling unit shall have a garage with a minimum of 2 parking spaces. Garage entrances shall be allowed only from a mews street or alley. The distance from the garage to the travel lane of the alley or mews street shall be 5 or less feet in length or shall be 20 feet or greater in length. The elimination of the garage space, by enclosing the garage with a stationary wall, shall be prohibited.

viii. Fencing is allowed in the front yard setback up to 8 feet in height. Fencing is restricted to wrought iron, tubular steel, tubular aluminum, or masonry. Fencing must be 50% open in construction for each unit. Each unit with a fence in the front yard must have an operable gate that opens to the street.

.6 Sign Regulations

A. Purpose

The purpose of this section is to regulate the construction of new signs and alterations made to existing signs to ensure consistency with the historic, urban, pedestrian-oriented nature of this district, and the dense, compact development absent in other areas of the city. The objective of this section is to ensure (1) that new signage is appropriate to the architectural design of the building and the district and (2) that signs do not visually obscure significant architectural features of a building or the district in general.

B. General Provisions

i. Issuance of Sign Permit and Certificate of Appropriateness

Signs shall conform to the criteria in this section and to appropriate city codes, including obtaining a Certificate of Appropriateness if located in a Heritage Resource Overlay District, prior to issuance of a sign permit.

ii. Compatibility with Building Architecture

Signs should generally be designed to be compatible with the architectural composition of the building and the district and not obscure any architectural accent, pattern, or object on the original structure.

iii. Sign Materials

Sign finish materials shall be one of the following:

a. Metal, painted or enameled.

b. Cold cathode tube (neon).

c. Carved relief in stone or cast stone.

d. Wood or carved wood which is painted or sealed.

e. The use of plastic on the exterior of a sign is prohibited, except on a marquee and institution signs.

iv. Lighting of Signs

a. All electrical shall comply with the currently adopted version of the National Electrical Code.

b. Buildings and signs may be illuminated by remote light sources provided that these light sources are shielded to protect adjacent properties.

c. No illuminated sign may contain flashing or moving elements or change its brightness. (Exception: historic signs.)

d. No sign, except a marquee and institution signs, may be illuminated by fluorescent or back lighting. Institution signs with a reader board/electronic message center shall be illuminated in accordance with Sec. 22.300.6 (Exception: historic signs.)

v. Historic Signs

Historic signs shall not be calculated in the number or area of allowed signs for the purposes of this ordinance. They shall not be considered nonconforming unless deemed noncontributing through the Certificate of Appropriateness process.

vi. Pedestrian Clearance

A minimum clearance of seven feet shall be maintained below signs that are located over a walkway area measured from the walkway surface to the lowest part of the sign. (Exception: projecting signs that extend no more than 20 inches from a wall.)

vii. Community Special Events

City Council or the City Manager may authorize signs to advertise patriotic, special events, or special projects of general public interest.

viii. Encroachment onto Public Right-of-Way

Any sign that is located upon or overhangs a public right-of-way shall be governed by a franchise agreement with the City of Plano.

ix. Special Event Signage

Special event signage shall be reviewed as part of the overall Special Event Permit as set out in the Code of Ordinances, City of Plano.

C. Signs Exempt

Signs with a sign area under four square feet and used in the operation of a business, such as hours of operation, credit cards accepted , and parking information shall not require a sign permit.

D. Signs Allowed/Prohibited

i. Allowed Signs

The following signs shall be allowed:

a. All signs specifically permitted in this section.

b. Development or construction signs.

c. Real estate signs.

ii. Prohibited Signs

The following signs are prohibited:

a. Any sign not specifically permitted by this section is prohibited.

b. Any sign that flashes, blinks, revolves, or is put into motion by the atmosphere will not be permitted unless otherwise allowed in this section.

c. Portable signs, except for a-frame or sandwich board signs, will not be permitted.

E. Permitted Signs

i. A-frame/Sandwich Board Sign

ii. Armature Sign

iii. Awning Sign

iv. Banner Sign

v. Directory Sign

vi. Hanging Sign

vii. Institution Sign

viii. Marquee Sign

ix. Municipally-owned Sign

x. Mural Sign

xi. Onsite Directional Sign

xii. Projecting Sign

xiii. Wall Sign - Attached

xiv. Window Sign

F. Sign Standards

i. General

a. Each business with direct first floor access is permitted one hanging, awning, or wall sign and one armature sign per street frontage.

b. Each building is permitted one building identification sign.

ii. A-frame/Sandwich Board Signs

a. General

No more than one a-frame or sandwich board sign per business shall be allowed, and a minimum of four feet of clear sidewalk shall be maintained at all times. The sign shall be sufficiently weighted or anchored to prevent movement by wind or other elements.

b. Sign Area and Size

No a-frame or sandwich board sign shall exceed eight square feet per face or four feet in height. The entire sign structure shall be calculated as the total of sign area.

iii. Armature Signs

a. Sign Area

The sign area of any one face shall not exceed 16 square feet in area. The sign area of an armature sign shall not comprise more than 70% of the entire sign structure.

b. Sign Size

The maximum height of an armature sign structure shall be six feet. The maximum width shall be four feet.

c. Location

An armature sign may be placed adjacent to the public right-of-way provided it does not encroach on the sight visibility triangle and is a minimum of six feet from the outside curb line.

iv. Awning Signs

a. Sign Location

The awning sign shall be located within the center 75% of the frontage of the awning, the tenancy, or the building face, whichever is least. Awning signs must maintain a minimum border of one inch between the letters or logo and the edge or a change of plane.

b. Sign Size

The maximum size of letters shall be eight inches. A logo may extend up to 12 inches tall provided the appropriate border is maintained.

v. Banner Signs

a. General

Each business shall be allowed two banner permits per calendar year, and each permit shall be good for a maximum of 30 days. A minimum of 30 days shall be required between each banner permit. Banners shall be kept in good repair and remain firmly anchored or secured.

b. Location and Content

No more than one banner sign shall be permitted across the facade of a building or business or in any other location on a single property. The city, or an agent of the city, may mount banners on street light standards and/or across the street for special events, subject to installation policy and the following regulations:

i. A banner must display artwork or a message that pertains to the district, a holiday, a welcome, or a special event.

ii. Up to ten percent of the effective area of a banner may contain the words or logos that identify a sponsor of a cultural event or activity.

iii. No more than two banner signs shall be permitted across any one street between two intersecting streets.

vi. Building Identification Signs

Building identification signs shall be considered as projecting signs or wall signs, attached or painted, for purposes of this section, except when historic.

vii. Directory Signs

a. General

On multi-tenant buildings where there are two or more tenants without direct outside access to a public street, a directory sign may be allowed. One directory sign per street, alley, or mews face is permitted.

b. Type

A directory sign may take the form of an armature sign, projecting sign on ground floor of a building, or wall sign on ground floor of a building and must follow the regulations for each.

c. Sign Area

A directory sign may contain four square feet, with an additional one-and-a-half square feet, for each tenant having a separate lease space, up to a maximum area of ten square feet.

viii. Hanging Signs

a. Location

Hanging signs must maintain a minimum clearance of seven feet above the sidewalk and one foot from the curb.

b. Sign Area

No hanging sign area shall exceed six square feet in area per face.

ix. Marquee Signs

a. General

Marquee signs shall be permitted only on a theater or performance hall. Only one marquee sign shall be allowed for each building containing a theater or performance hall.

b. Lighting

A marquee sign may have backlighting, exposed incandescent bulbs, or neon lighting.

c. Sign Area

The sign area of a marquee sign on a facility with a seating capacity of 750 or less may not exceed 100 square feet in area, including all sign faces. The sign area of a marquee sign on a facility with a seating capacity of more than 750 may not exceed 200 square feet.

d. Sign Size

Marquee signs must not exceed six feet in height and must maintain a minimum clearance of eight feet above the sidewalk.

x. Municipally-owned Signs

Municipally-owned signs shall be regulated by Sec. 22.300.

xi. Mural Signs

Mural signs shall be regulated by Sec. 22.300.

xii. Onsite Directional Signs

Onsite directional signs shall not exceed eight square feet or 30 inches in height and shall not contain advertising.

xiii. Projecting Signs

a. General

Projecting signs greater than 20 inches in width must maintain a minimum clearance of seven feet above the ground or sidewalk and two feet from the curb. A projecting sign must not extend above the wall to which it is attached.

b. Sign Area and Structure Size

A projecting sign located within seven feet of the ground or sidewalk shall not exceed five square feet in area per face. The area per face of a projecting sign located over seven feet above the ground or sidewalk shall be calculated based on the total height of the wall to which the sign is attached at one square foot per one foot of wall height. The maximum height of the total sign structure shall not exceed one-third of the total height of the wall to which it is attached and shall not project more than six feet.

xiv. Wall Signs - Attached

a. General

An attached wall sign must be mounted parallel to the wall surface and may not extend above the wall to which it is attached. Attached wall signs may not project more than six inches from the wall surface.

b. Sign Area and Structure Size

The maximum permitted sign area for a single business or single storefront shall be one square foot per linear foot of business frontage along a public street, alley, or mews. The width of the sign structure shall not exceed half the width of the business's linear frontage. The maximum height of the sign structure shall not exceed one-third of the total height of the wall to which it is attached.

c. Wall Signs Used for Building Identification Purposes

The sign area for an attached wall sign used for building identification purposes shall be calculated based on the width of the building's facade to which the sign is attached. The width of the sign structure shall not exceed half the width of the building's linear frontage. The maximum height of the sign structure shall not exceed one-third of the total height of the wall to which it is attached.

xv. Wall Signs - Painted

a. Sign Area

The maximum permitted sign area for a single business or single storefront shall be one square foot per linear foot of business frontage along a public street, alley, or mews. The width of the sign shall not exceed half the width of the business's linear frontage. The maximum height of

the sign shall not exceed one-third of the total height of the wall to which it is attached.

b. Wall Signs Used for Building Identification Purposes

The sign area for a painted wall sign used for building identification purposes shall be calculated based on the width of the building's facade to which the sign is attached. The width of the sign shall not exceed half the width of the building's linear frontage. The maximum height of the sign shall not exceed one-third of the total height of the wall to which it is attached.

xvi. Window Signs

a. General

Window signs shall only be permitted on the ground floor of a building.

b. Sign Area

i. No window sign or signs shall cover more than 25% of any individual window.

ii. Window signs that exceed 15% of an individual window shall obtain a permit, unless the sign is a noncommercial temporary sign. All window signs located in a Heritage Resource Overlay District, except for Incidental Signs, require a Certificate of Appropriateness.

iii. Window sign area shall not exceed 40 square feet on any facade.

c. Signs may be applied to, attached to, or located within 12 inches of a window on the interior of the establishment.

xvii. Institution Signs

Institution signs shall not exceed 32 square feet with a maximum height of six feet, and shall be monument-type signs. Required setback shall be eight feet from the front property line (or any property line adjacent to a street) and 30 feet from any adjoining property line. Institution signs are limited to one per street front along major streets only as defined by Sec. 10.800.5A.i

[Remainder of page intentionally blank]

10.900 CB-1, Central Business-1 District

.1 Purpose

The CB-1 district is intended for use in conjunction with the CE district to permit a highly concentrated business center similar to traditional downtown areas of major cities. Multifamily and mixed-use residential are permitted where required by state law.

.2 Permitted Uses

See the nonresidential districts use table in Sec. 14.200 for a complete listing.

.3 Area, Yard, and Bulk Requirements

The following area, yard, and bulk requirements apply to all development in the CB-1 district unless otherwise expressly stated:

Description	~~Residential~~ Multifamily and Mixed-use Residential Requirement	Nonresidential Requirement
~~Maximum Residential Density~~	~~21.5 units per acre; 174 units per acre if over 3 story~~	~~N/A~~
Minimum Lot Area	8,400 square feet	None
Minimum Lot Width	70 feet	None
Minimum Lot Depth	120 feet, 1–3 story; 200 feet, 4+ story	None
Minimum Front Yard	None, except as provided in Sec. 15.800 and Sec. 13.500.2	None, except as provided in Sec. 13.500.2
Minimum Side Yard	None, except as provided in Sec. 15.800 and Sec. 13.500.3	None, except as provided in Sec. 13.500.3
Maximum Side Yard	None	None
Minimum Rear Yard	None (See Sec. 15.800 and Sec. 13.500.4)	10 feet, where no alley abuts the rear property line (See Sec. 13.500.4)
Minimum Floor Area per Dwelling Unit	400 square feet, with no more than 10% of the units less than 550 square feet	N/A
Maximum Lot Coverage	None	None (See Sec. 10.900.5A.vii)
Minimum Height	75 feet (See Sec. 13.600)	None (See Sec. 13.600)
Maximum Height	None (See Sec. 13.600)	None (See Sec. 13.600)
Minimum Open Space	~~100 square feet per unit~~)None	None

.4 Parking Regulations

In addition to the requirements in Article 16, the following requirements shall apply:

A. ~~Off-street parking for any residential use permitted in the district shall be 1.5 spaces for each dwelling unit. The minimum parking requirements for any other uses requiring the approval of a site plan shall be as established on the site plan.~~ [Reserved]

B. Any off-street parking requirements may be provided offsite even if such sites are nonadjacent or noncontiguous or within a different zoning district, provided that binding agreements exist which will ensure the availability of such off-street parking for the reasonable useful life of the building or project to be built on the site. Such off-street parking shall be located within 600 feet of the site, measured as the shortest possible distance in a straight line from the closest property line of the site to the closest point on the parking structure or lot.

C. Up to 50% of the off-street parking requirements for any general office and/or manufacturing, processing, or repair use may be satisfied without site plan approval by utilizing compact car parking spaces, as defined in Article 16.

.5 Special District Requirements

A. Miscellaneous

i. District requires a minimum contiguous area of 100 acres.

ii. The City Council, at the time of granting CB-1 district zoning to any tract of land, will have the authority to modify the district requirements and may require additional standards deemed necessary to create a reasonable transition to, and protection of, adjacent property and public areas including, but not limited to, light and air orientation, type and manner of construction, setbacks, lighting, landscaping, management associations, open space, and screening.

iii. ~~The City Council, at the time of granting CB-1 district zoning to any tract of land, will have the authority to limit multifamily uses to certain designated locations within such tract and to limit the number of multifamily units to be built on such designated locations.~~[Reserved]

iv. A general phasing plan for the total development of the property will be approved at the time of concept plan approval.

v. ~~The general allocation of permitted density levels of development on the various sections of the property will be approved at the time of concept plan approval.~~ [Reserved]

vi. Site plan approval in accordance with Article 3 will be required for development of property.

vii. For vehicle fueling stations, canopies must be considered as an accessory structure and should be included in all calculations of lot coverage. (A maximum 30% of the lot may be covered by the primary and/or accessory structures)

viii. Sites for fire stations, police stations, schools, water towers, and reservoirs shall be provided at such time, if ever, as such sites are determined to be necessary.

B. [Reserved]~~**Overall Density Restriction**~~
~~The City Council, at the time of granting CB-1 district zoning to any tract of land, may impose an overall density requirement on such tract.~~

C. Location of Uses

i. No new radio, television, or microwave tower shall be located within a distance from any residential structure equal to at least the height of such tower. ~~No residential structure shall be located within a distance from any radio, television, or microwave tower equal to at least the height of such tower.~~ Such distance shall be measured as the shortest possible distance in a straight line from the closest point of the tower to the closest point of the residential structure.

ii. No new radio, television, or microwave tower shall be located within a distance equal to at least the height of such tower from any area zoned residential by the City of Plano or shown as Neighborhoods~~residential~~ on the then~~-~~existing

Future Land Use Map~~Plan~~ of the City of Plano. Such distance shall be measured as the shortest possible distance in a straight line from the closest point of the tower to the closest point of such area.

iii. Notwithstanding the foregoing such uses may be located in closer proximity by specific use permit.

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10.1000 CE, Commercial Employment District

.1 Purpose

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. Multifamily and mixed-use residential are permitted where required by state law.

.2 Permitted Uses

See the nonresidential districts use table in Sec. 14.200 for a complete listing.

.3 Area, Yard, and Bulk Requirements

The following area, yard, and bulk requirements apply to all development in the CE district unless otherwise expressly stated:

Description	Nonresidential Requirement	Multifamily and Mixed-use Residential Requirement
Minimum Lot Area	None	None
Minimum Lot Width	None	None
Minimum Lot Depth	None	None
Minimum Front Yard	50 feet, except as provided below and in Sec. 13.500.2.	25 feet, except as provided below and in Sec. 13.500.2.
Minimum Side Yard		
Interior Lot	None, except as provided in Sec. 13.500.3.	None, except as provided in Sec. 13.500.3.
Corner Lot	50 feet on street side	25 feet on street side
Maximum Side Yard	None	None
Minimum Rear Yard	10 feet where no alley abuts the rear property line (See Sec. 13.500.4)	10 feet where no alley abuts the rear property line (See Sec. 13.500.4)
Maximum Lot Coverage	50% retail; 40% all other uses (See Sec. 10.1000.6A.ix)	None
Minimum Height	None (See Sec. 13.600)	120 feet (See Sec. 13.600)
Maximum Height		
Where adjacent to existing or planned residential zoning		
0 - 400 feet setback	2 story	See Sec. 13.600
401 - 600 feet setback	4 story	See Sec. 13.600
601 - 800 feet setback	6 story	See Sec. 13.600
More than 800 feet setback	No restriction, except as provided for under Sec. ~~13.500.2~~13.600.	No restriction, except as provided for under Sec. 13.600.
Where adjacent to existing or planned residential zoning but separated by a Type B or higher thoroughfare		
0 - 600 feet setback	4 story	See Sec. 13.600
601 - 800 feet setback	6 story	See Sec. 13.600
More than 800 feet setback	No restriction, except as provided for under Sec. ~~13.500.2~~13.600	No restriction, except as provided for under Sec. 13.600

.4 Landscaping

Article 17 shall apply, except as amended to require 7% of the lot area to be used for landscaping for retail and requiring 15% of the lot area to be used for landscaping for all other types of use and development.

.5 Parking Regulations

In addition to the requirements in Article 16, the following requirements shall apply:

A. Any off-street parking requirements may be provided offsite even if such sites are nonadjacent or noncontiguous or in a different zoning district, provided that binding agreements exist which will ensure the availability of such off-street parking for the reasonable useful life of the building or project to be built on the site. Such off-street parking shall be located within 600 feet of the site, measured as the shortest possible distance in a straight line from the closest property line of the site to the closest point on the parking structure or lot.

B. Up to 50% of the off-street parking requirements for any general office and/or manufacturing, processing, or repair use may be satisfied without site plan approval by utilizing compact car parking spaces, as defined in Article 16.

.6 Special District Requirements

A. Miscellaneous

i. District requires a minimum contiguous area of 200 acres.

ii. Parking structures or surface parking facilities shall be excluded in computing lot coverage.

iii. ~~A minimum front yard of 50 feet shall be required; provided, however, n~~None of the off-street parking requirements set forth in Article 16 shall be met utilizing the first 20 feet of such front yard.

iv. The City Council, at the time of granting CE district zoning to any tract of land, shall have the authority to modify the district requirements, and may require additional standards deemed necessary to create a reasonable transition to, and protection of, adjacent property and public areas including, but not limited to, light and air orientation, type and manner of construction, setbacks, lighting, landscaping, management associations, open space, and screening.

v. Sites for fire stations, police stations, schools, water towers, and reservoirs shall be provided at such time, if ever, as such sites are determined to be necessary.

vi. A general phasing plan for the total development of the property shall be approved at the time of concept plan approval.

vii. [Reserved]~~The general allocation of permitted density levels of development on the various sections of the property shall be approved at the time of concept plan approval.~~

viii. Site plan approval in accordance with Article 3 shall be required.

ix. For vehicle fueling stations, canopies shall be considered as an accessory structure and should be included in all calculations of lot coverage. (A maximum 30% of the lot may be covered by the primary and/or accessory structures)

x. For mini-warehouse/public storage developments, a maximum 50% lot coverage shall be allowed.

B. Location of Uses

i. Radio, Television, or Microwave Tower

No new radio, television, or microwave tower shall be located within a distance from any residential structure equal to at least the height of such tower. Such distance shall be measured as the shortest possible distance in a straight line from the closest point of the tower to the closest point of the residential structure.

No new radio, television, or microwave tower shall be located within a distance equal to at least the height of such tower from any area zoned residential by the City of Plano or shown as Neighborhoods on the then-existing Future Land Use Map of the City of Plano. Such distance shall be measured as the shortest possible distance in a straight line from the closest point of the tower to the closest point of such area. Notwithstanding the foregoing, such uses may be located in closer proximity by specific use permit.

ii. Heliport or Helistop

No new heliport or helistop shall be located within 1,000 feet of any lot, tract, or parcel upon which a residence or dwelling is located or within 1,000 feet of any area zoned residential or shown as Neighborhoods on the then-existing Future Land Use Map. The measurement of the 1,000 feet is to be made in a straight, horizontal line from the edge of the heliport landing or helistop pad to the closest prohibited property line, provided that this provision shall not apply to those hospitals which maintain a helistop or heliport for medical emergency flight purposes. Notwithstanding the foregoing, such uses may be located in closer proximity by specific use permit. (See 15.600 for other provisions)

iii. Vehicle Fueling Station

a. ~~No~~ Constructing a vehicle fueling station ~~shall be located~~ within 400 feet of any residential structure is prohibited.

b. No vehicle fueling station shall be located within 400 feet of any area zoned residential by the City of Plano or shown as Neighborhoods on the then-existing Future Land Use Map of the City of Plano.

c. Such distances shall be measured as the shortest possible distance in a straight line from the closest point of the vehicle fueling station to the closest point of the residential structure or area, as the case may be. Notwithstanding the foregoing, such uses may be located in closer proximity by specific use permit.

iv. Multifamily Residences and Independent Living Facilities

Independent living facility~~, mid-rise residential,~~ and multifamily residence developments below the minimum height constructed prior to February 27, 2023, and proposed independent living facility~~, mid-rise residential,~~ and multifamily residence projects vested under Chapter 245 of the Local Government Code prior to February 27, 2023, are permitted. ~~Any remodeling,~~

~~reconstruction, redevelopment, or other improvements shall not increase the floor area or number of dwelling units of a particular structure or site.~~

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10.1100 RC, Regional Commercial District

.1 Purpose

The RC district is a cultural district intended for use in conjunction with an RE district in high visibility locations which are of regional cultural importance to the community due to its significance for generating economic investment. It provides for retail and service uses at appropriate nodes within the corridor of specified tollways and expressways serving Plano and surrounding communities, in addition to office and limited manufacturing uses. The district's standards are designed to ensure compatibility between various uses within a corridor and surrounding residential neighborhoods. Multifamily and mixed-use residential are permitted where required by state law.

.2 Permitted Uses

See the nonresidential districts use table in Sec. 14.200 for a complete listing.

.3 Area, Yard, and Bulk Requirements

Building placement and bulk are subject to compliance with building and fire codes.

Description	Nonresidential Requirement	Multifamily and Mixed-use Residential Requirement
Minimum Lot Area	None	None
Minimum Lot Width	None	None
Minimum Lot Depth	None	None
Minimum Front Yard	50 feet except as specified in Sec. 13.500.2	25 feet except as specified in Sec. 13.500.2
Minimum Side Yard		
Interior Lot	None	None
Corner Lot	50 feet on street side	25 feet on street side
Minimum Rear Yard	None	None
Other Setback Requirements	In addition to the front yard, side yard, rear yard, and maximum height requirements noted above, the following minimum residential setback slope requirements from residential zoning districts shall apply to all main buildings, parking structures, and accessory buildings as measured from the district boundary line of the nearest residential district:	In addition to the front yard, side yard, rear yard, and maximum height requirements noted above, the following minimum residential setback slope requirements from residential zoning districts shall apply to all main buildings, parking structures, and accessory buildings as measured from the district boundary line of the nearest residential district:
	A minimum setback of 50 feet as measured from the property line or 3 times the height, minus 30 feet, as measured from the nearest residential district boundary line is required, whichever is more restrictive. Conversely, the allowed height of a main building, parking structure, or accessory building, at a certain setback, would be equal to one-third the setback plus 10 feet.	A minimum setback of 25 feet as measured from the property line or 3 times the height, minus 30 feet, as measured from the nearest residential district boundary line is required, whichever is more restrictive. Conversely, the allowed height of a main building, parking structure, or accessory building, at a certain setback, would be equal to one-third the setback plus 10 feet.

Description	Nonresidential Requirement	Multifamily and Mixed-use Residential Requirement
	A maximum height of 8 stories or 140 feet, whichever is more restrictive, shall extend for a distance of 1,000 feet from the nearest residential district boundary line.	A maximum height of 8 stories or 140 feet, whichever is more restrictive, shall extend for a distance of 1,000 feet from the nearest residential district boundary line.
	Beyond 1,000 feet, the setback shall be increased at a rate of one time the height of that portion above 140 feet or 8 stories, whichever is more restrictive, up to 325 feet in height or 20 stories, whichever is more restrictive.	Beyond 1,000 feet, the setback shall be increased at a rate of one time the height of that portion above 140 feet or 8 stories, whichever is more restrictive, up to 325 feet in height or 20 stories, whichever is more restrictive.
	See 10.1100.6D for an illustration of these residential setback slope requirements.	See 10.1100.6D for an illustration of these residential setback slope requirements.
Minimum Height	None (See Sec. 13.600)	75 feet (See Sec. 13.600)
Maximum Height	20 story, not to exceed 325 feet in height. (See Sec. 13.600) Structured parking is limited to 3 levels total at or above grade and may be further restricted by applicable yard and setback requirements. Grade level parking counts as one of the 3 total levels. Below grade parking may be constructed in addition to the 3 levels of at or above-grade parking, provided that at least one-half of the height of the level is below the average elevation of the ground, prior to berming, using measurements taken at each corner of the parking structure.	20 story, not to exceed 325 feet in height. (See Sec. 13.600) Structured parking is limited to 3 levels total at or above grade and may be further restricted by applicable yard and setback requirements. Grade level parking counts as one of the 3 total levels. Below grade parking may be constructed in addition to the 3 levels of at or above-grade parking, provided that at least one-half of the height of the level is below the average elevation of the ground, prior to berming, using measurements taken at each corner of the parking structure.
Maximum Lot Coverage	50%, 70% if structured parking facilities are included	None
Maximum Floor Area Ratio	1:1	None

.4 Parking Requirements
(See Article 16)

.5 Landscaping
(See Article 17 and Sec. 10.1100.6)

.6 Special District Requirements
The design and orientation of buildings and related elements shall be in accordance with the following:

A. Loading docks or spaces, trash collection facilities (dumpsters, compactors, and related devices), and vehicle or truck service bays shall be located a minimum of 100 feet from rights-of-way of Type C and above thoroughfares that form a boundary between an RC district and adjacent zoning districts. The Planning & Zoning Commission may require wing walls or other techniques to visually screen loading docks or spaces, trash collection facilities and service bays from surrounding streets.

In addition to the requirements for placement and screening of these facilities as outlined above and in Article 16 and Article 20, any loading docks or spaces, trash collection facilities, or service bays which face toward the parallel Type C and above thoroughfares and which are not blocked from view by a building or other structure shall be screened by increased landscaping requirements. In such instances, a 50-foot landscape edge will be required for the full length of the lot or parcel under development. Earthen berms of at least 4 feet in height, as measured from the finished grade of the lot, shall be placed within the landscape edge. The berms shall have a maximum slope of 4 to 1, requiring at least 4 feet of horizontal width for every one foot in vertical height. The berms may be placed within the required front yard only when used to screen loading spaces, trash collection facilities, and service bays. The landscape edge shall include one 3-inch caliper shade tree and one ornamental tree (7-foot planted height) per 25 feet of frontage on specified thoroughfares. Driveways may extend through the landscape edge if they meet the city's requirements for location, design, and traffic visibility.

B. [Reserved]

C. Roof-mounted mechanical units shall be screened in accordance with Sec. 20.300. Ground-mounted mechanical units shall be screened from view by walls constructed of the same materials and finishes as the building or by a solid landscape screen. These screens shall be a minimum of 6 feet in height. Plants must be placed so as to create a 6-foot tall solid screen within 2 years of installation. All landscaping must be irrigated and must be replaced if damaged.

D. Cross-access easements shall be provided in accordance with Section 5.2, Lot Design and Improvements, of the City of Plano Subdivision Ord. No. 95-4-25 and its subsequent amendments. In addition to requiring cross access to median openings, cross-access easements may be required to provide access to at least 2 public thoroughfares. The Planning & Zoning Commission may determine that cross access is not appropriate for reasons of security, safety, or circulation.

E. The special residential setback slope requirements described in Sec. 10.1100.3 are illustrated in Figure 10-4.

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10.1200 RE, Regional Employment District

.1 Purpose

The RE district is a cultural district intended to provide for office and limited manufacturing uses in high visibility locations which are of regional cultural importance to the community due to its significance for generating economic investment that are consistent with the regional status of certain tollways and expressways serving Plano and surrounding communities. Some retail uses are also appropriate when developed in conjunction with the primary uses. The district's standards are designed to ensure compatibility between the various uses within a corridor and surrounding residential neighborhoods. Multifamily and mixed-use residential are permitted where required by state law.

.2 Permitted Uses

See the nonresidential districts use table in Sec. 14.200 for a complete listing.

.3 Area, Yard, and Bulk Requirements

Building placement and bulk are subject to compliance with building and fire codes.

Description	Nonresidential Requirement	Multifamily and Mixed-use Residential Requirement
Minimum Lot Area	None	None
Minimum Lot Width	None	None
Minimum Lot Depth	None	None
Minimum Front Yard	50 feet except as specified in Sec. 13.500.2	25 feet except as specified in Sec. 13.500.2
Minimum Side Yard		
Interior Lot	None	None
Corner Lot	50 feet on street side	25 feet on street side
Minimum Rear Yard	None	None
Other Setback Requirements	In addition to the front yard, side yard, rear yard, and maximum height requirements noted above, the following minimum residential setback slope requirements from residential zoning districts shall apply to all main buildings, parking structures, and accessory buildings as measured from the district boundary line of the nearest residential district:	In addition to the front yard, side yard, rear yard, and maximum height requirements noted above, the following minimum residential setback slope requirements from residential zoning districts shall apply to all main buildings, parking structures, and accessory buildings as measured from the district boundary line of the nearest residential district:
	A minimum setback of 50 feet as measured from the property line or 3 times the height, minus 30 feet as measured from the nearest residential district boundary line is required, whichever is more restrictive. Conversely, the allowed height of a main building, parking structure or accessory building, at a certain setback, would be equal to one-third the setback plus 10 feet.	A minimum setback of 25 feet as measured from the property line or 3 times the height, minus 30 feet as measured from the nearest residential district boundary line is required, whichever is more restrictive. Conversely, the allowed height of a main building, parking structure or accessory building, at a certain setback, would be equal to one-third the setback plus 10 feet.

Description	Nonresidential Requirement	Multifamily and Mixed-use Residential Requirement
	A maximum height of 8 stories or 140 feet, whichever is more restrictive, shall extend for a distance of 1,000 feet from the nearest residential district boundary line.	A maximum height of 8 stories or 140 feet, whichever is more restrictive, shall extend for a distance of 1,000 feet from the nearest residential district boundary line.
	Beyond 1,000 feet, the setback shall be increased at a rate of one time the height of that portion above 140 feet or 8 stories, whichever is more restrictive, up to 325 feet in height or 20 stories, whichever is more restrictive.	Beyond 1,000 feet, the setback shall be increased at a rate of one time the height of that portion above 140 feet or 8 stories, whichever is more restrictive, up to 325 feet in height or 20 stories, whichever is more restrictive.
	See 10.1200.6D for an illustration of these residential setback slope requirements.	
Minimum Height	None (See Sec. 13.600)	75 feet (See Sec. 13.600)
Maximum Height	20 stories, not to exceed 325 feet in height (See Sec. 13.600). Structured parking is limited to 3 levels total at or above-grade and may be further restricted by applicable yard and setback requirements. Grade level parking counts as one of the 3 total levels. Below grade parking may be constructed in addition to the 3 levels of at or above-grade parking, provided that at least one-half of the height of the level is below the average elevation of the ground, prior to berming, using measurements taken at each corner of the parking structure.	20 stories, not to exceed 325 feet in height (See Sec. 13.600). Structured parking is limited to 3 levels total at or above-grade and may be further restricted by applicable yard and setback requirements. Grade level parking counts as one of the 3 total levels. Below grade parking may be constructed in addition to the 3 levels of at or above-grade parking, provided that at least one-half of the height of the level is below the average elevation of the ground, prior to berming, using measurements taken at each corner of the parking structure.
Maximum Lot Coverage	50%, 70% if structured parking facilities are included	None
Maximum Floor Area Ratio	1:1	None

.4 Parking Requirements
(See Article 16)

.5 Landscaping
(See Article 17, and Secs. 11.300 and 10.1200.6)

.6 Special District Requirements

A. The design and orientation of buildings and related elements shall be in accordance with the following:

i. Loading docks or spaces, trash collection facilities (dumpsters, compactors, and related devices), and vehicle or truck service bays shall be located a minimum of 100 feet from rights-of-way of Type C and above thoroughfares that form a boundary between an RE district and adjacent zoning districts. The Planning & Zoning Commission may require wing walls or other techniques to visually screen loading docks or spaces, trash collection facilities, and service bays from

surrounding streets. In addition to the requirements for placement and screening of these facilities as outlined above and in Article 16 and Article 20, any loading docks or spaces, trash collection facilities, or service bays which face toward the parallel Type C and above thoroughfares and which are not blocked from view by a building or other structure shall be screened by increased landscaping requirements. In such instances, a 50-foot landscape edge will be required for the full length of the lot or parcel under development. Earthen berms of at least 4 feet in height, as measured from the finished grade of the lot, shall be placed within the landscape edge. The berms shall have a maximum slope of 4 to 1, requiring at least 4 feet of horizontal width for every one foot in vertical height. The berms may be placed within the required front yard only when used to screen loading spaces, trash collection facilities, and service bays. The landscape edge shall include one 3-inch caliper shade tree and one ornamental tree (7-foot planted height) per 25 feet of frontage on the specified thoroughfare. Driveways may extend through the landscape edge if they meet the city's requirements for location, design, and traffic visibility.

ii. [Reserved]

iii. Roof-mounted mechanical units shall be screened in accordance with Sec. 20.300. Ground-mounted mechanical units shall be screened from view by walls constructed of the same materials and finishes as the building or by a solid landscape screen. These screens shall be a minimum of 6 feet in height. Plants must be placed so as to create a 6-foot tall solid screen within 2 years of installation. All landscaping must be irrigated and must be replaced if damaged.

iv. Cross-access easements shall be provided in accordance with Section 5.2, Lot Design and Improvements, of the City of Plano Subdivision Ord. No. 95-4-25 and its subsequent amendments. In addition to requiring cross access to median openings, cross-access easements may be required to provide access to at least 2 public thoroughfares. The Planning & Zoning Commission may determine that cross access is not appropriate for reasons of security, safety, or circulation.

B. Retail and service uses with the accompanying note "44" in the use tables Sec. 14.100 or Sec. 14.200 may not occupy more than 10% of the gross floor area of a building unless the building and the designated location and amount of such uses are part of an approved site plan for more than one building, and the amount of space for these uses does not exceed 10% of the combined floor area of all constructed buildings. The space for these uses may be redistributed within and among the buildings with the approval of a revised site plan. If a site plan includes multiple lots, all property owners must authorize the application. These uses may not be distributed among noncontiguous parcels of land.

C. A freestanding (sole use and occupant) restaurant/cafeteria is permitted in an RE if it has a minimum of 5,000 square feet of gross floor area and no drive-in window. For the purpose of this provision, "Gross Floor Area" means the total floor area of a building from the exterior face of a building or from the centerline of a wall separating 2 buildings, but shall exclude any space where the floor-to-ceiling height is less than 6 feet and all patios, balconies, and parking facilities.

D. The special residential setback slope requirements described in Sec. 10.1200.3 are illustrated in the following Figure 10-4:

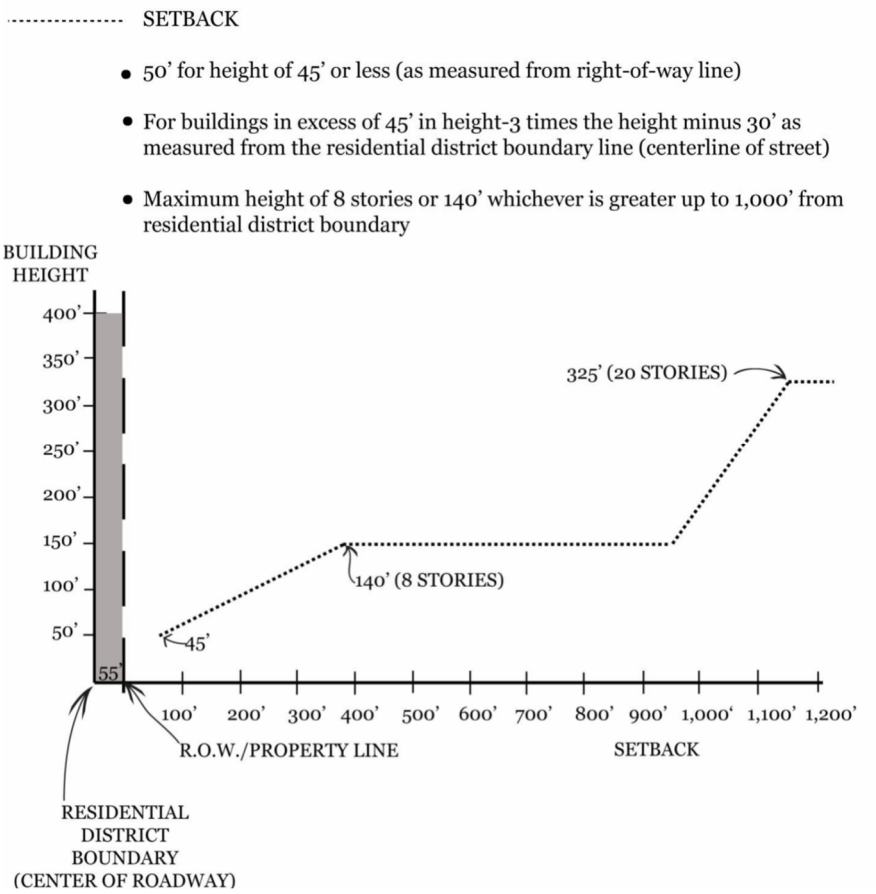


Figure 10-4: Residential Setback Slope

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10.1300 RT, Research/Technology Center District

.1 Purpose

The RT district is intended to create a low density, employment center consisting of office, research and development facilities, and limited assembly operations. RT districts should generally accommodate several users in a campus environment. Multifamily and mixed-use residential are permitted where required by state law.

.2 Permitted Uses

See the nonresidential districts use table in Sec. 14.200 for a complete listing.

.3 Area, Yard, and Bulk Requirements

The following area, yard, and bulk requirements apply to all development in the RT district unless otherwise expressly stated:

Description	Nonresidential Requirement	Multifamily and Mixed-use Residential Requirement
Minimum Lot Area	None	None
Minimum Lot Width	None	None
Minimum Lot Depth	None	None
Minimum Front Yard	50 feet, except as provided in Sec. 13.500.2	25 feet, except as provided in Sec. 13.500.2
Minimum Side Yard	30 feet, except as provided in Sec. 13.500.3	25 feet, except as provided in Sec. 13.500.3
Minimum Rear Yard	30 feet, except as provided in Sec. 13.500.4	25 feet, except as provided in Sec. 13.500.4
Other Setback Requirements	In addition to the above yard requirements, the following additional setbacks shall apply (as measured from nearest residential district boundary line):	N/A
	A minimum setback of 3 times the height up to a maximum height of 8 stories or 140 feet, whichever is more restrictive, for a minimum distance of 1,000 feet.	N/A
	Beyond 1,000 feet, the setback shall be increased at one time the height above 8 stories or 140 feet, whichever is more restrictive, up to 12 stories or 200 feet in height, whichever is more restrictive.	N/A
Minimum Height	None (See Sec. 13.600)	120 feet (See Sec. 13.600)
Maximum Height	20 story, not to exceed 325 feet in height (See Sec. 13.600). One story buildings shall not exceed 28 feet, inside clear height (exclusive of interior support structures)	20 story, not to exceed 325 feet in height (See Sec. 13.600).
Maximum Lot Coverage	45%, 60% with structured parking	None
Maximum Floor Area Ratio	1:1	None
Minimum District Size	25 contiguous acres	25 contiguous acres

.4 Off-Street Parking and Loading Requirements
(See Article 16)

A. Maximum Loading Facilities
Buildings in RT districts shall not exceed the following ratios for loading spaces:

Square Feet of Gross Floor Area in Structure	Maximum Loading Spaces or Berths
Zero to 20,000	4
Over 20,000	1 for each additional 10,000 square feet up to a maximum of 12

B. The design and orientation of the building(s) shall minimize the exposure of loading and trash collection areas from adjacent streets and from adjacent properties unless they are part of the same approved preliminary site plan. No loading spaces shall face streets. No loading spaces or areas shall be located within 100 feet of the boundary line of a residential district. In addition, the Planning & Zoning Commission may require a combination of wing walls extended from a building, screening walls, landscape berms, and plant materials to further obscure the view of loading and trash collection areas. The above screening elements shall be designed and located in conformance with applicable yard and setback requirements. Screening must extend the entire length of the loading area.

i. Screening elements should be a minimum of eight feet in height at installation. Berms should not exceed a slope of three feet, horizontal to one foot, vertical. Retaining walls may be used on the interior side of the berm but should not face adjacent streets or properties. The height shall be measured from the top of the curb of adjacent streets or from the average grade of property lines with adjacent tracts of land. Depending upon the average grade of the adjacent streets and properties, the minimum height at installation may be increased to as high as 12 feet.

ii. Plant materials used for screening shall include a combination of shade and ornamental trees (4-inch minimum caliper), conifers (8-foot minimum height), and shrubs (5 gallon minimum). The plant materials shall be arranged in a manner which significantly obscures the view from adjacent streets and properties. Proposed screening elements shall be identified on the preliminary site plan. A detailed plan showing the angles of view and the specific placement of screening elements shall be submitted with the final site plan.

iii. Proposed screening elements shall be identified on the preliminary site plan. A detailed plan showing the angles of view and the specific placement of screening elements shall be submitted with the final site plan.

C. Loading areas in RT districts are intended to provide for short-term pick-up and delivery. Onsite storage of delivery vehicles, including trailers and shipping containers, is prohibited. No delivery vehicles shall be parked outside of the designated loading areas.

.5 Landscaping
See Article 17.

.6 Signage Standards

A. All freestanding general business, identification, institution, and multipurpose signs, as defined in the Sign Ordinance (No. 91-4-12) and its subsequent updates and revisions, shall be monument type. An additional allowance of up to 3 feet in height may be permitted for earthen berms, stone mounds, or other landscape features if part of an approved landscape plan. Except for those signs located within 150 feet of a residential zoning district, the following standards shall apply:

General Business/Institution Signs	
Maximum Height	12 feet
Maximum Size	90 square feet

Identification Signs	
Maximum Height	12 feet
Maximum Size	125 square feet

Multipurpose Signs	
Maximum Height	15 feet
Maximum Size	225 square feet
Maximum Size of Copy Area	Identification - 50 square feet
	Directory* - 70 square feet
	Reader Board* - 30 square feet
* Any combination of directory and reader board is permitted if it does not exceed 100 square feet	

B. For freestanding signs located within 150 feet of a residential zoning district, the following standards shall apply:

General Business/Institution Signs	
Maximum Height	6 feet
Maximum Size	50 square feet

Identification Signs	
Maximum Height	6 feet
Maximum Size	70 square feet

Multipurpose Signs	
Maximum Height	6 feet
Maximum Size	125 square feet
Maximum Size of Copy Area	Identification - 25 square feet
	Directory* - 35 square feet
	Reader Board* - 20 square feet
* Any combination of directory and reader board is permitted if it does not exceed 55 square feet.	

C. All other provisions of Ord. No. 91-4-12 and its subsequent updates and provisions shall apply. Where conflicts exist, the provisions of this ordinance shall apply.

.7 Special District Requirements

A. In the RT district, permitted uses shall meet the following standards:

i. Operations should be fully enclosed with no outside storage of goods or materials.

ii. No noise, vibration, odor, smoke, and dust should impact adjacent properties in conformance with the performance standards in Article 24.

B. Retail and service uses with the accompanying note "44" in the use tables Sec. 14.100 or Sec. 14.200 may not occupy more than 10% of the gross floor area of a building unless the building and the designated location and amount of such uses are part of an approved site plan for more than one building, and the amount of space for these uses does not exceed 10% of the combined floor area of all constructed buildings. The space for these uses may be redistributed within and among the buildings with the approval of a revised site plan. If a site plan includes multiple lots, all property owners must authorize the application. These uses may not be distributed among noncontiguous parcels of land. A freestanding (sole use and occupant) restaurant/cafeteria is permitted in an RT district as part of the 10% allowance described above if it has a minimum of 5,000 square feet of gross floor area and no drive-in window. For the purpose of interpreting this provision, "Gross Floor Area" means the total floor area of a building from the exterior face of a building or from the centerline of a wall separating 2 buildings, but shall exclude any space where the floor-to-ceiling height is less than 6 feet and all patios, balconies, and parking facilities.

C. An office - showroom/warehouse use is permitted in an RT district only when the first floor of the building housing the use does not exceed 100,000 square feet of gross floor area. In addition, any office - showroom/warehouse use shall not have more than 70% of its gross floor area devoted to warehousing. Existing office - showroom/warehouse and/or storage or wholesale warehouse developments and properties with a valid preliminary site plan or site plan for the uses, approved prior to the initial zoning of property as RT, are exempt from the above requirements for maximum building size and percentage of space devoted to warehousing. If a valid, approved preliminary site plan expires before approval of a site plan or if a valid, approved site plan expires before issuance of a building permit, the above exemptions shall no longer apply. The above exemption does not apply to uses other than office - showroom/warehouse and/or storage or wholesale warehouse. Existing uses other than those permitted by right in an RT district or preliminary site plan or site plan proposing uses other than those permitted by right in an RT district, except storage or wholesale warehouse, are not exempted from the above requirements. Notwithstanding Sec. 7.500.2, if such a development is destroyed or partially destroyed, it may be reconstructed but not expanded. For a use within a development as described above in which more than 70% of its gross floor area is devoted to warehousing, the period of time that the structure is vacant between tenants shall not be deemed an intentional abandonment of the nonconforming use as described in Sec. 7.500.1.

D. Any existing development or properties with a valid preliminary site plan or site plan approved prior to the zoning of a property as RT shall be exempted from the Area, Yard, and Bulk, Off-Street Parking and Loading, and Landscaping requirements specified for RT districts, and the preceding standards shall apply except for Sec. 10.1300.4C regarding loading areas. Notwithstanding Sec. 7.500.2, if such a development is destroyed or partially destroyed, it may be reconstructed but not expanded.

E. Warehousing is allowed as an accessory use to light-intensity manufacturing use and is not subject to the maximum percentage requirements in paragraph 10.1300.7C, above.

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10.1400 LI-1, Light Industrial-1 District

.1 Purpose

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. Multifamily and mixed-use residential are permitted where required by state law.

.2 Permitted Uses

See the nonresidential districts use table in Sec. 14.200 for a complete listing.

.3 Area, Yard, and Bulk Requirements

The following area, yard, and bulk requirements apply to all development in the LI-1 district unless otherwise expressly stated:

Description	Requirement	Multifamily and Mixed-use Residential Requirement
Minimum Lot Area	None	None
Minimum Lot Width	None	None
Minimum Lot Depth	None	None
Minimum Front Yard	50 feet but may be reduced to 30 feet on a Type F or smaller thoroughfare provided:	25 feet
	Parking and drives are prohibited between the building face and the street.	
	~~Building height is limited to 1 story within 50 feet of the front property line.~~	
Minimum Side Yard		
Interior Lot	None, except as provided in Sec. 13.500.3	None, except as provided in Sec. 13.500.3
Corner Lot	50 feet	25 feet
Maximum Side Yard	None	None
Minimum Rear Yard	10 feet where no alley abuts rear lot line (See Sec. 13.500.4)	10 feet where no alley abuts rear lot line (See Sec. 13.500.4)
Maximum Lot Coverage	50%	None
Minimum Height	None (See Sec. 13.600)	75 feet (See Sec. 13.600)
Maximum Height	None (See Sec. 13.600) Building height is limited to 1 story within 50 feet of the front property line.	None (See Sec. 13.600) Building height is limited to 45 feet within 50 feet of the front property line.
Maximum Floor Area Ratio	1:1	None

.4 Parking Requirements

(See Article 16)

.5 Landscaping

(See Article 17)

.6 Special District Requirements

For vehicle fueling stations, canopies must be considered as an accessory structure and should be included in all calculations of lot coverage. (A maximum 30% of the lot may be covered by the primary and/or accessory structures for vehicle fueling stations)

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10.1500 LI-2, Light Industrial-2 District

.1 Purpose

The LI-2 district is intended to provide areas for 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. Multifamily and mixed-use residential are permitted where required by state law.

.2 Permitted Uses

See the nonresidential districts use table in Sec. 14.200 for a complete listing.

.3 Area, Yard, and Bulk Requirements

The following area, yard, and bulk requirements apply to all development in the LI-2 district unless otherwise expressly stated:

Description	**Nonresidential Requirement**	**Multifamily and Mixed-use Residential Requirement**
Minimum Lot Area	None	None
Minimum Lot Width	None	None
Minimum Lot Depth	None	None
Minimum Front Yard	50 feet but may be reduced to 30 feet on a Type F or smaller thoroughfare provided:	25 feet
	Parking and drives are prohibited between the building face and the street.	
	~~Building height is limited to 1 story within 50 feet of the front property line.~~	
Minimum Side Yard		
Interior Lot	None, except as provided in Sec. 13.500.3	None, except as provided in Sec. 13.500.3
Corner Lot	50 feet	25 feet
Maximum Side Yard	None	None
Minimum Rear Yard	10 feet where no alley abuts rear lot line (See Sec. 13.500.4)	10 feet where no alley abuts rear lot line (See Sec. 13.500.4)
Maximum Lot Coverage	50%	None
Minimum Height	None (See Sec. 13.600)	75 feet (See Sec. 13.600)
Maximum Height	None Building height is limited to 1 story within 50 feet of the front property line.	None (See Sec. 13.600) Building height is limited to 45 feet within 50 feet of the front property line.
Maximum Floor Area Ratio	2:1	None

.4 Parking Requirements

(See Article 16)

.5 Landscaping

(~~(~~See Article 17)

.6 Special District Requirements

For vehicle fueling stations, canopies must be considered as an accessory structure and should be included in all calculations of lot coverage. (A maximum 30% of the lot may be covered by the primary and/or accessory structures for vehicle fueling stations)

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10.1600 NBD, Neighborhood Business Design District

.1 Purpose

The NBD district is intended to provide a planning, regulatory, and management framework for the design, development, and operation of development in neighborhood-scale commercial areas. The district is designed to reinforce surrounding neighborhood character, provide appropriate transitions in use and building scale, ensure appropriate allocation and design of open space, and achieve a well-connected street and pedestrian network. The zoning district is applicable primarily to both development and redevelopment of commercial properties adjacent to existing neighborhoods where residential and commercial uses are appropriate. The NBD standards are designed to ensure compatibility between various uses and surrounding residential neighborhoods.

.2 Option for Residential Standards

The district may be entirely commercial or may include residential land uses. If residential land uses besides Live-Work (Business Loft) or Multifamily Residence are incorporated into the development plan, these uses must fully utilize the Residential Community Design District (RCD) (Sec. 9.1400) standards, including usable open space, parking, and all other requirements.

.3 Minimum District Size

No NBD district may be established smaller than 10 acres unless a specific finding is made by the City Council that the establishment of the district is required to implement the Comprehensive Plan or related study.

.4 Permitted Uses

See the nonresidential districts use table in Sec. 14.200 for a complete listing.

.5 Area, Yard, and Bulk Requirements

A. The following area, yard, and bulk requirements apply to all nonresidential development in the NBD district unless otherwise expressly stated:

Description	Requirement
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Front Yard Setbacks	
Front yard along Type D and above thoroughfares	Minimum: 20 feet, except as provided in Sec. 13.500.2 and Sec. 10.1600.6 75% of the building face must be within 25 feet of the property line (consistent with Sec. 10.1600.14B, Building Placement and Design.) If easements, a landscape edge, public usable open space, patio dining, public plaza, or other similar amenity prohibit conformance with this standard, a minimum of 75% of the building face must be built to the easement line, landscape edge, usable open space, or public amenity. The setback may be increased to a maximum of 80 feet if a drive aisle with single-loaded parking is installed between the building face and a public street.

Description	Requirement
Front yard along Type E and below thoroughfares	Minimum: 10 feet, except as provided in Sec. 13.500.2 and Sec. 10.1600.6 75% of the building face must be within 15 feet of the property line (consistent with Sec. 10.1600.14B, Building Placement and Design.) If easements, a landscape edge, public usable open space, patio dining, public plaza or other similar amenity prohibit conformance with this standard, a minimum of 75% of the building face must be built to the easement line, landscape edge, usable open space, or public amenity.
Front yard along major and minor streets	Minimum: none, except as provided in Sec. 13.500.2 and Sec. 10.1600.6 75% of the building face must be within 15 feet of the property line (consistent with Sec. 10.1600.14B, Building Placement and Design.) If easements, public usable open space, patio dining, public plaza or other similar amenity prohibit conformance with this standard, a minimum of 75% of the building face must be built to the easement line, usable open space, or public amenity.
Front yard along paseos	Minimum: none, except as provided in Sec. 13.500.2 and Sec. 10.1600.6 75% of the building face must be within 5 feet of the property line (consistent with Sec. 10.1600.14B, Building Placement and Design.) If easements, public usable open space, patio dining, public plaza or other similar amenity prohibit conformance with this standard, a minimum of 75% of the building face must be built to the easement line, usable open space, or public amenity.
Side Yard Setbacks	
Interior Lot	None, except as provided in Sec. 13.500.3 and Sec. 10.1600.6
Corner Lot	Same as front yard setback, except as provided in Sec. 13.500.3 and Sec. 10.1600.6
Rear Yard Setback	10 feet where no alley abuts the rear property line, except as provided in Sec. 13.500.4 and Sec. 10.1600.6
Maximum Height	3 story, 50 feet, except as provided in Sec. 13.600 and Sec. 10.1600.6
Maximum Lot Coverage	Nonresidential: 75%, 90% if structured parking is included Multifamily or Mixed-use Residential: None
Minimum Lot Coverage	None
Maximum Floor Area Ratio	None
Minimum Floor Area Ratio	None
Minimum Usable Open Space	Nonresidential: 10% in accordance with Sec. 10.1600.13 Multifamily or Mixed-use Residential: None

B. Additional Standards for Live-Work (Business Loft):

i. Live-Work (Business Loft) units must be located within 600 feet of an existing residential neighborhood.

ii. No more than 10 Live-Work (Business Loft) units per block.

iii. The residential space must have an exterior entrance on the ground floor.

iv. The ground floor must have a minimum floor-to-ceiling height of twelve feet.

v. The following area, yard, and bulk requirements apply in addition to those in Sec. 10.1600.5A:

Description	Requirements
Minimum Lot Area	1,500 square feet
Maximum Units per Lot	1 unit
Minimum Front Yard	5 feet, except as provided in Sec. 13.500.2
Maximum Front Yard	20 feet, except as provided in Sec. 13.500.2
Front Yard Encroachments	Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend up to 5 feet into the front yard setback.
Minimum Building Separation	10 feet
Garage Setback	The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length.
Minimum Floor Area per Dwelling Unit	400 square feet
Maximum Nonresidential Floor Area	5,000 square feet
Parking Requirements	2 parking spaces per dwelling unit located behind the front building line (See Article 16). See Article 16 for nonresidential parking requirements.

.6 Residential Transition Areas

In addition to the front, side, and rear yard requirements noted in Sec. 10.1600.5, all buildings must be set back from the district boundary line of the nearest residential zoning district or the lot line of a residential use outside of the NBD district, as follows:

A. When an alley is present on the neighboring property: at least two feet for every one foot of building height.

B. When an alley is not present on the neighboring property: at least 15 feet plus two feet for every one foot of building height.

C. This minimum setback may be reduced to a setback of 20 feet when the nearest residential zoning district allows a maximum height greater than 35 feet.

.7 District Establishment and Administration

A. The regulations contained within this zoning district may be supplemented with additional standards and conditions to execute a specific development plan. The boundary of each NBD district must be defined on the Zoning Map and identified with the letters NBD followed by a unique number referencing the supplementary regulations. In considering the establishment of an NBD district, the Planning & Zoning Commission and City Council may amend and supplement the base NBD regulations and related development regulations in the Zoning Ordinance and

Subdivision Ordinance to implement individual development plans, with the exception of:

i. Requirement for an adopted development plan;

ii. Requirement for a governance association;

~~**iii.** Minimum and maximum residential densities, except where variations are necessary to implement the Comprehensive Plan;~~

~~**iv.**~~**iii.** Requirement to maintain three or more uses; and

~~**v.**~~**iv.** Requirement for nonresidential uses to be constructed within the first phase of development.

B. An NBD district may not be used to:

i. Require construction of public improvements or the dedication or reservation of land, which are not of primary benefit to development within the district or necessary to mitigate an adverse impact attributable to development within the district, unless compensation is provided as required by law.

ii. Secure agreements between owners of property within the district with third parties.

iii. Assign responsibility to the city for enforcement of private deed restrictions or covenants.

iv. Waive or modify the requirements of ordinances other than the Zoning Ordinance, except as specifically authorized by this ordinance.

.8 Adopted Development Plan

A. An NBD district must not be established without the concurrent adoption of a development plan for the district. The plan must comply with Sec. 3.500 and must:

i. Show the location and type of streets, blocks, parking areas, open space, and residential transition areas;

ii. Specify the minimum and maximum number of residential units by housing type; and

iii. Enumerate all standards, conditions, and performance and implementation requirements not otherwise contained in the base zoning district requirements.

B. The development plan must be adopted as part of the ordinance creating the NBD district. Modifications to the development plan must comply with the requirements in Sec. 3.600.

.9 Governance Association

Applications for building permits for development within an NBD district must not be accepted or approved until a suitable property owners' governance association is established. The association must be responsible for maintaining all common property, improvements, and amenities within the district. It must have power sufficient to assess and collect dues and charges as required to perform its responsibilities. It may have additional powers to administer other programs, including but not limited to security, promotion and marketing, and entertainment. A Municipal Management District or Public

Improvement District created in conformance with the Texas Local Government Code may be created to satisfy this requirement. A Reciprocal Easement Agreement (REA) allowing shared parking arrangements, public access to sidewalks, and access to other amenities must be incorporated in the governance documents, but the REA may be deferred until a plan for common areas and amenities is submitted.

.10 Additional Requirements and Restrictions

A. Each NBD district must contain three or more different uses as listed in Article 14.

B. Residential Requirements

i. Once a property is developed for residential purposes within the NBD district, with the exception of live-work (business loft) units, ~~and~~ home occupations, and home-based business (no impact), nonresidential uses are not permitted within that property.

~~**ii.** Residential square footage, including live-work (business loft) units, fitness centers, leasing offices, club and meeting rooms, and other associated uses, must be no more than 50% of the total square footage within the district.~~

C. Phasing Requirements

i. At least 10,000 square feet of nonresidential space must be built as part of the first phase of development.

~~**ii.** A 2:1 ratio of residential to nonresidential square footage must be maintained throughout the district. Prior to approval of a plat for any residential units, the nonresidential square footage must be constructed (finaled).~~

~~**iii.**~~ii. Key design features must be provided prior to or concurrent with the construction of any residential uses. Key design features 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.

~~**iv.**~~iii. The second building constructed and all subsequent buildings may not be more than 150 feet from another building.

.11 Streets and Sidewalks

A. All streets within an NBD district must be dedicated as public streets, or if the city does not accept the dedication of some or all as public streets, the streets that have not been dedicated as public streets must be platted as private streets. All streets are to be open for public use and may not be gated or have restricted access, except as may be permitted for special events. All streets must be located in a private street lot or in public right-of-way. The width of a street lot or right-of-way is established on the adopted development plan consistent with the Street Design Standards.

B. Sidewalks

Awnings, canopies, and other detachable fixtures may extend into the private street lot or public right-of-way, in accordance with the Right-of-Way Management Regulations. All public sidewalks to be maintained by the governance association must be located in a private street lot or public right-of-way.

C. Landscape Edge

Except in a Mixed-Use context zone per the Thoroughfare Plan Map, when along Type D and above thoroughfares, a 20-foot landscape edge is required. Within the landscape edge, 6 caliper inches of shade trees or 12 caliper inches of ornamental trees must be planted per 500 square feet of landscape edge, with a minimum tree size of 2-inch caliper. The number of required trees must be calculated based solely on the area of the required landscape edge.

D. Connectivity

Connections must be made to provide direct pedestrian and bicycle access from the NBD district to adjacent sidewalks, trails, parks, transit stops, and other connections where feasible. Pedestrian access must be provided by connection to any sidewalks or walkways on adjacent properties that extend to the boundaries shared with the NBD district. In order to provide efficient pedestrian connections to adjacent properties, the city may require additional sidewalks, walkways, or trails not associated with a street.

.12 Parking Requirements

A. Parking for single-family or two-family residential uses must follow RCD standards (Sec. 9.1400.12).

B. All required off-street parking in NBD districts must be accommodated in accordance with Sec. 16.700 (Off-Street Parking Schedule) of Article 16 (Parking and Loading), except that on-street parking spaces adjacent to a lot may be included in the parking calculations for nonresidential uses on that lot.

C. The maximum permitted parking for nonresidential uses is capped at 110% of the minimum required parking. Parking in excess of the maximum caps may only be provided in parking garages.

D. Surface parking lots for nonresidential uses must meet the following requirements:

i. Parking lots must be located behind front building facades.

ii. A minimum five-foot landscape edge must be provided between all surface parking lots and major and minor streets. Within the landscape edge, 3 caliper inches of shade trees or 6 caliper inches of ornamental trees must be planted per 500 square feet of landscape edge with a minimum tree size of 2-inch caliper. The number of required trees must be calculated solely on the area of the required landscape edge.

iii. Surface parking lots must not exceed 200 spaces per parking lot.

iv. A sidewalk at least seven feet in width must be provided to connect the parking lot to the street and to any adjacent buildings or open space areas. The sidewalk must meet the following requirements:

a. The sidewalk must be distinguished from areas used by vehicles with one or more of the following techniques:

i. Changing paving material, pattern, and/or paving color, but not including the painting of the paving material;

ii. Changing paving height;

iii. Addition of decorative bollards; or

iv. Constructing raised median walkways with landscaped buffers.

b. Have adequate lighting for security and safety; and

c. Not include barriers that limit pedestrian access between the subject property and adjacent properties.

E. In addition to the requirements in Article 16, vehicle parking garages for nonresidential uses must meet the following requirements:

i. The building footprint of a parking garage must not exceed 60,000 square feet.

ii. Parking garages must not have direct vehicle access to Type D and above thoroughfares.

iii. Parking garages must be set back a minimum of 150 feet from existing residential zoning districts or residential uses outside of the NBD district.

iv. Parking garages must not exceed the height of surrounding buildings and must not be visually predominant when viewed from the street or public usable open space.

v. If a parking garage is multi-level, one full level at or below grade must be provided for public parking.

vi. A pedestrian path at least four feet wide with clear signage and lighting must be provided within the parking garage. The pedestrian path must connect to adjacent sidewalks. Electric vehicle charging stations must not impede a minimum of four feet of clearance on any path, walkway, or sidewalk.

.13 Usable Open Space

A. Public usable open space must be provided in an amount not less than ten percent of the gross acreage of the development. The following requirements also apply:

i. A maximum of 25% of the minimum required public usable open space may be located within a floodplain or within an overhead transmission line easement if these areas are improved for use through the addition of trails and other pedestrian amenities.

ii. Public usable open space must be provided in the form of greens, linear parks, greenbelts, pocket parks, public art displays, and paseos that are integrated within the block pattern defined on the development plan.

iii. At least one public usable open space must be a minimum of 7,500 square feet with a minimum width of 30 feet, and have buildings or streets directly fronting or siding the public usable open space on a minimum of three sides.

iv. Natural features must be designed to be integrated into the site with buildings or public usable open space fronting on them and sufficient pedestrian and vehicle access.

v. Rooftops and accessory buildings, except those portions of any building designed specifically for public recreational purposes, do not count toward the public usable open space requirements.

vi. Required landscaping does not count toward the usable open space requirement.

vii. Open space that is adjacent to the rear of a building or to a service area and which does not front on a street cannot be included in the public usable open space requirement.

B. Private usable open space, including interior courtyards and patios for individual business and residential uses, is permitted but does not count toward the public usable open space requirement.

.14 Building Placement and Design

A. An NBD district or a group of buildings within the district cannot be walled, fenced, or restricted from general public access.

B. Buildings in an NBD district must be designed and oriented to reinforce the street grid. The distance from building face to building face must not exceed 100 feet on major and minor streets, unless separated by usable open space and/or patio dining.

C. Buildings must be oriented to directly front on a designated street or usable open space defined on a development plan.

D. No single tenant may occupy more than 30,000 square feet of the ground floor of a building.

E. With the exception of parking garages, podium garages, and loading and service areas, 60% of the ground floor of nonresidential buildings and live/work-units must consist of windows and doors.

F. Nonresidential spaces must have a minimum floor-to-ceiling height of 12 feet.

.15 Sign Regulations

A. For signage for uses fronting Type D and above thoroughfares, the regulations, specifications, and design standards contained in Article 22 (Signs) apply.

B. For all other signage, the regulations, specifications, and design standards for signs contained in Sec. 10.800 (BG, Downtown Business/Government) apply.

[Remainder of page intentionally blank]

Amend Section 11.1100 (Expressway Corridor Overlay District) of Article 11 (Overlay Districts) such section to read in its entirety as follows:

11.1100 Expressway Corridor Overlay District

.1 Purpose

The purpose of the Expressway Corridor Overlay District is to encourage preservation and redevelopment of land within the expressway corridors for economic development and employment opportunities supported by housing in healthy living environments. The original location of the overlays is based on the data and model from the 2019 Expressway Corridor Environmental Health Study but may be updated via City-initiated zoning process based on new data and modeling.

.2 Boundaries

The area subject to these standards includes all properties fully or partially within a designated Expressway Corridor Area, as established on the Zoning Map, per Article 2. Expressway Corridor Areas are exempt from Sec. 2.300.

.3 Applicability

A. This section applies to construction of ~~the following~~all land uses occurring after ~~January 20, 2025~~September 1, 2025. Any building that was in existence, or part of a project vested under Chapter 245 of the Local Government Code, prior to ~~January 20, 2025~~September 1, 2025, is permitted and may be improved, maintained, or rebuilt as a conforming structure. Redevelopment of the site is subject to this section.

B. Certain standards within this section only apply to the following land uses:

i. Any use listed in the Primary Residential use category in Article 14.

ii. Institutional Dwelling uses as follows:

a. Assisted Living Facility,

b. Continuing Care Facility,

c. Household Care Facility,

d. Household Care Institution,

e. Long term Care Facility,

f. Rehabilitation Care Facility, and

g. Rehabilitation Care Institution.

~~B.~~C. Areas devoted only to functions or structures that are not designed, and do not typically function, as residences, such as parking lots and solid waste enclosures, do not require mitigation.

.4 Requirements for all Land Uses

A minimum 15-foot landscape edge is required along the property line(s) closest and most parallel to any impacting Type A thoroughfares and rail lines, regardless of adjacency. This landscape edge must consist of shrubs, groundcover, and related elements, including a minimum of one 3-inch caliper shade tree and one 3-inch caliper ornamental tree (7-foot planted height) per 50 linear feet of frontage exclusive of driveways. Where the landscape edge is impacted by easements that restrict landscaping,

an additional 5-foot landscape edge shall be provided outside of the easement area for the required trees.

~~.4~~.5 Requirements for Residential and Institutional Dwelling~~Listed~~ Uses

The following requirements apply to uses listed in Sec. 11.1100.3A located in C-ECA and R-ECA. When a building containing a listed use is located in both C-ECA and R-ECA, the more restrictive requirements apply.

A. ~~In C-ECA~~ For all uses listed in Sec. 11.1100.3B located on properties with frontage along an expressway, balconies are prohibited along the side(s) of the building fronting the expressway(s).

B. For all uses listed in Sec. 11.1100.3B located within C-ECA, except Multifamily Residences, Independent Living Facilities constructed in the form of apartments, and Institutional Dwellings:

i. Each "outdoor-air sourced" mechanical ventilation unit must utilize a filter or series of filters on its air-intake side with a Minimum Efficiency Reporting Value (MERV) of not less than 13, based on American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE), or as required by the most-recently adopted building code, whichever is greater.

~~**ii.** For multifamily residence, mid-rise residential, and Institutional Dwelling uses as listed in Sec. 11.1100.3A, intake openings for outdoor air, as defined in the adopted International Mechanical Code, as amended, must be located on the opposite side of the building from the expressway.~~

~~**iii.**~~**ii.** The following requirements must be added as a note to the site plan:

a. Construction documents sealed by a registered design professional must be provided as part of the building construction plan set that details mitigation of the interior noise at each dwelling unit to a maximum level of 45 dBA L_{dn} or the interior noise goal of the Department of Housing and Urban Development per 24 CFR 51.101, whichever is lower.

b. Prior to approval of final inspection or issuance of a certificate of occupancy, the registered design professional shall submit a sealed statement to the Building Inspections Department certifying compliance with this subsection.

~~**iv.**~~**iii.** For buildings within 500 feet of the right-of-way for a Type A thoroughfare, the building containing a listed use must be separated from the thoroughfare by one of the following:

a. Option A:
A minimum 100-foot wide landscape edge (as measured from the property line exclusive of rights-of-way for the thoroughfare) is required along the property line(s) closest and most parallel to any Type A thoroughfare, regardless of adjacency to said thoroughfare. The landscape edge must incorporate a landscaped berm with a minimum height of 6 feet and a minimum slope of 4:1 consisting of trees, shrubs, groundcover, and related elements. A minimum of two 3-inch caliper shade trees and two 3-inch caliper ornamental trees (7-foot planted height) must be placed per

50 linear feet of frontage exclusive of driveways. ~~For single or two-family subdivisions, t~~This landscape edge applies to the subdivision, not each individual lot.

b. Option B:
A nonresidential building or parking structure of similar height and length, or larger, must be located between buildings containing a listed use and the Type A thoroughfare. Parking structures must meet the standards of Sec. 17.100.5, where applicable, and Sec. 16.500.5.

~~v. For buildings more than 500 feet from the right-of-way for a Type A thoroughfare, and except where subject to more restrictive requirements, a minimum 15-foot landscape edge is required along the property line(s) closest and most parallel to any impacting Type A thoroughfares and rail lines, regardless of adjacency. This landscape edge must consist of shrubs, groundcover, and related elements, including a minimum of one 3-inch caliper shade tree and one 3-inch caliper ornamental tree (7-foot planted height) per 50 linear feet of frontage exclusive of driveways. Where the landscape edge is impacted by easements that restrict landscaping, an additional 5-foot landscape edge shall be provided outside of the easement area for the required trees.~~

~~B.~~C. ~~In R-ECA: the listed~~ The uses listed in Sec. 11.1100.3A, except Multifamily Residences, Independent Living Facilities constructed in the form of apartments, Institutional Dwellings, and single-family uses constructed under Sec. 15.1900.1E, are prohibited within R-ECA.

~~5~~.6 Waivers and Relief Measures

A. During the site plan review process, as described in Article 3, the Planning & Zoning Commission may allow a waiver to the standards in Sec. 11.1100.5B upon a finding that the development will include sufficient noise and air quality mitigation strategies equivalent or superior to the measures in this section. A waiver must not be granted based solely on economic gain or loss, nor should a waiver grant an unreasonable privilege to the developer of the property.

B. A variance cannot be granted to alter or remove requirements of this section.

[Remainder of page intentionally blank]

Amend Part N of Subsection 13.500.2 (Front Yard Regulations) of Section 13.500 (Yard Regulations) of Article 13 (Lot and Building Standards) to repeal Part 13.500.2.N in its entirety and reserve it for future use:

N. ~~In all districts, except BG, UMU, NBD, RCD, RE, RC, and RT, where buildings or structures are erected or altered to exceed 2 stories in height, such buildings or structures must not be located closer to any residential district boundary line than a distance equal to the sum of the required yard specified for the zoning district in which such building or structure is located, plus 25 feet, plus twice the height of the portion of the building above 25 feet.~~ [Reserved]

[Remainder of page intentionally blank]

Amend Part I of Subsection 13.500.3 (Side Yard Regulations) of Section 13.500 (Yard Regulations) of Article 13 (Lot and Building Standards) to repeal Part 13.500.3.I in its entirety and reserve it for future use:

I. ~~In all districts, except BG, UMU, NBD, RCD, RE, RC, and RT, where buildings or structures are erected or altered to exceed 2 stories in height, such buildings or structures shall not be located closer to any residential district boundary line than a distance equal to the sum of the required yard specified for the zoning district in which such building or structure is located, plus 25 feet, plus twice the height of the portion of the building above 25 feet.~~[Reserved]

[Remainder of page intentionally blank]

Amend Part L of Subsection 13.500.4 (Side Yard Regulations) of Section 13.500 (Yard Regulations) of Article 13 (Lot and Building Standards) such part to read in its entirety as follows:

L. For LI-1 and LI-2 districts in proximity to districts permitting residential uses by right, the side yard shall be a minimum of 50 feet, as measured from the boundary line of the nearest district permitting residential uses by right (except CB-1 and CE districts). Except, for multifamily residential and mixed use residential within the LI-1 and LI-2 districts, the side yard shall be a minimum of 25 feet, as measured from the boundary line of the nearest district permitting residential uses by right (except CB-1 and CE districts).

[Remainder of page intentionally blank]

Amend Part A of Subsection 13.500.4 (Rear Yard Regulations) of Section 13.500 (Yard Regulations) of Article 13 (Lot and Building Standards) such part to read in its entirety as follows:

A. In all districts permitting single-family residential structures, except PH, SF-A, MF-1, MF-2, MF-3, BG, CB-1, UMU, NBD, and RCD, main residential buildings must be constructed at least 10 feet away from the rear property line, and the main residential building and all accessory buildings must not cover more than 50% of that portion of the lot lying to the rear of a line erected, joining the midpoint on one side lot line with the midpoint of the opposite side lot line.

[Remainder of page intentionally blank]

Amend Part D of Section 13.500.4 (Rear Yard Regulations) of Section 13.500 (Yard Regulations) of Article 13 (Lot and Building Standards) to repeal Part 13.500.4.D in its entirety and reserve if for future use:

D. ~~In all districts, except BG, UMU, NBD, RCD, RE, RC, and RT, where buildings or structures are erected or altered to exceed 2 stories in height, such buildings or structures must not be located closer to any residential district boundary line than a distance equal to the sum of the required yard specified for the zoning district in which such building or structure is located, plus 25 feet, plus twice the height of the portion of the building above 25 feet.~~ [Reserved]

[Remainder of page intentionally blank]

Amend Section 13.600 (Height Regulations) of Article 13 (Lot and Building Standards) such section to read in its entirety as follows:

13.600 Height Regulations

The height regulations herein specified shall apply to all buildings and structures unless otherwise specified in the ordinance. When height requirements are stated in stories and feet, the more restrictive requirement shall apply.

.1 In all zoning districts and planned developments, water standpipes and tanks; religious facility architectural features; bell towers; domes and spires on government facilities, school buildings, and institutional buildings; the roofs of auditoriums and sanctuaries of one story construction; and public safety structures may be erected to exceed the district's maximum height. Side and rear yards shall be increased by 2 additional feet, and the front yard shall be increased by one additional foot, for each foot that such structures exceed the district's maximum height where adjacent to residential districts. The increase in the required yard shall apply only to the portion of the structure that causes the increased yard requirements. See Sec. 13.500.3 and 13.500.4 for additional side and rear yard setbacks in nonresidential zoning districts.

.2 Publicly-owned sports lighting, communication antennas or communication structures, utility poles and towers, and water tanks are exempt from height restrictions.

.3 The Building Height Envelope applies to buildings:

A. containing nonresidential, multifamily residence, mixed-use residential or independent living facilities constructed as apartments, and

B. located in all districts except BG, UMU, NBD, or RCD, and

C. located adjacent to a residential zoning district.

The Building Height Envelope establishes a maximum height allowed at a specific point on the property, and is either 45 feet, or the minimum height, whichever is greater, at the minimum setback line and increases at a 1:2 slope into the property, as illustrated by the Building Height Envelope in Figure 13-7.

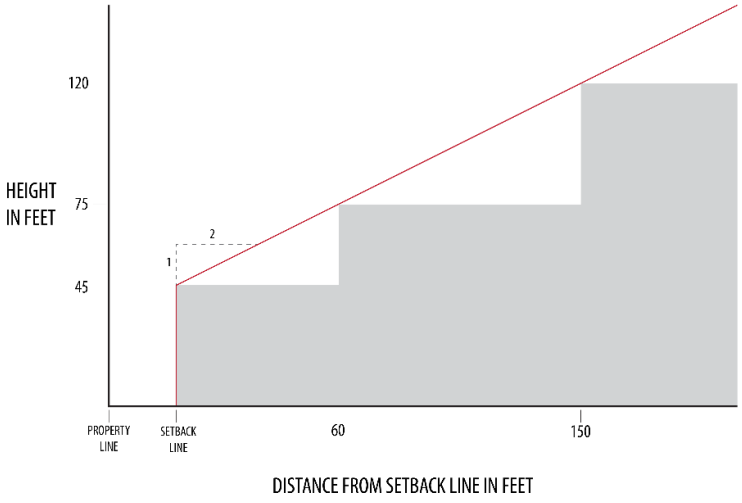


Figure. 13-7: Building Height Envelope

Amend Section 13.800 (Usable Open Space) of Article 13 (Lot and Building Standards) such section to read in its entirety as follows:

13.800 Usable Open Space

.1 Intent

The intent of usable open space is to provide for outdoor living and/or recreation in an open area or recreational facility. Where required by this ordinance, usable open space shall comply with the standards of this section:

.2 Area Required

A. The minimum required area of usable open space for a development shall be according to the area, yard, and bulk standards of the respective zoning district.

B. At the time of site plan and/or subdivision plat approval, the Planning & Zoning Commission and/or City Council may give full or partial credit to the minimum required area of usable open space as follows:

i. The required usable open space area may be reduced up to one-third for offsite dedicated open space that meets the development's needs in terms of adjacency, accessibility, usability, and design integration. The credit for the offsite usable open space is a discretionary decision of the Planning & Zoning Commission and/or City Council based generally upon the following:

a. 15% or more of the site's boundary is adjacent to park land.

b. The park land is suitable, as defined by the intent for usable open space, for use by residents.

c. There are defined pedestrian connections between the development and the park land.

d. The design of the development provides a significant visual connection to the park land.

~~**ii.** For multifamily residential development in the Multifamily Residence 1 (MF-1), Multifamily Residence 2 (MF-2), and Multifamily Residence 3 (MF-3) zoning districts only, the required usable open space may be reduced through the use of credits for certain improvements. A credit of 3 square feet may be applied for each square foot utilized for swimming pools and adjacent decks, patios, or lounge areas within 10 feet of a pool, developed and equipped children's play areas, and usable portions of recreational buildings. No credit may be applied for tennis courts.~~

~~**iii.** For multifamily residential development in the MF-1, MF-2, and MF-3 zoning districts only, the combined credit for areas calculated at a 3-to-one basis and for public parks shall not exceed 50% of the total usable open space for an individual lot or parcel of land.~~

.3 General Standards

A. Usable open space may include landscaping, walks, patios, pools, tennis courts and other recreational facilities, water features, and decorative objects such as art work or fountains.

B. Usable open space shall not include rooftops; accessory buildings, except those portions of any building designed specifically for recreational purposes; parking areas; driveways; turnaround areas; or rights-of-way or easements for streets or alleys, drainage or floodway facilities or electrical transmission lines.

C. Usable open space shall not have a slope exceeding 10%.

D. At that time of site plan and/or subdivision plat approval, the Planning & Zoning Commission and/or City Council may give full or partial credit for usable open space that exceeds the maximum 10% slope if it is determined that such areas are environmentally or aesthetically significant and their preservation would enhance the development.

.4 Dimensional Standards

A. ~~Multifamily residential development in the MF-1, MF-2, and MF-3 zoning districts shall have no usable open space dimension less than 15 feet.~~[Reserved]

B. Patio home and single-family attached development in the Patio Home (PH), Single-Family Residence Attached (SF-A), MF-1, MF-2, and MF-3 zoning districts~~;~~, ~~and~~ patio home or single-family development in the Retail zoning district; and Single-Family Small Lot subdivisions developed under Sec. 15.1900.4 shall comply with the following dimensional standards:

i. All residential lots must be located within 600 feet of usable open space as measured along a street. The Planning & Zoning Commission may increase this distance to 1,200 feet if the shape of the subdivision is irregular or if existing vegetation on the site will be preserved by an increase in the distance.

ii. A primary usable open space area 20,000 square feet or larger shall be provided. This primary usable open space must be a minimum of 50 feet wide and must abut a street on a minimum of 25% of the area's perimeter.

iii. If additional open space is needed to meet the minimum area of required usable open space, secondary usable open space areas must be provided. The minimum area for a secondary usable open space shall be 7,500 square feet or larger. This secondary usable open space must be a minimum of 25 feet wide and must abut a street for a minimum frontage distance of 25 feet. Secondary usable open space areas greater than 15,000 square feet shall have a minimum of 2 access points to public streets. Each access point must abut a street for a minimum frontage distance of 25 feet.

.5 Exhibit Required

Where usable open space is required by this ordinance, a usable open space plan shall be submitted as part of any preliminary site plan or site plan application. The usable open space plan shall contain the following:

A. A table with calculations that indicate compliance with minimum required area of usable open space.

B. Graphic representation of compliance to general and dimensional standards for usable open space.

C. If requesting usable open space credits, a statement with graphic depiction of the credits is requested.

[Remainder of page intentionally blank]

Amend Section 13.1000 (Mid-Rise Residential Development) of Article 13 (Lot and Building Standards) to repeal Section 13.1000 in its entirety and reserve it for future use:

13.1000 [Reserved]~~**Mid-Rise Residential Development**~~

~~**.1 Purpose**~~

~~Mid-rise residential development is intended as a complementary use to large-scale commercial districts and corridors. It should be used to diversify land use, increase pedestrian activity, and reduce auto dependency. Mid-rise residential development should be integrated with other land uses and amenities conducive to a residential environment.~~

~~**.2 Lot Coverage**~~

~~Maximum 100%~~

~~**.3 Minimum Density**~~

~~Mid-rise residential development is exempt from the minimum densities for multifamily development in the Urban Mixed-Use District.~~

[Remainder of page intentionally blank]

Amend Section 14.100 (Residential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications), such portions of the section to read as follows:

RESIDENTIAL ZONING DISTRICTS																	
Use Type	**Use Category**	**A** - Agricultural	**ED** - Estate Development	**SF-20** - Single-Family Residence-20	**SF-9** - Single-family Residence-9	**SF-7** - Single-Family Residence-7	**SF-6** - Single-Family Residence-6	**UR** - Urban Residential	**PH** - Patio Home	**SF-A** - Single-Family Attached	**2F** - Two-Family (Duplex)	**GR** - General Residential	**MF-1** - Multifamily-1	**MF-2** - Multifamily-2	**MF-3** - Multifamily-3	**MH** - Mobile Home	**RCD** - Residential Community Design
Day Care (In-home) ~~(16)~~	Service	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42 ~~16~~
Home-Based Business (No-Impact)	Accessory & Incidental	P 11	P 11	P 11	P 11	P 11	P 11	P 11	P 11	P 11	P 11	P 11	P 11	P 11	P 11	P 11	P 11
~~Mid-Rise Residential~~	~~Primary Residential~~																
Multifamily Residence (1)	Primary Res.												P 52 58	P 52 58	P 52 58		~~P~~ ~~52~~ ~~53~~
Single-Family Residence (Attached)	Primary Res.									P 48 52			P 29 52	P 29 52	P 29 52	P 52	P 52 53
Single-Family Residence (Detached)	Primary Res.	P 29 52	P 29 48 52	P 29 48 52	P 29 48 52	P 29 48 52	P 29 48 52	P 29 52	P 29 48 52	P 29 48 52	P 29 52	P 29 52	P 29 52	P 29 52	P 29 52	P 52	P 52 53
Two-Family Residence	Primary Res.									P 52	P 52	P 52	P 29 52	P 29 52	P 29 52	P 52	P 52 53
Two-Family Residence (Attached)	Primary Res.																P 52 53

Amend Section 14.200 (Nonresidential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications), such portions of the section to read as follows:

NONRESIDENTIAL ZONING DISTRICTS																
Use Type	**Use Category**	**O-1** - Neighborhood Office	**O-2** - General Office	**R** - Retail	**LC** - Light Commercial	**CC** - Corridor Commercial	**UMU** - Urban Mixed-Use	**BG** - Downtown Business/Government	**CB-1** - Central Business-1	**CE** - Commercial Employment	**RC** - Regional Commercial	**RE** - Regional Employment	**RT** - Research/Technology	**LI-1** - Light Industrial-1	**LI-2** - Light Industrial-2	**NBD** - Neighborhood Business Design
Backyard Cottage	Accessory & Incidental						P 51	P 51								
Day Care (In-home) ~~(16)~~	Service	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42
Home-Based Business (No-Impact)	Accessory & Incidental	P 11	P 11	P 11	P 11	P 11	P 11	P 11	P 11	P 11	P 11	P 11	P 11	P 11	P 11	P 11
Home Occupation (11)	Accessory & Incidental	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Household Care Facility	EIPS	P 52	P 52	P 52			P 52	P 52	P 52							P 52
Independent Living Facility	Primary Residential	~~12~~ 58	~~12~~ 58	~~12~~ 58	12 58	~~S~~ 12 21 52 58	P 21 52 58	P 21 52 58	~~S~~ 21 52 58	12 58	~~S~~ 12 21 52 58	~~S~~ 12 21 52 58	12 58	12 58	12 58	P 21 52 ~~53~~ 58
~~Mid-Rise Residential~~	~~Primary Residential~~						~~P 52~~		~~S 52~~	~~12~~	~~S 52~~	~~S 52~~				
Multifamily Residence (1)	Primary Res.	58	58	58	58	58	P 52 58	P 2 52 58	~~S~~ 52 58	~~12~~ 58	58	58	58	58	58	P 52 ~~53~~ 58
Single-Family Residence (Attached)	Primary Res.	P 29 52	P 29 52	P 29 52			P 29 52	P 29 52	P 29 52							P 52 53
Single-Family Residence (Detached)	Primary Res.	P 29 52	P 29 52	P 29 ~~41~~ 52			P 29 52	P 29 52	P 29 52							P 52 53

NONRESIDENTIAL ZONING DISTRICTS																
Use Type	**Use Category**	**O-1** - Neighborhood Office	**O-2** - General Office	**R** - Retail	**LC** - Light Commercial	**CC** - Corridor Commercial	**UMU** - Urban Mixed-Use	**BG** - Downtown Business/Government	**CB-1** - Central Business-1	**CE** - Commercial Employment	**RC** - Regional Commercial	**RE** - Regional Employment	**RT** - Research/Technology	**LI-1** - Light Industrial-1	**LI-2** - Light Industrial-2	**NBD** - Neighborhood Business Design
Two-Family Residence	Primary Res.			P 29 52												P 52 53
Two-Family Residence (Attached)	Primary Res.	P 29 52	P 29 52	P 29 52			P 29 52	P 29 52	P 29 52							P 52 53

Amend Section 14.300 (Use Table Notes) of Article 14 (Allowed Uses and Use Classifications), such revised and additional notes to read as follows:

Number	End Note
1	See Sec. 15.800 [Use-specific regulations for Multifamily Residences].
2	See the BG district regulations of Sec. 10.800 [BG, Downtown Business/Government District].
11	See Sec. 15.700 [Use-specific regulations for Home Occupations].
12	Prohibited, except when constructed in the form of apartments or where permitted under the Special District Requirements of the referenced district.
16	~~See Article 8 for specific use permit requirements for certain in-home day care operations.~~[Reserved]
21	See 15.1300 [Use-specific regulations for Retirement and Supportive Housing]
29	~~[Reserved]~~Permitted subject to the Alternative Standards for Single-Family and Duplex Residential Development in Sec. 15.1900.
41	Patio Homes allowed only.
42	See Sec. 15.400.
48	Private streets allowed by specific use permit only under the terms of the Subdivision Ordinance.
51	See Sec. 15.1800 [Use-specific regulations for Backyard Cottages].
52	See Sec. 11.1100 [Expressway Corridor Overlay District]
53	Permitted only when meeting RCD housing type requirements in Sec. 9.1700 [RCD, Residential Community Design District].
58	Permitted subject to the Additional Requirements for Multifamily, Independent Living Facilities, and Mixed-use Residential in Sec. 15.2400.

Amend Part G of Subsection 15.100.3 (Drone Staging Areas) of Section 15.100 (Commercial Drone Delivery Hubs) of Article 15 (Use-specific Regulations) to add subpart G.iv, such new subpart to read in its entirety as follows:

iv. A drone staging area is not considered nonconforming when a dwelling, retirement and supportive housing facility, or public park is established within the required 150 or 300-foot buffer after the drone staging area is established.

[Remainder of page intentionally blank]

Amend Part E of Subsection 15.200.5 (General Requirements) of Section 15.200 (Communications Antennas, Amateur and Commercial) of Article 15 (Use-specific Regulations), such part to read in its entirety as follows:

E. Commercial antennas and antenna support structures are prohibited in ~~residential~~ all districts on lots used or platted for single-family, two-family, or single-family attached purposes ~~and in an NBD or RCD zoning district on lots used for a housing type listed in Sec. 9.1700.5~~, unless the conditions of Sec. 15.200.2C are met.

[Remainder of page intentionally blank]

Amend Section 15.700 (Home Occupations) of Article 15 (Use-specific Regulations), such section to read in its entirety as follows:

15.700 Home Occupations

~~In all cases, home occupations shall meet the following conditions and requirements:~~Home Occupation and Home-based Business (No Impact) uses are permitted in all districts in any residence subject to the applicable conditions and requirements of this section.

.1 Home Occupations

~~.1~~A. Only one employee other than occupants of the residence may be employed. A person who receives a wage, salary, or percentage of profits directly related to the home occupation shall be considered an employee. This definition shall not include the coordination or supervision of employees who do not regularly visit the house for purposes related to the business.

~~.2~~B. No interior or exterior signage shall be used to advertise the occupation. Vehicles bearing business signs shall not be parked on the street or within 30 feet of the curb.

~~.3~~C. A home occupation shall be conducted wholly within the principal dwelling and not in any accessory building. The total floor area to be used for a home occupation shall not exceed 20% of the total floor area of the principal dwelling, including garages. However, instructional classes may be held outside providing other stipulations of this ordinance are met. A maximum of 6 students may be allowed in each session.

~~.4~~D. Merchandise shall not be offered or displayed for sale on the premises. Sales incidental to a service shall be allowed, and orders previously made by telephone or at a sales party may be filled on the premises.

~~.5~~E. No outdoor storage of materials, goods, supplies, or equipment shall be allowed.

~~.6~~F. No building alterations shall be allowed that alter the residential character of the home.

~~.7~~G. No repair or servicing of vehicles, internal combustion engines, large equipment, or large appliances shall be allowed.

~~.8~~H. A home occupation shall produce no offensive noise, vibration, smoke, electrical interference, dirt, odors, or heat in excess of those normally found in residential areas.

~~.9~~I. No toxic, explosive, flammable, combustible, corrosive, radioactive, or other hazardous materials shall be used or stored on the site for business purposes.

~~.10~~J. No traffic shall be generated by a home occupation in greater volumes than normally expected in a residential neighborhood, and any parking must be accommodated within the required off-street parking for the residence or along the street frontage for the lot.

.2 Home-based Business (No Impact)

A. A home-based business (no-impact) may not at any time have on the property a total number of people, including employees, patrons, and clients of the business, exceeding the occupancy limit of the property.

B. No traffic may be generated by a home-based business (no-impact) in greater volumes than normally expected in the neighborhood, and all parking must be accommodated within the off-street parking on the property. Employees, patrons, and clients of the business, except for residents of the property, are prohibited from parking on the street.

C. A home-based business (no-impact) must be operated in a manner in which none of the business activities are visible from the street, including displays, outdoor storage, and business signs. On-site parking is permitted.

D. A home-based business (no-impact) must not substantially increase noise in the area or violate Article V (Noise) of Chapter 14 (Offenses—Miscellaneous) of the Code of Ordinances.

E. A home-based business (no-impact) must be operated as an accessory use to the dwelling on the same property. Business activities must be compatible with residential use of the property.

F. No building alterations are permitted that would alter the residential character of the home or property.

[Remainder of page intentionally blank]

Amend Section 15.800 (Multifamily Residence) of Article 15 (Use-Specific Regulations), such section to read in its entirety as follows:

15.800 Multifamily Residence

.1 Minimum side and rear yard setbacks from adjacent nonresidential and multifamily zoning shall be:

Height	Setback
One Story	15 feet
Two Story	25 feet
Three Story	25 feet

.2 Minimum separations between apartment buildings on the same lot are as follows:

Building Orientation	Distance
Face to Face [1]	30 feet
Face to End [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)

.3 The minimum setback from the zoning district boundary for an apartment building adjacent to land proposed (as shown on an approved concept plan or preliminary site plan), developed, or zoned for single-family, patio home, or two-family shall be:

Height	Setback
One Story	20 feet
Two or Three Story	~~60~~ 25 feet
~~Three Story~~	~~150 feet~~

.4 The standards in Sec. 15.2400 also apply.

[Remainder of page intentionally blank]

Amend Section 15.1300 (Retirement and Supportive Housing) of Article 15 (Use-Specific Regulations), such section to read in its entirety as follows:

15.1300 Retirement and Supportive Housing

These regulations apply to independent living, assisted living, long-term care, and continuing care facilities, except where individually referenced.

.1 Independent Living Facilities

A. To qualify as an independent living facility, the units shall have a head of household of 55 years of age or older. Surviving members of a household, regardless of age, may occupy a unit provided that the household head meeting the age requirement has died.

B. Management personnel and his/her family may occupy units without complying with the minimum age requirement. The total of such dwelling units shall not exceed 2 per 100 dwelling units, or portion thereof, in the project.

C. Independent living facilities constructed in the form of apartments shall comply with the standards for multifamily residential uses, except where specific standards for independent living facilities are provided. The standards in Sec. 15.2400 also apply.

D. Independent living facilities constructed in the form of detached or attached single-family dwellings shall comply with the standards for single-family residence (detached) or single-family residence (attached) uses, respectively, except where specific standards for independent living facilities are provided.

.2 Minimum Floor Area Per Dwelling Unit

Minimum unit sizes shall be in compliance with state regulations for facilities eligible to receive Medicare/Medicaid funding.

.3 Minimum Residential Setbacks

The minimum setback from the zoning district boundary line and/or property line of land proposed (as shown on an approved concept plan or preliminary site plan), developed or zoned for single-family, patio home, or two-family to ~~independent living,~~ assisted living, long-term care, and/or continuing care facilities shall be:

Height	Minimum Setback
One Story	20 feet
Two Story	60 feet
Three Story	150 feet

.4 [Reserved]~~**Maximum Residential Density**~~

~~The following density limits apply:~~

~~**Nonresidential Districts**~~

	~~O-1~~	~~O-2~~	~~R~~	~~BG~~	~~CE~~	~~CB-1~~	~~CC~~
~~Independent Living Facility (dwelling units per acre)~~	~~45**~~	~~45**~~	~~45**~~	~~100~~	~~45**~~	~~21.5~~ ~~174*~~	~~100~~
~~Assisted Living Facility~~	~~FAR/LC~~	~~FAR/LC~~	~~FAR/LC~~	~~FAR/LC~~	~~FAR/LC~~	~~FAR/LC~~	~~FAR/LC~~
~~Long-term Care Facility~~	~~FAR/LC~~	~~FAR/LC~~	~~FAR/LC~~	~~FAR/LC~~	~~FAR/LC~~	~~FAR/LC~~	~~FAR/LC~~

Nonresidential Districts

Continuing Care Facility	The maximum density shall be based upon the proportionate densities of the independent living facility, assisted living facility, and/or long-term care facility within the continuing care facility.
FAR - Floor Area Ratio; LC - Lot Coverage; * - For Structures over 3 Stories in Height; ** - When part of a continuing care facility	

Residential Districts

	MF-1	MF-2	MF-3
Independent Living Facility (dwelling units per acre)	12	18	21.5
Assisted Living Facility	LC	LC	LC
Long-term Care Facility	LC	LC	LC
Continuing Care Facility	The maximum density shall be based upon the proportionate densities of the independent living facility, assisted living facility, and/or long-term care facility within the continuing care facility.		
LC - Lot Coverage			

.5 Fencing Requirements

Walls or fences of not more than 8 feet in height may be erected in the front yard provided such wall or fence is of at least 50% open construction. Such walls must meet all other applicable requirements for walls contained in Article 20.

.6 Exterior wall construction must comply with the requirements of Sec. 23.200.

[Remainder of page intentionally blank]

Amend Section 15.1700 (Mid-Rise Residential) of Article 15 (Use-specific Regulations), to repeal Section 15.1700 in its entirety and reserve it for future use:

15.1700 ~~Mid-Rise Residential~~[Reserved]

~~.1 Purpose~~

~~Mid-rise residential development is intended as a complementary use to large-scale commercial districts and corridors. It should be used to diversify land use, increase pedestrian activity, and reduce auto dependency. Mid-rise residential development should be integrated with other land uses and amenities conducive to a residential environment.~~

~~.2 Lot Coverage~~

~~Maximum 100%~~

~~.3 Minimum Density~~

~~Mid-rise residential development is exempt from the minimum densities for multifamily development in the Urban Mixed-Use and Downtown Business/Government districts.~~

[Remainder of page intentionally blank]

Amend Section 15.1900 ([Reserved]) of Article 15 (Use-specific Regulations), such section to read in its entirety as follows:

15.1900 ~~[Reserved]~~ Alternative Standards for Single-Family and Duplex Residential Development

.1 Applicability

Properties or tracts meeting one of the following requirements may be developed as a residential subdivision subject to the requirements of this section.

A. Property in the UMU, BG, or CB-1 zoning districts may be developed as RCD Tier Two housing types (see Sec. 9.1700.5B) if it is:

i. Not located in the R-ECA area of the Expressway Corridor Overlay District,

ii. Not located on or within 1,000 feet of a property with a Heavy Industrial Use, and

iii. Not located within 3,000 feet of an airport.

B. Property in the R, O-1, and O-2 zoning districts may be developed as RCD Tier Two housing types (see Sec. 9.1700.5B) if it is:

i. A minimum of 5 acres in size,

ii. Not located in the R-ECA area of the Expressway Corridor Overlay District,

iii. Not located on or within 1,000 feet of a property with a Heavy Industrial Use, and

iv. Not located within 3,000 feet of an airport.

C. Property in the R zoning district may be developed as PH, 2F, or SF-A lots if it:

i. Is a minimum of 5 acres in size,

ii. Is not located in the R-ECA area of the Expressway Corridor Overlay District,

iii. Is contiguous with a residential zoning district, and

iv. Leaves any residual tract for nonresidential uses with a minimum of 2 acres and access to a median opening when located on an existing or proposed divided thoroughfare (as noted on the city's Thoroughfare Plan Map).

D. Property in the MF-1, MF-2, or MF-3 zoning districts may be developed as SF-6, PH, 2F, or SF-A lots if it is not located in the R-ECA area of the Expressway Corridor Overlay District.

E. Property in any district may be developed as Single-Family Small Lot (SFSL) lots, as described in this section, if it:

i. Allows Single-Family Residence (Attached) or Single-Family Residence (Detached) uses,

ii. Is a minimum of 5 acres in size,

iii. Has not been previously platted, and

iv. Is located at least 3,000 feet away from an airport.

.2 Review Process

A. A preliminary site plan is required for any residential development submitted for approval under the alternative standards of this section.

B. The preliminary site plan must indicate whether SF-6, PH, 2F, SF-A, RCD, or SFSL standards are being used. If using RCD standards, the preliminary site plan must indicate the housing type for each residential lot or block in a table.

C. Site plans submitted after September 1, 2025, that meet the requirements of Sec. 15.1900.1A, Sec. 15.1900.1B, Sec. 15.1900.1C, or Sec. 15.1900.1D, above, must include a notation indicating that it is submitted using the alternative standards of this section, as follows:

THIS PLAN IS SUBMITTED IN COMPLIANCE WITH THE ALTERNATIVE STANDARDS FOR RESIDENTIAL SUBDIVISION IN SECTION 15.1900 OF THE PLANO ZONING ORDINANCE.

D. Site plans submitted after September 1, 2025, that meet the requirements of Sec. 15.1900.1E, above, must include a notation indicating that it is submitted using the alternative standards of this section, as follows:

THIS PLAN IS SUBMITTED IN COMPLIANCE WITH THE STANDARDS FOR SMALL LOT SUBDIVISION IN TEXAS LOCAL GOVERNMENT CODE CHAPTER 211, SUBCHAPTER D.

.3 Residential Use Standards

The following standards apply to any lot developed under this section for Single-Family Residence (Attached), Single-Family Residence (Detached), Two-Family Residence, or Two-Family Residence (Attached) uses.

A. A property developed for a residential use in a nonresidential district must not be used for any nonresidential use other than home occupation, home-based business (no-impact), or day care center (in-home).

B. Screening must be provided as required in Sec. 20.100 where the residential subdivision sides or backs on to nonresidential, multifamily, or mixed-use residential development. This requirement may be waived or modified by the Planning & Zoning Commission at the time of site plan approval where neighborhood connections are proposed between the residential subdivision and the adjacent nonresidential, multifamily, or mixed-use residential development. Neighborhood connections may be provided as a right-of-way dedication or public right-of-way easement recorded on the plat.

C. A property developed for a residential use is considered to be a residential lot in the zoning district that corresponds with the chosen alternative subdivision standards for the purposes of administering the development standards of this ordinance.

D. For commercial development that exists at the time adjacent single-family or two-family uses are constructed, residential adjacency standards shall not cause the commercial structures to be nonconforming.

.4 Single-Family Small Lot (SFSL)

A. Purpose

The SFSL alternative standards are intended to provide for small lot single-family development in new subdivisions in compliance with Texas Local Government Code Chapter 211, Subchapter D.

B. Area, Yard, and Bulk Requirements

The following area, yard, and bulk requirements apply to all development in SFSL subdivisions unless otherwise expressly stated:

Description	Requirement
Minimum Lot Area	3,000 square feet
Minimum Lot Width	30 feet
Minimum Lot Depth	75 feet
Minimum Front Yard	15 feet
Front Yard Encroachments	Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend up to 5 feet into the front yard setback.
Minimum Side Yard	5 feet, except as provided in Sec. 15.1900.4C and Sec. 13.500.3
Minimum Rear Yard	10 feet, except as provided in Sec. 15.1900.4C and Sec. 13.500.4
Minimum Floor Area per Dwelling Unit	800 square feet
Maximum Height	Three stories or 45 feet
Maximum Coverage	70%
Minimum Usable Open Space	10% in accordance with Sec. 15.1900.4D
Parking Requirements	1 parking space per dwelling unit

C. Miscellaneous Area, Yard, and Bulk Requirements

i. Buildings developed as SFSL are exempt from any requirements in Sec. 13.500 that increase the required minimum setback due to state preemption in Texas Local Government Code Chapter 211, Subchapter D.

ii. The distance from any garage to the travel lane of the street, alley, or mews street must be either 5 or less feet in length or 20 feet or greater in length.

D. Usable Open Space Requirements

i. Except as provided below, any subdivision developed under the SFSL standards of this ordinance shall provide usable open space which equals or exceeds 10% of the gross platted area, excluding rights-of-way for major thoroughfares Type E or larger, or easements for drainage or floodways.

ii. Usable open space shall not be required for an SFSL development if it contains 50 or fewer lots and the property contiguous (abutting or separated only by a local or collector street) to the subdivision is either developed for use other than SFSL or is restricted by zoning to not permit SFSL development. Properties separated by rights-of-way, drainage, or utility easements in excess of 60 feet in width shall not be considered as contiguous.

iii. Usable open space shall comply with the supplementary regulations in Sec. 13.800

E. Noticing Requirements

SFSL subdivisions are required to follow the notice procedures outlined in Section 1.14 of the Subdivision Ordinance.

[Remainder of page intentionally blank]

Amend Part C of Subsection 15.2300.3 of Section 15.2300 (Short-term Rentals) of Article 15 (Use-specific Regulations) to repeal Part 15.2300.3.C in its entirety and reserve it for future use:

C. ~~Mid-Rise Residential~~[Reserved]

[Remainder of page intentionally blank]

Amend Article 15 (Use-specific Regulations) to add Section 15.2400 (Additional Requirements for Multifamily, Independent Living Facilities, and Mixed-use Residential), such new section to read in its entirety as follows:

15.2400 Additional Requirements for Multifamily, Independent Living Facilities, and Mixed-use Residential

.1 Standard Requirements

The following standards apply to all Multifamily Residences, Independent Living Facilities constructed as apartments, and Mixed-use Residential buildings; these must also comply with the Design Standards for Multifamily and Mixed-use Residential Developments, when constructed, remodeled, reconstructed, redeveloped, or improved after September 1, 2025:

A. Location Restrictions

In nonresidential districts, Multifamily Residence and Independent Living Facility uses are prohibited on or within 1,000 feet of properties with a Heavy Industrial Use and prohibited in areas within 3,000 feet of an airport.

B. Multifamily Residence dwellings must have the following minimum unit sizes:

Dwelling Size	Minimum Floor Area per Dwelling Unit
Efficiency	500 square feet
1 bedroom	650 square feet
2 bedroom	800 square feet
Each additional bedroom	200 square feet

C. Parking structures and accessory buildings that do not contain dwelling units are exempt from listed height minimums.

D. Each "outdoor-air sourced" mechanical ventilation unit must utilize a filter or series of filters on its air-intake side with a Minimum Efficiency Reporting Value (MERV) of not less than 13, based on American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE), or as required by the most-recently adopted building code, whichever is greater.

E. Intake openings for outdoor air, as defined in the adopted International Mechanical Code, as amended, must be located on the opposite side of the building from any Type A thoroughfare that is within 1,200 feet of the property.

F. The following requirements must be added as a note to the site plan:

i. Construction documents sealed by a registered design professional must be provided as part of the building construction plan set that details mitigation of the interior noise at each dwelling unit to a maximum level of 45 dBA Ldn or the interior noise goal of the Department of Housing and Urban Development per 24 CFR 51.101, whichever is lower.

ii. Prior to approval of final inspection or issuance of a certificate of occupancy, the registered design professional shall submit a sealed statement to the Building Inspections Department certifying compliance with this subsection.

.2 Nonresidential Conversions

When a building is converted to Multifamily Residence, Independent Living Facility, or Mixed-use Residential, and meets all of the following conditions, as outlined in Texas Local Government Code Chapter 218, Subchapter C, the building is not subject to the requirements for the new residential use, with the exception of 15.2400.3 below:

A. The building is being used for office, retail, or warehouse uses;

B. The building is proposed to be converted to Mixed-use Residential or Multifamily Residences, including Independent Living Facilities, for at least 65 percent of the building and at least 65 percent of each floor of the building that is fit for occupancy; and

C. The building was constructed at least five years before the proposed date to start the conversion.

.3 Noticing Requirements

All Multifamily Residences, Independent Living Facilities constructed as apartments, and Mixed-use Residential buildings are required to follow the notice procedures outlined in Section 1.14 of the Subdivision Ordinance, except when located in the BG zoning district or where the development proposed was allowed by right prior to September 1, 2025.

[Remainder of page intentionally blank]

Amend Section 16.700 (Off-Street Parking Schedule) of Article 16 (Parking and Loading), such portions of the section to read as follows:

Parking Space Schedule for Residential Uses in all Districts

Zoning Districts or Uses	Minimum Required Off-Street Parking or Spaces for Residential Uses
Single-Family or Two-Family Dwellings	2 spaces for each dwelling unit, except for the GR district (See Sec. 9.1200) and Single-Family Small Lot subdivisions developed under Sec. 15.1900.4 (No maximum number of parking spaces.)
Multifamily Dwelling	~~1.5 spaces for each efficiency unit; 2 spaces for each dwelling unit with one or more bedrooms~~1 space for each dwelling unit (No maximum number of parking spaces.)
~~Multifamily Dwelling in Downtown Business/Government~~	~~Efficiency and One-bedroom units: 1 parking space per unit~~ ~~Two-bedroom units: 1.5 parking spaces per unit~~ ~~Three-bedroom and larger units: 2 parking spaces per unit~~

Amend Section 16.700 (Off-Street Parking Schedule) of Article 16 (Parking and Loading), such portion of the section to read as follows:

Parking Space Schedule for Nonresidential Uses in all Districts

Zoning Districts or Uses	Minimum Required Off-Street Parking or Spaces for Nonresidential Uses
~~Mid-Rise Residential~~	~~One-bedroom or less: One parking space per unit~~
	~~Two bedrooms: 1.5 parking spaces per unit~~
	~~Three bedrooms or more: Two parking spaces per unit~~

[Remainder of page intentionally blank]

Amend Subsection 16.800.2 of Section 16.800 (Special Off-Street Parking Regulations) of Article 16 (Parking and Loading), such subsection to read in its entirety as follows:

.2 Wherever a parking lot is located across the street from or adjacent to residential~~ly-~~ zoning or uses~~ed property~~ and is designed so that headlight beams will shine into residences (whether or not such residences have been built at the time the parking lot is constructed), an irrigated earthen berm, a solid masonry wall, or reinforced concrete fence of not less than 3 nor more than 4 feet in height above the finished grade of the off-street parking area shall be erected and maintained so as to provide a headlight screen for the residential district.

[Remainder of page intentionally blank]

Amend the introduction to Section 17.200 (Residential Landscaping Requirements) of Article 17 (Landscaping and Tree Preservation), such introduction to read as follows:

17.200 Residential Landscaping Requirements

These standards shall apply to all ~~residential~~ zoning districts developed for residential use, except CB-1. Any area within a planned development district or overlay district containing landscaping standards shall be regulated by the more restrictive standards.

[Remainder of page intentionally blank]

Amend Subpart i of Part A of Subsection 17.300.1 (Regulations for Specific Districts) of Section 17.300 (Overlay District Landscaping Requirements) of Article 17 (Landscaping and Tree Preservation), such subpart to read in its entirety as follows:

i. A minimum 30-foot wide landscape edge (as measured from the front property line exclusive of rights-of-way for thoroughfares Type C or above) must be provided except under the below conditions. This requirement is not intended to prohibit the placement of driveway openings as specified in the Street Design Standards.

a. The landscape edge shall not apply to that portion of the overlay district zoned Central Business-1 at the time of development or redevelopment. ~~This requirement is not intended to prohibit the placement of driveway openings as specified in the Street Design Standards.~~

b. The~~is~~ landscape edge may be reduced by as much as 15 feet if the combined width of the unpaved right-of-way and the landscape edge is at least 40 feet. Such modifications may be permitted to accommodate variations in unpaved rights-of-way along the respective roadways due to grade-separated interchanges, turning lanes, transit stops, drainage improvements, underground utilities, or related facilities. The 40-foot distance shall be measured from the back of the permanent curb of the roadways including those existing or planned acceleration and deceleration lanes, loop road, and ramps at grade-separated interchanges. Sidewalks shall be calculated as part of the 40-foot distance.

c. The landscape edge for a multifamily or mixed-use residential development may be reduced to 25 feet and may be further reduced by as much as 10 feet under the criteria in Sec. 17.300.1A.b, above.

[Remainder of page intentionally blank]

Amend Subsection 20.100.2 of Section 20.100 (Screening Walls or Visual Barriers) of Article 20 (Screening, Fence and Wall Regulations), such subsection to read in its entirety as follows:

.2 No solid screening wall or fence shall be required as stated in Sec. 20.100.1 when single-family and two-family residential uses in any ~~R~~ nonresidential district side or back upon other single-family or two-family residential uses.

[Remainder of page intentionally blank]

Amend Part D of Subsection 20.200.1 of Section 20.200 (General Fence and Wall Regulations) of Article 20 (Screening, Fence and Wall Regulations), such part to read in its entirety as follows:

D. For all nonresidential uses within the LI-1 and LI-2 districts, a wall or fence not more than 8 feet in height may be erected in the front yard setback.

[Remainder of page intentionally blank]

Amend Subsection 20.200.4 or Section 20.200 (General Fence and Wall Regulations) of Article 20 (Screening, Fence and Wall Regulations), such subsection to read in its entirety as follows

.4 Fence arms and barbed wire are only allowed for nonresidential developments in the LI-1 and LI-2 districts and may not extend over property lines. Barbed wire, if used, must be attached to the fence arms.

[Remainder of page intentionally blank]

Amend Section 20.300 (Mechanical Screening Requirements) of Article 20 (Screening, Fence and Wall Regulations), such section to read in its entirety as follows:

20.300 Mechanical Screening Requirements

In all nonresidential and multifamily developments, roof-mounted mechanical units shall be screened from view at a point of 5.5 feet above the property line with a parapet wall, mansard roof, or alternative architectural element. The height of the screening element shall be equal to or greater than the height of the mechanical unit provided that the element shall not extend more than 5 feet above the roof on a one or 2 story building or more than 13 feet above the roof on a building of 3 or more stories. A mechanical unit which is taller than the maximum permitted height of the screening feature shall be set back from the screen 5 feet plus 2 feet for each foot it exceeds the height of the screen. Screening for mechanical units shall apply to new building construction only.

[Remainder of page intentionally blank]

Amend Subsection 21.400.1 of Section 21.400 (Review Process) of Article 21 (Residential Adjacency Standards), such subsection to read in its entirety as follows:

21.400 Review Process

.1 The RAS shall apply when a use identified with an "R" in the use tables of Sec. 14.100 or Sec. 14.200 is proposed for a ~~nonresidential~~ building or site ~~that is adjacent to a residential district~~ and ~~both~~ one of the following conditions apply:

A. An existing or proposed building, structure, or device on the lot is within 150 feet of the district boundary of any residential zoning district or the property line for a single-family or two-family residence in any district~~a district boundary for any of the following residential districts~~, except if the activity proposes the use of public address/paging systems, in which case 1,000 feet shall be the effective distance~~: ED, SF-20, SF-9, SF-7, SF-6, PH, 2F, SF-A, MH, MF-1, MF-2, MF-3, GR, and UR~~; or~~.~~

B. An existing or proposed building, structure, or device on the lot is within 150 feet of the property line for a multifamily residence in any district, except if the activity proposes the use of public address/paging systems, in which case 1,000 feet shall be the effective distance; or~~The use in question is identified with an "R" in the tables of Sec. 14.100 or Sec. 14.200~~

C. The proposed use would be located on a property with a residential use or uses.

[Remainder of page intentionally blank]

Amend Section 21.500 (Standards) of Article 21 (Residential Adjacency Standards) to add Subsection 21.500.8 (Mixed-Use Residential Development), such new subsection to read in its entirety as follows:

.8 Mixed-Use Residential Development

Land uses identified with an "R" in the use table are prohibited in Mixed-use Residential buildings.

[Remainder of page intentionally blank]

Amend Subsection 1 (Applicability) of Section 25.300 (Traffic Studies at Time of Site Plan Review) of Article 25 (Traffic Studies), such subsection to read in its entirety as follows:

.1 Applicability

A. A Traffic Generation Report is required simultaneous with the application for a concept plan, adopted development plan, or preliminary site plan in Article 3, except as exempted below. A Traffic Generation Report may also be required with a site plan where the development is constructed in phases.

B. The Director of Engineering may waive the requirement to provide a Traffic Generation Report for site plan reviews that are unlikely to generate additional traffic beyond existing conditions.

C. A Traffic Generation Report is not required for the conversion of an existing nonresidential building to a multifamily or mixed-use residential building if the building was constructed at least five years prior to the filing of the site plan application.

[Remainder of page intentionally blank]

DATE: August 8, 2025

TO: Honorable Mayor & City Council

FROM: Planning & Zoning Commission

VIA: Mike Bell, AICP, Assistant Director of Planning acting as Secretary of the Planning & Zoning Commission
Christina D. Day, AICP, Director of Planning

SUBJECT: Results of Planning & Zoning Commission Meeting of August 6, 2025

AGENDA ITEM NO. 1A – ZONING CASE 2025-007
PETITIONER: CITY OF PLANO

Request to amend various sections of the Zoning Ordinance pertaining to recent state legislative actions and to ensure compliance with state law. Project #ZC2025-007.

APPROVED: 7-0

Speaker Card(s) Received:	Support:	0	Oppose:	5	Neutral:	0
Petition Signatures Received:	Support:	0	Oppose:	0	Neutral:	0
Other Responses:	Support:	0	Oppose:	1	Neutral:	0

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/351833?ts=324

CS / hm

cc: Christina Sebastian, Land Records Planning Manager
Jordan Rockerbie, Lead Planner
Devon Garcia, Land Records/GIS Technician
Jeanna Scott, Building Inspections Manager
Dorothy Alatorre, Sr. Administrative Assistant - Neighborhood Services

PLANNING & ZONING COMMISSION
FINDINGS RELATED TO ZONING CASE

Plano
City of Excellence

MEETING DATE	TIME	MEETING ID	ZONING CASE
August 6, 2025	6:00 PM	PZ 08.06.25	ZC2025-007

RESULTS for Ban Alali

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

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

It brings zoning regulations into compliance with state laws while respecting the suburban character of our community

and

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

It presents an opportunity for economic development without jeopardizing the quality of living of our city

and

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

- **[X]** Community Design Action 1
- **[X]** Community Design Policy
- **[ ]** Compliance with the Laws of the State of Texas
- **[X]** Land Use Policy Action 1
- **[ ]** Redevelopment & Growth Management Action 1
- **[X]** Redevelopment & Growth Management Action 3
- **[X]** Redevelopment & Growth Management Action 8
- **[ ]** Other

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

Ban Alali

August 6, 2025 @ 7:56:30 PM

Signature **Date**

PLANNING & ZONING COMMISSION
FINDINGS RELATED TO ZONING CASE

Plano
City of Excellence

MEETING DATE	TIME	MEETING ID	ZONING CASE
August 6, 2025	6:00 PM	PZ 08.06.25	ZC2025-007

RESULTS for Doug Bender

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

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

State laws require the changes

and

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

State laws require the changes that were signed by the Governor in the 89 th legislature

and

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

[ ] Community Design Action 1
[ ] Community Design Policy
[ ] Compliance with the Laws of the State of Texas
[ ] Land Use Policy Action 1
[ ] Redevelopment & Growth Management Action 1
[ ] Redevelopment & Growth Management Action 3
[ ] Redevelopment & Growth Management Action 8
[X] Other

State law required the City of Plano to comply and make these changes.

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

We must comply but have an opportunity to work with land owners and developers to closely align with the approved comprehensive plan that the citizens support.



August 6, 2025 @ 7:55:47 PM

Signature **Date**

PLANNING & ZONING COMMISSION
FINDINGS RELATED TO ZONING CASE

Plano
City of Excellence

MEETING DATE	TIME	MEETING ID	ZONING CASE
August 6, 2025	6:00 PM	PZ 08.06.25	ZC2025-007

RESULTS for J. Michael Brounoff

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

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

Compliance with state law.

and

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

Compliance with state law.

and

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

- **[ ]** Community Design Action 1
- **[ ]** Community Design Policy
- **[X]** Compliance with the Laws of the State of Texas
- **[ ]** Land Use Policy Action 1
- **[ ]** Redevelopment & Growth Management Action 1
- **[ ]** Redevelopment & Growth Management Action 3
- **[ ]** Redevelopment & Growth Management Action 8
- **[ ]** Other

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

We must bring our ordinances in compliances with state law.

J. Michael Brounoff

August 6, 2025 @ 7:52:11 PM

Signature **Date**

PLANNING & ZONING COMMISSION
FINDINGS RELATED TO ZONING CASE

Plano
City of Excellence

MEETING DATE	TIME	MEETING ID	ZONING CASE
August 6, 2025	6:00 PM	PZ 08.06.25	ZC2025-007

RESULTS for Michael Bronsky

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

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

Even though the results of the state of Texas legislature could not have been thought of, Plano is a better city because of the Comp Plan process and the single voice that all echo in the Guiding Principles looks forward with hope and opportunity. Plano is a wonderful city that has a bright and vibrant future.

and

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

I believe that the substantial benefit that is provided for current and future residents and businesses is expressed when clarity is provided and I believe that being compliant with the State law is a key component to meeting the public interest.

and

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

- **[ ]** Community Design Action 1
- **[ ]** Community Design Policy
- **[X]** Compliance with the Laws of the State of Texas
- **[ ]** Land Use Policy Action 1
- **[ ]** Redevelopment & Growth Management Action 1
- **[ ]** Redevelopment & Growth Management Action 3
- **[ ]** Redevelopment & Growth Management Action 8
- **[ ]** Other

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



August 6, 2025 @ 7:57:53 PM

Signature **Date**

PLANNING & ZONING COMMISSION
FINDINGS RELATED TO ZONING CASE

Plano
City of Excellence

MEETING DATE	TIME	MEETING ID	ZONING CASE
August 6, 2025	6:00 PM	PZ 08.06.25	ZC2025-007

RESULTS for Sean Lingenfelter

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

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

It is an attempt to comply as best as possible in the timetable allowed to comply with both state law and comprehensive plan

and

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

It is a good attempt to comply as best as possible in the timetable allowed to comply with both the state law and comprehensive plane

and

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

- **[ ]** Community Design Action 1
- **[ ]** Community Design Policy
- **[X]** Compliance with the Laws of the State of Texas
- **[ ]** Land Use Policy Action 1
- **[ ]** Redevelopment & Growth Management Action 1
- **[ ]** Redevelopment & Growth Management Action 3
- **[ ]** Redevelopment & Growth Management Action 8
- **[ ]** Other

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

Sean Lingenfelter

August 6, 2025 @ 7:52:39 PM

Signature **Date**

PLANNING & ZONING COMMISSION
FINDINGS RELATED TO ZONING CASE

Plano
City of Excellence

MEETING DATE	TIME	MEETING ID	ZONING CASE
August 6, 2025	6:00 PM	PZ 08.06.25	ZC2025-007

RESULTS for Tianle Tong

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

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

We have to comply with the state law

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:

- **[ ]** Community Design Action 1
- **[ ]** Community Design Policy
- **[ ]** Compliance with the Laws of the State of Texas
- **[ ]** Land Use Policy Action 1
- **[ ]** Redevelopment & Growth Management Action 1
- **[ ]** Redevelopment & Growth Management Action 3
- **[ ]** Redevelopment & Growth Management Action 8
- **[X]** Other

We have to comply with the state law

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

Tianle Tong

August 6, 2025 @ 7:51:56 PM

Signature **Date**

PLANNING & ZONING COMMISSION
FINDINGS RELATED TO ZONING CASE

Plano
City of Excellence

MEETING DATE	TIME	MEETING ID	ZONING CASE
August 6, 2025	6:00 PM	PZ 08.06.25	ZC2025-007

RESULTS for Tosan Olley

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

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

In addition to complying with State Law which supersedes the City/ Local Ordinance and Comprehensive plan, the ordinance changes also comply with Guiding Principle 2.2 & 2.3

and

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

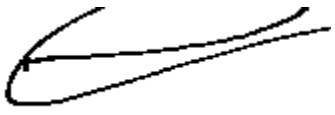
brings our zoning into compliance with state law

and

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

- **[X]** Community Design Action 1
- **[X]** Community Design Policy
- **[ ]** Compliance with the Laws of the State of Texas
- **[X]** Land Use Policy Action 1
- **[ ]** Redevelopment & Growth Management Action 1
- **[ ]** Redevelopment & Growth Management Action 3
- **[ ]** Redevelopment & Growth Management Action 8
- **[ ]** Other

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



August 6, 2025 @ 7:57:35 PM

Signature **Date**

AGENDA ITEM NO. 1A

PUBLIC HEARING: Zoning Case 2025-007

PETITIONER: City of Plano

CASE PLANNER: Christina Sebastian, AICP

DESCRIPTION: Request to amend various sections of the Zoning Ordinance pertaining to recent state legislative actions and to ensure compliance with state law. Project #ZC2025-007.

EXECUTIVE SUMMARY

The Regular Session of the 89th Texas Legislature concluded on June 2, 2025. While a special legislative session was called, many bills were passed by the Legislature in the Regular Session that impact the regulation of the Zoning and Subdivision Ordinances and the Planning & Zoning Commission (Commission).

The purpose of this request is to amend the Zoning Ordinance to align with recently adopted Texas House and Senate bills. The amendments will ensure compliance with state law and are in conformance with the recommendations of the Comprehensive Plan. Staff recommends approval as noted in the recommendation section below.

On June 2, 2025 (staff report | video), the Planning & Zoning Commission called a public hearing to consider amendments to various sections of the Zoning Ordinance and Subdivision Ordinance pertaining to recent state legislative actions and to ensure compliance with state law. On July 21, 2025 (staff report | video), the Commission provided direction regarding Senate Bills 15, 840, and 2477. On July 28, 2025, the Commission held a joint meeting with City Council (Council) (packet | video) to provide additional direction on those bills.

The Planning Department monitored over 100 bills this legislative session, 29 of which passed. Of these, six bills require changes to the Zoning Ordinance or the Commission's operations. Of these bills, three have been discussed previously with the commission: SB 15, SB 840, and SB 2477; and three bills are new to this report: HB 1522, HB 24, and HB 2464. Bill text is provided as an attachment for each bill.

Note that Senate Bills 15, 840, and 2477 were bracketed to only apply to cities with a population over 150,000 located in a county with a population over 300,000, resulting in them affecting 19 Texas cities, as shown in Attachment B. Additionally, for these three bills, if a city fails to follow the new laws, the bills allow more types of litigants to sue cities, and a successful litigant is entitled to attorneys' fees, so cities would be responsible for both their own fees and the successful opposing party's fees.

Most of the bills take effect on September 1, 2025, though one is already effective. The impacts and recommended changes have been reviewed for consistency with the statute by staff from the Planning Department and the City Attorney's Office.

The Texas Constitution requires that, "*The adoption or amendment of charters is subject to such limitations as may be prescribed by the Legislature, and no charter or any ordinance passed under said charter shall contain any provision inconsistent with the Constitution of the State, or of the general laws enacted by the Legislature of this State*" (Tex. Const. art. XI, § 5). As such, the city's standards must be compliant with state law.

HB 1522 (Posting of Agendas)

House Bill 1522 amends the requirements for posting agendas under the open meetings law, changing the deadline from 72 hours before the meeting to three business days before the date of the meeting. The bill also includes other language that does not affect the Commission, including requirements for when Council will discuss or adopt a budget.

No changes to the Zoning Ordinance are needed to implement this bill; however, agendas for a standard Monday Commission meeting must be posted by the Tuesday before the meeting, resulting in more strict deadlines for applicants to ensure placement on a meeting's agenda. While agendas will be posted on Tuesdays, in order to maintain the current, published submittal schedule and associated process, which meets other requirements such as the 30-day "shot clock," the full packet will continue to be posted on Thursdays.

HB 24 (Noticing and Protest Procedures)

House Bill 24 includes four main changes:

1. Notice of zoning case public hearings before City Council must be posted on the city's website, if they have one, at least 15 days before the hearing. This aligns with the existing requirement to post notice of the hearings in a newspaper.

2. Property subject to a zoning change must have a sign posted, notifying others about the proposed change.

3. Creation of a new category of zoning changes: "Proposed Comprehensive Zoning Change." These changes must be initiated by the municipality and must either apply citywide or allow more residential development than the previous regulation. These types of changes only need to be notified in the newspaper, on the city's website (per number 1, above), and, when nonconforming uses will be created, via an SB 929 notice (from the 88th Legislative Session). Additionally, these types of zoning cases cannot be protested.

4. A change to the protest procedures for zoning cases that, if approved, meet the following conditions:

Additional Residential Cases
Allow more residential development than the existing zoning, and
Does not allow additional commercial or industrial uses unless: 1. The additional use is limited to the first floor of any residential development, and 2. The additional use does not exceed 35% of the overall development.

The resulting protest allowances are as follows:

Effective Date	Type of Zoning Case	Subject Area	Area Within 200' of the Subject Site
Current	Land-based Cases	20% protest requires supermajority of Council members (6 votes)	20% protest requires supermajority of Council members (6 votes)
As of September 1, 2025	Additional Residential Cases	20% protest requires supermajority of Council members (6 votes)	**60%** protest requires **majority** of Council members (5 votes)
	Proposed Comprehensive Zoning Changes	No protest ability	No protest ability
	All Other Land-based Zoning Cases	20% protest requires supermajority of Council members (6 votes)	20% protest requires supermajority of Council members (6 votes)

HB 2464 (Home Occupations)

House Bill 2464 adds requirements for "no-impact home-based businesses" and places limits on the ability for cities to regulate or prohibit no-impact home-based businesses. No-impact home-based businesses are defined as described in the following table:

No-Impact Home-Based Business
Operated from a residential property
Operated by the owner or tenant of the property
Engage in manufacturing, providing, or selling a lawful good or providing a lawful service
Has a total number of employees and patrons of the business that does not exceed the municipal occupancy limit for the property
Does not generate on-street parking or a substantial increase in traffic through the area
None of the activities of the business are visible from a street
Does not substantially increase noise in the area or violate a municipal noise ordinance, regulation, or rule

Home Occupations that meet this definition cannot be required to receive a permit from the municipality, nor prohibit the operation of them. Cities can require that a no-impact home-based business be compatible with the residential use of the property and be a secondary use of the property. The bill preserves the ability for cities to regulate short-term rentals. This bill became effective immediately upon signing.

SB 15 (Small-lot Single-family)

Senate Bill 15 prohibits cities from requiring that residential lots be greater than 3,000 square feet, but only on tracts of land five acres or larger that have never been platted and are zoned for single-family homes (with the exception of land within 3,000 feet of an airport). A map showing these tracts is included as Attachment E. The bill also includes various restrictions on what can be regulated by the city for these tracts of land:

Element	Maximum Permitted to Regulate per SB 15	Additional Regulations per SB 15
Lot size	3,000 square feet	*n/a*
Lot width	30 feet	*n/a*
Lot depth	75 feet	*n/a*
Front Yard Setback	15 feet	*n/a*
Side Yard Setback	5 feet	*n/a*
Rear Yard Setback	10 feet	*n/a*
Parking	1 space per home	Cannot require covered parking nor off-site parking
Lot Coverage	Minimum of 70%	Cannot regulate bulk of building
Height	3 stories of 10 feet each	*n/a*
Wall Articulation	*n/a*	Cannot require variation in depth of walls

SB 840 (Multifamily Permissions and Conversions)

Senate Bill 840 has three main impacts:

1. The bill requires that multifamily or mixed-use residential be permitted in any area that allows office, commercial, retail, warehouse, or mixed-use development; for Plano, this means multifamily or mixed-use residential must be permitted in any nonresidential zoning district. Areas within 3,000 square feet of an airport and areas within 1,000 feet of a "*heavy industrial use*" (defined by the bill) are excluded from this requirement. The map in Attachment F shows the areas of the city that are impacted by the bill.

2. The bill places limitations on what the city can regulate for mixed-use and multifamily residential uses, and these restrictions also apply to all multifamily residential developments, even those in districts where the listed nonresidential uses are not permitted (i.e., Multifamily Residence-1, Multifamily Residence-2, and Multifamily Residence-3 zoning districts), as listed in the following table:

Element	Restriction per SB 840	
Density	Greater of	Highest density allowed in city, or 36 dwelling units per acre
Maximum Height	Greater of	Highest height that would apply to nonresidential use on same site, or 45 feet (approximately 3 stories)
Setback or buffer	Lesser of	Setback that would apply to nonresidential use on same site, or 25 feet
Parking	Cannot require	More than one space per dwelling unit, or A multilevel parking structure
Lot Coverage	Cannot restrict building floor area in relation to lot area (effectively means Open Space cannot be required)	
Nonresidential uses	Cannot require multifamily to contain nonresidential uses when located in an area not zoned for mixed-use residential	
Approvals	Plats, site plans, and building permits must be approved administratively	

   Additionally, all permits and other authorizations (including plats and site plans) for multifamily or mixed-use residential must be administratively approved.

3. The bill allows conversion of buildings from office, retail, or warehouse uses to multifamily or mixed-use residential (with the same exceptions as in 2, above). When these conversions occur, the city cannot require:

   a. A traffic impact analysis,

   b. Construction of improvements or payment of a fee in connection with traffic mitigation,

   c. Additional parking besides what already exists on the site,

   d. The extension or upgrade of a utility, except to provide the minimum capacity necessary to serve the conversion,

e. Design requirements more restrictive than the city's building code, nor

f. Impact fees for water, wastewater, drainage, and roadways. The city does not currently have these impact fees, but this needs to be considered if impact fees are adopted in the future.

The bill does allow the city to regulate some elements, including short-term rental regulations, water quality protections, historic preservation, and other regulations that are generally applicable to other development. Park fees and building fees are also permitted under the bill.

SB 2477 (Conversion of Nonresidential Buildings to Multifamily)

Senate Bill 2477 is similar to SB 840; however, it is specific to office conversions (item 3, above). The bill includes language that notes if there is conflicting information between SB 840 and SB 2477, SB 840 takes precedence. The two bills are substantially similar; however, SB 2477 does not allow an additional drainage, detention, or water quality requirement if the conversion does not increase the amount of impervious cover. The Subdivision Ordinance is being amended to reference this new standard.

Goals

As the impacts of some of these bills are substantial and vary significantly from the comprehensive plan, the city has identified five main goals as ordinances are amended to comply with the new laws:

1. Preserve Plano's ability to foster economic development, particularly in the Legacy and Research/Technology Crossroads® areas.

2. Preserve neighborhood compatibility, especially as it relates to retail corners.

3. Ensure adequate infrastructure.

4. Preserve the desirability and attractiveness of Plano as a place where people can live and work by requiring well-built multifamily and mixed-use developments.

5. Diversify the city's housing stock.

Nonconformities

As the Commission reviews these bills and considers how Plano should respond to them, they are encouraged to consider the effect of nonconformities. Nonconforming uses have a number of impacts, including potential financial impacts to business and property owners, and the requirement from Senate Bill 929 in the 88th Legislative Session to require notification to owners and tenants whose uses are being made nonconforming.

Proposed solutions are intended to avoid the creation of nonconforming uses, so the notice required under Senate Bill 929 is not sent. Any changes proposed that create nonconforming uses would require notice and delay amendments past September 1, 2025.

Amendments due to HB 24

Changes to Article 4 (Amendments) of the Zoning Ordinance have been drafted to implement the bill.

Notices of zoning case public hearings before City Council will be posted on the City's Public Notices webpage: www.plano.gov/1993/Public-Notices.

Plano's current zoning change sign requirements meet the requirements of this bill; however, minimal changes are proposed to the Ordinance to align more closely with the new language in state law.

Amendments due to HB 2464

To implement this bill, amendments are proposed to create a new Home-based Business (No-impact) definition, use, and use-specific regulations that align with the bill. Plano's existing Home Occupation use and use-specific regulations (Section 15.700) will remain, allowing those standards to be used for Home Occupations that do not fall within the definition of No-impact Home-based Business of the bill.

The purpose of creating a new use, rather than changing the existing Home Occupation regulations to align with the bill, is based on two significant differences between Plano's standard and the new State standard.

1. Parking – No-impact Home-based Businesses cannot use on-street parking in connection with the business, whereas the existing Home Occupation regulations allow reasonable on-street parking in front of the home.

2. Employees – No-impact Home-based Businesses limit the number of employees to the occupancy of the building, whereas the existing Home Occupation regulations allow only one employee other than occupants of the residence.

Plano does not have a permitting or licensing program for Home Occupations, so it is not feasible to determine which properties would become nonconforming if changes to the Home Occupations requirements were adopted. Changes to the Home Occupation requirements would therefore require a citywide 929 nonconformity notice, which was not sent for this zoning case.

Under the proposed rule, businesses in residential properties will need to meet either the No-impact Home-based Business standard, which is more permissive on the number of employees but more restrictive regarding on-street parking, or the Home Occupation standard, which allows a reasonable use of street parking but is more restrictive on the number of employees.

Amendments due to SB 15

In response to SB 15, standards for Small Lot Single-family are proposed to be added to Article 15 (Use-Specific Standards), with development standards compliant with the bill. As noted above, developers of land eligible for development under the SB 15 regulations would have the option of following the Small Lot Single-family use-specific standards or those of their zoning district. Subdivisions that plat under the SB 15 requirements would have that noted on the subdivision plat.

Additionally, these developments will be required to provide open space based on the number of lots in the subdivision.

Amendments due to SB 840 and SB 2477

In response to SB 840 and SB 2477, a variety of changes are proposed, consistent with the information presented and discussions held at the July 21, 2025, Commission meeting and July 28, 2025, Joint Work Session with the City Council and Commission (Attachment D).

Height Regulations

The following tables show the existing height maximums, the maximum heights permitted for mixed-use and multifamily residential under SB 840, and the proposed new height maximums:

Residential Districts that Permit Multifamily

	MF-1	MF-2	MF-3	RCD
Maximum Height Today	40 feet	35 feet	45 feet	50 feet
Maximum Height for Mixed-use & Multifamily Under SB 840	45 feet	45 feet	45 feet	50 feet
Recommended Maximum Height	45 feet	45 feet	45 feet	Remove MF as permitted use

Low-rise Nonresidential Districts

	O-1	R	LC	NBD	BG
Maximum Height Today	35 feet	35 feet	35 feet	50 feet	4 stories (may be 5 if specific standards are met)
Maximum Height for Mixed-use & Multifamily Under SB 840	45 feet	45 feet	45 feet	50 feet	4 stories (may be 5 if specific standards are met)
Recommended Maximum Height	Nonresidential uses: No changes Mixed-use or multifamily residential: 45 feet			No changes	

High-rise Nonresidential Districts

	UMU	CC	RC	RE	RT	O-2	CB-1	CE	LI-1	LI-2
Maximum Height Today	15 story	325 feet	325 feet	325 feet	325 feet	none	none	none	none	none
Maximum Height for Mixed-use & Multifamily Under SB 840	15 story	325 feet	325 feet	325 feet	325 feet	none	none	none	none	none
Recommended Minimum Height for Mixed-use & Multifamily	45 feet	45 feet	75 feet	75 feet	120 feet	75 feet	75 feet	120 feet	75 feet	75 feet
Recommended Minimum Height for Other Uses	2 story	none	none	none	none	none	none	none	none	none

Height Variations

To address concerns regarding line-of-sight for new multifamily and mixed-use residential, existing height restrictions in Section 13.500 (Yard Regulations) have been moved to Section 13.600 (Height Regulations) and simplified to apply to all uses.

Minimum Unit Sizes

Density is proposed to be regulated by maximum heights, minimum unit size, and building code regulations. The current Multifamily Residence districts include minimum unit sizes for multifamily based on the number of bedrooms; these standards are proposed to be moved out of the Multifamily Residence districts to the use-specific standards for multifamily in Article 15, so they apply to all districts unless noted otherwise.

Design Standards

In recent years, most new residential development required a legislative process that allowed the community to regulate some aspects of design. Community standards were adapted to site-specific conditions and needs through the Planned Development or Development Plan processes. As the development process is now administrative, design standards are being normalized within the zoning ordinance in the proposed Design Standards for Multifamily and Mixed-use Residential (Attachment C). These standards will be incorporated by reference into the Zoning Ordinance in Section 1.900.2.

Landscaping Standards

SB 840 requires setbacks for mixed-use or multifamily residential to be the smaller of either what is required for nonresidential uses on the same site or 25 feet. Some districts require a setback greater than 25 feet for nonresidential uses, making mixed-use and multifamily residential more impactful than nonresidential uses on the same site. Therefore, the following approach is proposed, and included in Design Standards in Attachment C:

1. Where the required setback for nonresidential uses is greater than 25 feet:

    a. The setback for mixed-use or multifamily residential is 25 feet, and

    b. The landscape edge for mixed-use or multifamily residential is 25 feet, with enhanced requirements aligned with the existing landscaping requirements for overlay districts, and

2. Where the required setback for nonresidential uses is 25 feet or less:

    a. The setback for mixed-use or multifamily uses is the same as for nonresidential uses, and

    b. The landscape edge requirements are the same as for nonresidential uses.

Additionally, most overlay districts require enhanced landscape edges that are wider (30 feet) than permitted under SB 840 (25 feet). Therefore, in these overlay districts, the minimum width for landscape edges for mixed-use and multifamily residential must be 25 feet.

Parking Standards

SB 840 mandates that the maximum parking that can be required by cities is one parking space per dwelling unit and that a parking garage cannot be required. To address the appearance of surface parking lots, amendments are proposed and included in Section 2 of the Design Standards in Attachment C, with the exception of nonresidential buildings converted to multifamily meeting the SB 840 requirements.

In the Zoning Ordinance today, compact parking is prohibited for Multifamily uses, except in the BG district. An exclusion was added to BG (Section 10.800.4A) and is in the existing Ordinance under Section 16.300.3A.

Expressway Corridor Overlay

Many requirements from the recently-adopted Expressway Corridor Overlay District (EC Overlay) are pre-empted by SB 840 for mixed-use and multifamily residential, including:

1. The requirement for properties within 500 feet of an expressway to provide either:

    a. 100-foot landscape edge, or

    b. A nonresidential building or parking structure between the dwellings and the expressway, and

2. Prohibiting mixed-use and multifamily residential in the Restricted-Expressway Corridor Area (R-ECA).

However, some requirements of the EC Overlay are still permitted. After discussion with City Council and the Commission, the following amendments have been drafted to modify standards in the EC Overlay for state law compliance:

(i) Remove the standards that can no longer be required per state legislation (i.e., building separation from the expressway, 100-foot landscape buffers, and restrictions against institutional dwellings, multifamily, and mixed-use buildings in the Restricted-Expressway Corridor Area (R-ECA)); and

(ii) Prohibit residential balconies facing expressways for all dwellings in the Overlay; and

(iii) Require a 15-foot landscape edge along the property lines closest to the expressways for all land uses within the overlay; and

(iv) Require the standards listed below for all institutional dwellings, multifamily, and mixed-use buildings in the city:

(a) A filter or series of filters with a Minimum Efficiency Reporting Value (MERV) of 13 or higher,

(b) Intake openings for outdoor air are to be located on the opposite side of the building from the expressway, and

(c) Building design to address interior noise levels.

Small-scale Multifamily in the RCD Zoning District

The Residential Community Design (RCD) zoning district permits multifamily only when small-scale and when limited to 25% of the units within the district. Small-scale multifamily can be provided as Manor Homes (maximum 2 stories with 3-6 units per building) or Stacked Flats (maximum 3 stories with 6-9 units per building). Under the bill, Plano can no longer limit the district to only these types of multifamily. For this reason, and because RCD multifamily housing types are not currently in use in Plano, it is proposed that multifamily be removed as an allowed use in RCD and that options for small-scale multifamily be considered in the future, possibly as part of the Rewrite of the Zoning and Subdivision Ordinances.

Single-family Uses

Plano's comprehensive plan generally recommends more single-family homes across the city, as noted in Redevelopment & Growth Management Action 3 (RGM3): "*Develop zoning and design guidelines incentivizing single-family housing options compatible with current market conditions and community needs.*" When residential uses are built in nonresidential zoning districts, the city's land use policies support providing an option to develop single-family residential. To help implement these land use goals, two options are proposed to the Zoning Ordinance:

1. Option 1 (**Included in the Proposed Amendments**) – Allow RCD Tier 2 housing types in specific nonresidential districts that allow some residential uses by right under the current Ordinance or that are generally adjacent to existing single-family development. These districts may be better suited to single-family development (i.e. O-1, O-2, R, UMU, BG, and CB-1 zoning districts). See these locations in Attachment G.

2. Option 2 – Allow RCD Tier 2 housing types in specific nonresidential districts that allow some residential uses by right, or by Specific Use Permit, under the current Ordinance, without including districts such as O-2 that are often adjacent to existing single-family uses. Due to the current regulations, these districts are better suited to mixed-use development (i.e., R, CC, UMU, BG, CB-1, RC, or RE zoning districts); however, they may not be as appropriate for single-family development. See these locations in Attachment H.

Under both options, where new housing is developed in these areas, the new development will be required to provide screening to avoid burdening existing or future commercial uses. A comparison of Options 1 and 2 are provided in Attachment I.

Note that if single-family uses are permitted in these nonresidential districts, the impacts of SB 15 will expand, as more areas will qualify as allowing single-family residential by right. A map of additional parcels that will be impacted by Option 1 or Option 2 changes are included as Attachments G and H. Since the RCD Tier 2 housing are small lots, some more compact than the allowances in SB 15, these may provide economically viable options and help diversify housing options in the community.

Nonresidential Conversions

Since the use permissions for mixed-use and multifamily residential are expanding, limited changes are needed to the Zoning Ordinance to allow nonresidential conversions, including updates to the Traffic Impact Analysis (TIA) requirements. TIAs will not be permitted for nonresidential conversions under the law.

Additional Changes

Additionally, City Council approved increases to Park Fees at their July 28, 2025, meeting, in part due to the inability to require open space for mixed-use and multifamily residential through zoning. This action should aid the city in providing for new public open space needs created through additional, high-density housing.

New fees for noticing and associated fee updates will be placed on the Council agenda for August 25, 2025.

Noticing for SB 15 and SB 840 Projects

Because the impact of SB 15 and SB 840 diverges significantly from the community's vision in the comprehensive plan, notice of these projects is proposed to allow more transparency to the public through two means:

1. Signage – Developments or nonresidential conversions due to SB 15 or 840 are required to post a sign throughout construction, notifying the public of the project and noting the land use is allowed under state law and not under municipal jurisdiction. This sign will be required through the platting and engineering project release process. A draft sign is included in Attachment D.d.

2. Noticing – Notice of developments or nonresidential conversions due to SB 15 or 840 will be sent to owners of surrounding properties to make them aware of the project and note that the land use is allowed under state law and not under municipal jurisdiction. This notice will be required prior to the engineering project release process, generally at the time of preliminary plat approval. An additional fee to support sending the notices will be presented for consideration by City Council. A draft notice is included in Attachment D.e. Associated fee updates will be placed on the Council agenda for August 25, 2025.

The proposed request has been reviewed for conformance with the Comprehensive Plan.

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.

Land Use Action 1 (LU1) – *Review and evaluate the Zoning Ordinance and make appropriate amendments based on guidance from the Comprehensive Plan.*

The proposed amendments will ensure compliance with state law. These laws preempt many local land use standards and limit the city's ability to fully implement key policies of the Comprehensive Plan, particularly those related to the Future Land Use Plan's guidance on the preferred placement of housing, density, height, and development form. Given these limitations, the proposed amendments have been structured to maintain alignment with the intent of the Comprehensive Plan where possible. This request is in conformance with this action statement, to the extent allowed by law.

Community Design Policy – *Plano will incorporate community design components within public spaces and streetscapes and will promote compatible design components within new developments, to enrich areas throughout the city, create distinctive visual character, and encourage a pedestrian-friendly environment where appropriate. Plano will also promote Crime Prevention Through Environmental Design (CPTED) and Universal Design within all of the above.*

Community Design Action 1 (CD1) – *As part of the Community Design Plan, develop review criteria to provide guidance on the desired functional and aesthetic qualities of various development contexts in Plano, such as streetscape design, lighting, signage, building and paving materials, and landscaping. Functional guidance shall include Crime Prevention Through Environmental Design (CPTED) and Universal Design.*

The proposed amendments support the city's community design goals by incorporating development standards that promote more cohesive, functional, and pedestrian-oriented site and building design. While state legislation limits the scope of some design-related regulations, such as required open space or structured parking, the city has identified areas where development quality can still be reinforced through permissible standards. The proposed approach aligns with the intent of the Community Design Policy and Action CD1 by advancing design guidance that contributes to a more accessible, visually appealing built environment and promotes compatibility with adjacent uses by improving the overall character and visual quality of new development, particularly where transitions between different development contexts may occur. This request is in conformance with this policy and action statement.

Redevelopment & Growth Management Policy – *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.*

Redevelopment & Growth Management Action 1 (RGM1) – *Review zoning change requests for consistency with the Future Land Use Map and Dashboards. Requests that do not conform to the mix of uses, density, and building heights as described in the Dashboards are disfavored. Occasionally allow proposals that do not strictly conform to these criteria, yet are found consistent with the Guiding Principles of the Comprehensive Plan and substantially beneficial to the immediate neighbors, surrounding community, and general public interest, to be approved with a vote by City Council. Such approval would be carefully deliberated and justified by findings, after gathering and considering substantial community input.*

The proposed amendments are in response to state legislation that limits the city's ability to maintain consistency with the recommendations of the Future Land Use Map and Dashboards, particularly related to the recommended mix of uses, maximum densities, and building heights. Therefore, findings are required to approve this request, in accordance with the guidance of this action, and staff must disfavor the changes due to these conflicts.

Due to the conflicts with mix of uses, density and building heights, community outreach has been conducted, beyond the standard zoning case outreach required by law, to aid in meeting the "substantial community input" standard. Details of the outreach are included in the "Outreach" section later in this report.

Redevelopment & Growth Management Action 3 (RGM3) – *Develop zoning and design guidelines incentivizing single-family housing options compatible with current market conditions and community needs.*

The proposed amendments incentivize single-family housing by allowing the use without requiring a zoning change in some areas that will now allow multifamily under SB 840 that already permit some residential uses. Care has been taken to minimize conflicts with more intensive commercial districts and require new development to bear the burden of adjacency, minimizing nonconformities. This request is in conformance with this action statement.

Redevelopment and Growth Management Action 8 (RGM8) – *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.*

The proposed amendments support this action by encouraging residential compatibility with the development contexts of the Future Land Use Map and Dashboards to the extent allowed under state law. While the legislation limits the city's ability to fully implement the guidance of the Map and Dashboards, particularly related to the recommended mix of uses, height, and density of many areas, the proposed standards aim to reinforce appropriate site-specific design.

To help ensure new mixed-use and multifamily residential developments constructed under SB 840 meet a housing diversification need, height minimums are recommended in key locations where taller buildings may be appropriate.

Findings Policy Assessment

The legislation limits the city's ability to fully implement the guidance of the Future Land Use Map and Dashboards, particularly related to the recommended mix of uses, height, and density in many areas. SB 840 requires that multifamily or mixed-use residential be permitted in any of the city's nonresidential

zoning districts, which conflicts with the Future Land Use Plan's guidance on the placement and mix of uses. State law also restricts the city's ability to apply varying maximum density standards and fully regulate building heights and setbacks. As a result, the proposed amendments include removing maximum density limits and utilizing modified height and setback standards, which deviate from the Dashboards' recommendations. Due to these conflicts, which are required under the legislation, findings are required to approve this request.

Outreach

The Planning, Communications and Community Outreach, and Media Relations departments worked collaboratively to prepare information about these bills to share with the Plano community. The information was shared in the Plano City News, BEST Neighborhoods, and Comprehensive Plan email newsletters, the city's website, on social media on Facebook, Nextdoor, Instagram, and Reddit, and in a Plano City Newscast.

Community members are able to provide feedback on the proposed amendments via the Zoning Case Response Map and at the public meetings.

SUMMARY:

The purpose of this request is to amend the Zoning Ordinance to align with recently adopted Texas House and Senate bills. The amendments will ensure compliance with state law and are in conformance with the recommendations of the Comprehensive Plan, where allowed under the law. This request is disfavored due to conflicts with the use, density, and height standards on the Future Land Use map; however, approving the case will allow efficient administration of the city's ordinances under the law and provide more mitigation of impacts than if the case is not approved.

RECOMMENDATION:

While this case is disfavored under the Comprehensive Plan, it is recommended that the Planning & Zoning Commission strongly consider approval of Zoning Ordinance amendments to ensure the city's ordinances comply with state law. Findings are required. Changes are as noted in Attachment A (additions are indicated in underlined text; deletions are indicated in ~~strikethrough~~ text).

ATTACHMENTS:

A – Draft Zoning Ordinance Amendment Text
B – Map of Impacted Cities
C – Draft Design Standards for Multifamily and Mixed-use Residential
D – Joint Meeting Memo, including
    a. SB 15 Text
    b. SB 840 Text
    c. SB 2477 Text
    d. Draft Notice Signs
    e. Draft Notice Letter
E – SB 15 Map, updated
F – SB 840 Map with height restrictions
G – Option 1: Map of Nonresidential Zoning Allowing Single-Family
H – Option 2: Map of Nonresidential Zoning Allowing Single-Family
I – Comparison of Options 1 & 2: Map of Nonresidential Zoning Allowing Single-Family
J – Option 1: Map of Parcels that Could Develop Under SB-15
K – Option 2: Map of Parcels that Could Develop Under SB-15
L – HB 1522 Text
M – HB 24 Text
N – HB 2464 Text

Amend Subsection 1.900.2 of Section 1.900 of Article 1 (Legal Framework) such subsection to read in its entirety as follows:

.2 The following design standards and specifications, as amended, are incorporated by reference into this ordinance:

A. Retail Corner Design Guidelines

B. Site Design Standards for Solid Waste Containers

C. Design Standards for Multifamily and Mixed-use Residential Developments

[Remainder of page intentionally blank]

Amend Article 1 (Legal Framework) to add Section 1.1300 (Conflict with State or Federal Laws) such section to read in its entirety as follows:

1.1300 Conflict with State or Federal Laws

When any portion of this ordinance or the city's Comprehensive Plan is specifically contradicted by state or federal law, or when requiring adherence to the city's ordinances would lead to violation of state or federal law, city staff, in consultation with the City Attorney, may waive compliance with that portion of the ordinance.

[Remainder of page intentionally blank]

Amend Article 3 (Site Plan Review) such article to read in its entirety as follows:

Article 3 Site Plan Review

3.100 General

.1 Overview

A. This article establishes a site plan review process for land development. The process involves a series of 3 plans, progressing from a general evaluation of a site and development concept to approval of a detailed development plan.

B. The first plan in the series is a concept plan. This plan establishes a general schematic for site development, primarily focusing on vehicular access and circulation. Concept plans may be used to separate large properties into parts for phasing site planning and development. The second plan in the series is a preliminary site plan. This plan presents more detailed information on building layout, parking, drives, landscaping, screening, and other site improvements. Preliminary site plan approval assures the applicant that the general layout is acceptable prior to proceeding with detailed engineering and design. Site plan approval is the final step in the process. A site plan is a detailed, scaled drawing of all surface improvements, structures, and utilities proposed for development. Site plan approval is required prior to the release of engineering plans and building permits. Concept plans and preliminary site plans require review and approval by the Planning & Zoning Commission. Site plans may be approved by city staff provided that they conform to preliminary plans for the development approved by the Commission.

.2 Purpose

The purpose of this process is to:

A. Ensure compliance with adopted city development regulations and other applicable regulations for which the city has enforcement responsibility.

B. Promote safe, efficient, and harmonious use of land through application of city-adopted design standards and guidelines.

C. Promote stormwater quality planning into the site planning process.

D. Protect and enhance the city's environmental and aesthetic quality.

E. Ensure adequate public facilities to serve development.

F. Prevent or mitigate adverse development impacts, including overcrowding and congestion.

G. Aid evaluation and coordination of land subdivision.

.3 Applicability

The site plan review process shall apply to:

A. Development within an area zoned planned development. (See Article 12)

B. Nonresidential development, except as provided in Sec. 3.100.4.

C. Multifamily residential development.

D. Patio home and single-family residence attached residential use development and any mixed single-family detached residential development that contains patio home and/or single-family attached residential dwellings.

E. Residential development within an area zoned RCD or NBD.

F. Mobile home parks.

G. Parking lot development, reconstruction, or restriping of more than 20 spaces.

H. Single-Family Small Lot subdivisions developed under Sec. 15.1900.4.

.4 Exemptions

The following types of development are exempted from the requirements of this article.

A. Agricultural buildings.

B. Temporary structures permitted under Sec. 15.300.

.5 Submission of Applications

A. Prior to submission of application, a pre-application meeting is required. The purpose of the meeting is to review potential site design before formal submittal. City of Plano engineering and planning staff will discuss the stormwater impacts of the proposed development and opportunities to achieve stormwater quality requirements (see Section 5.6 of the Subdivision Ordinance) and goals of the City of Plano's TPDES permit. A pre-application meeting checklist can be obtained from the city.

B. Applications for approval of plans required by this article must be submitted to the City of Plano Planning Department. The Planning Department shall publish at least 30 days prior to the beginning of each year a calendar of official submittal dates. This calendar will generally specify two submittal dates for each calendar month and must specify one submittal date for each calendar month. An application is considered submitted on the first submittal date on or after the date that: 1) the fee is paid; 2) other requirements permitted by law are met; and 3) the applicant delivers the application to the City of Plano Planning Department or deposits the application with the United States Postal Service by certified mail addressed to the City of Plano Planning Department. The date on which the application is submitted shall constitute the filing date for the site plan.

.6 Fees, Forms, and Procedures

A. City Council must establish a schedule of fees as required to recoup costs related to the administration of this ordinance.

B. The Director of Planning may establish procedures, forms, and standards with regard to the content, format, graphics and number of copies of information constituting an application for concept plans, preliminary site plans, and site plans for clarity and consistency of operations. The published procedures, forms, and standards will have the force of ordinance as if fully incorporated herein.

3.200 Concept Plan

.1 General

A concept plan is the initial plan required in the site plan review process. This plan is a general site assessment and development concept. A concept plan defines a basic schematic design for development. A concept plan checklist of items to be included can be obtained from the city. The purpose of the plan is to:

A. Evaluate the site's natural condition, including vegetation, topography, drainage, surface, and subsurface factors affecting the site's development.

B. Determine building sites and the use, intensity, bulk, and height of structures to be constructed.

C. Locate public streets and rights-of-way, and determine points of ingress and egress between the development and public streets, including median breaks and turn lanes.

D. Determine primary routes of vehicular circulation and parking areas internal to the development.

E. Delineate development phasing.

F. Other purposes related to the establishment of a planned development district. (See Sec. 12.100.)

.2 Applicability

Except as provided below, a concept plan is required for all development specified in Sec. 3.100.3. The concept plan must include all property contained within a planned development district. For property outside of a planned development district, the plan must include all contiguous property of common ownership unless the site is an approved platted lot. A preliminary site plan may be submitted in lieu of a concept plan. (See Sec. 3.300)

.3 Application Procedure and Requirements

A. Pre-application

Before preparing a concept plan, the applicant shall meet with the staff of the Planning and Engineering Departments. The purpose of the pre-application meeting is to review the proposed development to ensure compliance with the City of Plano's TPDES permit, stormwater quality requirements (see Section 5.6 of the Subdivision Ordinance), and general compliance with development regulations as well as to discuss application procedures and submittal requirements. A pre-application meeting checklist can be obtained from the city.

B. General Application

The property owner shall file an application for the approval of a concept plan. This application shall include the information listed below on one, dimensioned, engineer-scaled drawing on a sheet size 24" x 36". The drawing shall include existing and proposed site conditions and improvements, as follows:

i. Site boundaries and dimensions, site acreage and square footage, and approximate distance to the nearest cross street.

ii. Location map, north arrow, scale, and title block.

iii. Topography at 5-foot contours or less.

iv. Natural features including tree masses, floodplains, drainage ways, and creeks. (See Article 17)

v. Land use onsite and on adjacent properties, including the assignment of use to specific locations within the plan.

vi. Building sites (including maximum building intensity, density, height, and use restrictions as appropriate). Illustration of the approximate shape and placement of buildings is encouraged, but is not required.

vii. Public streets and private drives with pavement widths, rights-of-way, median openings, turn lanes (including storage and transition space), and driveways (including those on adjacent property) with approximate dimensions.

viii. Proposed dedications and reservations of land for public use including, but not limited to, rights-of-way, easements, park land, open space, drainage ways, floodplains, and facility sites.

ix. Phases of development, including delineation of areas, building sites, land use, and improvements to be constructed in independent phases and the scheduled timing and sequencing of development.

x. The locations of the site intended for stormwater quality areas shall be delineated.

C. Additional Requirements

Prior to preliminary plat, unless otherwise excepted, the Site Review Process and engineering plans and studies are required to evaluate the impacts of the proposed development on the public infrastructure system. Engineering plans and studies include:

i. Preliminary Drainage Plans

ii. Flood Studies & Preliminary Floodplain Reclamation Plans

iii. Preliminary Water & Sewer Plans

iv. Traffic Studies

v. Water & Sewer Capacity Study

vi. Other plans if deemed necessary for thorough review by the Director of Planning or Director of Engineering.

These plans and studies are considered documents to aid in the review of the Site Review Process.

~~C.~~D. Standards of Approval

The Planning & Zoning Commission (and City Council if the plan is associated with establishment of a planned development district) may approve, conditionally approve, table, or deny a concept plan based on the plan's: (See also Sec. 12.300)

i. Compliance with the Comprehensive Plan and adopted design studies.

ii. Compliance with the Zoning Ordinance and other applicable development regulations.

iii. Compliance with the recommended mitigation of a traffic study as deemed acceptable by the Director of Engineering.

iv. Compliance with the recommended mitigation of a water & sewer study as deemed acceptable by the Director of Engineering.

v. Compliance with all other studies or approvals required by city development regulations, such as the Subdivision Ordinance.

~~**iv.**~~**vi.** Impact on the site's natural resources and effect on adjacent area, property, and land use.

~~**D.**~~**E. Effect**

Approval of a concept plan by the Planning & Zoning Commission (or City Council) constitutes authorization by the city for the property owner to submit an application for approval of a preliminary site plan subject to compliance with any condition attached to the approval of the concept plan. As long as the concept plan remains valid, the location of streets, drives, median breaks, and curb cuts shall remain fixed and any subsequently prepared plan for an adjacent property or property located on the opposite face of a public street abutting the site shall coordinate its circulation system to the earlier approved, valid concept plan. Except when authorized, a concept plan may not be used to approve a variance to development regulations. Where an approved plan conflicts with an adopted regulation and no variance or exception is expressly approved, the regulation shall apply. Where approved, valid concept plans delineate areas as separate phases of development, each phase may be independently planned and developed provided that it is in accordance with the concept plan and other applicable regulations.

~~**E.**~~**F. Lapse**

Concept plan approval shall expire 2 years following the date of its original approval.

3.300 Preliminary Site Plan

.1 General

A preliminary site plan is the second plan in the site plan approval process. The purpose of the plan is to:

A. Ensure compliance with applicable development regulations and previously approved, valid plans affecting development of the property.

B. Determine the placement, configuration, coverage, size, and height of buildings.

C. Determine the design of public street improvements and rights-of-way, the design and location of drives, aisles, and parking.

D. Determine location and preliminary design of open space, landscaping, walls, screens, and amenities.

E. Determine the preliminary design of drainage facilities and utilities.

.2 Applicability

Except as provided in Sec. 3.400.2, an approved, valid preliminary site plan shall be required prior to the consideration of a site plan. The preliminary site plan must include all property contained within a planned development district, except as permitted as a freestanding phase of development shown on an approved, valid concept plan. For

property outside of a planned development district, the plan must include all contiguous property of common ownership unless the site is an approved platted lot or as permitted as a freestanding phase of development shown on an approved, valid concept plan.

.3 Application Procedure and Requirements

A. Pre-application

Before preparing a preliminary site plan, the applicant shall meet with the staff of the Planning and Engineering Departments. The purpose of the pre-application meeting is to review the proposed development to ensure compliance with the City of Plano's TPDES permit, stormwater quality requirements (see Section 5.6 of the Subdivision Ordinance), and general compliance with development regulations as well as to discuss application procedures and submittal requirements. A pre-application meeting checklist can be obtained from the city.

B. General Application

The property owner shall file an application for the approval of a preliminary site plan. This application shall include the information listed below on one, dimensioned, scaled drawing on a sheet size 24" x 36". The drawing shall include existing and proposed site conditions and improvements, as follows:

i. Site boundaries and dimensions, lot lines, site acreage and square footage, and approximate distance to the nearest cross street.

ii. Location map, north arrow, scale, title block, and site data summary table.

iii. Topography at 2-foot contours or less.

iv. Natural features including tree masses and anticipated tree loss, floodplains, drainage ways, and creeks. (See Article 17)

v. Land use onsite and on adjacent properties.

vi. Building locations and footprints, including building size, intensity, density, height, setback, and use.

vii. Public streets, private drives, and fire lanes with pavement widths, rights-of-way, median openings, turn lanes (including storage and transition space), and driveways (including those on or planned on adjacent property) with dimensions and radii.

viii. Parking areas and structures, aisles and spaces, handicap spaces, ramps, crosswalks, and loading areas with typical dimensions.

ix. Access easements and offsite parking.

x. Proposed dedications and reservations of land for public use including, but not limited to, rights-of-way, easements, park land, open space, drainage ways, floodplains, and facility sites.

xi. Screening walls, fences, living screens, retaining walls, headlight screens, and service area screens.

xii. Landscaping and open space areas. (See Article 17)

xiii. Phases of development, including delineation of areas, building sites, land use, and improvements to be constructed in independent phases and the scheduled timing and sequencing of development.

xiv. The locations of the site intended for stormwater quality areas shall be delineated.

C. Additional Requirements

Prior to preliminary plat, unless otherwise excepted, the Site Review Process and engineering plans and studies are required to evaluate the impacts of the proposed development on the public infrastructure system. Engineering plans and studies include:

i. Preliminary Drainage Plans

ii. Flood Studies & Preliminary Floodplain Reclamation Plans

iii. Preliminary Water & Sewer Plans

iv. Traffic Studies

v. Water & Sewer Capacity Study

vi. Other plans if deemed necessary for thorough review by the Director of Planning or Director of Engineering.

These plans and studies are considered documents to aid in the review of the Site Review Process.

~~C.~~D. Standards of Approval

The Planning & Zoning Commission may approve, conditionally approve, table, or deny a preliminary site plan based on: (See 3.900.)

i. Conformance with the Comprehensive Plan and adopted design guidelines.

ii. Compliance with the Zoning Ordinance and other applicable regulations and previously approved, valid plans for the property.

iii. Compliance with previously approved, valid site-specific stormwater quality plan.

iv. Compliance with the recommended mitigation of a traffic study as deemed acceptable by the Director of Engineering.

v. Compliance with the recommended mitigation of a water & sewer study as deemed acceptable by the Director of Engineering.

vi. Compliance with all other studies or approvals required by city development regulations, such as the Subdivision Ordinance.

~~v.~~vii. Impact on the site's natural resources and effect on adjacent area, property, and land use.

~~vi.~~viii. Safety and efficiency of vehicular and pedestrian circulation, traffic control, and congestion mitigation.

~~vii.~~ix. Safety and convenience of off-street parking and loading facilities.

~~viii.~~x. Access for firefighting and emergency equipment to buildings.

~~ix.~~xi. Use of landscaping and screening to shield lights, noise, movement, or activities from adjacent properties and to complement the design and location of buildings and parking.

~~x.~~xii. The location, size, and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses.

~~D.~~E. **Effect**

Approval of a preliminary site plan by the Planning & Zoning Commission shall constitute authorization by the city for the owner to submit an application for final site plan approval for development of the entire site or a portion thereof provided that the site plan conforms to the preliminary site plan and any conditions attached to its approval. As long as the preliminary site plan remains valid, the location of buildings, landscaped areas, open space, streets, drives, fire lanes, median breaks, curb cuts, and parking shall remain fixed except as to permit minor adjustments resulting from subsequent engineering improvements or to prevent a condition affecting public health or safety which was not known at the time of approval. Except where authorized by ordinance, a preliminary site plan may not be used to approve an exception to development regulations. Where an approved plan conflicts with an adopted regulation and no variance or exception is expressly approved, the regulation shall apply.

.4 Lapse

The approval of a preliminary site plan shall be effective for a period of 2 years from the date that the preliminary site plan is approved by the Planning & Zoning Commission or City Council, at the end of which time the applicant must have submitted and received approval of a site plan. If a site plan is not approved within 2 years, the preliminary site plan approval is null and void. If site plan approval is only for a portion of the property, the approval of the preliminary site plan for the remaining property shall be null and void. The applicant shall be required to submit a new preliminary site plan for review and approval subject to the then existing regulations.

3.400 Site Plan

.1 General

A site plan is the final plan required in the site plan approval process. The site plan is a detailed plan of the public and private improvements to be constructed. The purpose of the plan is to:

A. Ensure compliance with applicable development regulations and previously approved, valid plans affecting development of the property.

B. Coordinate and document the design of public and private improvements to be constructed.

C. Coordinate the subdivision of land, including the granting of easements, development agreements, and provision of surety.

.2 Applicability

An approved, valid site plan shall be required prior to the approval of any construction plan and permit for all development specified in Sec. 3.100.3. An approved, valid

preliminary site plan is required prior to the consideration of a site plan except as provided below:

A. Development of a single building on a corner lot not exceeding one acre (net). (See Subdivision Ordinance, Section 5.2.)

B. Development of a single building on one lot not exceeding 5 acres (net) and where the lot is not being subdivided from a larger property.

C. Development of parking or outside storage areas.

D. Development of utilities and non-occupied structures.

E. Development of outdoor recreation structures and amenities.

.3 Application Procedure and Requirements

A. Pre-application

Before preparing a site plan, the applicant shall meet with the staff of the Planning and Engineering Departments. The purpose of the pre-application meeting is to review the proposed development to ensure compliance with the City of Plano's TPDES permit, stormwater quality requirements (see Section 5.6 of the Subdivision Ordinance), and general compliance with development regulations as well as to discuss application procedures and submittal requirements. A pre-application meeting checklist can be obtained from the city.

B. General Application

The property owner shall file an application for the approval of a site plan. This application shall include the information listed below on one, dimensioned, engineer-scaled drawing on a sheet size 24" x 36". The drawing shall include existing and proposed site conditions and improvements, as follows:

i. Site boundaries and dimensions, lot lines, site acreage and square footage, and approximate distance to the nearest cross street.

ii. Location map, north arrow, scale, title block, and site data summary table.

iii. Topography of one-foot contours or less, referenced to sea level datum.

iv. Natural features including tree masses and anticipated tree loss, floodplains, drainage ways, and creeks. (See Article 17)

v. Land use onsite and on adjacent properties.

vi. Building locations and footprints, including dimensions, size, coverage, height, building lines and setbacks, and use.

vii. Finished floor elevation of structures referenced to sea level datum.

viii. Public streets, private drives, and fire lanes with pavement widths, rights-of-way, median openings, turn lanes (including storage and transition space), and driveways (including those on adjacent property) with dimensions, radii, and surface type.

ix. Parking areas and structures, including the number and layout of standard spaces, handicap spaces, the location of ramps, crosswalks, and loading areas with typical dimensions and surface type.

x. Access easements and offsite parking.

xi. Dumpster and trash compactor locations and screening.

xii. Proposed dedications and reservations of land for public use including, but not limited to, rights-of-way, easements, park land, open space, drainage ways, floodplains, and facility sites.

xiii. Screening walls, fences, living screens, retaining walls, headlight screens, and service area screens, including height and type of construction and/or planting specification.

xiv. Landscaping and open space areas with dimensions and total square footage (separate landscape plans required). (See Article 17)

xv. Water and sanitary sewer mains and service lines with sizes, valves, fire hydrants, manholes, and other structures onsite or immediately adjacent to the site specified.

xvi. Water and sewer connections, meter locations, sizes, and meter and/or detector check valve vaults indicated. Table of the number of water meters by size and noting if they are existing or proposed.

xvii. Inlets, culverts, and other drainage structures onsite and immediately adjacent to the site.

xviii. The locations of the site intended for stormwater quality areas shall be delineated.

C. Additional Requirements

In addition to meeting the requirements for site plan approval, the following approvals may be necessary prior to authorization for development (if applicable to the project):

i. Preliminary or final plat or replat;

ii. Engineering plans;

iii. Stormwater quality plan;

iv. Traffic Study

v. Landscape and irrigation plans;

vi. Tree preservation and protection plan;

vii. Facade plan;

viii. Certificate of Appropriateness;

ix. Certificate of Compliance; and

x. Other approvals as required by ordinance.

D. Standards of Approval

Where application for site plan approval is made for development defined on an approved, valid preliminary site plan, the Director of Planning may approve, conditionally approve, or deny the application based upon the criteria listed below. The applicant may appeal the decision of the Director of Planning to the Planning &

Zoning Commission by filing a Notice of Appeal within 10 days following the date the Director of Planning notifies the applicant of his action. The Planning & Zoning Commission shall consider all applications for site plan approval for development not requiring a preliminary site plan, or the proposed site plan constitutes a major amendment to an approved, valid preliminary site plan. The Planning & Zoning Commission may approve, conditionally approve, table, or deny a site plan based upon the criteria listed below:

i. Conformance with the Comprehensive Plan and adopted design guidelines.

ii. Compliance with the Zoning Ordinance and other applicable regulations and previously approved, valid plans for the property.

iii. Compliance with previously approved, valid site-specific stormwater quality plan.

iv. Compliance with the recommended mitigation of a traffic study as deemed acceptable by the Director of Engineering.

v. Compliance with the recommended mitigation of a water & sewer study as deemed acceptable by the Director of Engineering.

vi. Compliance with all other studies or approvals required by city development regulations, such as the Subdivision Ordinance.

~~**v.**~~**vii.** The design and location of off-street parking and loading facilities to ensure that all such spaces are usable and are safely and conveniently arranged.

~~**vi.**~~**viii.** The width, grade, and location of streets designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.

~~**vii.**~~**ix.** The use of landscaping and screening:

a. To provide adequate buffers to shield lights, noise, movement, or activities from adjacent properties when necessary.

b. To complement the design and location of buildings and be integrated into the overall site design.

~~**viii.**~~**x.** The location, size, and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses.

~~**ix.**~~**xi.** Protection and conservation of soils from erosion by wind or water or from excavation or grading.

~~**x.**~~**xii.** Protection and conservation of water courses and areas subject to flooding.

~~**xi.**~~**xiii.** The adequacy of streets, water, drainage, sewerage facilities, garbage disposal, and other utilities necessary for essential services to residents and occupants.

E. Effect

Approval of a site plan is the city's authorization to apply for approval of building permits and to receive approval of engineering plans. So long as the site plan remains valid, the city shall not apply any additional requirements concerning building placement, streets, drives, parking, landscaping, or screening. Site plan

approval is separate and distinct from other permits and approvals as may be required by the city and other regulatory agencies. Approval of a site plan shall not affect other applicable regulations concerning development and land use. Except where authorized by ordinance, a site plan may not be used to approve a variance to development regulations. Where an approved plan conflicts with an adopted regulation and no variance or exception is expressly approved, the regulation shall apply.

F. Lapse

The approval of a site plan shall be effective for a period of 2 years from the date of approval by the Planning & Zoning Commission, staff, or City Council, at the end of which time the applicant must have submitted and received approval of engineering plans and building permits. If the engineering plans and building permits are not approved, the site plan approval is null and void. If engineering plans and permits have been approved only for a portion of the property and for improvements, the site plan for the remaining property and/or improvements shall be null and void. The applicant shall be required to submit a new site plan for review and approval subject to the then existing regulations. Site plan approval shall expire upon completion of the improvements shown on the plan. Subsequent additional development, site modifications, and redevelopment shall be permitted in accordance with Sec. 3.1000.

3.500 Adopted Development Plan

.1 General

An adopted development plan must accompany a zoning petition for a UMU, NBD, or RCD zoning district and is only applicable in conjunction with that specific district. The purpose of the plan is to:

A. Ensure compliance with applicable development regulations and previously approved, valid plans affecting development of the property.

B. Determine the placement, configuration, coverage, size, use, and height of buildings.

C. Specify the primary, secondary, and tertiary categories of land use, including the minimum and maximum number of residential units.

D. Determine the design of public and private street improvements and rights-of-way and the design and location of drives, aisles, and parking.

E. Determine location and preliminary design of open space, landscaping, walls, screens, and amenities.

F. Enumerate all standards, conditions, performance, and implementation requirements not contained within the base zoning district.

G. Determine the preliminary design of drainage facilities and utilities and stormwater quality areas.

.2 Applicability

An adopted development plan approved as part of the zoning action establishing a UMU, NBD, or RCD district is required prior to the consideration of a preliminary site plan or site plan for development of property located within that UMU, NBD, or RCD zoning

district. The adopted development plan must include all property contained within the district.

.3 Application Procedure and Requirements

A. Pre-application

Before preparing an adopted development plan, the applicant shall meet with the staff of the Planning and Engineering Departments. The purpose of the pre-application meeting is to review the proposed development to ensure compliance with the City of Plano's TPDES permit, stormwater quality requirements (see Section 5.6 of the Subdivision Ordinance), and general compliance with development regulations as well as to discuss application procedures and submittal requirements. A pre-application meeting checklist can be obtained from the city.

B. General Application

The property owner shall file an application for the approval of an adopted development plan in conjunction with a petition for UMU, NBD, or RCD zoning. This application must include the information listed below on one, dimensioned, scaled drawing on a sheet size 24" x 36". The drawing must include existing and proposed site conditions and improvements, as follows:

i. Site boundaries and dimensions, lot lines, site acreage and square footage, and approximate distance to the nearest cross street.

ii. Location map, north arrow, scale, title block, and site data summary table.

iii. Topography at two foot contours or less.

iv. Natural features including tree masses and anticipated tree loss, floodplains, drainage ways, and creeks.

v. Land use on site and on adjacent properties, including the primary, secondary, and tertiary categories of land use.

vi. Building locations and footprints, including building size, intensity, density, height, setback, and use.

vii. Public streets, private drives, and fire lanes with pavement widths, rights-of-way, median openings, turn lanes (including storage and transition space), and driveways (including those on or planned on adjacent property) with dimensions and radii.

viii. Parking areas and structures, aisles and spaces, handicap spaces, ramps, crosswalks, and loading areas with typical dimensions.

ix. Access easements and offsite parking.

x. Proposed dedications and reservations of land for public use including, but not limited to, rights-of-way, easements, park land, open space, drainage ways, floodplains, and facility sites.

xi. Screening walls, fences, living screens, retaining walls, headlight screens, and service area screens.

xii. Landscaping and open space areas.

xiii. Phases of development, including delineation of areas, building sites, land use, and improvements to be constructed in independent phases and the scheduled timing and sequencing of development.

xiv. The locations of the site intended for stormwater quality areas shall be delineated.

C. Additional Requirements

Prior to preliminary plat, unless otherwise excepted, the Site Review Process and engineering plans and studies are required to evaluate the impacts of the proposed development on the public infrastructure system. Engineering plans and studies include:

i. Preliminary Drainage Plans

ii. Flood Studies & Preliminary Floodplain Reclamation Plans

iii. Preliminary Water & Sewer Plans

iv. Traffic Studies

v. Water & Sewer Capacity Study

vi. Other plans if deemed necessary for thorough review by the Director of Planning or Director of Engineering.

These plans and studies are considered documents to aid in the review of the Site Review Process.

~~C.~~D. Standards of Approval

The Planning & Zoning Commission and City Council may approve, conditionally approve, table, or deny an adopted development plan based on:

i. Conformance with the Comprehensive Plan and adopted design guidelines.

ii. Compliance with the Zoning Ordinance and other applicable regulations and previously approved, valid plans for the property.

iii. Compliance with previously approved, valid site-specific stormwater quality plan.

iv. Compliance with the recommended mitigation of a traffic study as deemed acceptable by the Director of Engineering.

v. Compliance with all other studies or approvals required by city development regulations, such as the Subdivision Ordinance.

~~v.~~vi. Impact on the site's natural resources and effect on adjacent area property and land use.

~~vi.~~vii. Safety and efficiency of vehicular and pedestrian circulation, traffic control, and congestion mitigation.

~~vii.~~viii. Safety and convenience of off-street parking and loading facilities.

~~viii.~~ix. Access for firefighting and emergency equipment to buildings.

~~ix.~~x. Use of landscaping and screening to shield lights, noise, movement, or activities from adjacent properties and to complement the design and location of buildings and parking.

~~x.~~xi. The location, size, and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses.

~~D.~~E. **Effect**

Approval of an adopted development plan by the Planning & Zoning Commission and City Council shall constitute authorization by the city for the owner(s) to submit an application for preliminary site plan approval for development of the entire site or a portion thereof provided that the preliminary site plan conforms to the adopted development plan and any conditions attached to its approval. As long as the adopted development plan remains valid, the location of buildings, landscape areas, open space, streets, drives, fire lanes, median breaks, curb cuts, and parking shall remain fixed except as to permit minor adjustments resulting from subsequent engineering improvements or to prevent a condition affecting public health or safety which was not known at the time of approval. Except where authorized by ordinance, an adopted development plan may not be used to approve an exception to development regulations. Where an approved plan conflicts with an adopted regulation and no variance or exception is expressly approved, the regulation shall apply.

~~E.~~F. **Lapse**

An adopted development plan does not have an expiration date and is valid as long as the property retains the UMU, NBD, or RCD zoning classification.

3.600 Amendments

At any time following the approval of a concept plan, preliminary site plan, adopted development plan, or site plan and before the lapse of such approval, the property owner(s) may request an amendment. Amendments shall be classified as major and minor. Minor amendments shall include corrections of distances and dimensions, adjustments of building configuration and placement, moving nonresidential uses within the same use category to adjacent blocks, realignment of drives and aisles, layout of parking, adjustments to open space, landscaping, and screening, changes to utilities and service locations which do not substantially change the original plan. Minor phasing amendments for adopted development plans are permitted only for the purpose of adding an adjacent nonresidential or vertically mixed-use building into the current phase. Amendments to previously approved storm water conservation areas, increases in building height and/or building proximity to an adjacent offsite residential use, and all other amendments shall be considered major amendments and may be considered by the Planning & Zoning Commission at a public meeting in accordance with the same procedures and requirements for the approval of a plan. Major amendments to an adopted development plan for UMU, NBD, or RCD districts may only be approved through the same process by which it was initially adopted. The Director of Planning may approve or disapprove a minor amendment. Disapproval may be appealed to the Planning & Zoning Commission.

3.700 Extension and Reinstatement Procedure

.1 Sixty days prior to or following the lapse of approval for a concept plan, preliminary site plan, or site plan as provided in these regulations, the property owner may petition the Planning & Zoning Commission to extend or reinstate the approval. Such petition shall be considered at a public meeting of the Planning & Zoning Commission.

.2 In determining whether to grant such request, the Planning & Zoning Commission shall take into account the reasons for lapse, the ability of the property owner to comply with

any conditions attached to the original approval, and the extent to which newly adopted regulations shall apply to the plan. The Planning & Zoning Commission shall extend or reinstate the plan, or deny the request, in which instance the property owner must submit a new application for approval.

.3 The Planning & Zoning Commission may extend or reinstate the approval subject to additional conditions based upon newly enacted regulations or such as are necessary to assure compliance with the original conditions of approval. The Planning & Zoning Commission may also specify a shorter time for lapse of the extended or reinstated plan than is applicable to original approvals.

3.800 Revocation of Approval

.1 The City Council or the Planning & Zoning Commission may revoke approval of a concept plan, preliminary site plan, or site plan if it determines that the conditions of the approval have not been met or if the plan contains, or is based upon, incorrect information which affects a significant health or safety interest.

.2 Any plan approved prior to March 13, 1986, on which no progress has been made toward completion of the project will expire as of May 11, 2004. All other plans expire according to the lapse of approval standards within this section.

3.900 Appeals

.1 The decision of the Planning & Zoning Commission to approve or deny a concept plan, preliminary site plan, and site plan shall be final and binding unless an appeal of the decision is made to the City Council. The applicant, Director of Planning, or 2 members of City Council may appeal the decision of the Commission with regard to a plan by filing a Notice of Appeal in the office of the Director of Planning, no later than 10 days after the date on which the Commission notifies the applicant of its decision. Such notification may take place by means of an oral ruling by the Commission at a public meeting. Written notice of any appeal shall be sent to the property owner. The Notice of Appeal shall set forth in clear and concise fashion the basis for the appeal. The City Council shall consider the appeal at a public meeting no later than 45 days after the date on which the Notice of Appeal is filed. The City Council may affirm, modify, or reverse the decision of the Commission and may, where appropriate, remand the plan to the Commission for further proceedings consistent with City Council's decision.

.2 If an applicant seeks to challenge the nexus or proportionality of a mitigation required by adopted codes and ordinances, the applicant shall follow the procedure to seek relief by the Waivers from Development Exactions procedure listed in the Subdivision Ordinance.

3.1000 Additional Development and Redevelopment

Following the completion of improvements shown on an approved site plan, additional development, site modifications, or redevelopment of the site shall be permitted subject to the approval of a revised site plan. Minor expansions and redevelopment may be approved by the Director of Planning under the terms of Sec. 3.600. All other expansions or redevelopment shall require submittal of a revised site plan and the approval of the Planning & Zoning Commission under the requirements and procedures then in effect.

Amend Section 4.300 (Planning & Zoning Commission Public Hearing) of Article 4 (Amendments) such section to read in its entirety as follows:

4.300 Planning & Zoning Commission Public Hearing

.1 Upon receipt of a complete written petition for zoning or for a change or an amendment to an existing provision of this Zoning Ordinance, the Planning Department staff will set a date for a public hearing before the Planning & Zoning Commission, consistent with applicable notice requirements.

.2 Prior to the issuance of the notice of the public hearing, the petitioner may, by written notice, withdraw the petition or request rescheduling of the public hearing to a later regular meeting of the Planning & Zoning Commission. Once public notice is given, the petitioner may withdraw the petition or reschedule the public hearing only with the approval of the Planning & Zoning Commission. The Planning & Zoning Commission may reject a request to withdraw a zoning petition, reschedule the public hearing, or conduct the public hearing as notified and take action as appropriate within the context of the public notice provided.

.3 Prior to the issuance of the notice of the public hearing for zoning change requests on real property:

A. Any petitioner having a possessory interest in the property must ~~post~~ provide, maintain, and pay for zoning signs(s) in compliance with the requirements specified on the city's zoning petition form, and submit a signed and notarized affidavit certifying that the required signs(s) is(are) posted on the subject property to the Planning Department staff, or

B. Where the Planning & Zoning Commission or City Council, not at the request of or in coordination with a property owner, initiates proceedings to consider a change in zoning on any specific property not owned and controlled by the City, per Texas Local Government Code Section 211.0073, the City ~~may~~ must post the sign on the subject property or, if for multiple properties, in the right-of-way. ~~notice of the request on a media or communications platform as recommended by the City Manager or their designee.~~

.4 Notice of a public hearing shall, at a minimum, meet the requirements of the general laws of the State of Texas. Except for proposed comprehensive zoning changes as allowed by Texas Local Government Code Section 211.0063, the following notices are required:

A. Before the 20th day before the hearing date, written notice of each public hearing before the Planning & Zoning Commission on a proposed change in a zoning classification shall be sent to each owner, as indicated by the most recently approved municipal tax roll, of real property within 200 feet of the property on which the change in classification is proposed. The notice may be served by its deposit in the municipality, properly addressed with postage paid, in the United States mail.

B. If the property within 200 feet of the property on which the change is proposed is located in territory annexed to the municipality and is not included on the most recently approved municipal tax roll, the notice shall be given before the 20th day before the date of the hearing, and notice of the time and place of the hearing must

be published in an official newspaper or newspaper of general circulation in the municipality.

~~A.~~C. Notwithstanding requirements of state statute, when any amendment relates to a change of a zoning regulation or to the general text of this ordinance, notice of the public hearing of the Planning & Zoning Commission shall be given by publication in a newspaper of general circulation in the city of Plano without the necessity of notifying property owners by mail. The notice shall state the time and place of the hearing and the nature of the subject to be considered, which time shall not be earlier than 20 days from the date of publication.

.5 The Planning & Zoning Commission must provide written notice of each public hearing regarding any proposed adoption of or change to a zoning regulation or boundary under which a current conforming use of a property is a nonconforming use if the regulation or boundary is adopted or changed. The notice must:

A. Be mailed by United States mail to each owner of real or business personal property where the proposed nonconforming use is located as indicated by the most recently approved municipal tax roll and each occupant of the property not later than the 10th day before the hearing date;

B. Contain the time and place of the hearing; and

C. Include the following text in bold 14-point type or larger:

"THE CITY OF PLANO IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE, PLEASE READ THIS NOTICE CAREFULLY."

.6 Except for proposed comprehensive zoning changes as allowed by Texas Local Government Code Section 211.0063, the following notices are required:

A. Properties located within 500 feet of a proposed change in a zoning classification, which do not receive a notice as required by Sec. 4.300.4, a written courtesy notice will be sent to each owner of real property, as indicated by the most recently approved municipal tax roll, before the 20th day before the hearing.

B. A courtesy notice shall also be sent to properties located within 500 feet of the property on which the change is proposed, which do not receive a notice as required by Sec. 4.300.4 where located in territory annexed to the municipality and not included on the most recently approved municipal tax roll.

~~A.~~C. The courtesy notices may be served by its deposit in the municipality, properly addressed with postage paid, in the United States mail.

.7 The Planning & Zoning Commission shall hold a public hearing on any petition for any amendment or change prior to making its recommendation and report to the City Council. The Planning & Zoning Commission may establish such regulations and restrictions regarding the presentation of a zoning case at the public hearing as they may deem necessary.

Amend Subsection 4.500.3 of Section 4.500 (City Council Public Hearing) of Article 4 (Amendments), such subsection to read in its entirety as follows:

.3 A public hearing shall be held by the City Council before adopting any proposed amendment, supplement, or change. Notice of such hearing shall be given by publication in a newspaper of general circulation in the city of Plano and the City's website stating the time and place of such hearing, which time shall not be earlier than 15 days from the date of publication.

[Remainder of page intentionally blank]

Amend Section 4.600 (City Council Action) of Article 4 (Amendments) to add a new subsection 4.600.3, such new subsection to read in its entirety as follows:

.3 Presumption of Validity for Certain Changes to Zoning Regulations or District Boundaries
A change to a zoning regulation or district boundary that has the effect of allowing more residential development than the previous regulation is conclusively presumed valid and to have occurred in accordance with all applicable statutes and ordinances if an action to annul or invalidate the change has not been filed before the 60th day after the effective date of the change.

Amend Section 4.700 (Supermajority Vote Requirements and Protest Petitions) of Article 4 (Amendments), such section to read in its entirety as follows:

4.700 ~~Supermajority Vote Requirements and~~ Protest Petitions

.1 ~~Supermajority Vote Required~~Effect on Council Vote
If ~~the Planning & Zoning Commission has wholly or partially denied a proposed amendment, supplement, or change, or if~~ sufficient protest as defined below is submitted against a proposed zoning change ~~such change~~, the ~~proposed change~~change must receive the affirmative vote ~~of at least three-fourths of all members~~ of the City Council as described in this section.

A. Residential Zoning Changes
These requirements apply to land-based zoning cases where the proposed change would have the effect of allowing more residential development than the existing zoning regulation or district boundary and has the effect of not allowing more commercial or industrial uses, other than those uses limited to the first floor of a residential development and not exceeding 35% of the overall development.

i. Signature Threshold
The protest must be written and signed by the owners of at least 60% of the aggregate area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, or 20% of the aggregate area of the lots or land covered by the proposed change. The area of streets and alleys shall be included in this calculation, and unincorporated areas are excluded from this calculation.

ii. Council Vote

a. When protested by the owners of 60% of the land immediately adjoining the area covered by the proposed change, the proposed change must receive the affirmative vote of the majority of all members of the City Council.

b. When protested by the owners of 20% of the land covered by the proposed change, the proposed change must receive the affirmative vote of at least three-fourths of all members of the City Council.

B. Comprehensive Zoning Changes

Changes proposed by the city that meet one or more of the following standards cannot be protested:

i. A change that would allow more residential development than the previous regulation and would apply uniformly to each parcel in the zoning district or districts; or

ii. The adoption of a new zoning code or zoning map that would apply to the entire municipality; or

iii. The adoption of a zoning overlay district that would have the effect of allowing more residential development than would be allowed without the overlay and that includes an area along a major roadway, highway, or transit corridor.

C. All other Zoning Changes

These requirements apply to other land-based zoning cases.

i. Signature Threshold

The protest must be written and signed by the owners of at least 20% of either the aggregate area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, or the aggregate area of the lots or land covered by the proposed change. The area of streets and alleys shall be included in this calculation, and unincorporated areas are excluded from this calculation.

ii. Council Vote

If the signature threshold is met as described above, the proposed change must receive the affirmative vote of at least three-fourth of all members of the City Council.

.2 Standing to Protest~~s~~

A. ~~The protest must be written and signed by the owners of at least 20% of either the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, or the area of the lots or land covered by the proposed change. The area of streets and alleys shall be included in this calculation, and unincorporated areas are excluded from this calculation.~~ [Reserved]

B. A protest of a proposed zoning change must be in writing and must be signed by the owner of the property in question or by a person authorized by power of attorney to act on behalf of the owner. For specific ownership types, the following shall apply:

i. Corporations

The protest must be signed by the president, vice president, or by an attorney-in-fact authorized to sign on behalf of the corporation.

ii. General or Limited Partnerships

The protest must be signed by a general partner or by an attorney-in-fact authorized to sign on behalf of the general or limited partnership.

iii. Community Property

The city shall presume the written protest of one spouse to be the protest of both.

iv. Condominiums

Lots or land subject to a condominium declaration are presumed to be commonly owned in undivided interests by the owners of all condominium units and under the control of the governing body of the condominium. For such lots or land to be included in calculating the lots or land area protesting a proposed rezoning, the written protest must state that the governing body of the condominium has authorized a written protest in accordance with its bylaws, and that the person signing the protest is authorized to act on behalf of the governing body of the condominium.

.3 Presumption of Validity

In all cases where a protest has been properly signed pursuant to this section, the city shall presume that the persons whose signatures appear on the protest are valid.

.4 Withdrawal of Protest

A withdrawal of a protest must be in writing. In the event that multiple protests and withdrawals are filed on behalf of the same owner, the instrument with the latest date and time of execution controls.

[Remainder of page intentionally blank]

Amend Part A of Section 5.200.4 (Variance) of Section 5.200 (Jurisdiction) of Article 5 (Variances and Appeals of Administrative Decisions), such part to read in its entirety as follows:

A. A variance will not be considered by the Board of Adjustment if any of the following conditions apply:

i. The variance seeks to authorize a use other than those permitted in the district for which the variance is sought.

ii. The variance seeks to authorize any person a privilege in developing a parcel of land not permitted by this ordinance to other parcels of land in the same zoning district.

iii. The subject lot, parcel of property, or portion thereof does not have a site plan and/or plat approved, as required under the city's development ordinances.

iv. No plan has been approved at or beyond the preliminary site plan phase of development.

v. The administrative procedures and requirements of this ordinance and the Subdivision Ordinance, with regard to both Planning & Zoning Commission and the City Council consideration and action, on preliminary site plans, site plans, preliminary plats, and final plats, have not been exhausted prior to requesting a variance from the terms of this ordinance.

vi. The variance seeks to authorize approval of an Associated Plan, as defined by the Subdivision Ordinance, that does not provide the required mitigation of a Water & Sewer Study.

Amend Section 8.200 (Terms Defined) of Article 8 (Definitions), such amended and new definitions to read as follows:

Heavy Industrial Use
As defined by Texas Local Government Code Section 218.001, a storage, processing, or manufacturing use:

1. with processes using flammable or explosive materials;
2. with hazardous conditions; or
3. that is noxious or offensive from odors, smoke, noise, fumes, or vibrations.

Home-based Business (No Impact)
Any business operated from a residence by the owner or tenant for the purpose of manufacturing, providing, or selling a lawful good or service, and which is further defined in Chapter 229 Local Government Code, Section 229.902 (See Sec. 15.700).

Home Occupations
Any activity carried out for gain by a resident which results in the manufacture or provision of goods and/or services and is conducted as an accessory use in a dwelling unit, other than a Home-based Business(No Impact)~~.~~ (See Sec. 15.700).

Mid-Rise Residential
A Multifamily Residence ~~B~~building~~s~~ containing not less than five floors designed for residential occupancy and including accessory uses including but not limited to parking garages, recreational amenities, meeting space, storage, and personal services. A mid-rise residential development may include a mix of residential and nonresidential uses in the same structure.

Mixed-use Residential
When used to describe land use or development, means the use or development, as applicable, of a site consisting of residential and nonresidential uses in which the residential uses are at least 65 percent of the total square footage of the development.

Amend Subsection 9.1000.1 (Purpose) of Section 9.1000 (SF-A, Single-Family Residence Attached District) of Article 9 (Residential Districts), such subsection to read in its entirety as follows:

~~**9.1000**~~

.1 Purpose

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

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Amend Section 9.1300 (MF-1, Multifamily Residence-1 District) of Article 9 (Residential Districts), such section to read in its entirety as follows:

9.1300 MF-1, Multifamily Residence-1 District

.1 Purpose

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.

.2 Permitted Uses

See the residential districts use table in Sec. 14.100 for a complete listing.

.3 Area, Yard, and Bulk Requirements

The following area, yard, and bulk requirements apply to all development in the MF-1 district unless otherwise expressly stated:

Description	Requirement
~~Maximum Residential Density~~	~~12 units per acre~~None
Minimum Lot Area	8,400 square feet
Minimum Lot Width	70 feet
Minimum Lot Depth	120 feet
Minimum Front Yard	25 feet, except as provided in Sec. 15.800 and Sec. 13.500.2
~~1 and 2 story~~	~~25 feet, except as provided in Sec. 15.800 and Sec. 13.500.2~~
~~3 story~~	~~100 feet, except as provided in Sec. 15.800 and Sec. 13.500.2.~~
Minimum Side Yard	~~15 feet (See Sec. 15.800 and Sec. 13.500.3)~~
1 story	15 feet (See Sec. 13.500.3)
2 or 3 stories	25 feet (See Sec. 13.500.3)
Maximum Side Yard	N/A
Minimum Building Separation	See Sec. 15.800
Minimum Rear Yard	~~15 feet (See Sec. 15.800 and Sec. 13.500.4)~~
1 story	15 feet (See Sec. 13.500.4)
2 or 3 stories	25 feet (See Sec. 13.500.4)
~~Minimum Floor Area per Dwelling Unit~~	
~~Efficiency~~	~~500 square feet~~
~~1 bedroom~~	~~650 square feet~~
~~2 bedroom~~	~~800 square feet~~
~~Each additional bedroom~~	~~200 square feet~~
Maximum Lot Coverage	None~~35% plus 10% additional coverage permitted for accessory buildings (See Sec. 13.500.4A)~~
Maximum Height	~~3 story, 40~~45 feet (See Sec. 13.600)
~~Minimum Usable Open Space~~	~~Usable open space shall comply with the supplementary regulations in Sec. 13.800.~~
~~One bedroom~~	~~600 square feet~~
~~Each additional bedroom~~	~~300 square feet~~

.4 Parking Requirements

A. ~~Two~~ One parking space~~s~~ per dwelling unit (See Article 16).

B. The off-street parking spaces designated for each dwelling unit shall be located within 100 feet of the dwelling unit served by such spaces.

.5 Miscellaneous Multifamily Residence Provisions
(See also Sec. 15.800)

A. Walls
A wall not more than 8 feet in height may be erected in the front yard provided such wall is of at least 50% open construction. Such walls must meet all other applicable requirements for walls contained in Article 20.

B. Garage Enclosures
The elimination of a garage space by enclosing the garage with a stationary building wall shall be prohibited.

C. Street Names
Whenever street names are to be given to public streets or private drives in a multifamily development, such street names shall be approved with approval of a site plan. If block numbers are used, they shall be shown on the site plan.

D. Alternate Standards
~~An MF-1 district may be developed according to the standards required in the 2F, SF-A, PH, or SF-6 districts.~~See Sec. 15.1900 for single-family development options.

[Remainder of page intentionally blank]

Amend Section 9.1400 (MF-2, Multifamily Residence-2 District) of Article 9 (Residential Districts), such section to read in its entirety as follows:

9.1400 MF-2, Multifamily Residence-2 District

.1 Purpose
The MF-2 district is intended to accommodate condominiums and apartments ~~at a density of 18 residential units per acre~~ providing sufficient areas for usable open space and landscaping. MF-2 districts should have direct access and/or frontage on major thoroughfares and no principal access to standard residential streets.

.2 Permitted Uses
See the residential districts use table in Sec. 14.100 for a complete listing.

.3 Area, Yard, and Bulk Requirements
The following area, yard, and bulk requirements apply to all development in the MF-2 district unless otherwise expressly stated:

Description	Requirement
~~Maximum Residential Density~~	~~18 units per acre~~
Minimum Lot Area	8,400 square feet
Minimum Lot Width	70 feet
Minimum Lot Depth	120 feet
Minimum Front Yard ~~(1 and 2 story)~~	25 feet, except as provided in Sec. 15.800 and Sec. 13.500.2.
Minimum Side Yard	15 feet (See Sec. 15.800 and Sec. 13.500.3)
Maximum Side Yard	N/A
Minimum Rear Yard	15 feet (See Sec. 15.800 and Sec. 13.500.4)
~~Minimum Floor Area per Dwelling Unit~~	
~~Efficiency~~	~~500 square feet~~
~~1 bedroom~~	~~650 square feet~~
~~2 bedroom~~	~~800 square feet~~
~~Each additional bedroom~~	~~200 square feet~~
Maximum Lot Coverage	None~~35% plus 10% additional coverage permitted for accessory buildings (See Sec. 13.500.4A)~~
Maximum Height	~~2 story, 3~~45 feet (See ~~Sec. 15.800 and~~ Sec. 13.600)
~~Minimum Usable Open Space~~	~~Usable open space shall comply with the supplementary regulations in Sec. 13.800.~~
~~One bedroom~~	~~600 square feet~~
~~Each additional bedroom~~	~~300 square feet~~

.4 Parking Requirements

A. ~~Two~~ One parking space~~s~~ per dwelling unit (See Article 16).

B. The off-street parking spaces designated for each dwelling unit shall be located within 100 feet of the dwelling unit served by such spaces.

.5 Miscellaneous Multifamily Residence Provisions
(See Sec. 15.800)

A. Walls
A wall not more than 8 feet in height may be erected in the front yard provided such wall is of at least 50% open construction. Such walls must meet all other applicable requirements for walls contained in Article 20.

B. Garage Enclosures
The elimination of a garage space by enclosing the garage with a stationary building wall shall be prohibited.

C. Street Names
Whenever street names are to be given to public streets or private drives in a multifamily development, such street names shall be approved with approval of a site plan. If block numbers are used, they shall be shown on the site plan.

D. Alternate Standards
~~An MF-2 district may be developed in accordance with the standards required in the 2F, SF-A, PH, and SF-6 districts.~~See Sec. 15.1900 for single-family development options.

[Remainder of page intentionally blank]

Amend Section 9.1500 (MF-3, Multifamily Residence-3 District) of Article 9 (Residential Districts), such section to read in its entirety as follows:

9.1500 MF-3, Multifamily Residence-3 District

.1 Purpose

The MF-3 district is intended to provide for ~~relatively dense~~ condominium and apartment developments~~, at 21.5 residential units per acre. This density will allow~~ with limited areas of usable open space that must be carefully designed for maximum accessibility and utilization by the residents of an MF-3 development. MF-3 districts should have access and frontage to major thoroughfares, with no principal access to standard residential streets.

.2 Permitted Uses

See the residential districts use table in Sec. 14.100 for a complete listing.

.3 Area, Yard, and Bulk Requirements

The following area, yard, and bulk requirements apply to all development in the MF-3 district unless otherwise expressly stated:

Description	Requirement
~~Maximum Residential Density~~	~~21.5 units per acre~~
Minimum Lot Area	8,400 square feet
Minimum Lot Width	70 feet
Minimum Lot Depth	120 feet
Minimum Front Yard	25 feet, except as provided in Sec. 15.800 and Sec. 13.500.2
~~1 and 2 story~~	~~25 feet, except as provided in Sec. 15.800 and Sec. 13.500.2~~
~~3 story~~	~~100 feet, except as provided in Sec. 15.800 and Sec. 13.500.2~~
Minimum Side Yard	15 feet (See Sec. 15.800 and Sec. 13.500.3)
Maximum Side Yard	N/A
Minimum Rear Yard	15 feet (See Sec. 15.800 and Sec. 13.500.4)
~~Minimum Floor Area per Dwelling Unit~~	
~~Efficiency~~	~~500 square feet~~
~~1 bedroom~~	~~650 square feet~~
~~2 bedroom~~	~~800 square feet~~
~~Each additional bedroom~~	~~200 square feet~~
Maximum Lot Coverage	None~~35% plus 10% additional coverage permitted for accessory buildings (See Sec. 13.500.4A)~~
Maximum Height	45 feet ~~3 story with a maximum third floor top plate line of 35 feet and a maximum 45 foot height for any portion of the building. Top plate line is defined as the top horizontal member of an exterior frame wall supporting ceiling joists, rafters, or other members.~~

~~Minimum Usable Open Space~~	~~Usable open space shall comply with the supplementary regulations in Sec. 13.800~~
~~One bedroom~~	~~400 square feet - One bedroom~~
~~Each additional bedroom~~	~~300 square feet - Each additional bedroom~~

.4 Parking Requirements

A. ~~Two~~ One parking space~~s~~ per dwelling unit (See Article 16)

B. The off-street parking spaces designated for each dwelling unit shall be located within 100 feet of the dwelling unit served by such spaces.

.5 Miscellaneous Multifamily Residence Provisions (See Sec. 15.800)

A. Walls
A wall not more than 8 feet in height may be erected in the front yard provided such wall is of at least 50% open construction. Such walls must meet all other applicable requirements for walls contained in Article 20.

B. Garage Enclosures
The elimination of a garage space by enclosing the garage with a stationary building wall shall be prohibited.

C. Street Names
Whenever street names are to be given to public streets or private drives in a multifamily development, such street names shall be approved with approval of a site plan. If block numbers are used, they shall be shown on the site plan.

D. Alternate Standards
~~An MF-3 district may be developed in accordance with the standards required in the 2F, SF-A, PH, and SF-6 districts.~~See Sec. 15.1900 for single-family development options.

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Amend Subsection 9.1700.4 (Housing Type Requirements) of Section 9.1700 (RCD, Residential Community Design District) of Article 9 (Residential Districts), such subsection to read in its entirety as follows:

.4 Housing-Types Requirement

~~**A.** The district is limited to a minimum of 10 dwelling units per acre and a maximum of 20 dwelling units per acre. Calculation of residential density is based on the net size of the property, exclusive of public and private streets, street easements, and public usable open space, at the time of development.~~

~~**B.**~~**A.** If a housing type is provided, it must account for at least 10% of the total units in the district.

~~**C.**~~**B.** The required mix of housing types is determined by the number of dwelling units provided within the district as shown below.

Dwelling Units Provided	**50 Units or Less**	**51-100 Units**	**Over 100 Units**
Minimum District Size	5 acres	5 acres	10 acres
Minimum Housing Types Required	1	2	3
Tier One Units	Minimum 50% of total units	Minimum 50% of total units	Minimum 50% of total units
Tier Two Units	Permitted	Permitted	Permitted
~~**Tier Three Units**~~	~~Not permitted~~	~~Not permitted~~	~~Cannot exceed 25% of total units~~

Amend Part C of Subsection 9.1700.5 (Area, Yard, and Bulk Requirements for Housing Types) of Section 9.1700 (RCD, Residential Community Design) of Article 9 (Residential Districts), such part to read in its entirety as follows:

~~**C. Tier Three Housing Types**~~

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~~**i.** Tier Three housing types consist of moderate-scale and density residential buildings. These housing types are best suited within and adjacent to mixed-use areas and are not appropriate adjacent to single-family residences located outside the RCD district.~~

~~**ii. Tier Three: Manor Home**~~

~~**a. Description**~~

~~A detached building comprised of 3-6 dwelling units that share a common sidewall or ceiling. The appearance of the structure is intended to match the form and character of a single-family detached residence. The building must have only one common entrance visible from the street. A direct sidewalk connection from every entrance must be provided to the sidewalk along the street and to the building's associated parking.~~

~~**b. Area, Yard, and Bulk Requirements**~~

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~~Description~~	~~Requirements~~
~~Minimum Lot Area~~	~~5,000 square feet for 3 units; 1,000 square feet for each additional unit~~
~~Minimum Units per Lot~~	~~3 units~~
~~Maximum Units per Lot~~	~~6 units~~
~~Minimum Lot Width~~	
~~Interior Lot~~	~~50 feet~~
~~Corner Lot~~	~~55 feet~~
~~Maximum Lot Width~~	~~110 feet~~
~~Minimum Front Yard~~	~~10 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7~~
~~Maximum Front Yard~~	~~20 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7~~
~~Front Yard Encroachments~~	~~Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend up to 5 feet into the front yard setback.~~
~~Minimum Side Yard~~	~~10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7~~
~~Maximum Side Yard~~	~~20 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7~~
~~Minimum Rear Yard~~	~~None, except as provided in Sec. 13.500.4 and Sec. 9.1700.7.~~
~~Minimum Building Separation~~	~~10 feet~~
~~Garage Setback~~	~~The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length.~~
~~Minimum Floor Area per Dwelling Unit~~	~~800 square feet~~
~~Maximum Height~~	~~2 story, 35 feet, except as provided in Sec. 13.600 and Sec. 9.1700.7~~
~~Maximum Coverage~~	~~70%~~
~~Parking Requirements~~	~~All parking must be located behind the front building line (See Article 16)~~
~~One bedroom or less~~	~~One parking space per dwelling unit~~
~~Two bedrooms~~	~~One and one-half parking spaces per dwelling unit~~
~~Three bedrooms or more~~	~~2 parking spaces per dwelling unit~~
~~Maximum Parking Requirements~~	~~2 parking spaces per dwelling unit located behind the front building line (See Article 16)~~

~~**iii. Tier Three: Stacked Flat**~~

~~**a. Description**~~

~~A 2- or 3-story, detached building comprised of 6 – 9 dwelling units that share a common horizontal or vertical separation. The appearance of the structure is intended to match the form and character of a single-family detached residence. The building must have only one common entrance visible from the street. A direct sidewalk connection from every entrance must be provided to the sidewalk along the street and to the building's associated parking.~~

~~**b. Area, Yard, and Bulk Requirements**~~

~~Description~~	~~Requirements~~
~~Minimum Lot Area~~	~~8,000~~
~~Maximum Units per Lot~~	~~9 units~~
~~Minimum Lot Width~~	
~~Interior Lot~~	~~50 feet~~
~~Corner Lot~~	~~55 feet~~
~~Maximum Lot Width~~	~~150 feet~~
~~Minimum Front Yard~~	~~10 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7~~
~~Maximum Front Yard~~	~~20 feet, except as provided in Sec. 13.500.2 and Sec. 9.1700.7~~
~~Front Yard Encroachments~~	~~Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend up to 5 feet into the front yard setback.~~
~~Minimum Side Yard~~	~~10 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7~~
~~Maximum Side Yard~~	~~20 feet, except as provided in Sec. 13.500.3 and Sec. 9.1700.7~~
~~Minimum Rear Yard~~	~~10 feet, except as provided in Sec. 13.500.4 and Sec. 9.1700.7~~
~~Minimum Building Separation~~	~~10 feet~~
~~Garage Setback~~	~~The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length.~~
~~Minimum Floor Area per Dwelling Unit~~	~~700 square feet~~
~~Maximum Height~~	~~3 story, 50 feet, except as provided in Sec. 13.600 and Sec. 9.1700.7~~
~~Maximum Coverage~~	~~75%~~
~~Parking Requirements~~	~~All parking must be located behind the front building line (See Article 16)~~
~~One bedroom or less~~	~~One parking space per dwelling unit~~
~~Two bedrooms~~	~~One and one-half parking spaces per dwelling unit~~
~~Three bedrooms or more~~	~~2 parking spaces per dwelling unit~~
~~Maximum Parking Requirements~~	~~2 parking spaces per dwelling unit located behind the front building line (See Article 16)~~

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Amend Article 10 (Nonresidential Districts) to such article to read in its entirety as follows:

Article 10 Nonresidential Districts

10.100 The Districts

The city's nonresidential zoning districts are listed below. When this zoning ordinance refers to "nonresidential" zoning districts it is referring to these districts.

Map Symbol/Abbreviation	District Name	Section
O-1	Neighborhood Office	10.200
O-2	General Office	10.300
R	Retail	10.400
LC	Light Commercial	10.500
CC	Corridor Commercial	10.600
UMU	Urban Mixed-Use	10.700
BG	Downtown Business/Government	10.800
CB-1	Central Business-1	10.900
CE	Commercial Employment	10.1000
RC	Regional Commercial	10.1100
RE	Regional Employment	10.1200
RT	Research/Technology Center	10.1300
LI-1	Light Industrial-1	10.1400
LI-2	Light Industrial-2	10.1500
NBD	Neighborhood Business Design	10.1600

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10.200 O-1, Neighborhood Office District

.1 Purpose

The O-1 district is intended to provide for low-rise, garden-type office development providing professional, medical, and other office services to residents in adjacent neighborhoods. O-1 districts shall have principal access to major thoroughfares and may serve as an area of transition between residential and high-intensity nonresidential uses. Multifamily and mixed-use residential are permitted where required by state law.

.2 Permitted Uses

See the nonresidential districts use table in Sec. 14.200 for a complete listing.

.3 Area, Yard, and Bulk Requirements

The following area, yard, and bulk requirements apply to all development in the O-1 district unless otherwise expressly stated:

Description	Nonresidential Requirement	Multifamily and Mixed-use Residential Requirement
Minimum Lot Area	None	None
Minimum Lot Width	None	None
Minimum Lot Depth	None	None
Minimum Front Yard	50 feet, except as provided in Sec. 13.500.2	25 feet, except as provided in Sec. 13.500.2
Minimum Side Yard		
Interior Lot	None (See Sec. 13.500.3)	None (See Sec. 13.500.3)
Corner Lot	50 feet on street side	25 feet on street side
Minimum Rear Yard	10 feet where no alley abuts the rear property line (See Sec. 13.500.4)	10 feet where no alley abuts the rear property line (See Sec. 13.500.4)
Maximum Lot Coverage	30%	None
Maximum Height	2 story, 35 feet (See Sec. 13.600)	45 feet (See Sec. 13.600)
Maximum Floor Area Ratio	0.6:1	None

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.4 Parking Requirements

(See Article 16)

.5 Landscaping

(See Article 17)

~~**.6 Special District Requirements**~~

~~Independent living facilities constructed prior to February 27, 2023 and proposed independent living facility projects vested under Chapter 245 of the Local Government Code prior to February 27, 2023 are permitted. Any remodeling, reconstruction, redevelopment, or other improvements shall not increase the floor area or number of dwelling units of a particular structure or site.~~

10.300 O-2, General Office District

.1 Purpose
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. Multifamily and mixed-use residential are permitted where required by state law.

.2 Permitted Uses
See the nonresidential districts use table in Sec. 14.200 for a complete listing.

.3 Area, Yard, and Bulk Requirements
The following area, yard, and bulk requirements apply to all development in the O-2 district unless otherwise expressly stated:

Description	Nonresidential Requirement	Multifamily and Mixed-use Residential Requirement
Minimum Lot Area	None	None
Minimum Lot Width	None	None
Minimum Lot Depth	None	None
Minimum Front Yard	50 feet, except as provided in Sec. 13.500.2	25 feet, except as provided in Sec. 13.500.2
Minimum Side Yard		
Interior Lot	None (See Sec. 13.500.3)	None (See Sec. 13.500.3)
Corner Lot	50 feet on street side	25 feet on street side
Minimum Rear Yard	10 feet where no alley abuts the rear property line (See Sec. 13.500.4)	10 feet where no alley abuts the rear property line (See Sec. 13.500.4)
Maximum Lot Coverage	50%, including a maximum of 30% for accessory buildings and structures.	None
Minimum Height	None (See Sec. 13.600)	75 feet (See Sec. 13.600)
Maximum Height	None (See Sec. 13.600)	None (See Sec. 13.600)
Maximum Floor Area Ratio	1:1	None

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.4 Parking Requirements
(See Article 16)

.5 Landscaping
(See Article 17)

.6 Special District Requirements
Independent living facilities below the minimum height constructed prior to February 27, 2023, and proposed independent living facility projects vested under Chapter 245 of the Local Government Code prior to February 27, 2023, are permitted. ~~Any remodeling, reconstruction, redevelopment, or other improvements shall not increase the floor area or number of dwelling units of a particular structure or site.~~

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10.400 R, Retail District

.1 Purpose

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. Multifamily and mixed-use residential are permitted where required by state law.

.2 Permitted Uses

See the nonresidential districts use table in Sec. 14.200 for a complete listing.

.3 Area, Yard, and Bulk Requirements

The following area, yard, and bulk requirements apply to all development in the R district unless otherwise expressly stated:

Description	Nonresidential Requirement	Multifamily and Mixed-use Residential Requirement
Minimum Lot Area	None	None
Minimum Lot Width	None	None
Minimum Lot Depth	None	None
Minimum Front Yard	50 feet, except as provided in Sec. 13.500.2	25 feet, except as provided in Sec. 13.500.2
Minimum Side Yard		
Interior Lot	None (See Sec. 13.500.3)	None (See Sec. 13.500.3)
Corner Lot	50 feet on street side	25 feet on street side
Maximum Side Yard	None	None
Minimum Rear Yard	10 feet where no alley abuts the rear property line (See Sec. 13.500.4)	10 feet where no alley abuts the rear property line (See Sec. 13.500.4)
Maximum Height	2 story, 35 feet (See Sec. 13.600)	45 feet (See Sec. 13.600)
Maximum Lot Coverage	30% (See Sec. 10.400.6)	None
Maximum Floor Area Ratio	0.6:1	None

.4 Parking Requirements

(See Article 16)

.5 Landscaping

(See Article 17) Residential uses allowed in the R, Retail district shall comply with Sec. 17.200.2

.6 Special District Requirements

A. Vehicle Fueling Stations

For vehicle fueling stations, canopies shall be considered as an accessory structure and shall be included in all calculations of lot coverage. A maximum 30% of the lot may be covered by the primary and/or accessory structures.

B. Mini-warehouse/Public Storage
For mini-warehouse/public storage developments, maximum 50% lot coverage shall be allowed.

C. ~~**Independent Living Facilities**~~[Reserved]
~~Independent living facilities constructed prior to February 27, 2023 and proposed independent living facility projects vested under Chapter 245 of the Local Government Code prior to February 27, 2023 are permitted. Any remodeling, reconstruction, redevelopment, or other improvements shall not increase the floor area or number of dwelling units of a particular structure or site.~~

D. Single-Family Residential Uses
See Sec. 15.1900 for single-family development options.

~~**i.** Patio homes, single-family attached residences, and two-family residences shall comply with the standards of Secs. 9.900, 9.1000, and 9.1100, respectively, except that single-family attached residences shall be developed on individually-platted lots only. Once any properties are developed for residential purposes, no nonresidential uses, other than home occupations shall occur. (See Sec. 15.700) Retail-zoned land proposed for residential uses shall abut residentially-zoned land that is not separated by a Type C or larger thoroughfare (per the Thoroughfare Plan Map of the Comprehensive Plan).~~

~~**ii.** When a portion of any retail-zoned property is used for patio homes, single-family attached, or two-family developments, and a residual tract has been left, it shall have a minimum of 2 acres and access to a median opening when located on an existing or proposed divided thoroughfare (as noted on the city's Thoroughfare Plan Map).~~

~~**iii.** Any portion of a retail-zoned tract that is developed for patio home, single-family attached, and/or two-family residences, shall have a minimum land area of 5 acres.~~

~~Any new residential uses constructed next to existing nonresidential uses must provide screening in compliance with 16.1400.5 (Off-Street Loading).~~

E. Light-intensity Manufacturing

i. Minimum Parking
One space for each 300 square feet of gross floor area

ii. Loading Facilities
Loading areas for light-intensity manufacturing are intended to provide for short-term pick-up and delivery. Onsite storage of delivery vehicles, including trailers and shipping containers, is prohibited. No delivery vehicles shall be parked outside of the designated loading area. Light-intensity manufacturing buildings in Retail districts shall not exceed the following ratios for loading spaces:

Square Feet of Gross Floor Area in Structure	Maximum Loading Spaces or Berths
0 to 20,000	4
Over 20,000	1 for each additional 10,000 square feet up to a maximum of 12

iii. Screening and Building Orientation

The following additional requirements apply to light-intensity manufacturing uses in Retail districts:

a. The design and orientation of the building shall minimize the exposure of loading and trash collection areas from adjacent streets and from adjacent properties unless they are part of the same approved preliminary site plan. No loading spaces shall face streets. In addition, the Planning & Zoning Commission may require a combination of wing walls extended from a building, screening walls, landscape berms, and plant materials to further obscure the view of loading and trash collection areas. The above screening elements shall be designed and located in conformance with applicable yard and setback requirements. Screening must extend the entire length of the loading area.

b. Screening elements shall be a minimum of 8 feet in height at installation. Berms should not exceed a slope of 3 feet, horizontal to 1 foot, vertical. Retaining walls may be used on the interior side of the berm but should not face adjacent streets or properties. The height shall be measured from the top of the curb of adjacent streets or from the average grade of property lines with adjacent tracts of land. Depending upon the average grade of the adjacent streets and properties, the minimum height at installation may be increased to as high as 12 feet.

c. Plant materials used for screening shall include a combination of shade and ornamental trees (4-inch minimum caliper), conifers (8-foot minimum height) and shrubs (5-gallon minimum). The plant materials shall be arranged in a manner which significantly obscures the view from adjacent streets and properties.

d. Proposed screening elements shall be identified on the preliminary site plan. A detailed plan showing the angles of view and the specific placement of screening elements shall be submitted with the final site plan.

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10.500 LC, Light Commercial District

.1 Purpose
The LC district is intended to provide for a wide array of retail, office, and service uses to meet the needs of local residents and businesses. Some vehicle-related uses and limited assembly, which address local service and employment opportunities are also included in LC districts. Multifamily and mixed-use residential are permitted where required by state law.

.2 Permitted Uses
See the nonresidential districts use table in Sec. 14.200 for a complete listing.

.3 Area, Yard, and Bulk Requirements
The following area, yard, and bulk requirements apply to all development in the LC district unless otherwise expressly stated:

Description	**Nonresidential Requirement**	**Multifamily and Mixed-use Residential Requirement**
Minimum Lot Area	None	None
Minimum Lot Width	None	None
Minimum Lot Depth	None	None
Minimum Front Yard	50 feet, except as provided in Sec. 13.500.2	25 feet, except as provided in Sec. 13.500.2
Minimum Side Yard		
Interior Lot	None, except as provided in Sec. 13.500.3	None, except as provided in Sec. 13.500.3
Corner Lot	50 feet on street side	25 feet on street side
Minimum Rear Yard	10 feet where no alley abuts the rear property line (See Sec. 13.500.4)	10 feet where no alley abuts the rear property line (See Sec. 13.500.4)
Maximum Height	2 story, 35 feet (See Sec. 13.600)	45 feet (See Sec. 13.600)
Maximum Lot Coverage	40% (See Sec. 10.500.6)	None
Maximum Floor Area Ratio	0.8:1	None

.4 Parking Requirements
(See Article 16)

.5 Landscaping
(See Article 17)

.6 Special District Requirements

A. For vehicle fueling stations, canopies shall be considered as an accessory structure and shall be included in all calculations of lot coverage. A maximum 30% of the lot may be covered by the primary and/or accessory structures.

B. For mini-warehouse/public storage developments, maximum 50% lot coverage shall be allowed.

.7 Light-intensity Manufacturing
In the LC district, light-intensity manufacturing uses shall meet the following standards:

A. Operations should be fully enclosed with no outside storage of goods or materials.

B. Storage and distribution facilities should be incidental to the main use.

C. Dock areas should be screened from adjacent properties and public streets.

D. No noise, vibration, odor, smoke, and dust should impact adjacent properties in conformance with the performance standards in Article 24.

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10.600 CC, Corridor Commercial District

.1 Purpose

The CC district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors. The regulations and standards of this district are reflective of the high traffic volumes and high visibility of these regional highways. Multifamily and mixed-use residential are permitted where required by state law.

.2 Permitted Uses

See the nonresidential districts use table in Sec. 14.200 for a complete listing.

.3 Area, Yard, and Bulk Requirements

The following area, yard, and bulk requirements apply to all development in the CC district unless otherwise expressly stated:

Description	**Nonresidential Requirement**	**Multifamily and Mixed-use Residential Requirement**
Minimum Lot Area	None	None
Minimum Lot Width	None	None
Minimum Lot Depth	None	None
Minimum Front Yard	50 feet, except as specified in Sec. 13.500.2	25 feet, except as specified in Sec. 13.500.2
Minimum Side Yard		
Interior Lot	None. ~~(~~except as specified in Sec. 13.500.3	None, except as specified in Sec. 13.500.3
Corner Lot	50 feet	25 feet
Minimum Rear Yard	None, or 10 feet where no alley abuts the property line, except as specified in Sec. 13.500.4	None, or 10 feet where no alley abuts the property line, except as specified in Sec. 13.500.4
Minimum Height	None (See Sec. 13.600)	45 feet (See Sec. 13.600)
Maximum Height	20 story, not to exceed 325 feet in height (See Sec. 13.600)	20 story, not to exceed 325 feet in height (See Sec. 13.600)
Maximum Lot Coverage	50%, 70% if structured parking is included	None
Maximum Floor Area Ratio	1:1	None

.4 Parking Requirements

(See Article 16)

.5 Landscaping

(See Article 17)

.6 Special District Requirements

A. For vehicle fueling stations, canopies shall be considered as an accessory structure and shall be included in all calculations for lot coverage. A maximum 30% of the lot may be covered by the primary and/or accessory structures for vehicle fueling stations.

B. Multifamily residences below the minimum height lawfully constructed prior to the institution of a CC district are permitted. ~~Any remodeling, reconstruction, redevelopment, or other improvements shall not increase the floor area or number of dwellings of a particular structure or site.~~

.7 Light-intensity Manufacturing

In the CC district, light-intensity manufacturing uses shall meet the following standards:

A. Operations should be fully enclosed with no outside storage of goods or materials.

B. Storage and distribution facilities should be incidental to the main use.

C. Dock areas should be screened from adjacent properties and public streets.

D. No noise, vibration, odor, smoke, and dust should impact adjacent properties in conformance with the performance standards in Article 24.

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10.700 UMU, Urban Mixed-Use District

.1 Purpose

The UMU district is intended to provide a planning, regulatory, and management framework for the design, development, and operation of urban mixed-use centers that promote social interaction, community identity, and efficient use of land and resources. The UMU district should also support and encourage a variety of transportation options, including transit, bicycles, and walking. The district is applicable primarily to large undeveloped properties where higher density residential and commercial uses are appropriate.

.2 Permitted Uses

See the nonresidential districts use table in Sec. 14.200 for a complete listing.

.3 Area, Yard, and Bulk Requirements

The following area, yard, and bulk requirements apply to all development in the UMU district unless otherwise expressly stated:

Description	~~**Commercial**~~ **Nonresidential,** ~~**and**~~ **Multifamily, and Mixed-use Residential**	**Single-Family Attached**
Minimum Lot Area	None	700 square feet
Minimum Lot Width	None	20 feet
Minimum Lot Depth	None	35 feet
Front Yard Setbacks	75% of the building face shall be within 15 feet of the property line. If easements are present or public open space, patio dining, plaza or other public amenity is provided, 75% of the building face shall be built to the easement line, open space, or public amenity. The setback may be increased to a maximum of 100 feet if a drive aisle with double-loaded parking is installed between the building face and a public street of Type D or above	75% of the building face shall be within 10 feet of the property line. If easements are present, 75% of the building face shall be built to the easement line.
Side Yard Setbacks		
Interior Lot	None	None
Corner Lot	same as front	same as front
Minimum Rear Yard	None	None
Minimum Height	Nonresidential: 2 story Multifamily and Mixed-use Residential: 45 feet	2 story
Maximum Height	15 story	3 story
Maximum Lot Coverage	None, except as limited by applicable setback requirements from Front Yard Setbacks, Side Yard Setbacks, Minimum Rear Yard, and Maximum Height above	100% including accessory buildings

Description	~~Commercial~~ Nonresidential, ~~and~~ Multifamily, and Mixed-use Residential	Single-Family Attached
Minimum Lot Coverage	Nonresidential: 60% Multifamily and Mixed-use Residential: None	60%
Maximum Floor Area Ratio	Nonresidential: 6:1 except as limited by applicable setback requirements from Front Yard Setbacks, Side Yard Setbacks, Minimum Rear Yard, and Maximum Height above Multifamily and Mixed-use Residential: None	None
Minimum Floor Area Ratio	Nonresidential: 1:1 Multifamily and Mixed-use Residential: None	NA

.4 Definitions

The following terms and definitions only apply to the regulations of this district. Where they conflict with general definitions in the Zoning Ordinance, these definitions shall control.

Flex Space (Live-Work)
A dwelling unit of not less than 700 square feet in floor area that may be used completely or in part for an allowed nonresidential use.

Floor Area, Gross
The sum of floor area within the perimeter walls of a building. Gross floor area only includes air-conditioned space intended for human occupancy and excludes garages, patios, attics, balconies, roof decks and other exposed or un-air-conditioned space.

Floor Area Ratio
The ratio of a building's gross floor area to the area of the lot on which the building is located.

Linear Footage, Gross
The total length of a building as measured in a straight line along the street.

Lot Coverage
The area of a site or lot covered by a building measured from the base of the perimeter walls, excluding covered walkways, porches, and un-air-conditioned space. Tuck under parking and parking garages are included in the calculation of lot coverage.

Reciprocal Easement Agreement
A contract among property owners and tenants governing the use and operation of property, including shared common areas, usable open space, and parking.

~~**Residential Density**~~
~~The number of individual residential living units per acre of the site or lot on which they are located. Calculation of residential density shall be based on the net size of the~~

~~property, exclusive of public and private street right-of-way, street easements, and park and open space accessible to the public.~~

~~**Residential Density, Effective**~~
~~A measure applied to a mixed-use building which calculates the total number of possible residential units to estimate the potential density if the building were used solely for residential purposes. Effective density equals per acre density based on the total number of residential units plus the gross floor area of nonresidential and/or live/work/flex space divided by the average residential unit size.~~

.5 District Establishment and Administration

A. The regulations contained within this zoning district shall be supplemented with additional standards and conditions required to execute a specific development plan. The boundary of each UMU district shall be defined on the Zoning Map and identified with the letters UMU followed by a unique number referencing the supplementary regulations. In considering the establishment of a UMU district, the Planning & Zoning Commission and City Council may amend and supplement the base UMU regulations and related development regulations in the Zoning Ordinance and Subdivision Ordinance to implement individual development plans, with the exception of:

i. Requirement for an adopted development plan;

ii. Requirement for a governance association;

~~**iii.** Minimum residential densities for multifamily development;~~

~~**iv.**~~**iii.** Requirement to maintain three or more uses; and

~~**v.**~~**iv.** Requirement for nonresidential uses to be constructed within the first phase of development.

B. A UMU district may not be used to:

i. Require construction of public improvements or the dedication or reservation of land, which are not of primary benefit to development within the district or necessary to mitigate an adverse impact attributable to development within the district, unless compensation is provided as required by law.

ii. Secure agreements between owners of property within the district with third parties.

iii. Assign responsibility to the city for enforcement of private deed restrictions or covenants.

iv. Waive or modify the requirements of ordinances other than the Zoning Ordinance, except as specifically authorized by this ordinance.

.6 Adopted Development Plan

A. A UMU district shall not be established without the concurrent adoption of a development plan for the district. The plan shall show the location and type of streets, blocks, parking areas, and open space.

~~C.~~B. The plan shall enumerate all standards, conditions, and performance and implementation requirements not otherwise contained in the base zoning district requirements.

C. The development plan shall be adopted as part of the ordinance creating the UMU district.

D. Except where multifamily and Mixed-use Residential **is explicitly allowed (by Chapter 218 of the Texas Local Government Code) in locations designated on the development plan for office, retail, warehouse, or other commercial use:**

i. The plan shall specify the primary, secondary, and tertiary categories of land use, including the amount of gross floor area designated for each category of use.

ii. The plan shall specify the minimum and maximum number of residential units.

~~D.~~E. Except where otherwise prohibited by law, ~~M~~major modifications to the development plan, including but not limited to, specifications of land use categories and functional roles, and significant lot, block, and street design changes~~, and increasing the number of residential units,~~ shall only be amended by the same process by which the development plan was created. (See Sec. 3.500)

~~6~~.7 Governance Association

Applications for building permits for development within a UMU district shall not be accepted or approved until a property owners governance association is established. The association shall be responsible for maintaining all common property, improvements, and amenities within the district. It shall have power sufficient to assess and collect dues and charges as required to perform its responsibilities. It may have additional powers to administer other programs, including but not limited to, security, promotion and marketing and entertainment. A Municipal Management district or Public Improvement district created in conformance with the Texas Local Government Code may be created to satisfy this requirement. A Reciprocal Easement Agreement (REA) allowing shared parking arrangements, public access to sidewalks, and to other amenities shall also be required and incorporated in the governance documents, but the REA may be deferred until a plan for common areas and amenities is submitted.

~~7~~.8 Mixed-Use Requirement

Each UMU district must contain three or more use categories. Each category must be designated as primary, secondary, or tertiary according to the gross floor area for each use. A primary use category must include not less than 40% or more than 70% of the gross floor area. Secondary use categories must include not less than 20% or more than 40% of the gross floor area. Tertiary uses must include not more than 20% of the gross floor area. The percentages of primary, secondary, and tertiary uses may vary as long as their functional role does not change. Use categories are designated below:

Use Category	Functional Role
Primary Residential Uses	Primary, Secondary or Tertiary
Retail Uses	Primary, Secondary or Tertiary
Educational, Institutional, Public and Special Uses	Primary, Secondary or Tertiary
Office and Professional Uses	Primary, Secondary or Tertiary
Service Uses	Tertiary

Use Category	Functional Role
Transportation, Utility, and Communications Uses	Tertiary

~~8~~.9 Additional Use Regulations

A. If multifamily residential use is a designated use, a minimum of 250 units is required. ~~This requirement does not apply to mid-rise residential developments.~~

B. [Reserved]~~An average residential density of 40 dwelling units per acre must be maintained within a UMU district. The average shall be computed based on the actual residential density of units built and under construction (building permit issued). The reservation and allocation of residential units shall be managed by the governance association. Phased development shall have a minimum average residential density of 40 dwelling units per acre. However, no phase having less than 40 dwelling units per acre may be constructed, unless preceded by or concurrently built with a phase which maintains the minimum 40 dwelling units for the overall UMU district. No individual phase may be constructed at a residential density less than 30 dwelling units per acre, with the exception of single-family residence attached uses.~~

C. No less than 20,000 square feet of nonresidential space must be built as part of the first phase of development, consisting of at least one restaurant and one retail space. Fitness centers, leasing offices, club and meeting rooms, and other uses associated with and managed by a multifamily use shall not be included to meet this minimum requirement. Freestanding nonresidential buildings may not be less than 10,000 square feet in size. There is no minimum size for individual lease spaces integrated vertically into a building.

~~9~~.10 Streets and Sidewalks

A. All streets within a UMU district must be platted as private streets, unless the city agrees to accept dedication of some or all as public streets. All streets are to be open for public use and may not be gated or have restricted access, except as may be permitted for special events. All streets must be located in a private street lot or in public right-of-way. The width of a street lot or right-of-way is established on the adopted development plan consistent with the Street Design Standards.

B. **Required Main Street**
All UMU districts shall have a main street, designated on the development plan, which serves as the core of the district. It shall be a Mixed-Use Type F thoroughfare with buildings of a minimum of two stories fronting onto the main street. No parking garages or surface parking lots shall directly abut the main street. A minimum 600 foot to 1,200 foot section of the street shall be the activity center of the district core. A minimum of 75% of the gross linear footage of the first floor along the activity center shall consist of retail, restaurant, entertainment, and other active uses. The maximum width of storefronts in this area shall be limited to 100 feet. The perimeter of a superstore, food/grocery store, or regional theater must be lined with individual store fronts meeting this maximum width requirement. The specific development plan must define the main street. It shall also designate the location of at least 60% of the gross floor area along the main street for primary and secondary uses.

C. Sidewalks and Right-of-Way

Awnings, canopies, and other detachable fixtures may extend into the street lot or public right-of-way. All common areas to be maintained by the governance association shall be located in a street lot or public right-of-way. All other areas are to be on a building lot. Walkways, other than public sidewalks, may be permitted to access open space, amenities, and services. All walkways are to be open to the public unless designated as private.

D. Street types and cross-sections should use the Mixed-Use Local Street type in the Downtown Streets Plan of the Street Design Standards.

~~.10~~.11 Usable Open Space

A. Usable public open space shall be provided in an amount not less than five percent or more than ten percent of the gross acreage of the development. A maximum of 25% of the required open space may be located within a floodplain or within an overhead transmission line easement if these areas are improved for open space use. Except for property located within a floodplain, open space shall fit into the grid street and building block plan. Unless arranged as a courtyard with buildings on three sides, public open space shall abut a street on two sides. At least one plaza or open space shall be located adjacent to the main street. Smaller usable open space areas may also be provided and shall be no larger than three acres or smaller than one-quarter acre. Usable open space must be adopted by the development plan and must be maintained by the governance association.

B. Private open space is permitted consisting of interior courtyards and patios required for private amenities and individual business and residential use. Fencing and other enclosures may be used for building security, protection of play and pool areas, or as may be required for business and individual residential use. Exterior yards may not be fenced, except front yards assigned to individual residential units and townhouses may be enclosed with a maximum four-foot tall vertical rail metal fence.

C. Multifamily development in the UMU district is exempt from the Multifamily Residence regulations of Sec. 15.800 and from the Usable Open Space regulations of Sec. 13.800.

~~.11~~.12 Parking Requirements

A. UMU districts shall be designed as compact, pedestrian-oriented developments. With the exception of neighborhood theaters, regional theaters, religious facilities, and assembly halls, the maximum permitted parking for nonresidential uses is capped at one space for each 250 square feet of gross leasable area. Theaters and assembly halls are capped at one space per 2.5 persons accommodated. On-street parking is included in the parking calculations for the UMU district. No more than 25% of the capped parking requirement for the entire development may be located in a surface parking lot. Parking in excess of the maximum caps may be provided only if provided in parking garages.

B. One parking space is required for each ~~Parking for~~ multifamily residential dwelling or live/work/flex unit ~~uses shall be required as follows:~~

~~**i. One bedroom or less: One parking space per unit**~~

~~ii. Two bedrooms: 1.5 parking spaces per unit~~

~~iii. Three bedrooms or more: Two parking spaces per unit~~

C. All surface parking lots with 100 or more spaces must be designed as future development sites. They must be located on the outside edge of the development. No surface parking lot may contain more than 300 spaces.

D. A minimum five-foot landscape edge shall be provided between all surface parking lots and major and minor streets. Within this landscape edge, ten shrubs (five gallon minimum) shall be planted per 500 square feet. The landscape edge along major median divided streets shall comply with the requirements of Article 17 (Landscaping and Tree Protection) or the overlay districts contained in Article 11 (Overlay Districts) if applicable.

E. Private garages may be located (tucked) directly under and assigned to an individual residential unit.

F. Podium parking or grade level parking may be located under a horizontal structural concrete or steel structure separating the parking level from uses located on the podium.

G. One full level of a multi-level parking structure at or below grade must be open for general public parking. No parking structure serving primarily residential use shall serve more than two residential buildings. A residential parking garage must directly connect to at least one residential building and each level of the garage must be directly accessible from the residential building.

~~12~~.13 Building Placement and Design

A. To reinforce the street grid, the distance from building face to building face shall not exceed 100 feet on Type F thoroughfares, unless separated by usable open space. *(ZC2023-002; Ordinance No. 2023-9-13)*

B. Single-Tenant Maximum First Floor Square Footage - 30,000 square feet, with the exception of schools and hospitals.

C. Permeability of First Floor - With the exception of parking garages, podium garages, and loading and service areas, 60% of the first floor of nonresidential buildings and live/work/flex space units must consist of windows and doors. Live/work/flex space units must have an exterior entrance.

D. Nonresidential space must have a minimum floor-to-ceiling height of 12 feet; however, live/work/flex space must have a minimum floor-to-ceiling height of ten feet.

~~13~~.14 Single-Family Attached Regulations

A. Each dwelling unit shall be on an individually-platted lot. No more than 50% of the lots within a development may abut a mews street as the only point of street frontage and access.

B. Maximum Density: 40 dwelling units per acre

C. Minimum Density: 18 dwelling units per acre

D. Minimum Floor Area per Dwelling Unit: 800 square feet

E. Stoops and landscape areas adjacent to the building may extend a maximum distance of five feet into the area between the front facade of the building and the back of the street curb.

F. Maximum Building Length: 200 feet

G. Buildings must be separated by a minimum distance of ten feet.

H. No usable open space areas are required.

I. Each dwelling unit shall have a garage with a minimum of two parking spaces. Tandem garage spaces are allowed. Garage entrances shall be allowed only from a mews street or alley. The distance from the garage to the travel lane of the alley or mews street shall be 5 or less feet in length or shall be 20 feet or greater in length. The elimination of the garage space, by enclosing the garage with a stationary wall, shall be prohibited.

~~14~~.15 Additional Requirements and Restrictions

A. A UMU district or a group of buildings within the district may not be walled, fenced, or restricted from general public access.

B. The second building constructed and all subsequent buildings may not be further than 150 feet from another building.

C. The regulations, specifications, and design standards for signs contained in Sec. 10.800 (BG, Downtown Business/Government) shall apply unless otherwise specified in this ordinance or in the adopted development plan.

[Remainder of page intentionally blank]

10.800 BG, Downtown Business/Government District

.1 Purpose

The BG district is intended to serve as a pedestrian-oriented center for retail, office, governmental, cultural, entertainment, and residential uses. It is designed to ensure that development, redevelopment, and renovation within the district are consistent with the historical character of Plano's original business district and the surrounding area. The standards of this district apply to specific characteristics of Plano's downtown area and are not appropriate for other locations and districts.

.2 Permitted Uses

See the nonresidential districts use table in Sec. 14.200 for a complete listing.

.3 Area, Yard, and Bulk Requirements

The following area, yard, and bulk requirements apply to all development in the BG district unless otherwise expressly stated:

Description	**~~Commercial~~ Nonresidential, ~~and~~ Multifamily, and Mixed-use Residential Requirement**	**Single-Family Attached Requirement**
Minimum Lot Area	None	700 square feet
Minimum Lot Width	None	20 feet
Minimum Lot Depth	None	35 feet
Front Yard Setbacks (except as noted in Sec. 13.500.2 and Other Height/Setback Requirements below)	See Sec. 10.800.5A and 10.800.5B	See Sec. 10.800.5A and 10.800.5B
Side Yard Setbacks		
Interior Side Yard	None, except as provided in Sec. 13.500.3	None, except as provided in Sec. 13.500.3
Exterior Side Yard (Corner Lot)	Same as front (See Sec. 10.800.5B)	Same as front (See Sec. 10.800.5B)
Minimum Rear Yard	None except as provided in Sec. 13.500.4 and Other Height/Setback Requirements below.	None
Maximum Height	4 story (except as noted in Other Height/Setback Requirements below).	3 story, 50 feet

Description	~~Commercial~~ Nonresidential, ~~and~~ Multifamily, and Mixed-use Residential Requirement	Single-Family Attached Requirement
	Four stories of multifamily are permitted on a horizontal structural podium above a single level at grade of structured parking, and/or nonresidential uses and/or flex space units (below-grade parking is excluded). Flex space units are defined as a ground floor unit that may be occupied by a residential use, a nonresidential use, or both. Flex space units must have an individual exterior entrance and a minimum floor-to-ceiling separation of 9 feet. A flex-space unit must be constructed to accommodate nonresidential uses and may not be modified to prevent nonresidential occupancy.	
	The maximum height for parking structures shall be 5 levels at or above grade. Parking structures shall be obscured from view of streets and/or public ways designated as Downtown Couplet or Gateway Corridor on the Thoroughfare Plan Map, plus 15th Street by buildings of equal or greater height and/or special architectural and/or landscaping treatments approved in conjunction with a preliminary site plan or site plan.	
Maximum Lot Coverage	None, except as limited by applicable setback requirements from Front Yard Setbacks, Side Yard Setbacks, Minimum Rear Yard, and Maximum Height above and Other Height/Setback Requirements below.	100% including accessory buildings
Maximum Floor Area Ratio	Nonresidential: 4:1 except as limited by applicable setback requirements from Front Yard Setbacks, Side Yard Setbacks, Minimum Rear Yard, and Maximum Height above and Other Height/Setback Requirements below. Multifamily and Mixed-use Residential: None	None

Description	~~Commercial~~ Nonresidential, ~~and~~ Multifamily, and Mixed-use Residential Requirement	Single-Family Attached Requirement
Other Height/Setback Requirements	In addition to the front, side, and rear yard requirements noted above, the following minimum setbacks shall apply to all structures as measured from the district boundary line of the nearest single-family and two-family residential zoning districts:	None, except as noted below.
	Nonresidential: 50 feet for 1 or 2 story Multifamily and Mixed-use Residential: 25 feet for 1 or 2 story	
	Nonresidential: 200 feet for 3 or 4 story, except when separated by a street and/or public way designated as Downtown Couplet or Gateway Corridor on the Thoroughfare Plan Map and/or a railroad or transit right-of-way. In such cases, the setback shall be 50 feet. Multifamily and Mixed-use Residential: 25 feet for 3 or 4 story	

.4 Parking Requirements
(Except as noted below, all parking requirements of Article 16 shall apply)

A. Multifamily Residence
One parking space is required for each Multifamily Residential dwelling or live/work/flex unit~~Parking for multifamily use shall be provided as follows~~, except as noted in Sec. 10.800.4D and Sec. 10.800.4E.~~:~~ Compact parking is not permitted for Multifamily Residential dwellings.

~~**i.** One Bedroom or Less: One parking space per unit~~

~~**ii.** Two Bedrooms: One and one-half parking spaces per unit~~

~~**iii.** Three Bedrooms or More: 2 parking spaces per unit~~

~~**iv.** The above requirements shall also apply to situations where only one or 2 units are included in a building provided that they are located on the second through fourth floors only.~~

B. Single-Family Attached Residence
Two parking spaces shall be provided for each dwelling unit as noted in Sec. 10.800.5F.

C. Other Uses
One parking space for every 300 square feet of floor area except as noted in Sec. 10.800.4D, Sec. 10.800.4E and Sec. 10.800.4F

D. Credit for Public Parking
With preliminary site plan or site plan approval, the Planning & Zoning Commission may grant credit for available public parking that is accessible to a proposed development or redevelopment project.

E. Destruction of Conforming Structures
Any existing parking or lack of same for any conforming structure within the BG district as of December 9, 2002, shall be considered a conforming parking arrangement. In the event of destruction of a conforming structure in the BG district, the structure may be rebuilt to its pre-destruction size with no requirements for additional parking. If the structure is rebuilt to exceed its pre-destruction size, it shall comply with Sec. 10.800.4A, Sec. 10.800.4B, Sec. 10.800.4C and Sec. 10.800.4D.

F. Additions to Existing Buildings
Any existing parking or lack of same for any conforming structure within the BG district as of December 9, 2002, shall be considered a conforming parking arrangement. Additional parking shall be provided only for additions to an existing conforming building. Existing structures designated as Heritage Resource properties may be expanded up to a total additional area of 4,500 square feet without providing additional parking.

G. Parking Space Size
Up to 50% of required off-street parking for nonresidential uses may include compact car spaces at a minimum size of 7.5 feet by 16 feet, if the compact car parking is private and unavailable to the public. In addition, off-street parking facilities shall have minimum aisle width of 22 feet, unless angle parking is used. (See 16.300 through 16.500)

H. Parking Placement
Onsite surface parking shall generally not be placed in the required front yard and shall generally be separated from public streets by the building which it serves. Exceptions to this requirement include:

i. Lots Containing Surface Parking Only
Where a lot is used entirely for offsite parking for a use on another lot, the above placement requirements shall not apply.

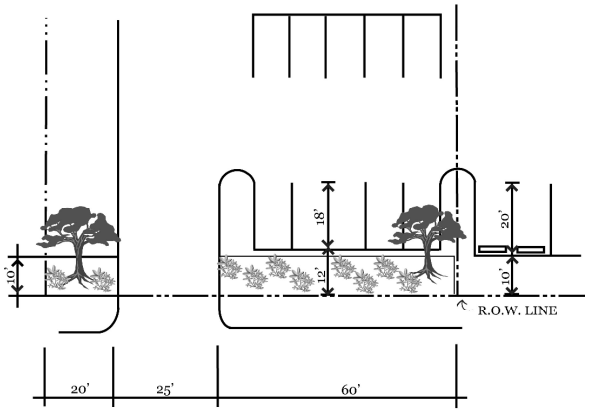
ii. Multiple-Fronted Lots
Surface parking on corner lots or other lots with frontage on 2 or more public streets shall comply with above placement requirements along at least one street frontage.

iii. Lots Facing Residential Districts
Where a 3- or 4-story building is constructed with an extended front yard setback in accordance with the other height/setback requirements of Sec. 10.800.3, the above placement requirements shall not apply.

iv. Additions to Existing Buildings
Where onsite surface parking is constructed to serve existing buildings or additions to existing buildings, the above placement requirements shall not apply.

I. Landscaping for Parking Areas

i. A minimum 5-foot landscape edge shall be provided between all parking lots and public streets. Within this landscape edge, 10 shrubs (5-gallon minimum) shall be planted per 500 square feet. The number of required shrubs shall be calculated solely on the area of the required landscape edge. See Figure 10-1.



MINIMUM 10' WIDE LANDSCAPE EDGE PLANTED WITH A MINIMUM OF ONE SHADE TREE AND 10 SHRUBS PER 500 SQUARE FEET OF LANDSCAPE EDGE

Figure 10-1: Landscape Edge

ii. A berm may be placed within the landscape edge in lieu of the required shrubs unless needed for a headlight screen. The berm must be 18 to 40 inches above the average grade of the street and parking lot curbs. The slope of the berm shall not exceed a 3 to 1 grade. Retaining walls may be used to facilitate berming if they are not visible from the street.

iii. The following provisions shall also apply to landscape edges around parking lots:

a. If the parking lot is located 50 feet or more from the street right-of-way line, no shrubs or berms will be required.

b. The applicant is also encouraged to plant a variety of ornamental trees and flowers in addition to the required plantings. Any permeable surface not occupied by trees, shrubs, planting beds, signs, or other permitted fixtures shall be planted with turf or other living groundcover.

c. Where a row of parking spaces faces a public street, tree islands shall be provided at intervals of one per 15 spaces. The islands shall extend the full length of the parking space and shall be a minimum width of 10 feet. Trees planted in the islands shall be selected, installed and maintained in accordance with Secs. 17.400, 17.500 and 17.600.

iv. No site developed prior to December 9, 2002, shall be required to conform to the landscaping requirements of this section unless the site is being

redeveloped or there is a 30% or more increase in the existing square footage of building area and/or reconstruction of the existing parking lot.

J. Landscaping/Screening for Parking Lots Adjacent to Residential Areas

Where parking is within 50 feet of residentially-zoned property and is not screened from view by a wall, berm, or other screen specified in Article 20, a continuous screen of shrubs (5-gallon minimum) must be placed adjacent to the parking. The required landscaping shall comply with the following regulations:

i. The required shrubs shall create a minimum 3-foot tall screen within 2 years of planting.

ii. Drought and freeze-resistant shrubs shall be used including, but not limited to, Photinia, Dwarf Burford Holly, Dwarf Chinese Holly, or Dwarf Yaupon Holly. Other plants may be used with staff approval.

iii. All plant materials shall be selected, installed, and maintained in accordance with Secs. 17.400, 17.500 and 17.600.

.5 Special District Requirements

A. Shy Zone Setbacks

The BG district utilizes a "Shy Zone" approach to front yard setbacks. The shy zone functions like a traditional setback, except that it allows for encroachments of certain architectural and site design elements that enhance the streetscape and provide visual interest to buildings. Shy zones are based on the planned right-of-ways in the Street Design Standards and Thoroughfare Plan Map, rather than property lines. Shy zones must conform to the following criteria:

i. Shy zones shall be measured from the outside edge of the cross-sections listed in the Street Design Standards (See Figure 10-2). Shy zones vary by street type as follows:

Street Classification	Shy Zone
Downtown Couplet	4 feet
Gateway Corridors	4 feet
Mixed-Use Local Streets	3 feet
Residential Local Streets	10 feet
Mews Streets and Special Streets	3 feet
Unspecified Streets	4 feet

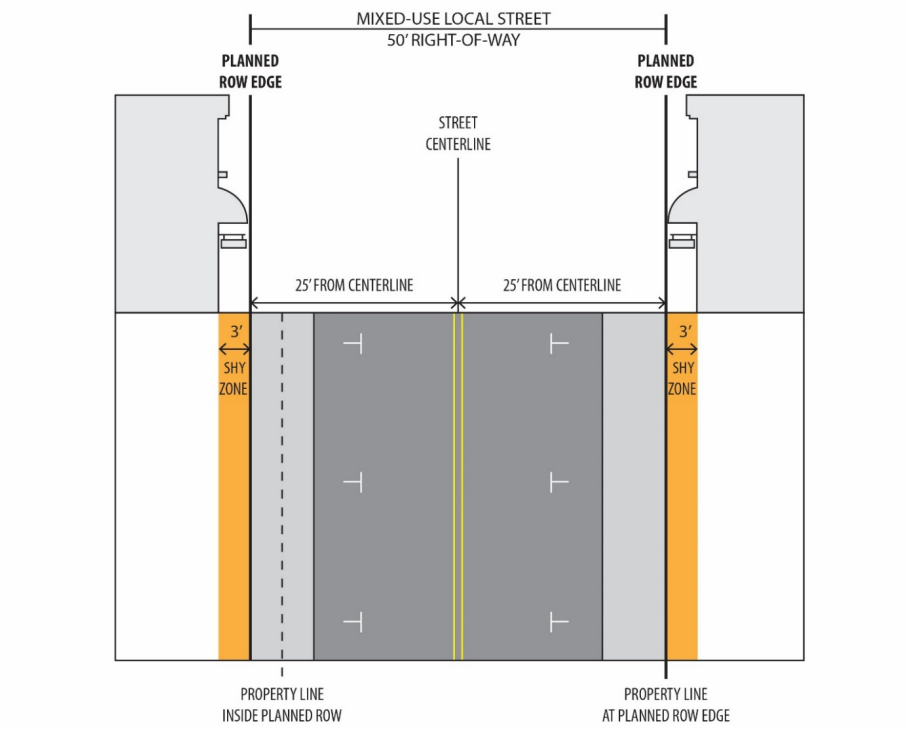


Figure 10-2: Shy Zone Example

ii. Where the planned right-of-way varies from the standard cross-sections provided in the Street Design Standards due to the provision of angled parking; wider travel lanes, green zones, or sidewalks; fire lane requirements; or other authorized variations, the shy zone shall be measured from the outside edge of planned right-of-way inclusive of such variations. See Figure 10-3.

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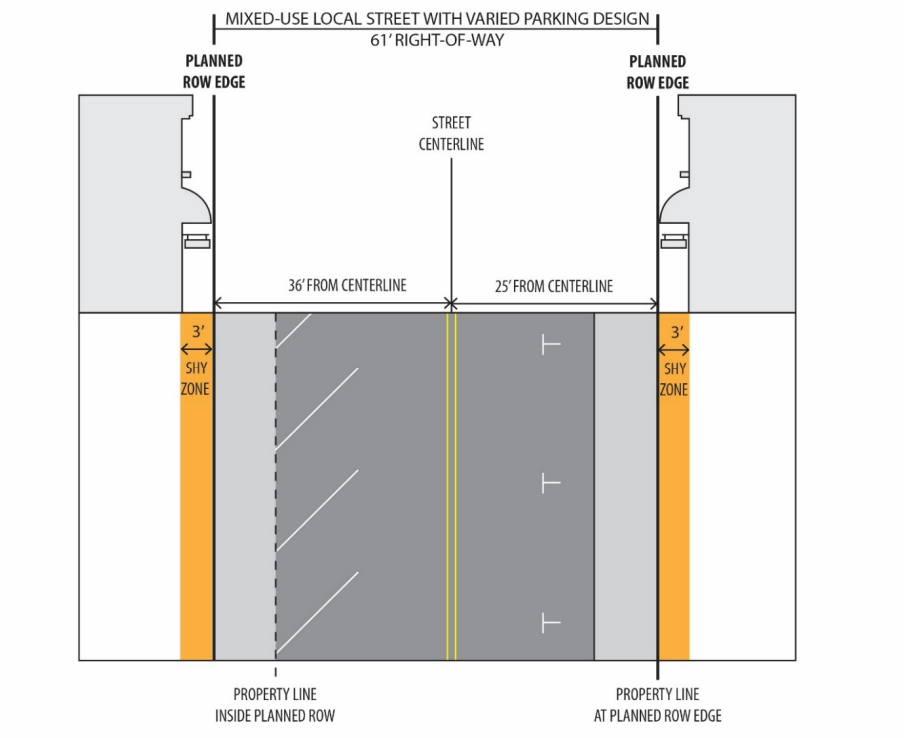


Figure 10-3: Shy Zone Examples with Variations

iii. At least two-thirds of the front façade of the building shall fall within 10 feet of the shy zone setback unless restricted by easements. Where easements are present, at least two-thirds of the front façade of the building shall be built to the easement line.

iv. Architectural and site design features such as sidewalks, patios, porches, stoops, balconies, awnings, outdoor seating, foundation plantings, planter boxes, ornamental trees, signs, light fixtures, leader heads and downspouts, roof overhangs, and accessibility ramps may encroach within the shy zone.

v. For multifamily, m~~M~~ixed-use ~~R~~residential, and nonresidential buildings, architectural design features used to provide building articulation may encroach up to one foot into the shy zone. These encroachments are limited to a total of no more than 50% of the front façade (where the shy zone is 3 feet, up to 1 foot is allowed in shy zone).

vi. Enclosed habitable floor area and parking spaces may not encroach within the shy zone (with the exception for the second floor and above, if the ground floor includes a minimum 7-foot sidewalk separated from the street by a colonnade along the entire block face).

vii. Utility connections are permitted in the shy zone where screened or camouflaged.

viii. On corner lots, shy zone requirements also apply to the side yard adjacent to a street.

B. A nonconforming building may be reconstructed to its original setback for any building reconstruction initiated within five years of demolition. Reconstruction projects which go dormant or are not completed are no longer qualified for this allowance.

C. Street types and cross-sections should use the Mixed-Use Local Street type in the Downtown Streets Plan of the Street Design Standards.

D. ~~**First Floor Use**~~[Reserved]
~~No building, excluding parking structures, in the area bounded by 14th Street on the south, the DART right-of-way on the west, 16th Street on the north, and Municipal/L Avenue on the east, shall have more than 60% of its total linear frontage on Downtown Couplet or Gateway Corridors, as defined on the Thoroughfare Plan Map, devoted to residential use.~~

E. **Special Regulations for Multifamily Residences**

i. Minimum Floor Area per Dwelling Unit:

Unit Type	Minimum Floor Area
Efficiency	400 square feet
1 bedroom	475 square feet
2 bedroom	625 square feet
Each additional bedroom	150 square feet

ii. In buildings greater than 100 units, the following regulations apply:

a. A minimum of 20% of units must be 2 bedrooms or more; and

b. The average unit size will be a minimum of 700 square feet.

iii. ~~Minimum Density: 40 dwelling units per acre.~~ [Reserved]

iv. No more than 300 dwelling units may be located within any block bounded by streets, public ways, and/or railroad or transit rights-of-way.

v. Usable open space requirements as specified in Sec. 13.800 shall not apply.

vi. The above requirements shall also apply to situations where only one or 2 units are included in a building.

F. **Special Regulations for Single-Family Attached Residences (townhouses)**

i. Each dwelling unit shall be on an individually-platted lot. No more than 50% of the lots within a development may abut a mews street as the only point of street frontage and access.

ii. ~~Maximum Density: 40 dwelling units per acre~~[Reserved]

iii. Minimum Floor Area per Dwelling Unit: 800 square feet

iv. Maximum Building Length: 200 feet

v. Buildings must be separated by a minimum distance of 10 feet.

vi. No usable open space areas are required.

vii. Each dwelling unit shall have a garage with a minimum of 2 parking spaces. Garage entrances shall be allowed only from a mews street or alley. The distance from the garage to the travel lane of the alley or mews street shall be 5 or less feet in length or shall be 20 feet or greater in length. The elimination of the garage space, by enclosing the garage with a stationary wall, shall be prohibited.

viii. Fencing is allowed in the front yard setback up to 8 feet in height. Fencing is restricted to wrought iron, tubular steel, tubular aluminum, or masonry. Fencing must be 50% open in construction for each unit. Each unit with a fence in the front yard must have an operable gate that opens to the street.

.6 Sign Regulations
(ZC2014-12; Ordinance No. 2014-7-12)

A. Purpose
The purpose of this section is to regulate the construction of new signs and alterations made to existing signs to ensure consistency with the historic, urban, pedestrian-oriented nature of this district, and the dense, compact development absent in other areas of the city. The objective of this section is to ensure (1) that new signage is appropriate to the architectural design of the building and the district and (2) that signs do not visually obscure significant architectural features of a building or the district in general.

B. General Provisions

i. Issuance of Sign Permit and Certificate of Appropriateness
Signs shall conform to the criteria in this section and to appropriate city codes, including obtaining a Certificate of Appropriateness if located in a Heritage Resource Overlay District, prior to issuance of a sign permit. *(ZC2016-025; Ordinance No. 2016-8-6)*

ii. Compatibility with Building Architecture
Signs should generally be designed to be compatible with the architectural composition of the building and the district and not obscure any architectural accent, pattern, or object on the original structure.

iii. Sign Materials
Sign finish materials shall be one of the following:

a. Metal, painted or enameled.

b. Cold cathode tube (neon).

c. Carved relief in stone or cast stone.

d. Wood or carved wood which is painted or sealed.

e. The use of plastic on the exterior of a sign is prohibited, except on a marquee and institution signs.

iv. Lighting of Signs

a. All electrical shall comply with the currently adopted version of the National Electrical Code.

b. Buildings and signs may be illuminated by remote light sources provided that these light sources are shielded to protect adjacent properties.

c. No illuminated sign may contain flashing or moving elements or change its brightness. (Exception: historic signs.)

d. No sign, except a marquee and institution signs, may be illuminated by fluorescent or back lighting. Institution signs with a reader board/electronic message center shall be illuminated in accordance with Sec. 22.300.6 (Exception: historic signs.)

v. Historic Signs

Historic signs shall not be calculated in the number or area of allowed signs for the purposes of this ordinance. They shall not be considered nonconforming unless deemed noncontributing through the Certificate of Appropriateness process.

vi. Pedestrian Clearance

A minimum clearance of seven feet shall be maintained below signs that are located over a walkway area measured from the walkway surface to the lowest part of the sign. (Exception: projecting signs that extend no more than 20 inches from a wall.)

vii. Community Special Events

City Council or the City Manager may authorize signs to advertise patriotic, special events, or special projects of general public interest.

viii. Encroachment onto Public Right-of-Way

Any sign that is located upon or overhangs a public right-of-way shall be governed by a franchise agreement with the City of Plano.

ix. Special Event Signage

Special event signage shall be reviewed as part of the overall Special Event Permit as set out in the Code of Ordinances, City of Plano.

C. Signs Exempt

Signs with a sign area under four square feet and used in the operation of a business, such as hours of operation, credit cards accepted , and parking information shall not require a sign permit.

D. Signs Allowed/Prohibited

i. Allowed Signs

The following signs shall be allowed:

a. All signs specifically permitted in this section.

b. Development or construction signs.

c. Real estate signs.

ii. Prohibited Signs

The following signs are prohibited:

a. Any sign not specifically permitted by this section is prohibited.

b. Any sign that flashes, blinks, revolves, or is put into motion by the atmosphere will not be permitted unless otherwise allowed in this section.

c. Portable signs, except for a-frame or sandwich board signs, will not be permitted.

E. Permitted Signs

i. A-frame/Sandwich Board Sign

ii. Armature Sign

iii. Awning Sign

iv. Banner Sign

v. Directory Sign

vi. Hanging Sign

vii. Institution Sign

viii. Marquee Sign

ix. Municipally-owned Sign

x. Mural Sign

xi. Onsite Directional Sign

xii. Projecting Sign

xiii. Wall Sign - Attached

xiv. Window Sign

F. Sign Standards

i. General

a. Each business with direct first floor access is permitted one hanging, awning, or wall sign and one armature sign per street frontage.

b. Each building is permitted one building identification sign.

ii. A-frame/Sandwich Board Signs

a. General

No more than one a-frame or sandwich board sign per business shall be allowed, and a minimum of four feet of clear sidewalk shall be maintained at all times. The sign shall be sufficiently weighted or anchored to prevent movement by wind or other elements.

b. Sign Area and Size

No a-frame or sandwich board sign shall exceed eight square feet per face or four feet in height. The entire sign structure shall be calculated as the total of sign area.

iii. Armature Signs

a. Sign Area
The sign area of any one face shall not exceed 16 square feet in area. The sign area of an armature sign shall not comprise more than 70% of the entire sign structure.

b. Sign Size
The maximum height of an armature sign structure shall be six feet. The maximum width shall be four feet.

c. Location
An armature sign may be placed adjacent to the public right-of-way provided it does not encroach on the sight visibility triangle and is a minimum of six feet from the outside curb line.

iv. Awning Signs

a. Sign Location
The awning sign shall be located within the center 75% of the frontage of the awning, the tenancy, or the building face, whichever is least. Awning signs must maintain a minimum border of one inch between the letters or logo and the edge or a change of plane.

b. Sign Size
The maximum size of letters shall be eight inches. A logo may extend up to 12 inches tall provided the appropriate border is maintained.

v. Banner Signs

a. General
Each business shall be allowed two banner permits per calendar year, and each permit shall be good for a maximum of 30 days. A minimum of 30 days shall be required between each banner permit. Banners shall be kept in good repair and remain firmly anchored or secured.

b. Location and Content
No more than one banner sign shall be permitted across the facade of a building or business or in any other location on a single property. The city, or an agent of the city, may mount banners on street light standards and/or across the street for special events, subject to installation policy and the following regulations:

i. A banner must display artwork or a message that pertains to the district, a holiday, a welcome, or a special event.

ii. Up to ten percent of the effective area of a banner may contain the words or logos that identify a sponsor of a cultural event or activity.

iii. No more than two banner signs shall be permitted across any one street between two intersecting streets.

vi. Building Identification Signs
Building identification signs shall be considered as projecting signs or wall signs, attached or painted, for purposes of this section, except when historic.

vii. Directory Signs

a. General
On multi-tenant buildings where there are two or more tenants without direct outside access to a public street, a directory sign may be allowed. One directory sign per street, alley, or mews face is permitted. *(ZC2016-025; Ordinance No. 2016-8-6)*

b. Type
A directory sign may take the form of an armature sign, projecting sign on ground floor of a building, or wall sign on ground floor of a building and must follow the regulations for each.

c. Sign Area
A directory sign may contain four square feet, with an additional one-and-a-half square feet, for each tenant having a separate lease space, up to a maximum area of ten square feet.

viii. Hanging Signs

a. Location
Hanging signs must maintain a minimum clearance of seven feet above the sidewalk and one foot from the curb.

b. Sign Area
No hanging sign area shall exceed six square feet in area per face.

ix. Marquee Signs

a. General
Marquee signs shall be permitted only on a theater or performance hall. Only one marquee sign shall be allowed for each building containing a theater or performance hall.

b. Lighting
A marquee sign may have backlighting, exposed incandescent bulbs, or neon lighting.

c. Sign Area
The sign area of a marquee sign on a facility with a seating capacity of 750 or less may not exceed 100 square feet in area, including all sign faces. The sign area of a marquee sign on a facility with a seating capacity of more than 750 may not exceed 200 square feet.

d. Sign Size
Marquee signs must not exceed six feet in height and must maintain a minimum clearance of eight feet above the sidewalk.

x. Municipally-owned Signs
Municipally-owned signs shall be regulated by Sec. 22.300.

xi. Mural Signs
Mural signs shall be regulated by Sec. 22.300. *(ZC2016-025; Ordinance No. 2016-8-6)*

xii. Onsite Directional Signs

Onsite directional signs shall not exceed eight square feet or 30 inches in height and shall not contain advertising.

xiii. Projecting Signs

a. General

Projecting signs greater than 20 inches in width must maintain a minimum clearance of seven feet above the ground or sidewalk and two feet from the curb. A projecting sign must not extend above the wall to which it is attached.

b. Sign Area and Structure Size

A projecting sign located within seven feet of the ground or sidewalk shall not exceed five square feet in area per face. The area per face of a projecting sign located over seven feet above the ground or sidewalk shall be calculated based on the total height of the wall to which the sign is attached at one square foot per one foot of wall height. The maximum height of the total sign structure shall not exceed one-third of the total height of the wall to which it is attached and shall not project more than six feet.

xiv. Wall Signs - Attached

a. General

An attached wall sign must be mounted parallel to the wall surface and may not extend above the wall to which it is attached. Attached wall signs may not project more than six inches from the wall surface.

b. Sign Area and Structure Size

The maximum permitted sign area for a single business or single storefront shall be one square foot per linear foot of business frontage along a public street, alley, or mews. The width of the sign structure shall not exceed half the width of the business's linear frontage. The maximum height of the sign structure shall not exceed one-third of the total height of the wall to which it is attached. *(ZC2016-025; Ordinance No. 2016-8-6)*

c. Wall Signs Used for Building Identification Purposes

The sign area for an attached wall sign used for building identification purposes shall be calculated based on the width of the building's facade to which the sign is attached. The width of the sign structure shall not exceed half the width of the building's linear frontage. The maximum height of the sign structure shall not exceed one-third of the total height of the wall to which it is attached.

xv. Wall Signs - Painted

a. Sign Area

The maximum permitted sign area for a single business or single storefront shall be one square foot per linear foot of business frontage along a public street, alley, or mews. The width of the sign shall not exceed half the width of the business's linear frontage. The maximum height of

the sign shall not exceed one-third of the total height of the wall to which it is attached. *(ZC2016-025; Ordinance No. 2016-8-6)*

b. Wall Signs Used for Building Identification Purposes
The sign area for a painted wall sign used for building identification purposes shall be calculated based on the width of the building's facade to which the sign is attached. The width of the sign shall not exceed half the width of the building's linear frontage. The maximum height of the sign shall not exceed one-third of the total height of the wall to which it is attached.

xvi. Window Signs

a. General
Window signs shall only be permitted on the ground floor of a building.

b. Sign Area

i. No window sign or signs shall cover more than 25% of any individual window.

ii. Window signs that exceed 15% of an individual window shall obtain a permit, unless the sign is a noncommercial temporary sign. All window signs located in a Heritage Resource Overlay District, except for Incidental Signs, require a Certificate of Appropriateness. *(ZC2016-025; Ordinance No. 2016-8-6)*

iii. Window sign area shall not exceed 40 square feet on any facade.

c. Signs may be applied to, attached to, or located within 12 inches of a window on the interior of the establishment.

xvii. Institution Signs
Institution signs shall not exceed 32 square feet with a maximum height of six feet, and shall be monument-type signs. Required setback shall be eight feet from the front property line (or any property line adjacent to a street) and 30 feet from any adjoining property line. Institution signs are limited to one per street front along major streets only as defined by Sec. 10.800.5A.i

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10.900 CB-1, Central Business-1 District

.1 Purpose

The CB-1 district is intended for use in conjunction with the CE district to permit a highly concentrated business center similar to traditional downtown areas of major cities. Multifamily and mixed-use residential are permitted where required by state law.

.2 Permitted Uses

See the nonresidential districts use table in Sec. 14.200 for a complete listing.

.3 Area, Yard, and Bulk Requirements

The following area, yard, and bulk requirements apply to all development in the CB-1 district unless otherwise expressly stated:

Description	~~Residential~~ Multifamily and Mixed-use Residential Requirement	Nonresidential Requirement
~~Maximum Residential Density~~	~~21.5 units per acre; 174 units per acre if over 3 story~~	~~N/A~~
Minimum Lot Area	8,400 square feet	None
Minimum Lot Width	70 feet	None
Minimum Lot Depth	120 feet, 1–3 story; 200 feet, 4+ story	None
Minimum Front Yard	None, except as provided in Sec. 15.800 and Sec. 13.500.2	None, except as provided in Sec. 13.500.2
Minimum Side Yard	None, except as provided in Sec. 15.800 and Sec. 13.500.3	None, except as provided in Sec. 13.500.3
Maximum Side Yard	None	None
Minimum Rear Yard	None (See Sec. 15.800 and Sec. 13.500.4)	10 feet, where no alley abuts the rear property line (See Sec. 13.500.4)
Minimum Floor Area per Dwelling Unit	400 square feet, with no more than 10% of the units less than 550 square feet	N/A
Maximum Lot Coverage	None	None (See Sec. 10.900.5A.vii)
Minimum Height	75 feet (See Sec. 13.600)	None (See Sec. 13.600)
Maximum Height	None (See Sec. 13.600)	None (See Sec. 13.600)
Minimum Open Space	~~100 square feet per unit.~~None	None

.4 Parking Regulations

In addition to the requirements in Article 16, the following requirements shall apply:

A. ~~Off-street parking for any residential use permitted in the district shall be 1.5 spaces for each dwelling unit. The minimum parking requirements for any other uses requiring the approval of a site plan shall be as established on the site plan.~~ [Reserved]

B. Any off-street parking requirements may be provided offsite even if such sites are nonadjacent or noncontiguous or within a different zoning district, provided that binding agreements exist which will ensure the availability of such off-street parking for the reasonable useful life of the building or project to be built on the site. Such off-street parking shall be located within 600 feet of the site, measured as the shortest possible distance in a straight line from the closest property line of the site to the closest point on the parking structure or lot.

C. Up to 50% of the off-street parking requirements for any general office and/or manufacturing, processing, or repair use may be satisfied without site plan approval by utilizing compact car parking spaces, as defined in Article 16.

.5 Special District Requirements

A. Miscellaneous

i. District requires a minimum contiguous area of 100 acres.

ii. The City Council, at the time of granting CB-1 district zoning to any tract of land, will have the authority to modify the district requirements and may require additional standards deemed necessary to create a reasonable transition to, and protection of, adjacent property and public areas including, but not limited to, light and air orientation, type and manner of construction, setbacks, lighting, landscaping, management associations, open space, and screening.

iii. ~~The City Council, at the time of granting CB-1 district zoning to any tract of land, will have the authority to limit multifamily uses to certain designated locations within such tract and to limit the number of multifamily units to be built on such designated locations.~~[Reserved]

iv. A general phasing plan for the total development of the property will be approved at the time of concept plan approval.

v. ~~The general allocation of permitted density levels of development on the various sections of the property will be approved at the time of concept plan approval.~~ [Reserved]

vi. Site plan approval in accordance with Article 3 will be required for development of property.

vii. For vehicle fueling stations, canopies must be considered as an accessory structure and should be included in all calculations of lot coverage. (A maximum 30% of the lot may be covered by the primary and/or accessory structures)

viii. Sites for fire stations, police stations, schools, water towers, and reservoirs shall be provided at such time, if ever, as such sites are determined to be necessary.

B. [Reserved]~~**Overall Density Restriction**~~
~~The City Council, at the time of granting CB-1 district zoning to any tract of land, may impose an overall density requirement on such tract.~~

C. Location of Uses

i. No new radio, television, or microwave tower shall be located within a distance from any residential structure equal to at least the height of such tower. ~~No residential structure shall be located within a distance from any radio, television, or microwave tower equal to at least the height of such tower.~~ Such distance shall be measured as the shortest possible distance in a straight line from the closest point of the tower to the closest point of the residential structure.

ii. No new radio, television, or microwave tower shall be located within a distance equal to at least the height of such tower from any area zoned residential by the City of Plano or shown as Neighborhoods~~residential~~ on the then- existing

Future Land Use Map~~Plan~~ of the City of Plano. Such distance shall be measured as the shortest possible distance in a straight line from the closest point of the tower to the closest point of such area.

iii. Notwithstanding the foregoing such uses may be located in closer proximity by specific use permit.

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10.1000 CE, Commercial Employment District

.1 Purpose
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. Multifamily and mixed-use residential are permitted where required by state law.

.2 Permitted Uses
See the nonresidential districts use table in Sec. 14.200 for a complete listing.

.3 Area, Yard, and Bulk Requirements
The following area, yard, and bulk requirements apply to all development in the CE district unless otherwise expressly stated:

Description	Nonresidential Requirement	Multifamily and Mixed-use Residential Requirement
Minimum Lot Area	None	None
Minimum Lot Width	None	None
Minimum Lot Depth	None	None
Minimum Front Yard	50 feet, except as provided below and in Sec. 13.500.2.	25 feet, except as provided below and in Sec. 13.500.2.
Minimum Side Yard		
Interior Lot	None, except as provided in Sec. 13.500.3.	None, except as provided in Sec. 13.500.3.
Corner Lot	50 feet on street side	25 feet on street side
Maximum Side Yard	None	None
Minimum Rear Yard	10 feet where no alley abuts the rear property line (See Sec. 13.500.4)	10 feet where no alley abuts the rear property line (See Sec. 13.500.4)
Maximum Lot Coverage	50% retail; 40% all other uses (See Sec. 10.1000.6A.ix)	None
Minimum Height	None (See Sec. 13.600)	120 feet (See Sec. 13.600)
Maximum Height		
Where adjacent to existing or planned residential zoning		
0 - 400 feet setback	2 story	See Sec. 13.600
401 - 600 feet setback	4 story	See Sec. 13.600
601 - 800 feet setback	6 story	See Sec. 13.600
More than 800 feet setback	No restriction, except as provided for under Sec. ~~13.500.2~~13.600.	No restriction, except as provided for under Sec.13.600.
Where adjacent to existing or planned residential zoning but separated by a Type B or higher thoroughfare		
0 - 600 feet setback	4 story	See Sec. 13.600
601 - 800 feet setback	6 story	See Sec. 13.600
More than 800 feet setback	No restriction, except as provided for under Sec. 13.~~500.2~~600	No restriction, except as provided for under Sec.

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.4 Landscaping

Article 17 shall apply, except as amended to require 7% of the lot area to be used for landscaping for retail and requiring 15% of the lot area to be used for landscaping for all other types of use and development.

.5 Parking Regulations

In addition to the requirements in Article 16, the following requirements shall apply:

A. Any off-street parking requirements may be provided offsite even if such sites are nonadjacent or noncontiguous or in a different zoning district, provided that binding agreements exist which will ensure the availability of such off-street parking for the reasonable useful life of the building or project to be built on the site. Such off-street parking shall be located within 600 feet of the site, measured as the shortest possible distance in a straight line from the closest property line of the site to the closest point on the parking structure or lot.

B. Up to 50% of the off-street parking requirements for any general office and/or manufacturing, processing, or repair use may be satisfied without site plan approval by utilizing compact car parking spaces, as defined in Article 16.

.6 Special District Requirements

A. Miscellaneous

i. District requires a minimum contiguous area of 200 acres.

ii. Parking structures or surface parking facilities shall be excluded in computing lot coverage.

iii. ~~A minimum front yard of 50 feet shall be required; provided, however, n~~None of the off-street parking requirements set forth in Article 16 shall be met utilizing the first 20 feet of such front yard.

iv. The City Council, at the time of granting CE district zoning to any tract of land, shall have the authority to modify the district requirements, and may require additional standards deemed necessary to create a reasonable transition to, and protection of, adjacent property and public areas including, but not limited to, light and air orientation, type and manner of construction, setbacks, lighting, landscaping, management associations, open space, and screening.

v. Sites for fire stations, police stations, schools, water towers, and reservoirs shall be provided at such time, if ever, as such sites are determined to be necessary.

vi. A general phasing plan for the total development of the property shall be approved at the time of concept plan approval.

vii. [Reserved]~~The general allocation of permitted density levels of development on the various sections of the property shall be approved at the time of concept plan approval.~~

viii. Site plan approval in accordance with Article 3 shall be required.

ix. For vehicle fueling stations, canopies shall be considered as an accessory structure and should be included in all calculations of lot coverage. (A maximum 30% of the lot may be covered by the primary and/or accessory structures)

x. For mini-warehouse/public storage developments, a maximum 50% lot coverage shall be allowed.

B. Location of Uses

i. Radio, Television, or Microwave Tower

No new radio, television, or microwave tower shall be located within a distance from any residential structure equal to at least the height of such tower. Such distance shall be measured as the shortest possible distance in a straight line from the closest point of the tower to the closest point of the residential structure.

No new radio, television, or microwave tower shall be located within a distance equal to at least the height of such tower from any area zoned residential by the City of Plano or shown as Neighborhoods on the then-existing Future Land Use Map of the City of Plano. Such distance shall be measured as the shortest possible distance in a straight line from the closest point of the tower to the closest point of such area. Notwithstanding the foregoing, such uses may be located in closer proximity by specific use permit.

ii. Heliport or Helistop

No new heliport or helistop shall be located within 1,000 feet of any lot, tract, or parcel upon which a residence or dwelling is located or within 1,000 feet of any area zoned residential or shown as Neighborhoods on the then-existing Future Land Use Map. The measurement of the 1,000 feet is to be made in a straight, horizontal line from the edge of the heliport landing or helistop pad to the closest prohibited property line, provided that this provision shall not apply to those hospitals which maintain a helistop or heliport for medical emergency flight purposes. Notwithstanding the foregoing, such uses may be located in closer proximity by specific use permit. (See 15.600 for other provisions)

iii. Vehicle Fueling Station

a. ~~No~~ Constructing a vehicle fueling station ~~shall be located~~ within 400 feet of any residential structure is prohibited.

b. No vehicle fueling station shall be located within 400 feet of any area zoned residential by the City of Plano or shown as Neighborhoods on the then-existing Future Land Use Map of the City of Plano.

c. Such distances shall be measured as the shortest possible distance in a straight line from the closest point of the vehicle fueling station to the closest point of the residential structure or area, as the case may be. Notwithstanding the foregoing, such uses may be located in closer proximity by specific use permit.

iv. Multifamily Residences and Independent Living Facilities

Independent living facility~~, mid-rise residential,~~ and multifamily residence developments below the minimum height constructed prior to February 27, 2023, and proposed independent living facility~~, mid-rise residential,~~ and multifamily residence projects vested under Chapter 245 of the Local Government Code prior to February 27, 2023, are permitted. ~~Any remodeling,~~

~~reconstruction, redevelopment, or other improvements shall not increase the floor area or number of dwelling units of a particular structure or site.~~

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10.1100 RC, Regional Commercial District

(ZC2000-68; Ord. No. 2000-10-11)

.1 Purpose

The RC district is a cultural district intended for use in conjunction with an RE district in high visibility locations which are of regional cultural importance to the community due to its significance for generating economic investment. It provides for retail and service uses at appropriate nodes within the corridor of specified tollways and expressways serving Plano and surrounding communities, in addition to office and limited manufacturing uses. The district's standards are designed to ensure compatibility between various uses within a corridor and surrounding residential neighborhoods. Multifamily and mixed-use residential are permitted where required by state law.

.2 Permitted Uses

See the nonresidential districts use table in Sec. 14.200 for a complete listing.

.3 Area, Yard, and Bulk Requirements

Building placement and bulk are subject to compliance with building and fire codes.

Description	Nonresidential Requirement	Multifamily and Mixed-use Residential Requirement
Minimum Lot Area	None	None
Minimum Lot Width	None	None
Minimum Lot Depth	None	None
Minimum Front Yard	50 feet except as specified in Sec. 13.500.2	25 feet except as specified in Sec. 13.500.2
Minimum Side Yard		
Interior Lot	None	None
Corner Lot	50 feet on street side	25 feet on street side
Minimum Rear Yard	None	None
Other Setback Requirements	In addition to the front yard, side yard, rear yard, and maximum height requirements noted above, the following minimum residential setback slope requirements from residential zoning districts shall apply to all main buildings, parking structures, and accessory buildings as measured from the district boundary line of the nearest residential district:	In addition to the front yard, side yard, rear yard, and maximum height requirements noted above, the following minimum residential setback slope requirements from residential zoning districts shall apply to all main buildings, parking structures, and accessory buildings as measured from the district boundary line of the nearest residential district:
	A minimum setback of 50 feet as measured from the property line or 3 times the height, minus 30 feet, as measured from the nearest residential district boundary line is required, whichever is more restrictive. Conversely, the allowed height of a main building, parking structure, or accessory building, at a certain setback, would be equal to one-third the setback plus 10 feet.	A minimum setback of 25 feet as measured from the property line or 3 times the height, minus 30 feet, as measured from the nearest residential district boundary line is required, whichever is more restrictive. Conversely, the allowed height of a main building, parking structure, or accessory building, at a certain setback, would be equal to one-third the setback plus 10 feet.

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Description	Nonresidential Requirement	Multifamily and Mixed-use Residential Requirement
	A maximum height of 8 stories or 140 feet, whichever is more restrictive, shall extend for a distance of 1,000 feet from the nearest residential district boundary line.	A maximum height of 8 stories or 140 feet, whichever is more restrictive, shall extend for a distance of 1,000 feet from the nearest residential district boundary line.
	Beyond 1,000 feet, the setback shall be increased at a rate of one time the height of that portion above 140 feet or 8 stories, whichever is more restrictive, up to 325 feet in height or 20 stories, whichever is more restrictive.	Beyond 1,000 feet, the setback shall be increased at a rate of one time the height of that portion above 140 feet or 8 stories, whichever is more restrictive, up to 325 feet in height or 20 stories, whichever is more restrictive.
	See 10.1100.6D for an illustration of these residential setback slope requirements.	See 10.1100.6D for an illustration of these residential setback slope requirements.
Minimum Height	None (See Sec. 13.600)	75 feet (See Sec. 13.600)
Maximum Height	20 story, not to exceed 325 feet in height. (See Sec. 13.600) Structured parking is limited to 3 levels total at or above grade and may be further restricted by applicable yard and setback requirements. Grade level parking counts as one of the 3 total levels. Below grade parking may be constructed in addition to the 3 levels of at or above-grade parking, provided that at least one-half of the height of the level is below the average elevation of the ground, prior to berming, using measurements taken at each corner of the parking structure.	20 story, not to exceed 325 feet in height. (See Sec. 13.600) Structured parking is limited to 3 levels total at or above grade and may be further restricted by applicable yard and setback requirements. Grade level parking counts as one of the 3 total levels. Below grade parking may be constructed in addition to the 3 levels of at or above-grade parking, provided that at least one-half of the height of the level is below the average elevation of the ground, prior to berming, using measurements taken at each corner of the parking structure.
Maximum Lot Coverage	50%, 70% if structured parking facilities are included	None
Maximum Floor Area Ratio	1:1	None

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.4 Parking Requirements
(See Article 16)

.5 Landscaping
(See Article 17 and Sec. 10.1100.6)

.6 Special District Requirements
The design and orientation of buildings and related elements shall be in accordance with the following:

A. Loading docks or spaces, trash collection facilities (dumpsters, compactors, and related devices), and vehicle or truck service bays shall be located a minimum of 100 feet from rights-of-way of Type C and above thoroughfares that form a boundary

between an RC district and adjacent zoning districts. The Planning & Zoning Commission may require wing walls or other techniques to visually screen loading docks or spaces, trash collection facilities and service bays from surrounding streets. In addition to the requirements for placement and screening of these facilities as outlined above and in Article 16 and Article 20, any loading docks or spaces, trash collection facilities, or service bays which face toward the parallel Type C and above thoroughfares and which are not blocked from view by a building or other structure shall be screened by increased landscaping requirements. In such instances, a 50-foot landscape edge will be required for the full length of the lot or parcel under development. Earthen berms of at least 4 feet in height, as measured from the finished grade of the lot, shall be placed within the landscape edge. The berms shall have a maximum slope of 4 to 1, requiring at least 4 feet of horizontal width for every one foot in vertical height. The berms may be placed within the required front yard only when used to screen loading spaces, trash collection facilities, and service bays. The landscape edge shall include one 3-inch caliper shade tree and one ornamental tree (7-foot planted height) per 25 feet of frontage on specified thoroughfares. Driveways may extend through the landscape edge if they meet the city's requirements for location, design, and traffic visibility.

B. [Reserved]

C. Roof-mounted mechanical units shall be screened in accordance with Sec. 20.300. Ground-mounted mechanical units shall be screened from view by walls constructed of the same materials and finishes as the building or by a solid landscape screen. These screens shall be a minimum of 6 feet in height. Plants must be placed so as to create a 6-foot tall solid screen within 2 years of installation. All landscaping must be irrigated and must be replaced if damaged.

D. Cross-access easements shall be provided in accordance with Section 5.2, Lot Design and Improvements, of the City of Plano Subdivision Ord. No. 95-4-25 and its subsequent amendments. In addition to requiring cross access to median openings, cross-access easements may be required to provide access to at least 2 public thoroughfares. The Planning & Zoning Commission may determine that cross access is not appropriate for reasons of security, safety, or circulation.

E. The special residential setback slope requirements described in Sec. 10.1100.3 are illustrated in Figure 10-4.

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10.1200 RE, Regional Employment District

.1 Purpose
The RE district is a cultural district intended to provide for office and limited manufacturing uses in high visibility locations which are of regional cultural importance to the community due to its significance for generating economic investment that are consistent with the regional status of certain tollways and expressways serving Plano and surrounding communities. Some retail uses are also appropriate when developed in conjunction with the primary uses. The district's standards are designed to ensure compatibility between the various uses within a corridor and surrounding residential neighborhoods. Multifamily and mixed-use residential are permitted where required by state law.

.2 Permitted Uses
See the nonresidential districts use table in Sec. 14.200 for a complete listing.

.3 Area, Yard, and Bulk Requirements
Building placement and bulk are subject to compliance with building and fire codes.

Description	Nonresidential Requirement	Multifamily and Mixed-use Residential Requirement
Minimum Lot Area	None	None
Minimum Lot Width	None	None
Minimum Lot Depth	None	None
Minimum Front Yard	50 feet except as specified in Sec. 13.500.2	25 feet except as specified in Sec. 13.500.2
Minimum Side Yard		
Interior Lot	None	None
Corner Lot	50 feet on street side	25 feet on street side
Minimum Rear Yard	None	None
Other Setback Requirements	In addition to the front yard, side yard, rear yard, and maximum height requirements noted above, the following minimum residential setback slope requirements from residential zoning districts shall apply to all main buildings, parking structures, and accessory buildings as measured from the district boundary line of the nearest residential district:	In addition to the front yard, side yard, rear yard, and maximum height requirements noted above, the following minimum residential setback slope requirements from residential zoning districts shall apply to all main buildings, parking structures, and accessory buildings as measured from the district boundary line of the nearest residential district:
	A minimum setback of 50 feet as measured from the property line or 3 times the height, minus 30 feet as measured from the nearest residential district boundary line is required, whichever is more restrictive. Conversely, the allowed height of a main building, parking structure or accessory building, at a certain setback, would be equal to one-third the setback plus 10 feet.	A minimum setback of 25 feet as measured from the property line or 3 times the height, minus 30 feet as measured from the nearest residential district boundary line is required, whichever is more restrictive. Conversely, the allowed height of a main building, parking structure or accessory building, at a certain setback, would be equal to one-third the setback plus 10 feet.

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Description	Nonresidential Requirement	Multifamily and Mixed-use Residential Requirement
	A maximum height of 8 stories or 140 feet, whichever is more restrictive, shall extend for a distance of 1,000 feet from the nearest residential district boundary line.	A maximum height of 8 stories or 140 feet, whichever is more restrictive, shall extend for a distance of 1,000 feet from the nearest residential district boundary line.
	Beyond 1,000 feet, the setback shall be increased at a rate of one time the height of that portion above 140 feet or 8 stories, whichever is more restrictive, up to 325 feet in height or 20 stories, whichever is more restrictive.	Beyond 1,000 feet, the setback shall be increased at a rate of one time the height of that portion above 140 feet or 8 stories, whichever is more restrictive, up to 325 feet in height or 20 stories, whichever is more restrictive.
	See 10.1200.6D for an illustration of these residential setback slope requirements.	
Minimum Height	None (See Sec. 13.600)	75 feet (See Sec. 13.600)
Maximum Height	20 stories, not to exceed 325 feet in height (See Sec. 13.600). Structured parking is limited to 3 levels total at or above-grade and may be further restricted by applicable yard and setback requirements. Grade level parking counts as one of the 3 total levels. Below grade parking may be constructed in addition to the 3 levels of at or above-grade parking, provided that at least one-half of the height of the level is below the average elevation of the ground, prior to berming, using measurements taken at each corner of the parking structure.	20 stories, not to exceed 325 feet in height (See Sec. 13.600). Structured parking is limited to 3 levels total at or above-grade and may be further restricted by applicable yard and setback requirements. Grade level parking counts as one of the 3 total levels. Below grade parking may be constructed in addition to the 3 levels of at or above-grade parking, provided that at least one-half of the height of the level is below the average elevation of the ground, prior to berming, using measurements taken at each corner of the parking structure.
Maximum Lot Coverage	50%, 70% if structured parking facilities are included	None
Maximum Floor Area Ratio	1:1	None

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.4 Parking Requirements
(See Article 16)

.5 Landscaping
(See Article 17, and Secs. 11.300 and 10.1200.6)

.6 Special District Requirements

A. The design and orientation of buildings and related elements shall be in accordance with the following:

i. Loading docks or spaces, trash collection facilities (dumpsters, compactors, and related devices), and vehicle or truck service bays shall be located a minimum of 100 feet from rights-of-way of Type C and above thoroughfares that form a

boundary between an RE district and adjacent zoning districts. The Planning & Zoning Commission may require wing walls or other techniques to visually screen loading docks or spaces, trash collection facilities, and service bays from surrounding streets. In addition to the requirements for placement and screening of these facilities as outlined above and in Article 16 and Article 20, any loading docks or spaces, trash collection facilities, or service bays which face toward the parallel Type C and above thoroughfares and which are not blocked from view by a building or other structure shall be screened by increased landscaping requirements. In such instances, a 50-foot landscape edge will be required for the full length of the lot or parcel under development. Earthen berms of at least 4 feet in height, as measured from the finished grade of the lot, shall be placed within the landscape edge. The berms shall have a maximum slope of 4 to 1, requiring at least 4 feet of horizontal width for every one foot in vertical height. The berms may be placed within the required front yard only when used to screen loading spaces, trash collection facilities, and service bays. The landscape edge shall include one 3-inch caliper shade tree and one ornamental tree (7-foot planted height) per 25 feet of frontage on the specified thoroughfare. Driveways may extend through the landscape edge if they meet the city's requirements for location, design, and traffic visibility.

ii. [Reserved]

iii. Roof-mounted mechanical units shall be screened in accordance with Sec. 20.300. Ground-mounted mechanical units shall be screened from view by walls constructed of the same materials and finishes as the building or by a solid landscape screen. These screens shall be a minimum of 6 feet in height. Plants must be placed so as to create a 6-foot tall solid screen within 2 years of installation. All landscaping must be irrigated and must be replaced if damaged.

iv. Cross-access easements shall be provided in accordance with Section 5.2, Lot Design and Improvements, of the City of Plano Subdivision Ord. No. 95-4-25 and its subsequent amendments. In addition to requiring cross access to median openings, cross-access easements may be required to provide access to at least 2 public thoroughfares. The Planning & Zoning Commission may determine that cross access is not appropriate for reasons of security, safety, or circulation.

B. Retail and service uses with the accompanying note "44" in the use tables Sec. 14.100 or Sec. 14.200 may not occupy more than 10% of the gross floor area of a building unless the building and the designated location and amount of such uses are part of an approved site plan for more than one building, and the amount of space for these uses does not exceed 10% of the combined floor area of all constructed buildings. The space for these uses may be redistributed within and among the buildings with the approval of a revised site plan. If a site plan includes multiple lots, all property owners must authorize the application. These uses may not be distributed among noncontiguous parcels of land.

C. A freestanding (sole use and occupant) restaurant/cafeteria is permitted in an RE if it has a minimum of 5,000 square feet of gross floor area and no drive-in window. For the purpose of this provision, "Gross Floor Area" means the total floor area of a building from the exterior face of a building or from the centerline of a wall

separating 2 buildings, but shall exclude any space where the floor-to-ceiling height is less than 6 feet and all patios, balconies, and parking facilities.

D. The special residential setback slope requirements described in Sec. 10.1200.3 are illustrated in the following Figure 10-4:

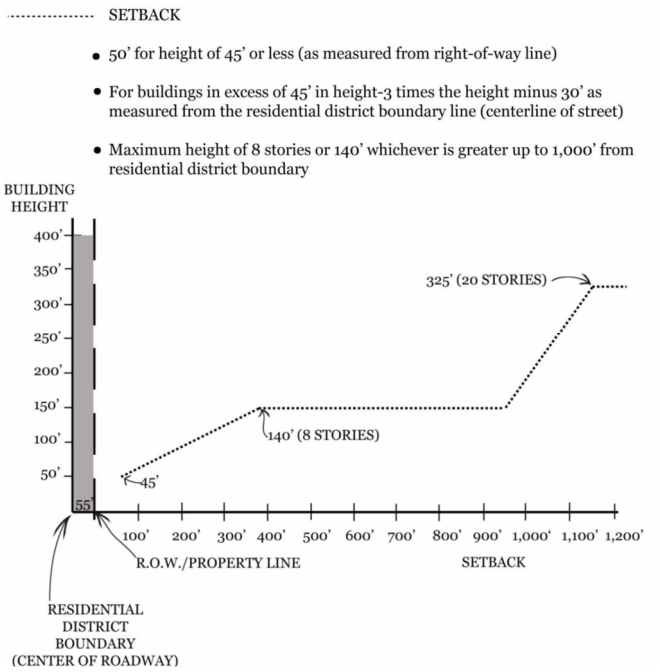


Figure 10-4: Residential Setback Slope

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10.1300 RT, Research/Technology Center District

.1 Purpose
The RT district is intended to create a low density, employment center consisting of office, research and development facilities, and limited assembly operations. RT districts should generally accommodate several users in a campus environment. Multifamily and mixed-use residential are permitted where required by state law.

.2 Permitted Uses
See the nonresidential districts use table in Sec. 14.200 for a complete listing.

.3 Area, Yard, and Bulk Requirements
The following area, yard, and bulk requirements apply to all development in the RT district unless otherwise expressly stated:

Description	Nonresidential Requirement	Multifamily and Mixed-use Residential Requirement
Minimum Lot Area	None	None
Minimum Lot Width	None	None
Minimum Lot Depth	None	None
Minimum Front Yard	50 feet, except as provided in Sec. 13.500.2	25 feet, except as provided in Sec. 13.500.2
Minimum Side Yard	30 feet, except as provided in Sec. 13.500.3	25 feet, except as provided in Sec. 13.500.3
Minimum Rear Yard	30 feet, except as provided in Sec. 13.500.4	25 feet, except as provided in Sec. 13.500.4
Other Setback Requirements	In addition to the above yard requirements, the following additional setbacks shall apply (as measured from nearest residential district boundary line):	N/A
	A minimum setback of 3 times the height up to a maximum height of 8 stories or 140 feet, whichever is more restrictive, for a minimum distance of 1,000 feet.	N/A
	Beyond 1,000 feet, the setback shall be increased at one time the height above 8 stories or 140 feet, whichever is more restrictive, up to 12 stories or 200 feet in height, whichever is more restrictive.	N/A
Minimum Height	None (See Sec. 13.600)	120 feet (See Sec. 13.600)
Maximum Height	20 story, not to exceed 325 feet in height (See Sec. 13.600). One story buildings shall not exceed 28 feet, inside clear height (exclusive of interior support structures)	20 story, not to exceed 325 feet in height (See Sec. 13.600).
Maximum Lot Coverage	45%, 60% with structured parking	None
Maximum Floor Area Ratio	1:1	None
Minimum District Size	25 contiguous acres	25 contiguous acres

.4 Off-Street Parking and Loading Requirements
(See Article 16)

A. Maximum Loading Facilities
Buildings in RT districts shall not exceed the following ratios for loading spaces:

Square Feet of Gross Floor Area in Structure	Maximum Loading Spaces or Berths
Zero to 20,000	4
Over 20,000	1 for each additional 10,000 square feet up to a maximum of 12

B. The design and orientation of the building(s) shall minimize the exposure of loading and trash collection areas from adjacent streets and from adjacent properties unless they are part of the same approved preliminary site plan. No loading spaces shall face streets. No loading spaces or areas shall be located within 100 feet of the boundary line of a residential district. In addition, the Planning & Zoning Commission may require a combination of wing walls extended from a building, screening walls, landscape berms, and plant materials to further obscure the view of loading and trash collection areas. The above screening elements shall be designed and located in conformance with applicable yard and setback requirements. Screening must extend the entire length of the loading area.

i. Screening elements should be a minimum of eight feet in height at installation. Berms should not exceed a slope of three feet, horizontal to one foot, vertical. Retaining walls may be used on the interior side of the berm but should not face adjacent streets or properties. The height shall be measured from the top of the curb of adjacent streets or from the average grade of property lines with adjacent tracts of land. Depending upon the average grade of the adjacent streets and properties, the minimum height at installation may be increased to as high as 12 feet.

ii. Plant materials used for screening shall include a combination of shade and ornamental trees (4-inch minimum caliper), conifers (8-foot minimum height), and shrubs (5 gallon minimum). The plant materials shall be arranged in a manner which significantly obscures the view from adjacent streets and properties. Proposed screening elements shall be identified on the preliminary site plan. A detailed plan showing the angles of view and the specific placement of screening elements shall be submitted with the final site plan.

iii. Proposed screening elements shall be identified on the preliminary site plan. A detailed plan showing the angles of view and the specific placement of screening elements shall be submitted with the final site plan.

C. Loading areas in RT districts are intended to provide for short-term pick-up and delivery. Onsite storage of delivery vehicles, including trailers and shipping containers, is prohibited. No delivery vehicles shall be parked outside of the designated loading areas.

.5 Landscaping
See Article 17.

.6 Signage Standards

A. All freestanding general business, identification, institution, and multipurpose signs, as defined in the Sign Ordinance (No. 91-4-12) and its subsequent updates and revisions, shall be monument type. An additional allowance of up to 3 feet in height may be permitted for earthen berms, stone mounds, or other landscape features if part of an approved landscape plan. Except for those signs located within 150 feet of a residential zoning district, the following standards shall apply:

General Business/Institution Signs	
Maximum Height	12 feet
Maximum Size	90 square feet

Identification Signs	
Maximum Height	12 feet
Maximum Size	125 square feet

Multipurpose Signs	
Maximum Height	15 feet
Maximum Size	225 square feet
Maximum Size of Copy Area	Identification - 50 square feet
	Directory* - 70 square feet
	Reader Board* - 30 square feet
* Any combination of directory and reader board is permitted if it does not exceed 100 square feet	

B. For freestanding signs located within 150 feet of a residential zoning district, the following standards shall apply:

General Business/Institution Signs	
Maximum Height	6 feet
Maximum Size	50 square feet

Identification Signs	
Maximum Height	6 feet
Maximum Size	70 square feet

Multipurpose Signs	
Maximum Height	6 feet
Maximum Size	125 square feet
Maximum Size of Copy Area	Identification - 25 square feet
	Directory* - 35 square feet
	Reader Board* - 20 square feet
* Any combination of directory and reader board is permitted if it does not exceed 55 square feet.	

C. All other provisions of Ord. No. 91-4-12 and its subsequent updates and provisions shall apply. Where conflicts exist, the provisions of this ordinance shall apply.

.7 Special District Requirements

A. In the RT district, permitted uses shall meet the following standards:

i. Operations should be fully enclosed with no outside storage of goods or materials.

ii. No noise, vibration, odor, smoke, and dust should impact adjacent properties in conformance with the performance standards in Article 24.

B. Retail and service uses with the accompanying note "44" in the use tables Sec. 14.100 or Sec. 14.200 may not occupy more than 10% of the gross floor area of a building unless the building and the designated location and amount of such uses are part of an approved site plan for more than one building, and the amount of space for these uses does not exceed 10% of the combined floor area of all constructed buildings. The space for these uses may be redistributed within and among the buildings with the approval of a revised site plan. If a site plan includes multiple lots, all property owners must authorize the application. These uses may not be distributed among noncontiguous parcels of land. A freestanding (sole use and occupant) restaurant/cafeteria is permitted in an RT district as part of the 10% allowance described above if it has a minimum of 5,000 square feet of gross floor area and no drive-in window. For the purpose of interpreting this provision, "Gross Floor Area" means the total floor area of a building from the exterior face of a building or from the centerline of a wall separating 2 buildings, but shall exclude any space where the floor-to-ceiling height is less than 6 feet and all patios, balconies, and parking facilities. *(ZC2011-06; Ordinance No. 2011-5-7)*

C. An office - showroom/warehouse use is permitted in an RT district only when the first floor of the building housing the use does not exceed 100,000 square feet of gross floor area. In addition, any office - showroom/warehouse use shall not have more than 70% of its gross floor area devoted to warehousing. Existing office - showroom/warehouse and/or storage or wholesale warehouse developments and properties with a valid preliminary site plan or site plan for the uses, approved prior to the initial zoning of property as RT, are exempt from the above requirements for maximum building size and percentage of space devoted to warehousing. If a valid, approved preliminary site plan expires before approval of a site plan or if a valid, approved site plan expires before issuance of a building permit, the above exemptions shall no longer apply. The above exemption does not apply to uses other than office - showroom/warehouse and/or storage or wholesale warehouse. Existing uses other than those permitted by right in an RT district or preliminary site plan or site plan proposing uses other than those permitted by right in an RT district, except storage or wholesale warehouse, are not exempted from the above requirements. Notwithstanding Sec. 7.500.2, if such a development is destroyed or partially destroyed, it may be reconstructed but not expanded. For a use within a development as described above in which more than 70% of its gross floor area is devoted to warehousing, the period of time that the structure is vacant between tenants shall not be deemed an intentional abandonment of the nonconforming use as described in Sec. 7.500.1. *(ZC2000-36; Ord. No. 2000-6-26)*

D. Any existing development or properties with a valid preliminary site plan or site plan approved prior to the zoning of a property as RT shall be exempted from the Area, Yard, and Bulk, Off-Street Parking and Loading, and Landscaping requirements specified for RT districts, and the preceding standards shall apply except for Sec. 10.1300.4C regarding loading areas. Notwithstanding Sec. 7.500.2, if such a

development is destroyed or partially destroyed, it may be reconstructed but not expanded.

E. Warehousing is allowed as an accessory use to light-intensity manufacturing use and is not subject to the maximum percentage requirements in paragraph 10.1300.7C, above.

10.1400 LI-1, Light Industrial-1 District

.1 Purpose
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. Multifamily and mixed-use residential are permitted where required by state law.

.2 Permitted Uses
See the nonresidential districts use table in Sec. 14.200 for a complete listing.

.3 Area, Yard, and Bulk Requirements
The following area, yard, and bulk requirements apply to all development in the LI-1 district unless otherwise expressly stated:

Description	Requirement	Multifamily and Mixed-use Residential Requirement
Minimum Lot Area	None	None
Minimum Lot Width	None	None
Minimum Lot Depth	None	None
Minimum Front Yard	50 feet but may be reduced to 30 feet on a Type F or smaller thoroughfare provided:	25 feet
	Parking and drives are prohibited between the building face and the street.	
	~~Building height is limited to 1 story within 50 feet of the front property line.~~	
Minimum Side Yard		
Interior Lot	None, except as provided in Sec. 13.500.3	None, except as provided in Sec. 13.500.3
Corner Lot	50 feet	25 feet
Maximum Side Yard	None	None
Minimum Rear Yard	10 feet where no alley abuts rear lot line (See Sec. 13.500.4)	10 feet where no alley abuts rear lot line (See Sec. 13.500.4)
Maximum Lot Coverage	50%	None
Minimum Height	None (See Sec. 13.600)	75 feet (See Sec. 13.600)
Maximum Height	None (See Sec. 13.600) Building height is limited to 1 story within 50 feet of the front property line.	None (See Sec. 13.600) Building height is limited to 45 feet within 50 feet of the front property line.
Maximum Floor Area Ratio	1:1	None

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.4 Parking Requirements
(See Article 16)

.5 Landscaping
(See Article 17)

.6 Special District Requirements

For vehicle fueling stations, canopies must be considered as an accessory structure and should be included in all calculations of lot coverage. (A maximum 30% of the lot may be covered by the primary and/or accessory structures for vehicle fueling stations)

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10.1500 LI-2, Light Industrial-2 District

.1 Purpose
The LI-2 district is intended to provide areas for 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. Multifamily and mixed-use residential are permitted where required by state law.

.2 Permitted Uses
See the nonresidential districts use table in Sec. 14.200 for a complete listing.

.3 Area, Yard, and Bulk Requirements
The following area, yard, and bulk requirements apply to all development in the LI-2 district unless otherwise expressly stated:

Description	Nonresidential Requirement	Multifamily and Mixed-use Residential Requirement
Minimum Lot Area	None	None
Minimum Lot Width	None	None
Minimum Lot Depth	None	None
Minimum Front Yard	50 feet but may be reduced to 30 feet on a Type F or smaller thoroughfare provided:	25 feet
	Parking and drives are prohibited between the building face and the street.	
	~~Building height is limited to 1 story within 50 feet of the front property line.~~	
Minimum Side Yard		
Interior Lot	None, except as provided in Sec. 13.500.3	None, except as provided in Sec. 13.500.3
Corner Lot	50 feet	25 feet
Maximum Side Yard	None	None
Minimum Rear Yard	10 feet where no alley abuts rear lot line (See Sec. 13.500.4)	10 feet where no alley abuts rear lot line (See Sec. 13.500.4)
Maximum Lot Coverage	50%	None
Minimum Height	None (See Sec. 13.600)	75 feet (See Sec. 13.600)
Maximum Height	None Building height is limited to 1 story within 50 feet of the front property line.	None (See Sec. 13.600) Building height is limited to 45 feet within 50 feet of the front property line.
Maximum Floor Area Ratio	2:1	None

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.4 Parking Requirements
(See Article 16)

.5 Landscaping
(~~(~~See Article 17)

.6 Special District Requirements
For vehicle fueling stations, canopies must be considered as an accessory structure and should be included in all calculations of lot coverage. (A maximum 30% of the lot may be covered by the primary and/or accessory structures for vehicle fueling stations)

10.1600 NBD, Neighborhood Business Design District

.1 Purpose

The NBD district is intended to provide a planning, regulatory, and management framework for the design, development, and operation of development in neighborhood-scale commercial areas. The district is designed to reinforce surrounding neighborhood character, provide appropriate transitions in use and building scale, ensure appropriate allocation and design of open space, and achieve a well-connected street and pedestrian network. The zoning district is applicable primarily to both development and redevelopment of commercial properties adjacent to existing neighborhoods where residential and commercial uses are appropriate. The NBD standards are designed to ensure compatibility between various uses and surrounding residential neighborhoods.

.2 Option for Residential Standards

The district may be entirely commercial or may include residential land uses. If residential land uses besides Live-Work (Business Loft) or Multifamily Residence are incorporated into the development plan, these uses must fully utilize the Residential Community Design District (RCD) (Sec. 9.1700) standards, including usable open space, parking, and all other requirements.

.3 Minimum District Size

No NBD district may be established smaller than 10 acres unless a specific finding is made by the City Council that the establishment of the district is required to implement the Comprehensive Plan or related study.

.4 Permitted Uses

See the nonresidential districts use table in Sec. 14.200 for a complete listing.

.5 Area, Yard, and Bulk Requirements

A. The following area, yard, and bulk requirements apply to all nonresidential development in the NBD district unless otherwise expressly stated:

Description	Requirement
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Front Yard Setbacks	
Front yard along Type D and above thoroughfares	Minimum: 20 feet, except as provided in Sec. 13.500.2 and Sec. 10.1600.6 75% of the building face must be within 25 feet of the property line (consistent with Sec. 10.1600.14B, Building Placement and Design.) If easements, a landscape edge, public usable open space, patio dining, public plaza, or other similar amenity prohibit conformance with this standard, a minimum of 75% of the building face must be built to the easement line, landscape edge, usable open space, or public amenity. The setback may be increased to a maximum of 80 feet if a drive aisle with single-loaded parking is installed between the building face and a public street.
Front yard along Type E and below thoroughfares	Minimum: 10 feet, except as provided in Sec. 13.500.2 and Sec. 10.1600.6

Description	Requirement
	75% of the building face must be within 15 feet of the property line (consistent with Sec. 10.1600.14B, Building Placement and Design.) If easements, a landscape edge, public usable open space, patio dining, public plaza or other similar amenity prohibit conformance with this standard, a minimum of 75% of the building face must be built to the easement line, landscape edge, usable open space, or public amenity.
Front yard along major and minor streets	Minimum: none, except as provided in Sec. 13.500.2 and Sec. 10.1600.6 75% of the building face must be within 15 feet of the property line (consistent with Sec. 10.1600.14B, Building Placement and Design.) If easements, public usable open space, patio dining, public plaza or other similar amenity prohibit conformance with this standard, a minimum of 75% of the building face must be built to the easement line, usable open space, or public amenity.
Front yard along paseos	Minimum: none, except as provided in Sec. 13.500.2 and Sec. 10.1600.6 75% of the building face must be within 5 feet of the property line (consistent with Sec. 10.1600.14B, Building Placement and Design.) If easements, public usable open space, patio dining, public plaza or other similar amenity prohibit conformance with this standard, a minimum of 75% of the building face must be built to the easement line, usable open space, or public amenity.
Side Yard Setbacks	
Interior Lot	None, except as provided in Sec. 13.500.3 and Sec. 10.1600.6
Corner Lot	Same as front yard setback, except as provided in Sec. 13.500.3 and Sec. 10.1600.6
Rear Yard Setback	10 feet where no alley abuts the rear property line, except as provided in Sec. 13.500.4 and Sec. 10.1600.6
Maximum Height	3 story, 50 feet, except as provided in Sec. 13.600 and Sec. 10.1600.6
Maximum Lot Coverage	Nonresidential: 75%, 90% if structured parking is included Multifamily or Mixed-use Residential: None
Minimum Lot Coverage	None
Maximum Floor Area Ratio	None
Minimum Floor Area Ratio	None
Minimum Usable Open Space	Nonresidential: 10% in accordance with Sec. 10.1600.13 Multifamily or Mixed-use Residential: None

B. Additional Standards for Live-Work (Business Loft):

i. Live-Work (Business Loft) units must be located within 600 feet of an existing residential neighborhood.

ii. No more than 10 Live-Work (Business Loft) units per block.

iii. The residential space must have an exterior entrance on the ground floor.

iv. The ground floor must have a minimum floor-to-ceiling height of twelve feet.

v. The following area, yard, and bulk requirements apply in addition to those in Sec. 10.1600.5A:

Description	Requirements
Minimum Lot Area	1,500 square feet
Maximum Units per Lot	1 unit
Minimum Front Yard	5 feet, except as provided in Sec. 13.500.2
Maximum Front Yard	20 feet, except as provided in Sec. 13.500.2
Front Yard Encroachments	Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend up to 5 feet into the front yard setback.
Minimum Building Separation	10 feet
Garage Setback	The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length.
Minimum Floor Area per Dwelling Unit	400 square feet
Maximum Nonresidential Floor Area	5,000 square feet
Parking Requirements	2 parking spaces per dwelling unit located behind the front building line (See Article 16). See Article 16 for nonresidential parking requirements.

.6 Residential Transition Areas

In addition to the front, side, and rear yard requirements noted in Sec. 10.1600.5, all buildings must be set back from the district boundary line of the nearest residential zoning district or the lot line of a residential use outside of the NBD district, as follows:

A. When an alley is present on the neighboring property: at least two feet for every one foot of building height.

B. When an alley is not present on the neighboring property: at least 15 feet plus two feet for every one foot of building height.

C. This minimum setback may be reduced to a setback of 20 feet when the nearest residential zoning district allows a maximum height greater than 35 feet.

.7 District Establishment and Administration

A. The regulations contained within this zoning district may be supplemented with additional standards and conditions to execute a specific development plan. The boundary of each NBD district must be defined on the Zoning Map and identified with the letters NBD followed by a unique number referencing the supplementary regulations. In considering the establishment of an NBD district, the Planning & Zoning Commission and City Council may amend and supplement the base NBD regulations and related development regulations in the Zoning Ordinance and Subdivision Ordinance to implement individual development plans, with the exception of:

i. Requirement for an adopted development plan;

ii. Requirement for a governance association;

~~iii. Minimum and maximum residential densities, except where variations are necessary to implement the Comprehensive Plan;~~

~~iv.~~iii. Requirement to maintain three or more uses; and

~~v.~~iv. Requirement for nonresidential uses to be constructed within the first phase of development.

B. An NBD district may not be used to:

i. Require construction of public improvements or the dedication or reservation of land, which are not of primary benefit to development within the district or necessary to mitigate an adverse impact attributable to development within the district, unless compensation is provided as required by law.

ii. Secure agreements between owners of property within the district with third parties.

iii. Assign responsibility to the city for enforcement of private deed restrictions or covenants.

iv. Waive or modify the requirements of ordinances other than the Zoning Ordinance, except as specifically authorized by this ordinance.

.8 Adopted Development Plan

A. An NBD district must not be established without the concurrent adoption of a development plan for the district. The plan must comply with Sec. 3.500 and must:

i. Show the location and type of streets, blocks, parking areas, open space, and residential transition areas;

ii. Specify the minimum and maximum number of residential units by housing type; and

iii. Enumerate all standards, conditions, and performance and implementation requirements not otherwise contained in the base zoning district requirements.

B. The development plan must be adopted as part of the ordinance creating the NBD district. Modifications to the development plan must comply with the requirements in Sec. 3.600.

.9 Governance Association

Applications for building permits for development within an NBD district must not be accepted or approved until a suitable property owners' governance association is established. The association must be responsible for maintaining all common property, improvements, and amenities within the district. It must have power sufficient to assess and collect dues and charges as required to perform its responsibilities. It may have additional powers to administer other programs, including but not limited to security, promotion and marketing, and entertainment. A Municipal Management District or Public Improvement District created in conformance with the Texas Local Government Code may be created to satisfy this requirement. A Reciprocal Easement Agreement (REA) allowing shared parking arrangements, public access to sidewalks, and access to other amenities must be incorporated in the governance documents, but the REA may be deferred until a plan for common areas and amenities is submitted.

.10 Additional Requirements and Restrictions
(ZC2022-017; Ord. No. 2023-2-6)

A. Each NBD district must contain three or more different uses as listed in Article 14.

B. Residential Requirements

i. Once a property is developed for residential purposes within the NBD district, with the exception of live-work (business loft) units, ~~and~~ home occupations, and home-based business (no impact), nonresidential uses are not permitted within that property.

~~**ii.** Residential square footage, including live-work (business loft) units, fitness centers, leasing offices, club and meeting rooms, and other associated uses, must be no more than 50% of the total square footage within the district.~~

C. Phasing Requirements

i. At least 10,000 square feet of nonresidential space must be built as part of the first phase of development.

~~**ii.** A 2:1 ratio of residential to nonresidential square footage must be maintained throughout the district. Prior to approval of a plat for any residential units, the nonresidential square footage must be constructed (finaled).~~

~~**iii.**~~ii. Key design features must be provided prior to or concurrent with the construction of any residential uses. Key design features 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.

~~**iv.**~~iii. The second building constructed and all subsequent buildings may not be more than 150 feet from another building.

.11 Streets and Sidewalks

A. All streets within an NBD district must be dedicated as public streets, or if the city does not accept the dedication of some or all as public streets, the streets that have not been dedicated as public streets must be platted as private streets. All streets are to be open for public use and may not be gated or have restricted access, except as may be permitted for special events. All streets must be located in a private street lot or in public right-of-way. The width of a street lot or right-of-way is established on the adopted development plan consistent with the Street Design Standards.

B. Sidewalks
Awnings, canopies, and other detachable fixtures may extend into the private street lot or public right-of-way, in accordance with the Right-of-Way Management Regulations. All public sidewalks to be maintained by the governance association must be located in a private street lot or public right-of-way.

C. Landscape Edge
Except in a Mixed-Use context zone per the Thoroughfare Plan Map, when along Type D and above thoroughfares, a 20-foot landscape edge is required. Within the landscape edge, 6 caliper inches of shade trees or 12 caliper inches of ornamental trees must be planted per 500 square feet of landscape edge, with a minimum tree

size of 2-inch caliper. The number of required trees must be calculated based solely on the area of the required landscape edge.

D. Connectivity
Connections must be made to provide direct pedestrian and bicycle access from the NBD district to adjacent sidewalks, trails, parks, transit stops, and other connections where feasible. Pedestrian access must be provided by connection to any sidewalks or walkways on adjacent properties that extend to the boundaries shared with the NBD district. In order to provide efficient pedestrian connections to adjacent properties, the city may require additional sidewalks, walkways, or trails not associated with a street.

.12 Parking Requirements

A. Parking for single-family or two-family residential uses must follow RCD standards (Sec. 9.1700.12).

B. All required off-street parking in NBD districts must be accommodated in accordance with Sec. 16.700 (Off-Street Parking Schedule) of Article 16 (Parking and Loading), except that on-street parking spaces adjacent to a lot may be included in the parking calculations for nonresidential uses on that lot.

C. The maximum permitted parking for nonresidential uses is capped at 110% of the minimum required parking. Parking in excess of the maximum caps may only be provided in parking garages.

D. Surface parking lots for nonresidential uses must meet the following requirements:

i. Parking lots must be located behind front building facades.

ii. A minimum five-foot landscape edge must be provided between all surface parking lots and major and minor streets. Within the landscape edge, 3 caliper inches of shade trees or 6 caliper inches of ornamental trees must be planted per 500 square feet of landscape edge with a minimum tree size of 2-inch caliper. The number of required trees must be calculated solely on the area of the required landscape edge.

iii. Surface parking lots must not exceed 200 spaces per parking lot.

iv. A sidewalk at least seven feet in width must be provided to connect the parking lot to the street and to any adjacent buildings or open space areas. The sidewalk must meet the following requirements:

a. The sidewalk must be distinguished from areas used by vehicles with one or more of the following techniques:

i. Changing paving material, pattern, and/or paving color, but not including the painting of the paving material;

ii. Changing paving height;

iii. Addition of decorative bollards; or

iv. Constructing raised median walkways with landscaped buffers.

b. Have adequate lighting for security and safety; and

c. Not include barriers that limit pedestrian access between the subject property and adjacent properties.

E. In addition to the requirements in Article 16, vehicle parking garages for nonresidential uses must meet the following requirements:

i. The building footprint of a parking garage must not exceed 60,000 square feet.

ii. Parking garages must not have direct vehicle access to Type D and above thoroughfares.

iii. Parking garages must be set back a minimum of 150 feet from existing residential zoning districts or residential uses outside of the NBD district.

iv. Parking garages must not exceed the height of surrounding buildings and must not be visually predominant when viewed from the street or public usable open space.

v. If a parking garage is multi-level, one full level at or below grade must be provided for public parking.

vi. A pedestrian path at least four feet wide with clear signage and lighting must be provided within the parking garage. The pedestrian path must connect to adjacent sidewalks. Electric vehicle charging stations must not impede a minimum of four feet of clearance on any path, walkway, or sidewalk.

.13 Usable Open Space

A. Public usable open space must be provided in an amount not less than ten percent of the gross acreage of the development. The following requirements also apply:

i. A maximum of 25% of the minimum required public usable open space may be located within a floodplain or within an overhead transmission line easement if these areas are improved for use through the addition of trails and other pedestrian amenities.

ii. Public usable open space must be provided in the form of greens, linear parks, greenbelts, pocket parks, public art displays, and paseos that are integrated within the block pattern defined on the development plan.

iii. At least one public usable open space must be a minimum of 7,500 square feet with a minimum width of 30 feet, and have buildings or streets directly fronting or siding the public usable open space on a minimum of three sides.

iv. Natural features must be designed to be integrated into the site with buildings or public usable open space fronting on them and sufficient pedestrian and vehicle access.

v. Rooftops and accessory buildings, except those portions of any building designed specifically for public recreational purposes, do not count toward the public usable open space requirements.

vi. Required landscaping does not count toward the usable open space requirement.

vii. Open space that is adjacent to the rear of a building or to a service area and which does not front on a street cannot be included in the public usable open space requirement.

B. Private usable open space, including interior courtyards and patios for individual business and residential uses, is permitted but does not count toward the public usable open space requirement.

.14 Building Placement and Design

A. An NBD district or a group of buildings within the district cannot be walled, fenced, or restricted from general public access.

B. Buildings in an NBD district must be designed and oriented to reinforce the street grid. The distance from building face to building face must not exceed 100 feet on major and minor streets, unless separated by usable open space and/or patio dining.

C. Buildings must be oriented to directly front on a designated street or usable open space defined on a development plan. *(ZC2023-002; Ordinance No. 2023-9-13)*

D. No single tenant may occupy more than 30,000 square feet of the ground floor of a building.

E. With the exception of parking garages, podium garages, and loading and service areas, 60% of the ground floor of nonresidential buildings and live/work units must consist of windows and doors.

F. Nonresidential spaces must have a minimum floor-to-ceiling height of 12 feet.

.15 Sign Regulations

A. For signage for uses fronting Type D and above thoroughfares, the regulations, specifications, and design standards contained in Article 22 (Signs) apply.

B. For all other signage, the regulations, specifications, and design standards for signs contained in Sec. 10.800 (BG, Downtown Business/Government) apply.

[Remainder of page intentionally blank]

Amend Section 11.100 (Expressway Corridor Overlay District) of Article 11 (Overlay Districts) to such section to read in its entirety as follows:

11.1100 Expressway Corridor Overlay District

.1 Purpose

The purpose of the Expressway Corridor Overlay District is to encourage preservation and redevelopment of land within the expressway corridors for economic development and employment opportunities supported by housing in healthy living environments. The original location of the overlays is based on the data and model from the 2019 Expressway Corridor Environmental Health Study but may be updated via City-initiated zoning process based on new data and modeling.

.2 Boundaries

The area subject to these standards includes all properties fully or partially within a designated Expressway Corridor Area, as established on the Zoning Map, per Article 2. Expressway Corridor Areas are exempt from Sec. 2.300.

.3 Applicability

A. This section applies to construction of ~~the following~~all land uses occurring after ~~January 20, 2025~~September 1, 2025. Any building that was in existence, or part of a project vested under Chapter 245 of the Local Government Code, prior to ~~January 20, 2025~~September 1, 2025, is permitted and may be improved, maintained, or rebuilt as a conforming structure. Redevelopment of the site is subject to this section.

~~A.~~B. Certain standards within this section only apply to the following land uses:

i. Any use listed in the Primary Residential use category in Article 14.

ii. Institutional Dwelling uses as follows:

a. Assisted Living Facility,

b. Continuing Care Facility,

c. Household Care Facility,

d. Household Care Institution,

e. Long term Care Facility,

f. Rehabilitation Care Facility, and

g. Rehabilitation Care Institution.

~~B.~~C. Areas devoted only to functions or structures that are not designed, and do not typically function, as residences, such as parking lots and solid waste enclosures, do not require mitigation.

.4 Requirements for all Land Uses

A minimum 15-foot landscape edge is required along the property line(s) closest and most parallel to any impacting Type A thoroughfares and rail lines, regardless of adjacency. This landscape edge must consist of shrubs, groundcover, and related elements, including a minimum of one 3-inch caliper shade tree and one 3-inch caliper ornamental tree (7-foot planted height) per 50 linear feet of frontage exclusive of

driveways. Where the landscape edge is impacted by easements that restrict landscaping, an additional 5-foot landscape edge shall be provided outside of the easement area for the required trees.

~~.4~~.5 Requirements for Residential and Institutional Dwelling~~Listed~~ Uses

The following requirements apply to uses listed in Sec. 11.1100.3A located in C-ECA and R-ECA. When a building containing a listed use is located in both C-ECA and R-ECA, the more restrictive requirements apply.

A. For all uses listed in Sec. 11.1100.3B located on properties with frontage along an expressway, balconies are prohibited along the side(s) of the building fronting the expressway(s).

B. ~~In C-ECA~~ For all uses listed in Sec. 11.1100.3 B located within C-ECA, except Multifamily Residences, Independent Living Facilities constructed in the form of apartments, and Institutional Dwellings:

i. Each "outdoor-air sourced" mechanical ventilation unit must utilize a filter or series of filters on its air-intake side with a Minimum Efficiency Reporting Value (MERV) of not less than 13, based on American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE), or as required by the most-recently adopted building code, whichever is greater.

~~**ii.** For multifamily residence, mid-rise residential, and Institutional Dwelling uses as listed in Sec. 11.1100.3A, intake openings for outdoor air, as defined in the adopted International Mechanical Code, as amended, must be located on the opposite side of the building from the expressway.~~

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~~**iii.**~~**ii.** The following requirements must be added as a note to the site plan:

a. Construction documents sealed by a registered design professional must be provided as part of the building construction plan set that details mitigation of the interior noise at each dwelling unit to a maximum level of 45 dBA L_{dn} or the interior noise goal of the Department of Housing and Urban Development per 24 CFR 51.101, whichever is lower.

b. Prior to approval of final inspection or issuance of a certificate of occupancy, the registered design professional shall submit a sealed statement to the Building Inspections Department certifying compliance with this subsection.

~~**iv.**~~**iii.** For buildings within 500 feet of the right-of-way for a Type A thoroughfare, the building containing a listed use must be separated from the thoroughfare by one of the following:

a. Option A:
A minimum 100-foot wide landscape edge (as measured from the property line exclusive of rights-of-way for the thoroughfare) is required along the property line(s) closest and most parallel to any Type A thoroughfare, regardless of adjacency to said thoroughfare. The landscape edge must incorporate a landscaped berm with a minimum height of 6 feet and a minimum slope of 4:1 consisting of trees, shrubs, groundcover, and related elements. A minimum of two 3-inch caliper shade trees and two 3-

inch caliper ornamental trees (7-foot planted height) must be placed per 50 linear feet of frontage exclusive of driveways. ~~For single or two-family subdivisions, t~~This landscape edge applies to the subdivision, not each individual lot.

b. Option B:
A nonresidential building or parking structure of similar height and length, or larger, must be located between buildings containing a listed use and the Type A thoroughfare. Parking structures must meet the standards of Sec. 17.100.5, where applicable, and Sec. 16.500.5.

~~v. For buildings more than 500 feet from the right-of-way for a Type A thoroughfare, and except where subject to more restrictive requirements, a minimum 15-foot landscape edge is required along the property line(s) closest and most parallel to any impacting Type A thoroughfares and rail lines, regardless of adjacency. This landscape edge must consist of shrubs, groundcover, and related elements, including a minimum of one 3-inch caliper shade tree and one 3-inch caliper ornamental tree (7-foot planted height) per 50 linear feet of frontage exclusive of driveways. Where the landscape edge is impacted by easements that restrict landscaping, an additional 5-foot landscape edge shall be provided outside of the easement area for the required trees.~~

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C. ~~In R-ECA: the listed~~ The uses listed in Sec. 11.1100.3A, except Multifamily Residences, Independent Living Facilities constructed in the form of apartments, Institutional Dwellings, and single-family uses constructed under Sec. 15.1900.1E, are prohibited within R-ECA.

~~5~~.6 Waivers and Relief Measures

A. During the site plan review process, as described in 0, the Planning & Zoning Commission may allow a waiver to the standards in Sec. 11.1100.5B upon a finding that the development will include sufficient noise and air quality mitigation strategies equivalent or superior to the measures in this section. A waiver must not be granted based solely on economic gain or loss, nor should a waiver grant an unreasonable privilege to the developer of the property.

B. A variance cannot be granted to alter or remove requirements of this section.

[Remainder of page intentionally blank]

Amend Section 13.500 (Yard Regulations) of Article 13 (Lot and Building Standards) to remove Part N in its entirety:

N. ~~In all districts, except BG, UMU, NBD, RCD, RE, RC, and RT, where buildings or structures are erected or altered to exceed 2 stories in height, such buildings or structures must not be located closer to any residential district boundary line than a distance equal to the sum of the required yard specified for the zoning district in which such building or structure is located, plus 25 feet, plus twice the height of the portion of the building above 25 feet.~~ [Reserved]

Amend Section 13.500.3 (Side Yard Regulations) of Section 13.500 (Yard Regulations) of Article 13 (Lot and Building Standards) to delete Part I:

I. ~~In all districts, except BG, UMU, NBD, RCD, RE, RC, and RT, where buildings or structures are erected or altered to exceed 2 stories in height, such buildings or structures shall not be located closer to any residential district boundary line than a distance equal to the sum of the required yard specified for the zoning district in which such building or structure is located, plus 25 feet, plus twice the height of the portion of the building above 25 feet.~~[Reserved]

Amend Part L of Section 13.500.3 (Side Yard Regulations) of Section 13.500 (Yard Regulations) of Article 13 (Lot and Building Standards) such part to read in its entirety as follows:

~~K.~~ L. For LI-1 and LI-2 districts in proximity to districts permitting residential uses by right, the side yard shall be a minimum of 50 feet, as measured from the boundary line of the nearest district permitting residential uses by right (except CB-1 and CE districts). Except, for multifamily residential and mixed use residential within the LI-1 and LI-2 districts, the side yard shall be a minimum of 25 feet, as measured from the boundary line of the nearest district permitting residential uses by right (except CB-1 and CE districts).

Amend Part D of Section 13.500.4 (Side Yard Regulations) of Section 13.500 (Yard Regulations) of Article 13 (Lot and Building Standards) such part to read in its entirety as follows:

D. ~~In all districts, except BG, UMU, NBD, RCD, RE, RC, and RT, where buildings or structures are erected or altered to exceed 2 stories in height, such buildings or structures must not be located closer to any residential district boundary line than a distance equal to the sum of the required yard specified for the zoning district in which such building or structure is located, plus 25 feet, plus twice the height of the portion of the building above 25 feet.~~ [Reserved]

Amend Section 13.600 (Height Regulations) of Article 13 (Lot and Building Standards) such section to read in its entirety as follows:

13.600 Height Regulations

The height regulations herein specified shall apply to all buildings and structures unless otherwise specified in the ordinance. When height requirements are stated in stories and feet, the more restrictive requirement shall apply.

.1 In all zoning districts and planned developments, water standpipes and tanks; religious facility architectural features; bell towers; domes and spires on government facilities, school buildings, and institutional buildings; the roofs of auditoriums and sanctuaries of one story construction; and public safety structures may be erected to exceed the district's maximum height. Side and rear yards shall be increased by 2 additional feet, and the front yard shall be increased by one additional foot, for each foot that such structures exceed the district's maximum height where adjacent to residential districts. The increase in the required yard shall apply only to the portion of the structure that causes the increased yard requirements. See Sec. 13.500.3 and 13.500.4 for additional side and rear yard setbacks in nonresidential zoning districts.

.2 Publicly-owned sports lighting, communication antennas or communication structures, utility poles and towers, and water tanks are exempt from height restrictions.

.3 The Building Height Envelope applies to buildings:

A. containing nonresidential, multifamily residence, mixed-use residential or independent living facilities constructed as apartments, and

B. located in all districts except BG, UMU, NBD, or RCD, and

C. located adjacent to a residential zoning district.

The Building Height Envelope establishes a maximum height allowed at a specific point on the property, and is either 45 feet, or the minimum height, whichever is greater, at the minimum setback line and increases at a 1:2 slope into the property, as illustrated by the Building Height Envelope in Figure 13-7.

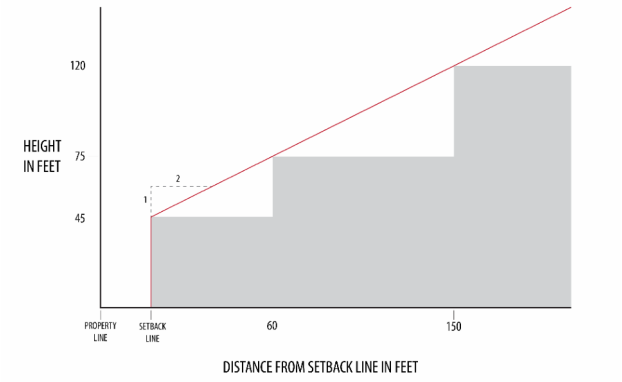


Figure. 13-7: Building Height Envelope

Amend Section 13.800 (Usable Open Space) of Article 13 (Lot and Building Standards) such section to read in its entirety as follows:

13.800 Usable Open Space

.1 Intent

The intent of usable open space is to provide for outdoor living and/or recreation in an open area or recreational facility. Where required by this ordinance, usable open space shall comply with the standards of this section:

.2 Area Required

A. The minimum required area of usable open space for a development shall be according to the area, yard, and bulk standards of the respective zoning district.

B. At the time of site plan and/or subdivision plat approval, the Planning & Zoning Commission and/or City Council may give full or partial credit to the minimum required area of usable open space as follows:

i. The required usable open space area may be reduced up to one-third for offsite dedicated open space that meets the development's needs in terms of adjacency, accessibility, usability, and design integration. The credit for the offsite usable open space is a discretionary decision of the Planning & Zoning Commission and/or City Council based generally upon the following:

a. 15% or more of the site's boundary is adjacent to park land.

b. The park land is suitable, as defined by the intent for usable open space, for use by residents.

c. There are defined pedestrian connections between the development and the park land.

d. The design of the development provides a significant visual connection to the park land.

~~**ii.** For multifamily residential development in the Multifamily Residence-1 (MF-1), Multifamily Residence-2 (MF-2), and Multifamily Residence-3 (MF-3) zoning districts only, the required usable open space may be reduced through the use of credits for certain improvements. A credit of 3 square feet may be applied for each square foot utilized for swimming pools and adjacent decks, patios, or lounge areas within 10 feet of a pool, developed and equipped children's play areas, and usable portions of recreational buildings. No credit may be applied for tennis courts.~~

~~**iii.** For multifamily residential development in the MF-1, MF-2, and MF-3 zoning districts only, the combined credit for areas calculated at a 3-to-one basis and for public parks shall not exceed 50% of the total usable open space for an individual lot or parcel of land.~~

.3 General Standards

A. Usable open space may include landscaping, walks, patios, pools, tennis courts and other recreational facilities, water features, and decorative objects such as art work or fountains.

B. Usable open space shall not include rooftops; accessory buildings, except those portions of any building designed specifically for recreational purposes; parking areas; driveways; turnaround areas; or rights-of-way or easements for streets or alleys, drainage or floodway facilities or electrical transmission lines.

C. Usable open space shall not have a slope exceeding 10%.

D. At that time of site plan and/or subdivision plat approval, the Planning & Zoning Commission and/or City Council may give full or partial credit for usable open space that exceeds the maximum 10% slope if it is determined that such areas are environmentally or aesthetically significant and their preservation would enhance the development.

.4 Dimensional Standards

A. ~~Multifamily residential development in the MF-1, MF-2, and MF-3 zoning districts shall have no usable open space dimension less than 15 feet.~~[Reserved]

B. Patio home and single-family attached development in the Patio Home (PH), Single-Family Residence Attached (SF-A), MF-1, MF-2, and MF-3 zoning districts~~,~~ ~~and~~ patio home or single-family development in the Retail zoning district; and Single-Family Small Lot subdivisions developed under Sec. 15.1900.4 shall comply with the following dimensional standards:

i. All residential lots must be located within 600 feet of usable open space as measured along a street. The Planning & Zoning Commission may increase this distance to 1,200 feet if the shape of the subdivision is irregular or if existing vegetation on the site will be preserved by an increase in the distance.

ii. A primary usable open space area 20,000 square feet or larger shall be provided. This primary usable open space must be a minimum of 50 feet wide and must abut a street on a minimum of 25% of the area's perimeter.

iii. If additional open space is needed to meet the minimum area of required usable open space, secondary usable open space areas must be provided. The minimum area for a secondary usable open space shall be 7,500 square feet or larger. This secondary usable open space must be a minimum of 25 feet wide and must abut a street for a minimum frontage distance of 25 feet. Secondary usable open space areas greater than 15,000 square feet shall have a minimum of 2 access points to public streets. Each access point must abut a street for a minimum frontage distance of 25 feet.

.5 Exhibit Required

Where usable open space is required by this ordinance, a usable open space plan shall be submitted as part of any preliminary site plan or site plan application. The usable open space plan shall contain the following:

A. A table with calculations that indicate compliance with minimum required area of usable open space.

B. Graphic representation of compliance to general and dimensional standards for usable open space.

C. If requesting usable open space credits, a statement with graphic depiction of the credits is requested.

Amend Article 13 to delete section 13.1000 (Mid-Rise Residential Development) in its entirety.

13.1000 [Reserved]~~**Mid-Rise Residential Development**~~

~~**.1 Purpose**~~

~~Mid-rise residential development is intended as a complementary use to large-scale commercial districts and corridors. It should be used to diversify land use, increase pedestrian activity, and reduce auto dependency. Mid-rise residential development should be integrated with other land uses and amenities conducive to a residential environment.~~

~~**.2 Lot Coverage**~~

~~Maximum 100%~~

~~**.3 Minimum Density**~~

~~Mid-rise residential development is exempt from the minimum densities for multifamily development in the Urban Mixed-Use District.~~

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Amend Section 14.100 (Residential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications), such portions of the section to read as follows:

RESIDENTIAL ZONING DISTRICTS																	
Use Type	**Use Category**	**A** - Agricultural	**ED** - Estate Development	**SF-20** - Single-Family Residence-20	**SF-9** - Single-family Residence-9	**SF-7** - Single-Family Residence-7	**SF-6** - Single-Family Residence-6	**UR** - Urban Residential	**PH** - Patio Home	**SF-A** - Single-Family Attached	**2F** - Two-Family (Duplex)	**GR** - General Residential	**MF-1** - Multifamily-1	**MF-2** - Multifamily-2	**MF-3** - Multifamily-3	**MH** - Mobile Home	**RCD** - Residential Community Design
Day Care (In-home) ~~(16)~~	Service	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42 ~~16~~
Home-Based Business (No-Impact)	Accessory & Incidental	P 11	P 11	P 11	P 11	P 11	P 11	P 11	P 11	P 11	P 11	P 11	P 11	P 11	P 11	P 11	P 11
~~Mid-Rise Residential~~	~~Primary Residential~~																
Multifamily Residence (1)	Primary Res.												P 52 58	P 52 58	P 52 58		~~P~~ ~~52~~ ~~53~~
Single-Family Residence (Attached)	Primary Res.									P 48 52			P 29 52	P 29 52	P 29 52	P 52	P 52 53
Single-Family Residence (Detached)	Primary Res.	P 29 52	P 29 48 52	P 29 48 52	P 29 48 52	P 29 48 52	P 29 48 52	P 29 52	P 29 48 52	P 29 48 52	P 29 52	P 29 52	P 29 52	P 29 52	P 29 52	P 52	P 52 53
Two-Family Residence	Primary Res.									P 52	P 52	P 52	P 29 52	P 29 52	P 29 52	P 52	P 52 53
Two-Family Residence (Attached)	Primary Res.																P 52 53

Amend Section 14.200 (Nonresidential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications), such portions of the section to read as follows:

NONRESIDENTIAL ZONING DISTRICTS																
Use Type	**Use Category**	**O-1** - Neighborhood Office	**O-2** - General Office	**R** - Retail	**LC** - Light Commercial	**CC** - Corridor Commercial	**UMU** - Urban Mixed-Use	**BG** - Downtown Business/Government	**CB-1** - Central Business-1	**CE** - Commercial Employment	**RC** - Regional Commercial	**RE** - Regional Employment	**RT** - Research/Technology	**LI-1** - Light Industrial-1	**LI-2** - Light Industrial-2	**NBD** - Neighborhood Business Design
Backyard Cottage	Accessory & Incidental						P 51	P 51								
Day Care (In-home) ~~(16)~~	Service	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42	P 42
Home-Based Business (No-Impact)	Accessory & Incidental	P 11	P 11	P 11	P 11	P 11	P 11	P 11	P 11	P 11	P 11	P 11	P 11	P 11	P 11	P 11
Home Occupation (11)	Accessory & Incidental	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Household Care Facility	EIPS	P 52	P 52	P 52			P 52	P 52	P 52							P 52
Independent Living Facility	Primary Residential	~~12~~ 58	~~12~~ 58	~~12~~ 58	12 58	~~S~~ 12 21 52 58	P 21 52 58	P 21 52 58	~~S~~ 21 52 58	12 58	~~S~~ 12 21 52 58	~~S~~ 12 21 52 58	12 58	12 58	12 58	P 21 52 ~~53~~ 58
~~Mid-Rise Residential~~	~~Primary Residential~~						~~P 52~~		~~S 52~~	~~12~~	~~S 52~~	~~S 52~~				
Multifamily Residence (1)	Primary Res.	58	58	58	58	58	P 52 58	P 2 52 58	~~S~~ 52 58	~~12~~ 58	58	58	58	58	58	P 52 ~~53~~ 58
Single-Family Residence (Attached)	Primary Res.	P 29 52	P 29 52	P 29 52			P 29 52	P 29 52	P 29 52							P 52 53
Single-Family Residence (Detached)	Primary Res.	P 29 52	P 29 52	P 29 ~~41~~ 52			P 29 52	P 29 52	P 29 52							P 52 53

NONRESIDENTIAL ZONING DISTRICTS															
Use Type	**Use Category**	**O-1** - Neighborhood Office	**O-2** - General Office	**R** - Retail	**LC** - Light Commercial	**CC** - Corridor Commercial	**UMU** - Urban Mixed-Use	**BG** - Downtown Business/Government	**CB-1** - Central Business-1	**CE** - Commercial Employment	**RC** - Regional Commercial	**RE** - Regional Employment	**RT** - Research/Technology	**LI-1** - Light Industrial-1	**LI-2** - Light Industrial-2	**NBD** - Neighborhood Business Design
Two-Family Residence	Primary Res.			P 29 52												P 52 53
Two-Family Residence (Attached)	Primary Res.	P 29 52	P 29 52	P 29 52			P 29 52	P 29 52	P 29 52							P 52 53

Amend Section 14.300 (Use Table Notes) of Article 14 (Allowed Uses and Use Classifications), such revised and additional notse to read as follows:

Number	End Note
1	See Sec. 15.800 [Use-specific regulations for Multifamily Residences].
2	See the BG district regulations of Sec. 10.800 [BG, Downtown Business/Government District].
11	See Sec. 15.700 [Use-specific regulations for Home Occupations].
12	Prohibited, except when constructed in the form of apartments or where permitted under the Special District Requirements of the referenced district.
16	~~See Article 8 for specific use permit requirements for certain in-home day care operations.~~[Reserved]
21	See 15.1300 [Use-specific regulations for Retirement and Supportive Housing]
29	~~[Reserved]~~Permitted subject to the Alternative Standards for Single-Family and Duplex Residential Development in Sec. 15.1900.
41	Patio Homes allowed only.
42	See Sec. 15.400.
48	Private streets allowed by specific use permit only under the terms of the Subdivision Ordinance.
51	See Sec. 15.1800 [Use-specific regulations for Backyard Cottages].
52	See Sec. 11.1100 [Expressway Corridor Overlay District]
53	Permitted only when meeting RCD housing type requirements in Sec. 9.1700 [RCD, Residential Community Design District].
58	Permitted subject to the Additional Requirements for Multifamily, Independent Living Facilities, and Mixed-use Residential in Sec. 15.2400.

Amend Part G of Subsection 15.100.3 (Drone Staging Areas) of Section 15.100 (Commercial Drone Delivery Hubs) of Article 15 (Use-specific Regulations) to add part iv, such part to read in its entirety as follows:

iv. A drone staging area is not considered nonconforming when a dwelling, retirement and supportive housing facility, or public park is established within the required 150 or 300-foot buffer after the drone staging area is established.

Amend Part E of Subsection 15.200.5 (General Requirements) of Section 15.200 (Communications Antennas, Amateur and Commercial) of Article 15 (Use-specific Regulations), such part to read in its entirety as follows:

E. Commercial antennas and antenna support structures are prohibited in ~~residential~~ all districts on lots used or platted for single-family, two-family, or single-family attached purposes ~~and in an NBD or RCD zoning district on lots used for a housing type listed in Sec. 9.1700.5~~, unless the conditions of Sec. 15.200.2C are met.

Amend Section 15.700 (Home Occupations) of Article 15 (Use-specific Regulations), such section to read in its entirety as follows:

15.700 Home Occupations

~~In all cases, home occupations shall meet the following conditions and requirements:~~Home Occupation and Home-based Business (No Impact) uses are permitted in all districts in any residence subject to the applicable conditions and requirements of this section.

.1 Home Occupations

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~~.1~~A. Only one employee other than occupants of the residence may be employed. A person who receives a wage, salary, or percentage of profits directly related to the home occupation shall be considered an employee. This definition shall not include the coordination or supervision of employees who do not regularly visit the house for purposes related to the business.

~~.2~~B. No interior or exterior signage shall be used to advertise the occupation. Vehicles bearing business signs shall not be parked on the street or within 30 feet of the curb.

~~.3~~C. A home occupation shall be conducted wholly within the principal dwelling and not in any accessory building. The total floor area to be used for a home occupation shall not exceed 20% of the total floor area of the principal dwelling, including garages. However, instructional classes may be held outside providing other stipulations of this ordinance are met. A maximum of 6 students may be allowed in each session.

~~.4~~D. Merchandise shall not be offered or displayed for sale on the premises. Sales incidental to a service shall be allowed, and orders previously made by telephone or at a sales party may be filled on the premises.

~~.5~~E. No outdoor storage of materials, goods, supplies, or equipment shall be allowed.

~~.6~~F. No building alterations shall be allowed that alter the residential character of the home.

~~.7~~G. No repair or servicing of vehicles, internal combustion engines, large equipment, or large appliances shall be allowed.

~~.8~~H. A home occupation shall produce no offensive noise, vibration, smoke, electrical interference, dirt, odors, or heat in excess of those normally found in residential areas.

~~.9~~I. No toxic, explosive, flammable, combustible, corrosive, radioactive, or other hazardous materials shall be used or stored on the site for business purposes.

~~.10~~J. No traffic shall be generated by a home occupation in greater volumes than normally expected in a residential neighborhood, and any parking must be accommodated within the required off-street parking for the residence or along the street frontage for the lot.

.2 Home-based Business (No Impact)

A. A home-based business (no-impact) may not at any time have on the property a total number of people, including employees, patrons, and clients of the business, exceeding the occupancy limit of the property.

B. No traffic may be generated by a home-based business (no-impact) in greater volumes than normally expected in the neighborhood, and all parking must be accommodated within the off-street parking on the property. Employees, patrons, and clients of the business, except for residents of the property, are prohibited from parking on the street.

C. A home-based business (no-impact) must be operated in a manner in which none of the business activities are visible from the street, including displays, outdoor storage, and business signs. On-site parking is permitted.

D. A home-based business (no-impact) must not substantially increase noise in the area or violate Article V (Noise) of Chapter 14 (Offenses—Miscellaneous) of the Code of Ordinances.

E. A home-based business (no-impact) must be operated as an accessory use to the dwelling on the same property. Business activities must be compatible with residential use of the property.

F. No building alterations are permitted that would alter the residential character of the home or property.

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Amend Section 15.800 (Multifamily Residence) of Article 15(Use-Specific Regulations), such section to read in its entirety as follows:

15.800 Multifamily Residence

.1 Minimum side and rear yard setbacks from adjacent nonresidential and multifamily zoning shall be:

Height	Setback
One Story	15 feet
Two Story	25 feet
Three Story	25 feet

.2 Minimum separations between apartment buildings on the same lot are as follows:

Building Orientation	Distance
Face to Face [1]	30 feet
Face to End [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)

.3 The minimum setback from the zoning district boundary for an apartment building adjacent to land proposed (as shown on an approved concept plan or preliminary site plan), developed, or zoned for single-family, patio home, or two-family shall be:

Height	Setback
One Story	20 feet
Two or Three Story	~~60~~ 25 feet
~~Three Story~~	~~150 feet~~

.4 The standards in Sec. 15.2400 also apply.

Amend Section 15.1300 (Retirement and Supportive Housing) of Article 15 (Use-Specific Regulations), such section to read in its entirety as follows:

15.1300 Retirement and Supportive Housing

These regulations apply to independent living, assisted living, long-term care, and continuing care facilities, except where individually referenced.

.1 Independent Living Facilities

A. To qualify as an independent living facility, the units shall have a head of household of 55 years of age or older. Surviving members of a household, regardless of age, may occupy a unit provided that the household head meeting the age requirement has died.

B. Management personnel and his/her family may occupy units without complying with the minimum age requirement. The total of such dwelling units shall not exceed 2 per 100 dwelling units, or portion thereof, in the project.

C. Independent living facilities constructed in the form of apartments shall comply with the standards for multifamily residential uses, except where specific standards for independent living facilities are provided. The standards in Sec. 15.2400 also apply.

D. Independent living facilities constructed in the form of detached or attached single-family dwellings shall comply with the standards for single-family residence (detached) or single-family residence (attached) uses, respectively, except where specific standards for independent living facilities are provided.

.2 Minimum Floor Area Per Dwelling Unit

Minimum unit sizes shall be in compliance with state regulations for facilities eligible to receive Medicare/Medicaid funding.

.3 Minimum Residential Setbacks

The minimum setback from the zoning district boundary line and/or property line of land proposed (as shown on an approved concept plan or preliminary site plan), developed or zoned for single-family, patio home, or two-family to ~~independent living,~~ assisted living, long-term care, and/or continuing care facilities shall be:

Height	Minimum Setback
One Story	20 feet
Two Story	60 feet
Three Story	150 feet

.4 [Reserved]~~**Maximum Residential Density**~~

~~The following density limits apply:~~

~~**Nonresidential Districts**~~

	~~**O-1**~~	~~**O-2**~~	~~**R**~~	~~**BG**~~	~~**CE**~~	~~**CB-1**~~	~~**CC**~~
~~Independent Living Facility (dwelling units per acre)~~	~~45**~~	~~45**~~	~~45**~~	~~100~~	~~45**~~	~~21.5 174*~~	~~100~~
~~Assisted Living Facility~~	~~FAR/LC~~	~~FAR/LC~~	~~FAR/LC~~	~~FAR/LC~~	~~FAR/LC~~	~~FAR/LC~~	~~FAR/LC~~
~~Long-term Care Facility~~	~~FAR/LC~~	~~FAR/LC~~	~~FAR/LC~~	~~FAR/LC~~	~~FAR/LC~~	~~FAR/LC~~	~~FAR/LC~~

~~**Nonresidential Districts**~~

~~Continuing Care Facility~~	~~The maximum density shall be based upon the proportionate densities of the independent living facility, assisted living facility, and/or long-term care facility within the continuing care facility.~~

~~FAR - Floor Area Ratio; LC - Lot Coverage; * - For Structures over 3 Stories in Height; ** - When part of a continuing care facility~~

~~**Residential Districts**~~

	~~**MF-1**~~	~~**MF-2**~~	~~**MF-3**~~
~~Independent Living Facility (dwelling units per acre)~~	~~12~~	~~18~~	~~21.5~~
~~Assisted Living Facility~~	~~LC~~	~~LC~~	~~LC~~
~~Long-term Care Facility~~	~~LC~~	~~LC~~	~~LC~~
~~Continuing Care Facility~~	~~The maximum density shall be based upon the proportionate densities of the independent living facility, assisted living facility, and/or long-term care facility within the continuing care facility.~~		

~~LC - Lot Coverage~~

.5 Fencing Requirements

Walls or fences of not more than 8 feet in height may be erected in the front yard provided such wall or fence is of at least 50% open construction. Such walls must meet all other applicable requirements for walls contained in Article 20.

~~**.6** Exterior wall construction must comply with the requirements of Sec. 23.200.~~

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Amend Section 15.1700 (Mid-Rise Residential) of Article 15 (Use-specific Regulations), such section to read in its entirety as follows:

15.1700 ~~Mid-Rise Residential~~[Reserved]

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~~.1 Purpose~~

~~Mid-rise residential development is intended as a complementary use to large-scale commercial districts and corridors. It should be used to diversify land use, increase pedestrian activity, and reduce auto dependency. Mid-rise residential development should be integrated with other land uses and amenities conducive to a residential environment.~~

~~.2 Lot Coverage~~

~~Maximum 100%~~

~~.3 Minimum Density~~

~~Mid-rise residential development is exempt from the minimum densities for multifamily development in the Urban Mixed-Use and Downtown Business/Government districts.~~

Amend Section 15.1900 ([Reserved]) of Article 15 (Use-specific Regulations), such section to read in its entirety as follows:

15.1900 ~~[Reserved]~~ Alternative Standards for Single-Family and Duplex Residential Development

.1 Applicability

Properties or tracts meeting one of the following requirements may be developed as a residential subdivision subject to the requirements of this section.

A. Property in the UMU, BG, or CB-1 zoning districts may be developed as RCD Tier Two housing types (see Sec. 9.1700.5B) if it is:

i. Not located in the R-ECA area of the Expressway Corridor Overlay District,

ii. Not located on or within 1,000 feet of a property with a Heavy Industrial Use, and

iii. Not located within 3,000 feet of an airport.

B. Property in the R, O-1, and O-2 zoning districts may be developed as RCD Tier Two housing types (see Sec. 9.1700.5B) if it is:

i. A minimum of 5 acres in size,

ii. Not located in the R-ECA area of the Expressway Corridor Overlay District,

iii. Not located on or within 1,000 feet of a property with a Heavy Industrial Use, and

iv. Not located within 3,000 feet of an airport.

C. Property in the R zoning district may be developed as PH, 2F, or SF-A lots if it:

i. Is a minimum of 5 acres in size,

ii. Is not located in the R-ECA area of the Expressway Corridor Overlay District,

iii. Is contiguous with a residential zoning district, and

iv. Leaves any residual tract for nonresidential uses with a minimum of 2 acres and access to a median opening when located on an existing or proposed divided thoroughfare (as noted on the city's Thoroughfare Plan Map).

D. Property in the MF-1, MF-2, or MF-3 zoning districts may be developed as SF-6, PH, 2F, or SF-A lots if it is not located in the R-ECA area of the Expressway Corridor Overlay District.

E. Property in any district may be developed as Single-Family Small Lot (SFSL) lots, as described in this section, if it:

i. Allows Single-Family Residence (Attached) or Single-Family Residence (Detached) uses,

ii. Is a minimum of 5 acres in size,

iii. Has not been previously platted, and

iv. Is located at least 3,000 feet away from an airport.

.2 Review Process

A. A preliminary site plan is required for any residential development submitted for approval under the alternative standards of this section.

B. The preliminary site plan must indicate whether SF-6, PH, 2F, SF-A, RCD, or SFSL standards are being used. If using RCD standards, the preliminary site plan must indicate the housing type for each residential lot or block in a table.

C. Site plans submitted after September 1, 2025, that meet the requirements of Sec. 15.1900.1A, Sec. 15.1900.1B, Sec. 15.1900.1C, or Sec. 15.1900.1D, above, must include a notation indicating that it is submitted using the alternative standards of this section, as follows:

THIS PLAN IS SUBMITTED IN COMPLIANCE WITH THE ALTERNATIVE STANDARDS FOR RESIDENTIAL SUBDIVISION IN SECTION 15.1900 OF THE PLANO ZONING ORDINANCE.

D. Site plans submitted after September 1, 2025, that meet the requirements of Sec. 15.1900.1E, above, must include a notation indicating that it is submitted using the alternative standards of this section, as follows:

THIS PLAN IS SUBMITTED IN COMPLIANCE WITH THE STANDARDS FOR SMALL LOT SUBDIVISION IN TEXAS LOCAL GOVERNMENT CODE CHAPTER 211, SUBCHAPTER D.

.3 Residential Use Standards

The following standards apply to any lot developed under this section for Single-Family Residence (Attached), Single-Family Residence (Detached), Two-Family Residence, or Two-Family Residence (Attached) uses.

A. A property developed for a residential use in a nonresidential district must not be used for any nonresidential use other than home occupation, home-based business (no-impact), or day care center (in-home).

B. Screening must be provided as required in Sec. 20.100 where the residential subdivision sides or backs on to nonresidential, multifamily, or mixed-use residential development. This requirement may be waived or modified by the Planning & Zoning Commission at the time of site plan approval where neighborhood connections are proposed between the residential subdivision and the adjacent nonresidential, multifamily, or mixed-use residential development. Neighborhood connections may be provided as a right-of-way dedication or public right-of-way easement recorded on the plat.

C. A property developed for a residential use is considered to be a residential lot in the zoning district that corresponds with the chosen alternative subdivision standards for the purposes of administering the development standards of this ordinance.

D. For commercial development that exists at the time adjacent single-family or two-family uses are constructed, residential adjacency standards shall not cause the commercial structures to be nonconforming.

.4 Single-Family Small Lot (SFSL)

A. Purpose

The SFSL alternative standards are intended to provide for small lot single-family development in new subdivisions in compliance with Texas Local Government Code Chapter 211, Subchapter D.

B. Area, Yard, and Bulk Requirements

The following area, yard, and bulk requirements apply to all development in SFSL subdivisions unless otherwise expressly stated:

Description	Requirement
Minimum Lot Area	3,000 square feet
Minimum Lot Width	30 feet
Minimum Lot Depth	75 feet
Minimum Front Yard	15 feet
Front Yard Encroachments	Canopies, balconies, stoops, bay windows, awnings, and other building projections may extend up to 5 feet into the front yard setback.
Minimum Side Yard	5 feet, except as provided in Sec. 15.1900.4C and Sec. 13.500.3
Minimum Rear Yard	10 feet, except as provided in Sec. 15.1900.4C and Sec. 13.500.4
Minimum Floor Area per Dwelling Unit	800 square feet
Maximum Height	Three stories or 45 feet
Maximum Coverage	70%
Minimum Usable Open Space	10% in accordance with Sec. 15.1900.4D
Parking Requirements	1 parking space per dwelling unit

C. Miscellaneous Area, Yard, and Bulk Requirements

i. Buildings developed as SFSL are exempt from any requirements in Sec. 13.500 that increase the required minimum setback due to state preemption in Texas Local Government Code Chapter 211, Subchapter D.

ii. The distance from any garage to the travel lane of the street, alley, or mews street must be either 5 or less feet in length or 20 feet or greater in length.

D. Usable Open Space Requirements

i. Except as provided below, any subdivision developed under the SFSL standards of this ordinance shall provide usable open space which equals or exceeds 10% of the gross platted area, excluding rights-of-way for major thoroughfares Type E or larger, or easements for drainage or floodways.

ii. Usable open space shall not be required for an SFSL development if it contains 50 or fewer lots and the property contiguous (abutting or separated only by a local or collector street) to the subdivision is either developed for use other than SFSL or is restricted by zoning to not permit SFSL development. Properties separated by rights-of-way, drainage, or utility easements in excess of 60 feet in width shall not be considered as contiguous.

iii. Usable open space shall comply with the supplementary regulations in Sec. 13.800

E. Noticing Requirements

SFSL subdivisions are required to follow the notice procedures outlined in Section 1.14 of the Subdivision Ordinance.

Amend Part C of Subsection 15.2300.3 of Section 15.2300 (Short-term Rentals) of Article 15 (Use-specific Regulations) such part to read in its entirety as follows:

C. ~~Mid-Rise Residential~~[Reserved]

Amend Article 15 (Use-specific Regulations) to add section 15.2400 (Additional Requirements for Multifamily, Independent Living Facilities, and Mixed-use Residential), such new section to read in its entirety as follows:

15.2400 Additional Requirements for Multifamily, Independent Living Facilities, and Mixed-use Residential

.1 Standard Requirements

The following standards apply to all Multifamily Residences, Independent Living Facilities constructed as apartments, and Mixed-use Residential buildings.

A. Location Restrictions

In nonresidential districts, Multifamily Residence and Independent Living Facility uses are prohibited on or within 1,000 feet of properties with a Heavy Industrial Use and prohibited in areas within 3,000 feet of an airport.

B. Multifamily Residence dwellings must have the following minimum unit sizes:

Dwelling Size	Minimum Floor Area per Dwelling Unit
Efficiency	500 square feet
1 bedroom	650 square feet
2 bedroom	800 square feet
Each additional bedroom	200 square feet

C. Parking structures and accessory buildings that do not contain dwelling units are exempt from listed height minimums.

D. Each "outdoor-air sourced" mechanical ventilation unit must utilize a filter or series of filters on its air-intake side with a Minimum Efficiency Reporting Value (MERV) of not less than 13, based on American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE), or as required by the most-recently adopted building code, whichever is greater.

E. Intake openings for outdoor air, as defined in the adopted International Mechanical Code, as amended, must be located on the opposite side of the building from any Type A thoroughfare that is within 1,200 feet of the property.

F. The following requirements must be added as a note to the site plan:

i. Construction documents sealed by a registered design professional must be provided as part of the building construction plan set that details mitigation of the interior noise at each dwelling unit to a maximum level of 45 dBA Ldn or the interior noise goal of the Department of Housing and Urban Development per 24 CFR 51.101, whichever is lower.

ii. Prior to approval of final inspection or issuance of a certificate of occupancy, the registered design professional shall submit a sealed statement to the Building Inspections Department certifying compliance with this subsection.

.2 Nonresidential Conversions

When a building is converted to Multifamily Residence, Independent Living Facility, or Mixed-use Residential, and meets all of the following conditions, as outlined in Texas

Local Government Code Chapter 218, Subchapter C, the building is not subject to the requirements for the new residential use, with the exception of 15.2400.3 below:

A. The building is being used for office, retail, or warehouse uses;

B. The building is proposed to be converted to Mixed-use Residential or Multifamily Residences, including Independent Living Facilities, for at least 65 percent of the building and at least 65 percent of each floor of the building that is fit for occupancy; and

C. The building was constructed at least five years before the proposed date to start the conversion.

.3 Noticing Requirements

All Multifamily Residences, Independent Living Facilities constructed as apartments, and Mixed-use Residential buildings are required to follow the notice procedures outlined in Section 1.14 of the Subdivision Ordinance, except when located in the BG zoning district or where the development proposed was allowed by right prior to September 1, 2025.

Amend Section 16.700 (Off-Street Parking Schedule) of Article 16 (Parking and Loading), such portion of the section to read as follows:

Parking Space Schedule for Residential Uses in all Districts

Zoning Districts or Uses	Minimum Required Off-Street Parking or Spaces for Residential Uses
Single-Family or Two-Family Dwellings	2 spaces for each dwelling unit, except for the GR district (See Sec. 9.1200) and Single-Family Small Lot subdivisions developed under Sec. 15.1900.4 (No maximum number of parking spaces.)
Single-Family Attached	2.25 spaces for each dwelling unit
Multifamily Dwelling	~~1.5 spaces for each efficiency unit; 2 spaces for each dwelling unit with one or more bedrooms~~1 space for each dwelling unit (No maximum number of parking spaces.)
~~Multifamily Dwelling in Downtown Business/Government~~	~~Efficiency and One-bedroom units: 1 parking space per unit~~ ~~Two-bedroom units: 1.5 parking spaces per unit~~ ~~Three-bedroom and larger units: 2 parking spaces per unit~~

Amend Section 16.700 (Off-Street Parking Schedule) of Article 16 (Parking and Loading), such portion of the section to read as follows:

Parking Space Schedule for Nonresidential Uses in all Districts

Zoning Districts or Uses	Minimum Required Off-Street Parking or Spaces for Nonresidential Uses
~~Mid-Rise Residential~~	~~One bedroom or less: One parking space per unit~~
	~~Two bedrooms: 1.5 parking spaces per unit~~
	~~Three bedrooms or more: Two parking spaces per unit~~

Amend Subsection 16.800.2 of Section 16.800 (Special Off-Street Parking Regulations) of Article 16 (Parking and Loading), such subsection to read as follows:

.2 Wherever a parking lot is located across the street from or adjacent to residential~~ly~~ zoning or use~~sed property~~ and is designed so that headlight beams will shine into residences (whether or not such residences have been built at the time the parking lot is constructed), an irrigated earthen berm, a solid masonry wall, or reinforced concrete fence of not less than 3 nor more than 4 feet in height above the finished grade of the off-street parking area shall be erected and maintained so as to provide a headlight screen for the residential district.

Amend the introduction to Section 17.200 (Residential Landscaping Requirements) of Article 17 (Landscaping and Tree Preservation), such introduction to read as follows:

17.200 Residential Landscaping Requirements

These standards shall apply to all ~~residential~~ zoning districts developed for residential use, except CB-1. Any area within a planned development district or overlay district containing landscaping standards shall be regulated by the more restrictive standards.

Amend Subpart i of Part A of Subsection 17.300.1 (Regulations for Specific Districts) of Section 17.300 (Overlay District Landscaping Requirements) of Article 17 (Landscaping and Tree Preservation), such subpart to read in its entirety as follows:

i. A minimum 30-foot wide landscape edge (as measured from the front property line exclusive of rights-of-way for thoroughfares Type C or above) must be provided except under the below conditions. This requirement is not intended to prohibit the placement of driveway openings as specified in the Street Design Standards.

a. The landscape edge shall not apply to that portion of the overlay district zoned Central Business-1 at the time of development or redevelopment. ~~This requirement is not intended to prohibit the placement of driveway openings as specified in the Street Design Standards.~~

~~a.~~b. The~~is~~ landscape edge may be reduced by as much as 15 feet if the combined width of the unpaved right-of-way and the landscape edge is at least 40 feet. Such modifications may be permitted to accommodate variations in unpaved rights-of-way along the respective roadways due to grade-separated interchanges, turning lanes, transit stops, drainage improvements, underground utilities, or related facilities. The 40-foot distance shall be measured from the back of the permanent curb of the roadways including those existing or planned acceleration and deceleration lanes, loop road, and ramps at grade-separated interchanges. Sidewalks shall be calculated as part of the 40-foot distance.

c. The landscape edge for a multifamily or mixed-use residential development may be reduced to 25 feet and may be further reduced by as much as 10 feet under the criteria in Sec. 17.300.1A.b, above.

Amend Subsection 20.100.2 of Section 20.100 (Screening Walls or Visual Barriers) of Article 20 (Screening, Fence and Wall Regulations), such section to read in its entirety as follows:

.2 No solid screening wall or fence shall be required as stated in Sec. 20.100.1 when single-family and two-family residential uses in any ~~R~~ nonresidential district side or back upon other single-family or two-family residential uses.

Amend Part D of Subsection 20.200.1 of Section 20.200 (General Fence and Wall Regulations) of Article 20 (Screening, Fence and Wall Regulations), such part to read in its entirety as follows:

D. For all nonresidential uses within the LI-1 and LI-2 districts, a wall or fence not more than 8 feet in height may be erected in the front yard setback.

Amend Subsection 20.200.4 or Section 20.200 (General Fence and Wall Regulations) of Article 20 (Screening, Fence and Wall Regulations), such section to read in its entirety as follows

.4 Fence arms and barbed wire are only allowed for nonresidential developments in the LI-1 and LI-2 districts and may not extend over property lines. Barbed wire, if used, must be attached to the fence arms.

Amend Section 20.300 (Mechanical Screening Requirements) of Article 20 (Screening, Fence and Wall Regulations), such section to read in its entirety as follows:

20.300 Mechanical Screening Requirements

In all nonresidential and multifamily developments, roof-mounted mechanical units shall be screened from view at a point of 5.5 feet above the property line with a parapet wall, mansard roof, or alternative architectural element. The height of the screening element shall be equal to or greater than the height of the mechanical unit provided that the element shall not extend more than 5 feet above the roof on a one or 2 story building or more than 13 feet above the roof on a building of 3 or more stories. A mechanical unit which is taller than the maximum permitted height of the screening feature shall be set back from the screen 5 feet plus 2 feet for each foot it exceeds the height of the screen. Screening for mechanical units shall apply to new building construction only.

Amend Subsection 21.400.1 of Section 21.400 (Review Process) of Article 21 (Residential Adjacency Standards), such subsection to read in its entirety as follows:

21.400 Review Process

.1 The RAS shall apply when a use identified with an "R" in the use tables of Sec. 14.100 or Sec. 14.200 is proposed for a ~~nonresidential~~ building or site ~~that is adjacent to a residential district~~ and ~~both~~ one of the following conditions apply:

A. An existing or proposed building, structure, or device on the lot is within 150 feet of the district boundary of any residential zoning district or the property line for a single-family or two-family residence in any district~~a district boundary for any of the following residential districts~~, except if the activity proposes the use of public address/paging systems, in which case 1,000 feet shall be the effective distance~~: ED, SF-20, SF-9, SF-7, SF-6, PH, 2F, SF-A, MH, MF-1, MF-2, MF-3, GR, and UR~~; or~~.~~

B. An existing or proposed building, structure, or device on the lot is within 150 feet of the property line for a multifamily residence in any district, except if the activity proposes the use of public address/paging systems, in which case 1,000 feet shall be the effective distance; or~~The use in question is identified with an "R" in the tables of Sec. 14.100 or Sec. 14.200~~

C. The proposed use would be located on a property with a residential use or uses.

Zoning Case 2025-007 Draft Standards

Additions are indicated in underlined text; deletions are indicated in ~~strikethrough~~ text.

Amend Section 21.500 (Standards) of Article 21 (Residential Adjacency Standards) to add a new Subsection 21.500.8 (Mixed-Use Residential Development), such new subsection to read in its entirety as follows:

.8 Mixed-Use Residential Development

Land uses identified with an "R" in the use table are prohibited in Mixed-use Residential buildings.

[Remainder of page intentionally blank]

Amend Subsection 1 (Applicability) of Section 25.300 (Traffic Studies at Time of Site Plan Review) of Article 25 (Traffic Studies), such subsection to read in its entirety as follows:

.1 Applicability

A. A Traffic Generation Report is required simultaneous with the application for a concept plan, adopted development plan, or preliminary site plan in 0, except as exempted below. A Traffic Generation Report may also be required with a site plan where the development is constructed in phases.

B. The Director of Engineering may waive the requirement to provide a Traffic Generation Report for site plan reviews that are unlikely to generate additional traffic beyond existing conditions.

C. A Traffic Generation Report is not required for the conversion of an existing nonresidential building to a multifamily or mixed-use residential building if the building was constructed at least five years prior to the filing of the site plan application.

Plano
Planning Department

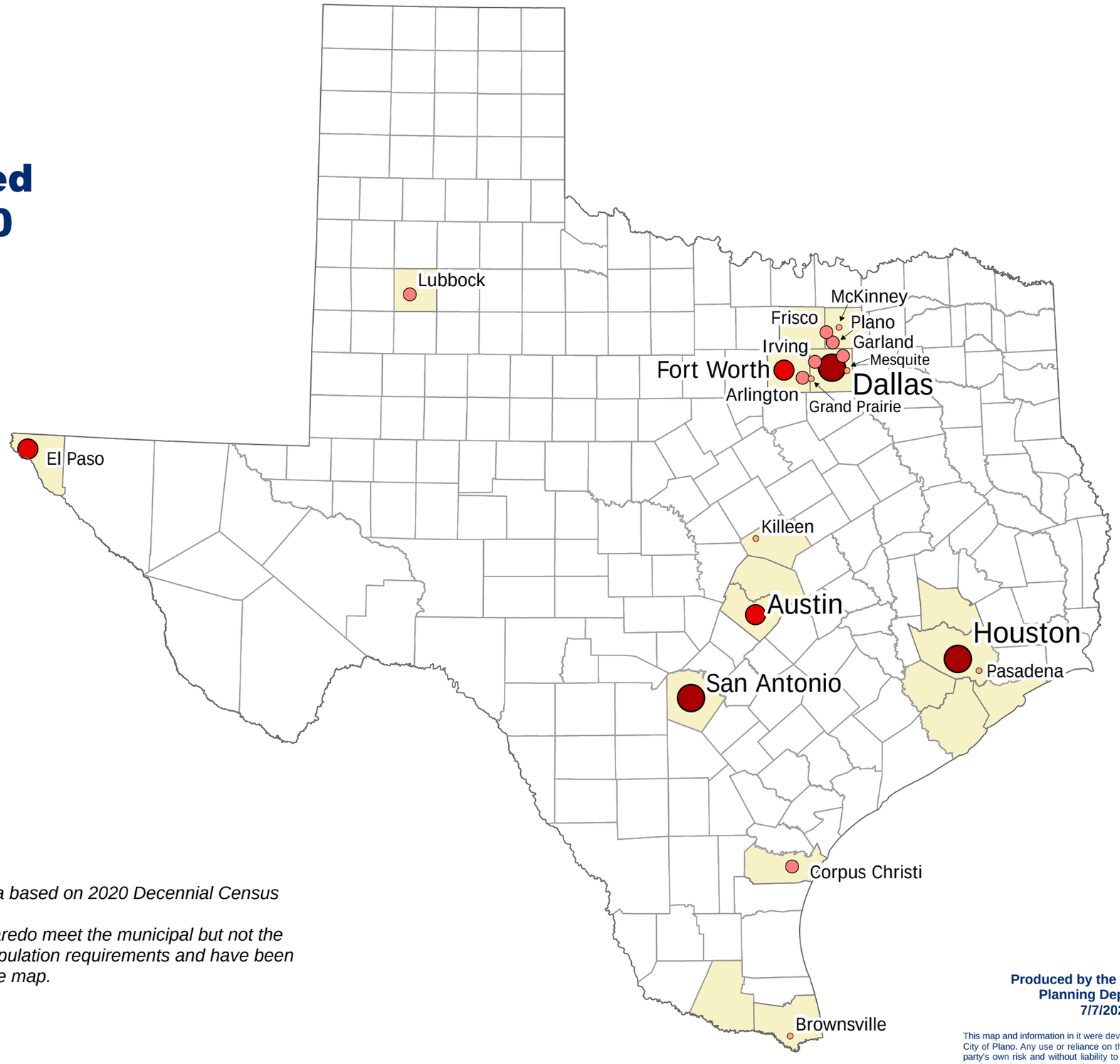
Texas Cities Impacted by SB 15 and SB 840

City Population
- 150,000 - 200,000
- 200,000 - 500,000
- 500,000 - 1,000,000
- Over 1,000,000

County Population
- Under 300,000
- Over 300,000

City	Population
Houston	2,304,580
San Antonio	1,434,625
Dallas	1,304,379
Austin	961,855
Fort Worth	918,915
El Paso	678,815
Arlington	394,266
Corpus Christi	317,863
Plano	285,494
Lubbock	257,141
Irving	256,684
Garland	246,018
Frisco	200,509
Grand Prairie	196,100
McKinney	195,308
Brownsville	186,738
Killeen	153,095
Pasadena	151,950
Mesquite	150,108

Count: 19



Population Data based on 2020 Decennial Census

Amarillo and Laredo meet the municipal but not the county-level population requirements and have been omitted from the map.

Produced by the City of Plano
Planning Department
7/7/2025

This map and information in it were developed exclusively for use by the City of Plano. Any use or reliance on this map by anyone else is at the party's own risk and without liability to the City of Plano, its officials or employees for any discrepancies, errors, or variances which may exist.

jcozart Z:\Long Range Planning\04 - Long Range Planning Projects\Legislative Analysis\2025 Legislative Session\TX Legislature 2025 Maps & Analysis\2025 Legislature Analysis & Maps\SB 840 TX Cities\SB 840 TX Cities.aprx

City of Plano

Design Standards for Multifamily and Mixed-Use Residential Developments

Plano
City of Excellence

September 1, 2025

Design Standards for Multifamily and Mixed-Use Residential Developments

1. General

A. This document is a supplement to the requirements for multifamily residence developments in the Zoning Ordinance.

B. These requirements apply to multifamily residences, independent living residences constructed in the form of apartments, and mixed-use residential developments.

C. These requirements do not apply to the conversion of an existing nonresidential building to a multifamily residence or independent living facility use if the building was constructed at least five years prior to the filing of the development application.

D. During the site plan review process, the Planning & Zoning Commission may waive or modify any of these requirements upon a finding that waiving or modifying the requirement:

i. Does not result in a site condition that is inconsistent with the spirit and intent of the requirement; and

ii. Does not result in an unnecessary encumbrance on another parcel of land; and

iii. Is not solely based on economic gain or loss.

However, when a requirement herein is equivalent to a requirement in the Zoning Ordinance, the requirement can only be varied by the Board of Adjustment.

E. When there is a conflict between this document and the requirements in the Zoning Ordinance, the more restrictive requirement controls.

2. Pedestrian Circulation and Surface Parking

A. Surface parking lots must meet the following requirements:

i. Parking lots must be located behind front building facades, except one double-loaded aisle of parking may be placed between the building and the street.

ii. Surface parking lots must not exceed 200 spaces per parking lot without providing a 15-foot separation including a sidewalk at least 5-feet in width and 10-feet of landscape edge.

iii. Within the landscape edges in 2.A.ii. 3 caliper inches of shade trees or 6 caliper inches of ornamental trees must be planted per 500 square feet of landscape edge with a minimum tree size of 3-inch caliper. The number of required trees must be calculated solely on the area of the required landscape edge and placed to provide shade to pedestrians.

iv. A sidewalk at least five feet in width must be provided to connect the parking lot to the street and to any adjacent buildings or open space areas.

v. The sidewalks in 2.A.iv. must be distinguished from areas used by vehicles with one or more of the following techniques:

a. Changing paving material, pattern, and/or paving color, but not including the painting of the paving material;

b. Addition of decorative bollards; or

c. Constructing raised median walkways with landscaped buffers.

vi. Barriers that limit pedestrian access between the subject property and adjacent properties are prohibited. A pedestrian access point, such as an unlocked gate, should be provided where barriers are required due to other ordinance standards.

vii. A network of pedestrian pathways must be maintained that connects perimeter sidewalks, each building on site, and any adjacent public parks, trails, or other neighborhood connections.

a. Pathways must be a minimum of 5 feet wide.

b. Pedestrian pathways across drive aisles must be clearly marked using a combination of pavement markings, decorative pavers, raised crossings, signage, or other acceptable treatment.

3. Parking Structures

A. In addition to the standards in the Zoning Ordinance, Section 16.500.5 (Parking Garages), parking garages should be located to the rear of the building with vehicle access as follows:

i. Where possible, vehicle access to parking garages should be provided from an internal drive aisle or lane.

ii. The Director of Engineering may allow access to Type C or smaller thoroughfare when the access is necessary under the findings of a traffic study.

B. Where an access gate is provided, there must be a minimum of one 8 feet by 20 feet stacking space at the access control device to allow a vehicle to queue while the gate opens without obstructing the vehicle or pedestrian circulation of any driveway, fire lane, sidewalk, street, or other public right of way.

   i. A pedestrian path at least four feet wide with clear signage and lighting must be provided within the parking garage. The pedestrian path must connect to adjacent sidewalks.

   ii. Electric vehicle charging stations must not impede a minimum of four feet of clearance on any path, walkway, or sidewalk.

      a. Parking garages must not exceed the height of the building it serves and must not be visually predominant when viewed from the street or public usable open space.

4. Site Amenities

A. All new development must provide a minimum of 3 amenities from the City's approved list. Amenities may include, but are not limited to, the following:

   i. Active open space (e.g., sports courts, playgrounds, dog parks, walking trails, furnished courtyard) totaling at least 4,000 square feet. Each open space shall have a contiguous, minimum usable area of 2,000 square feet.
   ii. Community room of at least 500 square feet available to all residents.
   iii. Level 2 Electric vehicle (EV) charging stations equal to one EV charging station per 10 required parking spaces.
   iv. Public art visible to the street, as accepted by the Planning & Zoning Commission during the site plan process.
   v. Indoor exercise facility of at least 500 square feet.
   vi. Swimming pool.
   vii. Secure storage closets, located outside of dwelling units, available for residents at a number equal to 20% percentage of units.
   viii. Secure, fully enclosed bicycle parking for residents equal to one bicycle parking space per unit.
   ix. Covered parking or garages for at least 50% of units.
   x. Visitor parking at a rate of 0.25 spaces per unit.

B. Applicants may propose alternative amenities not listed in subsection 4A, subject to approval by the Director of Planning.

5. Building Massing and Articulation

A. No building facade will exceed a length of 100 feet without a horizontal and vertical break in the facade. The vertical break shall be a minimum depth/height of 3 feet for a minimum length of 10 feet.

B. Facades shall contain repeating patterns of contrasting materials, material colors, and material textures that visually break up the horizontal and vertical expanse of the facade.

C. 50% of all units must have a true balcony, with a minimum 7-foot depth and 8-foot width to create outdoor living space. In lieu of balconies, outdoor common areas within the building (distinct from required public open space) may be provided at a rate of 100 square feet per unit where a balcony is required but not constructed.

6. Ground Floor Entry Design

A. The primary shared building entrance must be in a prominent location, such as the center of the building facade on the primary street frontage or the corner of the building. Additional shared entries may be provided on secondary streets or other pedestrian routes.

7. Sustainability and Site Efficiency

A. Newly constructed buildings must be Leadership in Energy and Environmental Design (LEED) certified by the U.S. Green Building Council.

8. Individual Unit Garages

A. Garages provided for individual units may only be accessed from the rear or side of the primary building. Garages may be detached units located behind the primary building.

9. Waste Collection, Loading, and Service Areas

A. All service areas, loading docks, and solid waste collection areas must be:
   i. oriented away from adjacent residential buildings and uses, or
   ii. fully contained within buildings.

10. Vertical Mixed-Use

A. With the exception of parking garages, and loading and service areas, 60% of the first floor facades of mixed-use and nonresidential buildings must consist of windows, doors, and breezeways.

11. Landscape Edge

A. A landscape edge must be provided along public street frontages and maintained consistent with the requirements of this section.

i. Where there is a conflict between these standards and the standards for an overlay district in Section 17.300 of the Zoning Ordinance, the overlay district standards apply, with the exception of 11.B, below.

ii. These standards do not apply to properties in BG, CB-1, NBD, or UMU.

iii. These standards may be waived or modified where the landscape edge is impacted by rights-of-way or easements.

B. The minimum width of the landscape edge is as follows:

i. If the required setback for a nonresidential use constructed on the same site is greater than 25 feet, the minimum width of the landscape edge is 25 feet.

If the required setback for a nonresidential use constructed on the same site is 25 feet or less, the minimum width of the landscape edge is the same as the minimum width of a landscape edge for that nonresidential use constructed on the same site.

C. The landscape edge must consist of trees, shrubs, groundcover, berms, and related elements as follows:

i. A minimum of one 3-inch caliper shade tree and one 3-inch caliper ornamental tree (7-foot planted height) must be placed per 50 feet of frontage exclusive of driveways.

ii. A landscape screen with a minimum height of 18 inches (as measured from the finished grade of the parking area) must be provided in locations where the landscape edge separates a surface parking area from a thoroughfare. The required screening is based on the size of the thoroughfare as described below.

a. For Type D and above, landscape screens must consist of earthen berms, evergreen shrubs (5-gallon minimum), or a combination. Retaining walls may be used to facilitate berming if they are not visible from the street. Earthen berms must have a maximum slope of 4-to-1, requiring at least 4 feet of horizontal width for every 1 foot of vertical height. Shrubbery hedges forming a continuous living screen and retaining walls used for berming must not exceed 40 inches in height within the required landscape edge.

b. For Types F through C, a continuous screen of evergreen shrubs (5-gallon minimum) must be planted adjacent to any parking or drive aisles. Shrubbery hedges forming a continuous living screen must not exceed 40 inches in height within the required landscape edge.

iii. Living screens, retaining walls, and screening walls more than 40 inches in height but no greater than 8 feet in height may be placed beyond the required landscape edge and/or front yard setback, whichever is greater. They must not exceed 8 feet in individual or combined height. The above must also conform to the required visibility triangles noted in Sec. 13.500.2K and to the visibility requirements of the Street Design Standards.

iv. A digitally controlled automatic irrigation system must be installed to ensure maintenance of plant materials in a living and growing condition.

v. A landscape plan must be submitted in conjunction with the site plan review process.

vi. The location of plant materials must comply with the visibility requirements of the Street Design Standards.

vii. Shrubs must be drought-tolerant, native or well adapted, and have a mature height between 30 inches and 42 inches.

Plano City of Excellence | Memorandum

Date: July 24, 2025

To: Honorable Mayor & City Council
Planning & Zoning Commission

Via: Mark D. Israelson, ICMA-CM, City Manager

From: Christina D. Day, AICP, Director of Planning

Subject: **Supplement for Joint Work Session – State Legislative Updates related to Land Use (SB 15, SB 840, HB 2477)**

Due to the significant impact and impending deadline of legislation from the 89th Legislative Session, a joint work session is being held on Monday, July 28, 2025, at 4:00 p.m. for the City Council and Planning & Zoning Commission to review and discuss changes to city ordinances and regulations.

The following documents are included for the Council and Commission's consideration. Attachment 2 was previously provided in the Joint Work Session packet, posted July 23, 2025, but is included again for ease of reference:

Attachment 1: Related Results of Planning & Zoning Commission Meeting of July 21, 2025

This document outlines the initial direction provided by the Commission at their July 21, 2025, work session on legislative impacts. This discussion can be viewed at the following link: https://planotx.new.swagit.com/videos/350335?ts=8100.

Attachment 2: Planning & Zoning Commission Staff Report from July 21, 2025

This document outlines the three bills and provides options and discussion points that were presented to the Commission on July 21, 2025.

The following documents are presented in response to feedback from the Planning & Zoning Commission or to provide supplementary information:

Attachment 3: Map of Height Minimums and Maximums for Multifamily in Response to SB 840

This map displays the locations of required maximum heights for multifamily and mixed-use development under SB 840. It also displays the minimum heights recommended under the *Height Regulations* section on pages 8-9 of Attachment 2 and referenced in Question 1 of Attachment 1.

Attachment 4: Draft Signage for SB 840 and SB 15 Projects

Two variations of potential signage for developments constructed under the bills are included for consideration. Discussion of this topic is found under the *Additional Ideas* section on page 15 of Attachment 2 and referenced in Question 9 of Attachment 1.

Draft Sign One relates to Housing and could be used for projects constructed due to either SB 840 and SB 15, if that is desired. Draft Sign Two is specific to multifamily and would be specific to projects constructed due to SB 840.

A mock-up of what a sign might look like is also included. Note that the links included in the draft signs are not yet active.

Attachment 5: Draft SB 840 Notice Letter

A draft notice that could be sent to the owners of property surrounding projects developed under SB 840 is provided. The notices could be provided to owners within 500 feet and registered neighborhood groups within 1,500 feet, consistent with notice boundaries for zoning change requests. Discussion of this topic is found under the *Additional Ideas* section on page 15 of Attachment 2 and referenced in Question 10 of Attachment 1. Note that the link for the Zoning & Development Activity Map is not yet active.

This information will be reviewed at the joint work session. Staff is seeking direction from the Council and Commission to incorporate into the draft amendments, which will be presented at the following noticed public hearings in advance of the September 1 effective date for the bills:

Special Called Planning & Zoning Commission meeting
Wednesday, August 6, 2025
6:00 p.m.

City Council meeting
Monday, August 25, 2025
7:00 p.m.

PLANNING & ZONING COMMISSION
REGULAR MEETING REPORT

Plano
City of Excellence

DATE: July 24, 2025

TO: Honorable Mayor & City Council

FROM: Planning & Zoning Commission

VIA: Mike Bell, AICP, Assistant Director of Planning acting as Secretary of the Planning & Zoning Commission
Christina D. Day, AICP, Director of Planning

SUBJECT: **Results of Planning & Zoning Commission Meeting of July 21, 2025**

AGENDA ITEM NO. 7 – DISCUSSION AND DIRECTION
LEGISLATIVE UPDATES
APPLICANT: CITY OF PLANO

Discussion and direction on impacts from the 89th Legislative Session. Project #DI2025-008.

RESULTS:

The Planning & Zoning Commission (Commission) discussed the options and discussion points presented and provided direction as follows:

1. **Do the proposed new height maximums and minimums appropriately address the impacts of SB 840 and the community's expectations?**

   Yes, the proposed height maximums are in line with what is required by the bill, and the addition of minimum height requirements for multifamily buildings is generally supported.

2. **Are the proposed design standards appropriate for new mixed-use and multifamily residences?**

   Design standards are an appropriate response to ensure that new multifamily development fits the community. The Commission provided direction to explore the adoption of the International Green Construction Code (IgCC) in lieu of requiring Leadership in Energy and Environmental Design (LEED) certification, but was comfortable with using LEED until such time that IgCC could be adopted.

   The Commission asked staff to explore height variations for developments adjacent to single-family uses.

3. **Should some or all surface parking be covered via carports?**

   No, the Commission provided direction that carports should be driven by market demand, and not required by city ordinance.

4. **Should the landscaping requirements for surface parking lots be enhanced for new developments and redevelopments, with the exception of nonresidential buildings converted to multifamily meeting the SB 840 requirements?**

   Yes, enhanced landscaping is desired both within surface parking lots and in the landscape edge.

5. **Should the Expressway Corridor (EC) Overlay be removed?**

   a. **If so, should enhanced design be required for all institutional dwellings, multifamily, and mixed-use buildings in Plano?**

   b. **If keeping the overlay, should balconies facing the expressways be prohibited for all dwellings in the Overlay?**

   The Commission discussed the evolution of the city's development policies in expressway corridors and provided direction to retain the Expressway Corridor Overlay district with modifications. Specifically, options 1b and 2 presented in the report should be combined, as follows:

   i) Remove the standards that can no longer be required per state legislation (i.e. building separation from the expressway, 100-foot landscape buffers, and restrictions against institutional dwellings, multifamily, and mixed-use buildings in the Restricted-Expressway Corridor Area (R-ECA); and

   ii) Prohibit residential balconies facing expressways for all dwellings in the Overlay; and

   iii) Require a 15-foot landscape edge along the property lines closest to the expressways for all land uses within the overlay; and

   iv) Require the standards listed below (and on page 13 in the staff preliminary report) for all institutional dwellings, multifamily, and mixed-use buildings in the city:

      (a) A filter or series of filters with a Minimum Efficiency Reporting Value (MERV) of 13 or higher,

      (b) Intake openings for outdoor air are to be located on the opposite side of the building from the expressway, and

      (c) Building design to address interior noise levels.

   There was extensive discussion on this topic. Staff would like to confirm that the above information is consistent with the direction of officials, as part of the joint work session.

6. **Should multifamily be removed as an allowed use in the Residential Community Design (RCD) zoning district?**

   Yes, the Tier 3 housing types should be removed at this time, but could be reintroduced as part of the Zoning & Subdivision Ordinance Rewrite project.

7. **Should the Subdivision Ordinance be revised to ensure adequate infrastructure capacity and enhance the city's ability to choose when and how to allocate funding for infrastructure?**

   Yes, this is important to manage the unanticipated growth that will be caused by the legislation.

8. **Should single-family uses be permitted in more nonresidential districts?**

   The Commission discussed the costs and benefits of allowing single-family uses in nonresidential districts. There was concern that introducing single-family neighborhoods within a commercial context would result in a poor living environment for the residents and impacts to the land use rights and operations of existing businesses that would suddenly be affected by residential adjacency. However, there was some support to allow RCD Tier Two single-family residences, as these developments have a form and massing generally comparable to multifamily development and would provide more housing diversity for the city.

   As a result, staff will bring forward a draft that allows Tier Two housing in specific locations that are better suited to mixed-use development (i.e., excluding LI-1 and LI-2 zoning) and that already allow some residential. Mitigation for new residential will rely on the new development to provide solutions and avoid burdening existing or future commercial uses.

9. **Should signage be required for all developments that receive land use permissions due to SB 840?** (A unified response to questions 9 and 10. is provided below.)

10. **Should property owner notices be required for all developments that receive land use permissions due to SB 840?**

    The Commission discussed the city's role in ensuring that residents are well-informed about changes in their neighborhood and was generally supportive of requiring a notice sign and mailed notice for anything that would require a zoning change under the current ordinances. The Commission provided direction that the sign and notice should be visibly distinct from the signs and notices for zoning cases and replats.

    There was discussion as to whether notices should be provided in advance of a public meeting with the intention to allow residents to provide feedback and influence city decision-making; however, any developments proposed under the legislation would not require a public hearing, and since administrative approvals are required by the bill, public comment would have limited, if any, impact on outcomes. Providing notice for site plans for a specific meeting date would likely delay approvals due to the time needed for preparing and mailing the notices.

    The Commission also discussed that there may be a point in the future when the additional noticing may no longer be needed, once public understanding of the legislation is commonplace. The requirements could be removed if City Council directs accordingly in the future.

11. **Are the proposed changes to landscaping standards and minimum unit sizes appropriate for new mixed-use and multifamily residences?**

    Yes, these standards are an appropriate response to the legislation.

12. **Are there any other issues the Commission would like staff to research further to assist with Plano's response to these bills?**

    The Commission discussed additional topics for staff to explore further when preparing the ordinance amendments. Changes were primarily focused on small lot subdivisions under SB 15, for which the city can only require one off-street parking space per lot. As a result, the Commission requested the following:

    i) Consider requiring street standards that accommodate on-street parking without impacting emergency vehicle access, and

    ii) Consider off-street parking dimensions, design, and access.

To view the discussion, please click on the provided link:
https://planotx.new.swagit.com/videos/350335?ts=8100

CS/hm

PLANNING & ZONING COMMISSION

STAFF REPORT: JULY 21, 2025

Plano City of Excellence

AGENDA ITEM NO. 7

DISCUSSION AND DIRECTION: Legislative Update

APPLICANT: City of Plano

CASE PLANNER: Christina Sebastian, AICP

DESCRIPTION: Discussion and direction on impacts from the 89th Legislative Session. Project #DI2025-008.

STAFF REPORT – BACKGROUND & INTRODUCTORY REMARKS

BACKGROUND:

The Regular Session of the 89th Texas Legislature concluded on June 2, 2025. While a special legislative session was called, many bills were passed by the Legislature in the Regular Session that impact the regulation of the Zoning and Subdivision Ordinances and the Planning & Zoning Commission (Commission). The Commission called a public hearing on June 2, 2025 (staff report | video) for Zoning Case 2025-007 and Subdivision Ordinance Amendment 2025-001.

Staff is currently drafting amendments to bring the Zoning & Subdivision Ordinances into compliance with the passed legislation. A joint City Council and Commission meeting is scheduled for Monday, July 28, 2025, at 4:00 p.m., the results of which will be incorporated into the draft amendments. The drafts will be presented at public hearings for at a special called Commission meeting on Wednesday, August 6, 2025, at 6:00 p.m. The bills discussed in this report go into effect on September 1, 2025, so amendments are scheduled to be considered for final adoption at the August 25, 2025, City Council meeting.

BILLS REQUIRING CHANGES

The Planning Department monitored over 100 bills this legislative session, 29 of which passed. Of these, three of the bills, summarized below, significantly impact Plano's land use policies and require changes to the Zoning or Subdivision Ordinances and direction from the Commission. Additional bills were also approved that will require more straightforward changes to the ordinances; these bills and changes will be presented to the Commission at the public hearings.

The three bills were each bracketed to only apply to cities with a population over 150,000 located in a county with a population over 300,000, resulting in them affecting 19 Texas cities, as shown in Attachment A. If a city fails to follow the new laws, the bills allow more types of litigants to sue cities and a successful litigant is entitled to attorneys' fees, so cities would be responsible for both their own fees and the successful opposing party's fees.

SB 15 (Small Lot Single-family)

Senate Bill 15 prohibits cities from requiring that residential lots be greater than 3,000 square feet, but only on tracts of land five acres or larger that have never been platted and are zoned for single-family homes (with limited exceptions). The bill also includes various restrictions on what can be regulated by the city for these tracts of land, including parking, height, setbacks, and open space.

SB 840 (Multifamily Permissions and Conversions)

Senate Bill 840 has three main impacts:

1. The bill requires that multifamily or mixed-use residential be permitted in any area (with limited exceptions) that allows office, commercial, retail, warehouse, or mixed-use use or development; for Plano, this means multifamily or mixed-use residential must be permitted in any nonresidential zoning district.

2. The bill places limitations on what the city can regulate in regards to multifamily or mixed-use residential in any zoning district, specifically: density, building height, setbacks, parking, floor area ratio, and requiring nonresidential uses. Additionally, all permits and other authorizations (included plats and site plans) for multifamily or mixed-use residential must be administratively approved.

3. The bill allows conversion of buildings from office, retail, or warehouse uses to multifamily or mixed-use residential (with limited exceptions). When these conversions occur, the city cannot require:

    a. A traffic impact analysis,

    b. Construction of improvements or payment in lieu of to mitigate traffic,

    c. Additional parking spaces,

    d. The extension, upgrade, replacement, or oversizing of a utility except to provide minimum capacity to serve the proposed conversion,

    e. Design requirements more restrictive than the city's building code, nor

f. Impact fees for water, wastewater, drainage, and roadways. The city does not currently have these impact fees, but this needs to be considered if impact fees are adopted in the future.

The bill does allow the city to regulate some elements, including short-term rental regulations, water quality protections, historic preservation, and other regulations that are generally applicable to other development. Park fees and building fees are also permitted under the bill.

SB 2477 (Conversion of Nonresidential Buildings to Multifamily)

Senate Bill 2477 is similar to SB 840, however, it is specific to office conversions (item 3, above). The bill includes language that notes if there is conflicting information between SB 840 and SB 2477, SB 840 takes precedence. The two bills are substantially similar, however, SB 2477 does not allow an additional drainage, detention, or water quality requirement, if the conversion does not increase the amount of impervious cover.

Goals

As the impacts of some of these bills are substantial and vary significantly from the comprehensive plan, the city has identified four main goals as ordinances are amended to comply with the new laws:

1. Preserve Plano's ability to foster economic development, particularly in the Legacy and Research/Technology Crossroads® areas.

2. Preserve neighborhood compatibility, especially as it relates to retail corners.

3. Ensure adequate infrastructure.

4. Require well-built multifamily and mixed-use developments.

Nonconformities

As the Commission reviews these bills and considers how Plano should respond to them, they are encouraged to consider the effect of nonconformities. Nonconforming uses have a number of impacts, including potential financial impacts to business and property owners, and the requirement from Senate Bill 929 in the 88th Legislative Session to require notification to owners and tenants whose uses are being made nonconforming.

Proposed solutions are intended to avoid the creation of nonconforming uses, so the notice required under Senate Bill 929 was not sent. Any changes proposed that create nonconforming uses would require notice and delay amendments past September 1, 2025.

STAFF REPORT – SENATE BILL 15 DETAILS

Senate Bill 15 (SB 15) requires cities to allow small-lot single-family residential development on land which:

1. Is zoned for single-family homes,
2. Has never been platted, and
3. Is five acres or more.

The bill includes some exceptions, the only one of which applies to Plano is land that is within 3,000 feet of an airport. A map showing these tracts is included as Attachment B.

Under SB 15, cities cannot require tracts that meet the above requirements to be platted at a lot size above 3,000 square feet, even if the tract is zoned for a district with larger minimum lot sizes. The developer may opt to follow the base zoning district or plat larger lots, but the city cannot require it. Additionally, the bill specifies a number of development standards that must be applied to tracts platting under the 3,000 square feet standard, as follows:

Element	Maximum Permitted to Regulate per SB 15	Additional Regulations per SB 15
Lot size	3,000 square feet	*n/a*
Lot width	30 feet	*n/a*
Lot depth	75 feet	*n/a*
Front Yard Setback	15 feet	*n/a*
Side Yard Setback	5 feet	*n/a*
Rear Yard Setback	10 feet	*n/a*
Parking	1 space per home	Cannot require covered parking nor off-site parking
Lot Coverage	Minimum of 70%	Cannot regulate bulk of building
Height	3 stories of 10 feet each	*n/a*
Wall Articulation	*n/a*	Cannot require variation in depth of walls

STAFF REPORT – SENATE BILL 15-RELATED RECOMMENDATIONS

In response to SB 15, standards for Small Lot Single-family are proposed to be added to Article 15 (Use-Specific Standards), with development standards compliant with the bill. As noted above, developers of land eligible for development under the SB 15 regulations would have the option of following the Small Lot Single-family use-specific standards, or those of their zoning district. Subdivisions that plat under the SB 15 requirements would have that noted on the subdivision plat.

Additionally, these developments will be required to provide open space based on the number of lots in the subdivision. The Subdivision Ordinance is also proposed to be updated regarding alley design for small lots, to require alleys for lots 50 feet or less in width, to align plat vacation standards with the new legislation, and to require notation of the use of the Small Lot Single-family standards on the plat.

Senate Bill 840 (SB 840) includes two new definitions, listed below with emphasis underlined:

> **Mixed-use residential:** means the use or development, as applicable, of a site consisting of residential and nonresidential uses in which the residential uses are at least 65 percent of the total square footage of the development. The term includes the use or development of a condominium.

This definition is a substantial change from the way the city currently considers mixed-use development. Plano's policy documents support mixed-use that is a maximum of 50% residential, but where SB 840 is in effect, those policies will be preempted by state law.

> **Multifamily residential:** means the use or development, as applicable, of a site for three or more dwelling units within one or more buildings. The term includes the use or development of a residential condominium.

This definition generally aligns with the city's zoning standard, wherein a multifamily dwelling is "*any building or portion thereof, which is designed, built, rented, leased, or let to be occupied as 3 or more dwelling units or apartments or which is occupied as a home or residence of 3 or more households*."

Under SB 840, Plano must permit mixed-use residential or multifamily residential in all of our nonresidential zoning districts, as each of them allows one or more of the nonresidential uses listed under the bill (office, commercial, retail, warehouse, or mixed-use). See Attachment C for a map of areas impacted by SB 840.

The bill includes some exceptions, including areas within 3,000 square feet of an airport and areas within 1,000 feet of a "heavy industrial use," which is defined by the bill. Planning staff worked with Plano Fire-Rescue and the Environmental Health & Sustainability Department to identify locations that meet the definition for "heavy industrial use" in the bill, which are noted in the Attachment C map.

Additionally, SB 840 also restricts what cities can regulate for mixed-use and multifamily residential uses, and these restrictions also apply to all multifamily residential developments, even those in districts where the listed nonresidential uses are not permitted (i.e., Multifamily Residence-1, Multifamily Residence-2, and Multifamily Residence-3 zoning districts).

Element	Restriction per SB 840	
Density	Greater of	Highest density allowed in city, or 36 dwelling units per acre
Maximum Height	Greater of	Highest height that would apply to nonresidential use on same site, or 45 feet (approximately 3 stories)
Setback or buffer	Lesser of	Setback that would apply to nonresidential use on same site, or 25 feet
Parking	Cannot require	More than one space per dwelling unit, or A multilevel parking structure
Lot Coverage	Cannot restrict building floor area in relation to lot area (effectively means Open Space cannot be required)	

Element	Restriction per SB 840
Nonresidential uses	Cannot require multifamily to contain nonresidential uses when located in an area not zoned for mixed-use residential
Approvals	Plats, site plans, and building permits must be approved administratively

SB 840 explicitly allows cities to regulate the following aspects of mixed-use and multifamily residential:

- Short-term Rental Regulations
- Water Quality Protection Regulations
- Voluntary program that allows less restrictive site development standards
- Sewer and Water Access Requirements
- Building Code
- Stormwater Mitigation Requirements
- Historic Preservation Regulations

Nonresidential Conversions

SB 840 and Senate Bill 2477 require cities to permit the conversion of nonresidential buildings to mixed-use or multifamily residential. The buildings must be used for office, retail, or warehouse uses, and must have been constructed at least five years before the date of the conversion. To qualify, at least 65% of the building and at least 65% of each occupied floor of the building must be converted to mixed-use or multifamily residential.

When qualifying buildings are converted, the bills restrict cities from requiring:

1. A Traffic Impact Analysis
2. The construction of improvements or payment of a fee in connection with traffic mitigation,
3. Additional parking besides what already exists on the site
4. The extension or upgrade of a utility, except to provide minimum capacity necessary to serve the conversion, or
5. Design requirements that are more restrictive than required by the adopted International Building Code.

With these restrictions and the city's four goals in mind, staff has developed a number of recommendations to respond to SB 840.

Height Regulations

While SB 840 restricts density, the height of a building can be more visually impactful than the density of dwelling units in the building. The comprehensive plan includes information on this on the What is Density? webpage. Two examples are listed below for comparison:

Windrose Tower Condos
7901 Windrose Avenue
340 feet tall



LVL 29 Apartments
6000 Columbus Avenue
356 feet tall



These two buildings, while similar in height and form, have significantly different densities: 45 dwelling units per acre (DUA) for the Windrose Tower Condos and 156 DUA for the LVL 29 Apartments.

Densities of existing properties in Plano go as high as 156 DUA, and one zoning district, Central Business-1 (CB-1), allows up to 174 DUA for buildings three-stories or higher with a Specific Use Permit. Downtown Plano has development near 100 DUA. Establishing a citywide density would need to consider impacts on districts such as Legacy West, The Shops at Legacy, Legacy North, and Downtown Plano. Since the bill applies the highest density permitted in the city to the whole city, it is challenging to align the development standards of these mixed-use areas with other areas, such as retail corners.

For this reason, and to avoid nonconformities that may be created by adjusting existing maximum densities, staff recommends that density maximums be removed from the Zoning Ordinance, and instead, density can be regulated by maximum heights, minimum unit size, and building code regulations. These standards would provide an effective limit on density.

The following tables show the existing height maximums, the maximum heights permitted for mixed-use and multifamily residential under SB 840, and the proposed new height maximums:

Residential Districts that Permit Multifamily

	MF-1	MF-2	MF-3	RCD
Maximum Height Today	40 feet	35 feet	45 feet	50 feet
Maximum Height for Mixed-use & Multifamily Under SB 840	45 feet	45 feet	45 feet	50 feet
Recommended Maximum Height	45 feet	45 feet	45 feet	Remove MF as permitted use

Low-rise Nonresidential Districts

	O-1	R	LC	NBD	BG
Maximum Height Today	35 feet	35 feet	35 feet	50 feet	4 stories (may be 5 if specific standards are met)
Maximum Height for Mixed-use & Multifamily Under SB 840	45 feet	45 feet	45 feet	50 feet	4 stories (may be 5 if specific standards are met)
Recommended Maximum Height	Nonresidential uses: No changes Mixed-use or multifamily residential: 45 feet			No changes	

Building codes generally require higher-quality construction once buildings exceed a certain height. The comprehensive plan's Redevelopment and Growth Management Action 8 (RGM8) states, "*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,*" supporting housing diversification through taller buildings. To help ensure that the new mixed-use and multifamily residential that is constructed in Plano due to SB 840 meets these objectives, height minimums are recommended for mixed-use and multifamily uses in areas where taller buildings may be appropriate:

High-rise Nonresidential Districts

	UMU	CC	RC	RE	RT	O-2	CB-1	CE	LI-1	LI-2
Maximum Height Today	15 story	325 feet	325 feet	325 feet	325 feet	none	none	none	none	none
Maximum Height for Mixed-use & Multifamily Under SB 840	15 story	325 feet	325 feet	325 feet	325 feet	none	none	none	none	none
Recommended Minimum Height for Mixed-use & Multifamily	45 feet	45 feet	75 feet	75 feet	120 feet	75 feet	75 feet	120 feet	75 feet	75 feet
Recommended Minimum Height for Other Uses	2 story	none	none	none	none	none	none	none	none	none

Minimum Unit Sizes

As noted above, density is proposed to be regulated by maximum heights, minimum unit size, and building code regulations. The current Multifamily Residence districts include minimum unit sizes for multifamily based on the number of bedrooms; these standards are proposed to be moved out of the Multifamily Residence districts to the use-specific standards for multifamily in Article 15 so they apply to all districts unless noted otherwise.

Design Standards

When mixed-use or multifamily is built, cities can require some enhancements to the site and street frontage. The following ideas are proposed for the Commission's consideration. Staff will make efforts to incorporate those that have the Commission's support into the proposed ordinance changes, though as ordinance language is drafted, the ideas may need to be adjusted slightly to be efficiently administered.

Design Topic	Potential Standard	Intent
Pedestrian Circulation and Surface Parking (Location and Distribution)	• Internal pedestrian network must connect buildings, perimeter sidewalks, and any adjacent parks, trails, and amenities • Surface parking must be located to the rear, side, or interior of buildings • Sidewalks or pedestrian paths required through large parking areas at regular intervals	Promote walkability, accessibility, and safe internal movement while reducing visual impact of parking along major corridors
	Teaser Parking Lane Exception: • Allowed for nonresidential or mixed-use development along arterials • Limited to one double-loaded row	Allow limited front parking in select contexts while maintaining walkability
Parking Structures *(if provided)*	• Must be screened or wrapped with non-parking uses on public-facing sides • The appearance of garage entrances must be minimized, not exceed a defined portion of the building frontage, and not immediately face single-family uses without appropriate screening	Enhance urban design quality and limit garage dominance along public frontages
Site Amenity Requirements	• Developments must select a minimum number of amenities from a city-approved list • Types of amenities may include active open space, community rooms, EV charging, public art, etc.	Improve resident livability and project quality; provide flexibility
Building Massing & Articulation	• Facade articulation through wall plane offsets, projections, or other horizontal/vertical variation at defined intervals • Architectural variation on upper floors through roofline breaks, window rhythm, balconies, or texture changes	Break up large massing, add visual interest, and support compatibility with adjacent single-family or lower-height development

Design Topic	Potential Standard	Intent
Ground Floor Entry Design	• Ground-floor Entry Design: Ground-floor residential units with individual entrances along a street must incorporate elements such as stoops, porches, or recessed entries • Urban/Mixed-Use Development: Provide a prominent main building entry on a suitable street; with secondary access along other streets or other pedestrian routes	Promote street activation and establish residential character at ground level
Sustainability & Site Efficiency *(U.S. Green Building Council Design Standards)*	• Recognized under LEED Rating System	Promote energy and water efficiency, reduced environmental impact, and enhanced resident livability
Individual Unit Garages	• Individual garages must be rear-loaded, side-loaded, or detached behind primary structure	Promote street-facing building presence, reduce driveway clutter, and enhance walkability
Horizontal Mixed-Use	• Locate residential buildings along local streets or rear of site • Orient loading, trash, and service entries away from residential areas, or contain fully within the building • Require screening between nonresidential uses and residential uses	Ensure compatibility between uses and reduce visual and noise conflicts
Vertical Mixed-Use	• Buildings must front directly on sidewalk to frame and activate street • Require awnings, canopies, and ground-floor architectural features • Require minimum ground floor transparency	Enhance pedestrian experience, support retail visibility, and encourage urban character

The Commission should consider their opinions on the changes offered above.

Landscaping Standards

SB 840 requires setbacks for mixed-use or multifamily residential to be the smaller of either what is required for nonresidential uses on the same site or 25 feet. Some districts require a setback greater than 25 feet for nonresidential uses, making mixed-use and multifamily residential more impactful than nonresidential uses on the same site. Therefore, the following approach is recommended:

1. Where the required setback for nonresidential uses is greater than 25 feet:

    a. The setback for mixed-use or multifamily residential is 25 feet, and

    b. The landscape edge for mixed-use or multifamily residential is 25 feet, with enhanced requirements aligned with the existing landscaping requirements for overlay districts, and

2. Where the required setback for nonresidential uses is 25 feet or less:

    a. The setback for mixed-use or multifamily uses is the same as for nonresidential uses, and

    b. The landscape edge requirements are the same as for nonresidential uses.

Additionally, most overlay districts require enhanced landscape edges that are wider (30 feet) than permitted under SB 840 (25 feet). Therefore, in these overlay districts, the minimum width for landscape edges for mixed-use and multifamily residential must be 25 feet.

Parking Standards

SB 840 mandates that the maximum parking that can be required by cities is one parking space per dwelling unit and that a parking garage cannot be required. To address the appearance of surface parking lots, the Commission is asked to consider:

1. If some or all surface parking should be covered via carports, and

2. If the landscaping requirements for surface parking lots should be enhanced for new developments and redevelopments, with the exception of nonresidential buildings converted to multifamily meeting the SB 840 requirements.

Expressway Corridor Overlay

Many requirements from the recently-adopted Expressway Corridor Overlay District (EC Overlay) are pre-empted by SB 840 for mixed-use and multifamily residential, including:

1. The requirement for properties within 500 feet of an expressway to provide either:
    a. 100-foot landscape edge, or
    b. A nonresidential building or parking structure between the dwellings and expressway, and

2. Prohibiting mixed-use and multifamily residential in the Restricted-Expressway Corridor Area (R-ECA).

Some requirements of the EC Overlay are still permitted, including requirements for:

1. A filter or series of filters with a Minimum Efficiency Reporting Value (MERV) of 13 or higher,

2. Intake openings for outdoor air to be located on the opposite side of the building from the expressway,

3. Building design to address interior noise levels,

4. A 15-foot landscape edge along the property lines closest to the expressways, and

5. Prohibiting single-family uses in R-ECA.

The Commission is asked to consider any of the following options to address the items that are pre-empted by SB 840:

1. Remove the EC Overlay completely, and either:

   a. Eliminate the standards completely, or

   b. Require standards 1-4 listed above for all institutional dwellings, multifamily, and mixed-use buildings in the city, with item 4 adapted to a citywide standard.

2. Keep the EC Overlay and:

   a. Remove the standards that can no longer be required and keep the remaining standards, but have them apply to all dwelling units in the Overlay, and

   b. Prohibit balconies facing expressways for all dwellings in the Overlay.

Small-scale Multifamily in the RCD Zoning District

The Residential Community Design (RCD) zoning district permits multifamily only when small-scale and when limited to 25% of the units within the district. Small-scale multifamily can be provided as Manor Homes (maximum 2 stories with 3-6 units per building) or Stacked Flats (maximum 3 stories with 6-9 units per building). Under the bill, Plano can no longer limit the district to only these types of multifamily. For this reason, and because RCD multifamily housing types are not currently in use in Plano, it is recommended that multifamily be removed as an allowed use in RCD and that options for small-scale multifamily be considered in the future, possibly as part of the Rewrite of the Zoning and Subdivision Ordinances.

Subdivision Standards

A number of changes are proposed to the Subdivision Ordinance in response to SB 840, including:

1. Street & Block Requirements – In order to promote developments with pedestrian-friendly streetscapes, all multifamily and mixed-use projects over a certain size could be required to provide internal street networks with features such as on-street parking, street trees, and shorter block lengths. These are already required by various means for developments in mixed-use zoning districts, such as the Urban Mixed-Use (UMU) district. These requirements would offer

the additional benefit of providing on-street public parking for residents and visitors, which the city is now limited in regulating on-site or on other nearby properties as part of the development.

2. Infrastructure Analyses – The city's existing development process has historically relied on detailed infrastructure capacity analysis at the time of site plan, civil engineering plans, and preliminary plat. This was based on a system that assumed any additional capacity needed would be the developer's responsibility to provide. However, this system may no longer be effective for Plano given changes to state law and case law regarding exactions and the additional challenges of redevelopment compared to new development.

   Proposed updates to the Subdivision Ordinance would require the developer to provide an infrastructure impact analysis and schematic engineering designs at preliminary design stages, such as concept plan and preliminary site plan. Additionally, the city is exploring methods used by other cities to model and reserve infrastructure capacity through the development process. This will help in the early detection of capacity needs within the city's infrastructure network.

3. Cost Participation – The Subdivision Ordinance currently outlines what types of infrastructure improvements are eligible for city cost participation, such as oversizing utility lines or wider streets adjacent to city parks. Staff recommends removing automatic city cost participation and relying upon developer-prepared proportionality assessments. If a development is required to provide infrastructure, the city may choose to enter into a development agreement to detail the cost participation of all parties.

4. Stormwater Mitigation – The Subdivision Ordinance and Zoning Ordinance provide multiple incentives for developments that include vegetative stormwater mitigation, such as bioswales, rather than standard methods of conveyance or onsite detention. Examples of current incentives include lower parking requirements, lot size reductions, and smaller setbacks. Since the legislation limits the city's current incentive package by preempting parking lot coverage and setback standards, it may be beneficial to require vegetative stormwater mitigation features as a standard for all development, with or without the associated incentives. Supported by the comprehensive plan's environmental policies, these would provide more sustainable developments and environmental benefits for the city.

Single-family Uses

Plano's comprehensive plan generally recommends more single-family homes across the city, as noted in Redevelopment & Growth Management Action 3 (RGM3): "*Develop zoning and design guidelines incentivizing single-family housing options compatible with current market conditions and community needs.*" When residential uses are built in nonresidential zoning districts, city's land use policies support providing an option to develop single family residential. To help implement these land use goals, the Zoning Ordinance could be updated to also allow single-family uses by right everywhere mixed-use and multifamily uses are allowed under SB840. The following options are presented for the Commission's consideration:

1. Allow RCD Tier 1 and Tier 2 housing types in all nonresidential and multifamily districts. These housing types have minimum lot sizes between 1,200 and 3,000 square feet, which may allow a developer to develop something competitive with multifamily.
2. Allow Patio Home (PH), Two-Family Residence (2F), and Single-family Residence Attached (SF-A) developments in all nonresidential and multifamily districts. This is the same type of housing allowed in the Retail (R) district today by right, and allows minimum lot sizes between

2,250 and 4,000 square feet. However, the larger lot sizes may not "pencil out" economically when compared to the option of building multifamily, but may have advantages when considering the costs needed to upgrade infrastructure, such as sewer capacity.

3. Allow all the residential options listed above: PH, 2F, SF-A, and RCD Tiers 1 and 2.

Note that if single-family uses are permitted by right in all nonresidential districts, the impacts of SB 15 will expand, as more areas will qualify as allowing single-family residential by right. A map of additional parcels that will be impacted by this change is included as Attachment D.

Additional Changes

To accommodate these changes, the Street Design Standards will also need various changes, including requiring a wider alley for lots less than 50 feet wide, as requested by Public Works and Engineering departments for added functionality in higher density development areas.

Additionally, the Parks & Recreation Department is recommending increases to Park Fees, in part due to the inability to require open space for mixed-use and multifamily residential through zoning. This increase will be considered by the Parks Board and City Council.

Additional Ideas

Because the impact of SB 840 diverges significantly from the community's vision in the comprehensive plan, additional ideas are proposed for the Commission's consideration:

1. Require developments or nonresidential conversions due to SB 840 to post a sign throughout construction, notifying the public of the project and noting the land use is allowed under state law and not under municipal jurisdiction. This would be similar to the requirement to post a building permit, however, the required sign would likely be much larger, similar to a zoning sign.

2. Charge an additional fee to support sending notices to surrounding properties making them aware of the project and noting the land use is allowed under state law and not under municipal jurisdiction.

Nonresidential Conversions

Since the use permissions for mixed-use and multifamily residential are expanding, limited changes are needed to the ordinances to allow nonresidential conversions, including updates to the Traffic Impact Analysis (TIA) requirements, since TIAs will not be permitted for nonresidential conversions.

STAFF REPORT – REQUEST FOR DIRECTION

At this time, staff is requesting that the Commission provide direction regarding these three Texas Senate bills. Specifically, staff would like the Commission to consider the following questions:

1. Do the proposed new height maximums and minimums appropriately address the impacts of SB 840 and the community's expectations?

2. Are the proposed design standards appropriate for new mixed-use and multifamily residences?

3. Should some or all surface parking be covered via carports?

4. Should the landscaping requirements for surface parking lots be enhanced for new developments and redevelopments, with the exception of nonresidential buildings converted to multifamily meeting the SB 840 requirements?

5. Should the Expressway Corridor (EC) Overlay be removed?
    a. If so, should enhanced design be required for all institutional dwellings, multifamily, and mixed-use buildings in Plano?

    b. If keeping the overlay, should balconies facing the expressways be prohibited for all dwellings in the Overlay?

6. Should multifamily be removed as an allowed use in the Residential Community Design (RCD) zoning district?

7. Should the Subdivision Ordinance be revised to ensure adequate infrastructure capacity and enhance the city's ability to choose when and how to allocate funding for infrastructure?

8. Should single-family uses be permitted in more nonresidential districts?
    a. If so, should RCD Tier 1 and Tier 2 housing types be allowed?

    b. If so, should Patio Home (PH), Two-Family Residence (2F), and Single-family Residence Attached (SF-A) developments be allowed?

    c. Should all residential districts in a. and b. be allowed?

9. Should signage be required for all developments that receive land use permissions due to SB 840?

10. Should property owner notices be required for all developments that receive land use permissions due to SB 840?

11. Are the proposed changes to landscaping standards and minimum unit sizes appropriate for new mixed-use and multifamily residences?

12. Are there any other issues the Commission would like staff to research further to assist with Plano's response to these bills?

NEXT STEPS:

Outreach

Planning, Communications and Community Outreach, and Media Relations Departments worked collaboratively to prepare information about these bills to share with the Plano community. The information was shared in the Plano City News, BEST Neighborhoods, and Comprehensive Plan email newsletters, the city's website, and on social media on Facebook, Nextdoor, Instagram, and Reddit.

Community members are able to provide feedback on the proposed amendments via the Zoning Case Response Map and at the public meetings.

Amendments

Staff is currently drafting amendments to bring the Zoning & Subdivision Ordinances into compliance with the passed legislation. A joint City Council and Commission meeting is scheduled for Monday, July 28, 2025, at 4:00 p.m., the results of which will be incorporated into the draft amendments. The drafts will be presented at public hearings for Zoning Case 2025-007 and Subdivision Ordinance Amendment 2025-001 at a special called Commission meeting on Wednesday, August 6, 2025, at 6:00 p.m. and is anticipated to go before City Council on Monday, August 25, 2025, at 7:00 p.m.

RECOMMENDATION:

Staff recommends the Commission provide direction regarding Senate Bills 15, 840, and 2477.

ATTACHMENTS:

A – Map of Texas Cities Impacted by SB 15 and 840
B – Map of Parcels Impacted by SB 15
C – Map of Zoning Districts Impacted by SB 840
D – Map of Parcels Impacted by SB 15 If Single-family is Allowed in Nonresidential Zoning Districts
E – Senate Bill 15 Text
F – Senate Bill 840 Text
G – Senate Bill 2477 Text

Plano
Planning Department

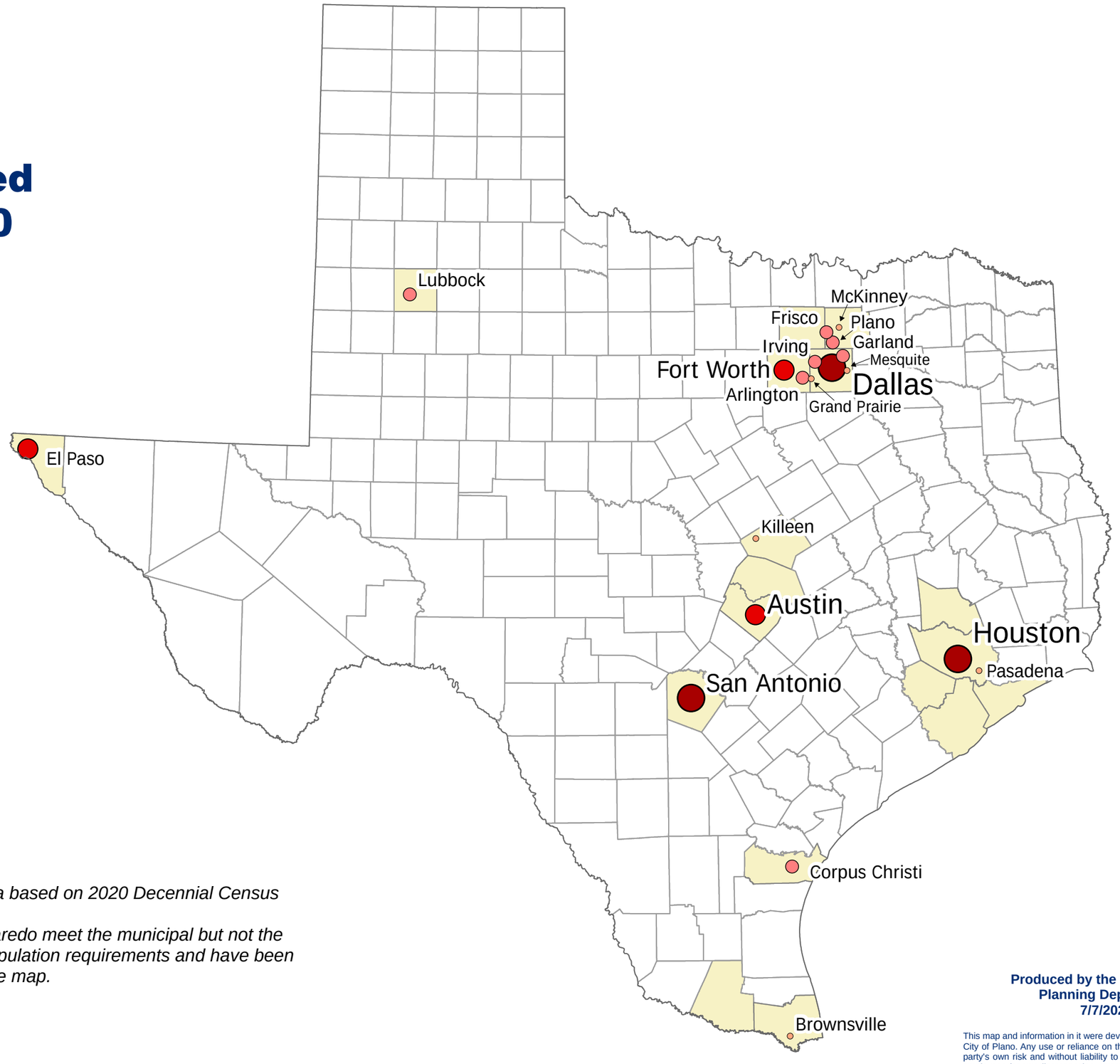
Texas Cities Impacted by SB 15 and SB 840

City Population
- 150,000 - 200,000
- 200,000 - 500,000
- 500,000 - 1,000,000
- Over 1,000,000

County Population
- Under 300,000
- Over 300,000

City	Population
Houston	2,304,580
San Antonio	1,434,625
Dallas	1,304,379
Austin	961,855
Fort Worth	918,915
El Paso	678,815
Arlington	394,266
Corpus Christi	317,863
Plano	285,494
Lubbock	257,141
Irving	256,684
Garland	246,018
Frisco	200,509
Grand Prairie	196,100
McKinney	195,308
Brownsville	186,738
Killeen	153,095
Pasadena	151,950
Mesquite	150,108

Count: 19



Population Data based on 2020 Decennial Census

Amarillo and Laredo meet the municipal but not the county-level population requirements and have been omitted from the map.

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7/7/2025

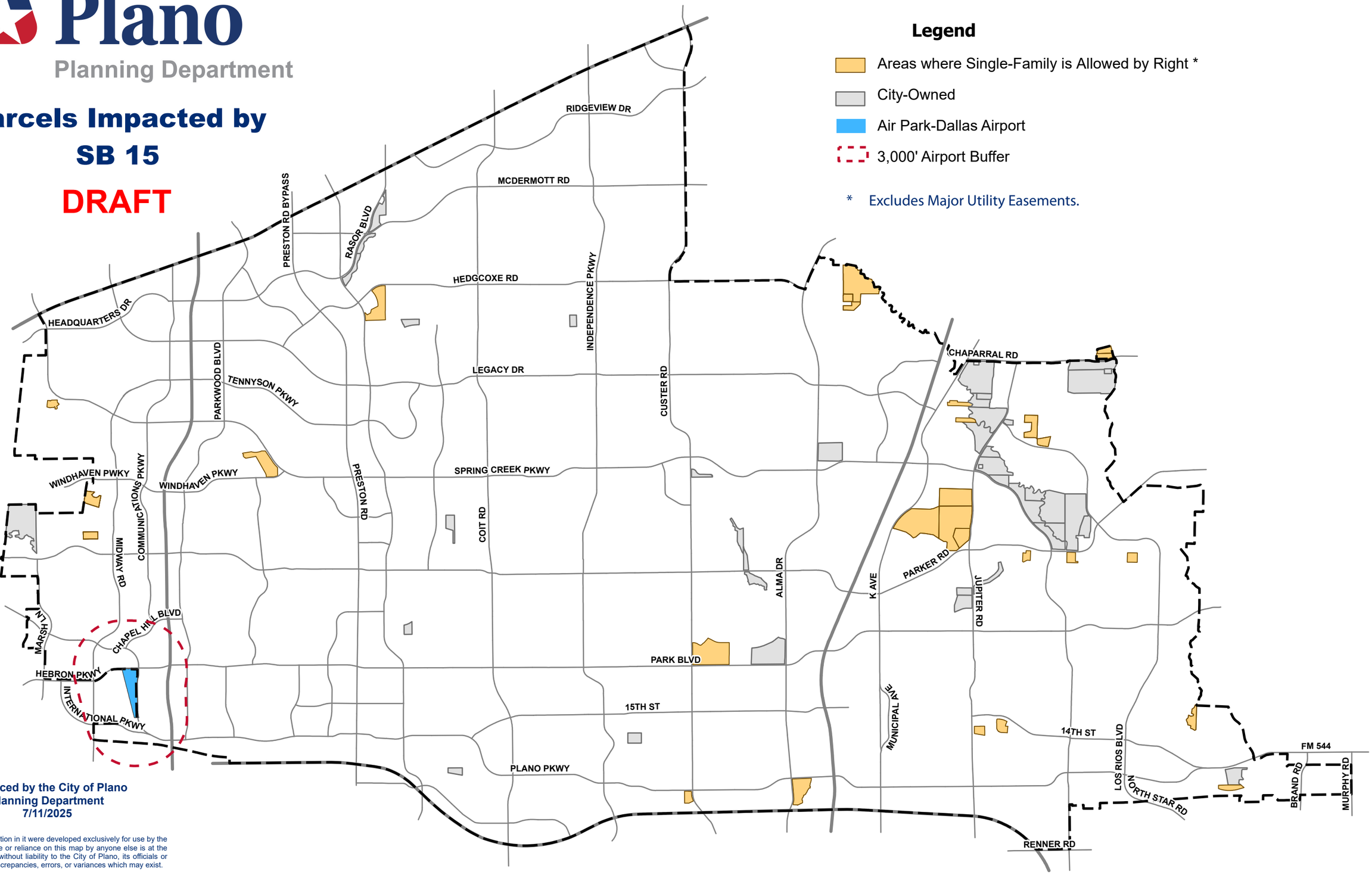
This map and information in it were developed exclusively for use by the City of Plano. Any use or reliance on this map by anyone else is at the party's own risk and without liability to the City of Plano, its officials or employees for any discrepancies, errors, or variances which may exist.

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Planning Department

Parcels Impacted by SB 15

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7/11/2025

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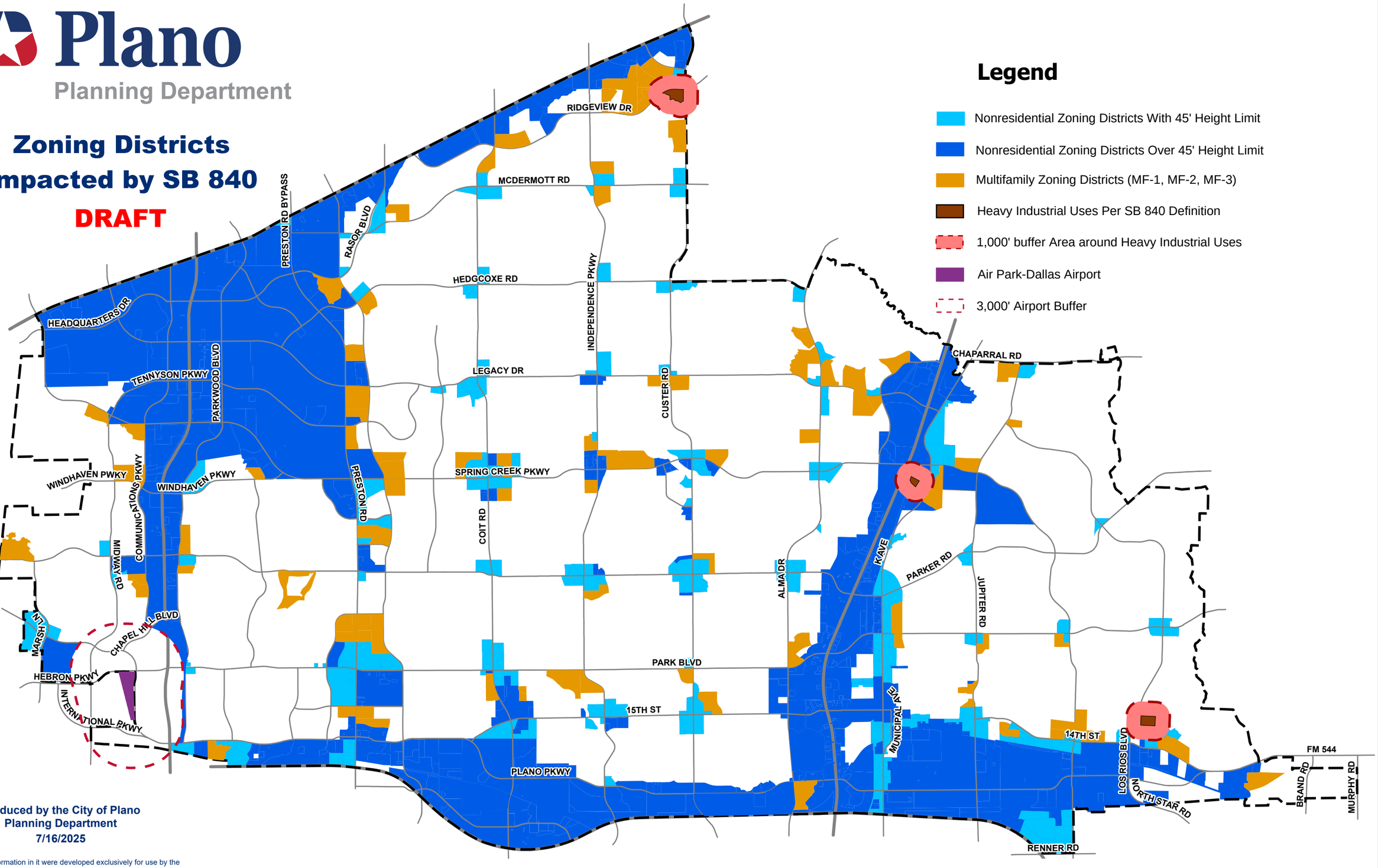
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Plano

Planning Department

Zoning Districts Impacted by SB 840

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Legend

- Nonresidential Zoning Districts With 45' Height Limit
- Nonresidential Zoning Districts Over 45' Height Limit
- Multifamily Zoning Districts (MF-1, MF-2, MF-3)
- Heavy Industrial Uses Per SB 840 Definition
- 1,000' buffer Area around Heavy Industrial Uses
- Air Park-Dallas Airport
- 3,000' Airport Buffer

Produced by the City of Plano
Planning Department
7/16/2025

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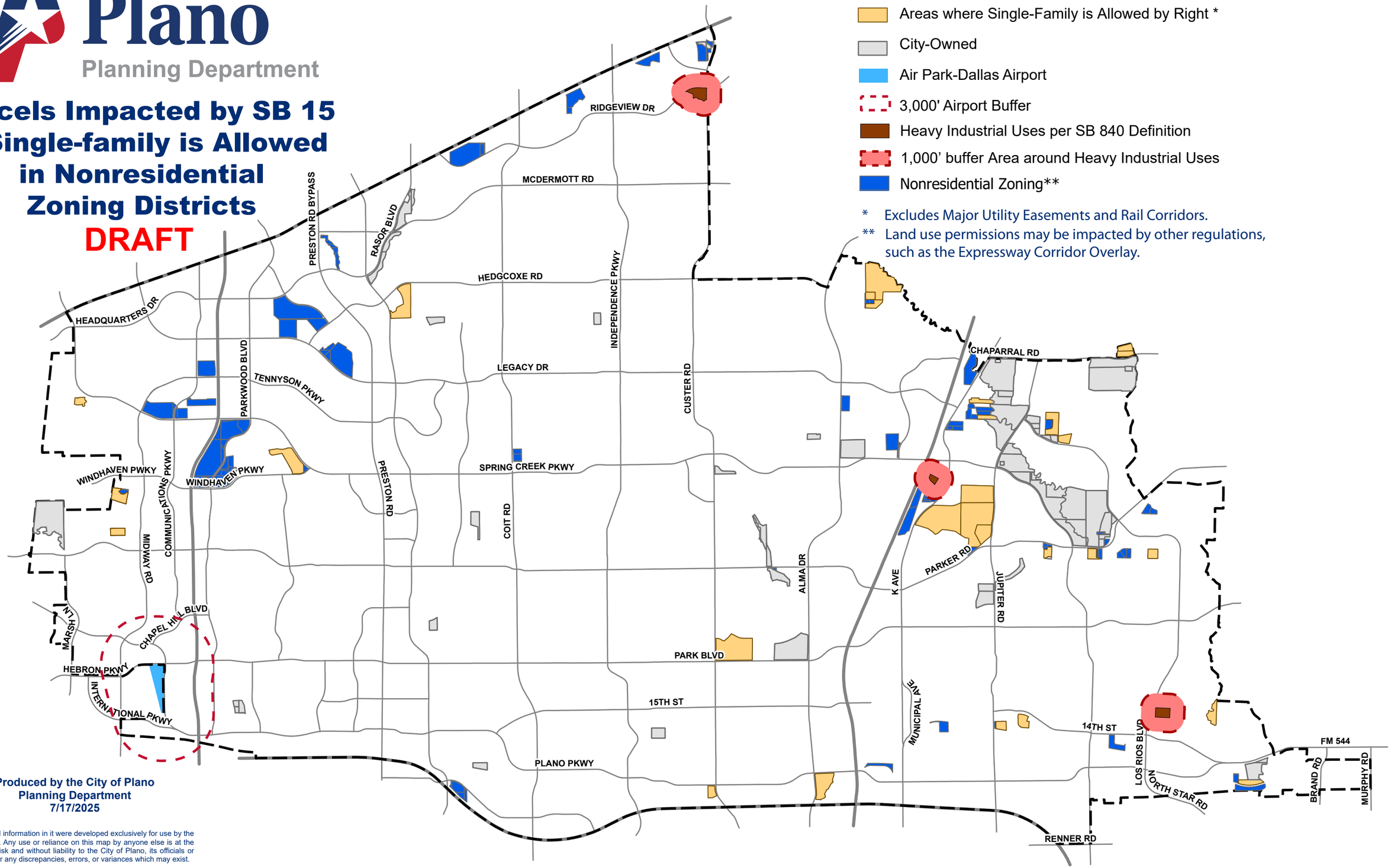
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Plano

Planning Department

Parcels Impacted by SB 15
If Single-family is Allowed in Nonresidential Zoning Districts

DRAFT



Legend

- Areas where Single-Family is Allowed by Right *
- City-Owned
- Air Park-Dallas Airport
- 3,000' Airport Buffer
- Heavy Industrial Uses per SB 840 Definition
- 1,000' buffer Area around Heavy Industrial Uses
- Nonresidential Zoning**

* Excludes Major Utility Easements and Rail Corridors.

** Land use permissions may be impacted by other regulations, such as the Expressway Corridor Overlay.

Produced by the City of Plano
Planning Department
7/17/2025

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AN ACT

relating to size and density requirements for residential lots in certain municipalities; authorizing a fee.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Chapter 211, Local Government Code, is amended by adding Subchapter D to read as follows:

SUBCHAPTER D. RESIDENTIAL ZONING LIMITATIONS IN CERTAIN MUNICIPALITIES

Sec. 211.051. DEFINITIONS. In this subchapter:

(1) "Housing organization" means a:

(A) trade or industry group organized under the laws of this state consisting of local members primarily engaged in the construction or management of housing units;

(B) nonprofit organization organized under the laws of this state that:

(i) provides or advocates for increased access or reduced barriers to housing; and

(ii) has filed written or oral comments with the legislature; or

(C) nonprofit organization organized under the laws of this state that is engaged in public policy research, education, and outreach that includes housing policy-related issues and advocacy.

(2) "Small lot" means a residential lot that is 4,000

square feet or less.

Sec. 211.052. APPLICABILITY. (a) This subchapter applies only to:

(1) a municipality that:

(A) has a population of more than 150,000; and

(B) is wholly or partly located in a county with a population of more than 300,000; and

(2) a tract of land located in a municipality described by Subdivision (1) that:

(A) will be platted and located in an area zoned for single-family homes;

(B) is five acres or more; and

(C) has no recorded plat.

(b) This subchapter does not apply to an area located within:

(1) one mile of a campus of the perimeter of a law enforcement training center in a county that has a population of 2,600,000 or more;

(2) 3,000 feet of an airport or military base; or

(3) 15,000 feet of the boundary of a military base if the area is designated by a municipality or joint airport zoning board, as applicable, as a military airport overlay zone with a clear zone and accident potential zone designation, as described by the military base's air installation compatible use zone report.

Sec. 211.053. CONSTRUCTION OF SUBCHAPTER. This subchapter may not be construed to affect requirements directly related to:

(1) the use and occupancy of residential units leased

for a term of less than 30 days; or

(2) flooding, sewer facilities, or well water located on an individual residential lot and serving only that lot.

Sec. 211.054. CERTAIN DWELLING UNIT LOT SIZE REQUIREMENTS PROHIBITED. A municipality may not adopt or enforce an ordinance, rule, or other measure that requires:

(1) a residential lot to be:

(A) larger than 3,000 square feet;

(B) wider than 30 feet; or

(C) deeper than 75 feet; or

(2) if regulating the density of dwelling units in a residential development, a ratio of dwelling units per acre that prevents a single-family home from being built on a residential lot that is at least 3,000 square feet.

Sec. 211.055. SMALL LOTS. (a) Except as provided by this section, a municipality may not adopt or enforce an ordinance, rule, or other measure that requires a small lot to have:

(1) a building plane or other setback greater than:

(A) 15 feet from the front or 10 feet from the back of the property; or

(B) five feet from the side of the property;

(2) covered parking;

(3) more than one parking space per unit;

(4) off-site parking;

(5) more than 30 percent open space or permeable surface;

(6) fewer than three full stories not exceeding 10

feet in height measured from the interior floor to ceiling;

(7) a maximum building bulk;

(8) a wall articulation requirement; or

(9) any other zoning restriction that imposes restrictions inconsistent with this subsection, including restrictions through contiguous zoning districts or uses or from the creation of an overlapping zoning district.

(a-1) Notwithstanding Subsection (a)(1), a municipality may require with respect to a small lot a setback related to environmental features, erosion, or waterways, to the extent authorized by federal or other state law.

(b) A municipality may require with respect to a small lot:

(1) the sharing of a driveway with another lot;

(2) permitting fees equivalent to the permitting fees charged for the development of a lot the use of which is restricted to a single-family residence; or

(3) impact fees, to the extent authorized by Chapter 395.

(c) Notwithstanding Subsection (a)(5), a municipality may adopt or enforce an ordinance, rule, or other measure with respect to a small lot that:

(1) applies to land located in an aquifer recharge zone; and

(2) relates to the protection of an aquifer.

Sec. 211.056. NO EFFECT ON OTHER ZONING AUTHORITY. Except as expressly provided by this subchapter, this subchapter does not prohibit a municipality from imposing restrictions that are

applicable to all similarly situated lots or subdivisions, including requiring all subdivisions or all small lots to fully mitigate stormwater runoff.

Sec. 211.057. NO EFFECT ON HOMEOWNERS' ASSOCIATIONS AND OTHER PRIVATE AGREEMENTS. This subchapter does not prohibit property owners from enforcing rules or deed restrictions imposed by a homeowners' association or by other private agreement.

Sec. 211.058. ACTION. (a) A person adversely affected or aggrieved by a municipality's violation of this subchapter or a housing organization may bring an action against the municipality or an officer or employee of the municipality in the officer's or employee's official capacity for relief described by Subsection (c).

(b) A claimant must bring an action under this section in a county in which the real property that is the subject of the action is wholly or partly located.

(c) In an action brought under this section, a court may:

(1) enter a declaratory judgment under Chapter 37, Civil Practice and Remedies Code;

(2) issue a writ of mandamus compelling a defendant officer or employee to comply with this subchapter; and

(3) issue an injunction preventing the defendant from violating this subchapter.

(d) A court shall award reasonable attorney's fees and court costs incurred in bringing an action under this section to a prevailing claimant.

(e) A claimant in an action brought under this section may

elect in the claimant's petition to designate the Fifteenth Court of Appeals as the exclusive intermediate appellate court over an appeal or original proceeding arising from the action.

SECTION 2. This Act takes effect September 1, 2025.

President of the Senate

Speaker of the House

I hereby certify that S.B. No. 15 passed the Senate on March 19, 2025, by the following vote: Yeas 28, Nays 3; May 29, 2025, Senate refused to concur in House amendments and requested appointment of Conference Committee; May 30, 2025, House granted request of the Senate; May 31, 2025, Senate adopted Conference Committee Report by the following vote: Yeas 31, Nays 0.

Secretary of the Senate

I hereby certify that S.B. No. 15 passed the House, with amendments, on May 28, 2025, by the following vote: Yeas 86, Nays 43, two present not voting; May 30, 2025, House granted request of the Senate for appointment of Conference Committee; June 1, 2025, House adopted Conference Committee Report by the following vote: Yeas 78, Nays 57, one present not voting.

Chief Clerk of the House

Approved:

Date

Governor

AN ACT

relating to certain municipal regulation of certain mixed-use and multifamily residential development projects and conversion of certain commercial buildings to mixed-use and multifamily residential occupancy.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Subchapter A, Chapter 211, Local Government Code, is amended by adding Section 211.0011 to read as follows:

Sec. 211.0011. ZONING REGULATION OF MIXED-USE RESIDENTIAL AND MULTIFAMILY RESIDENTIAL USE AND DEVELOPMENT. (a) In this section, "mixed-use residential" and "multifamily residential" have the meanings assigned by Section 218.001.

(b) The authority under this chapter related to zoning regulations and the determination of zoning district boundaries in connection with mixed-use residential use and development and multifamily residential use and development is subject to Chapter 218.

SECTION 2. Subtitle A, Title 7, Local Government Code, is amended by adding Chapter 218 to read as follows:

CHAPTER 218. REGULATION OF MIXED-USE AND MULTIFAMILY RESIDENTIAL USE AND DEVELOPMENT IN CERTAIN MUNICIPALITIES

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 218.001. DEFINITIONS. In this chapter:

(1) "Heavy industrial use" means a storage,

processing, or manufacturing use:

(A) with processes using flammable or explosive materials;

(B) with hazardous conditions; or

(C) that is noxious or offensive from odors, smoke, noise, fumes, or vibrations.

(2) "Mixed-use residential," when used to describe land use or development, means the use or development, as applicable, of a site consisting of residential and nonresidential uses in which the residential uses are at least 65 percent of the total square footage of the development. The term includes the use or development of a condominium.

(3) "Multifamily residential," when used to describe land use or development, means the use or development, as applicable, of a site for three or more dwelling units within one or more buildings. The term includes the use or development of a residential condominium.

Sec. 218.002. APPLICABILITY. This chapter applies only to a municipality with a population greater than 150,000 that is wholly or partly located in a county with a population greater than 300,000.

Sec. 218.003. NO EFFECT ON OTHER RESTRICTIONS AND RULES. This chapter does not affect the authority of a municipality to:

(1) apply the municipality's regulations on short-term rental units to a mixed-use residential or multifamily residential development;

(2) adopt or enforce water quality protection

regulations to implement or comply with water quality requirements under state or federal law, including Chapter 366, Health and Safety Code;

(3) adopt or enforce a density bonus program or other voluntary program that allows for site development standards that are less restrictive than the standards described by this chapter; or

(4) apply the following regulations that are generally applicable to other developments in the municipality:

(A) except as otherwise provided by this chapter:

(i) sewer and water access requirements; or

(ii) building codes;

(B) stormwater mitigation requirements; or

(C) regulations related to historic preservation, including protecting historic landmarks or property in the boundaries of a local historic district.

SUBCHAPTER B. ZONING AND DEVELOPMENT REGULATIONS

Sec. 218.101. MIXED-USE RESIDENTIAL AND MULTIFAMILY RESIDENTIAL USES ALLOWED. (a) Notwithstanding any other law and subject to Subsection (c), a municipality shall allow mixed-use residential use and development or multifamily residential use and development in a zoning classification that allows office, commercial, retail, warehouse, or mixed-use use or development as an allowed use under the classification.

(b) Notwithstanding any other law and subject to Subsection (c), a municipality may not require the change of a zoning district or land use classification or regulation or an approval of an

amendment, exception, or variance to a zoning district or land use classification or regulation prior to allowing a mixed-use residential use or development or multifamily residential use or development in an area covered by a zoning classification described by Subsection (a). An amendment, exception, or variance to a zoning district or land use classification or regulation includes a special exception, zoning variance, site development variance, subdivision variance, conditional use approval, special use permit, comprehensive plan amendment, or other discretionary approval to allow a mixed-use residential use or development or multifamily residential use or development.

(c) This section does not apply to:

(1) a zoning classification that allows heavy industrial use;

(2) land located within:

(A) 1,000 feet of an existing heavy industrial use or development site; or

(B) 3,000 feet of an airport or military base; or

(3) an area designated by a municipality as a clear zone or accident potential zone.

Sec. 218.102. REGULATION OF MIXED-USE RESIDENTIAL AND MULTIFAMILY RESIDENTIAL USE OR DEVELOPMENT. (a) Notwithstanding any other law, a municipality may not adopt or enforce an ordinance, zoning restriction, or other regulation that:

(1) imposes on a mixed-use residential or multifamily residential development:

(A) a limit on density that is more restrictive

than the greater of:

(i) the highest residential density allowed in the municipality; or

(ii) 36 units per acre;

(B) a limit on building height that is more restrictive than the greater of:

(i) the highest height that would apply to an office, commercial, retail, or warehouse development constructed on the site; or

(ii) 45 feet; or

(C) a setback or buffer requirement that is more restrictive than the lesser of:

(i) a setback or buffer requirement that would apply to an office, commercial, retail, or warehouse development constructed on the site; or

(ii) 25 feet;

(2) requires a mixed-use residential or multifamily residential development to provide:

(A) more than one parking space per dwelling unit; or

(B) a multilevel parking structure;

(3) restricts the ratio of the total building floor area of a mixed-use residential or multifamily residential development in relation to the lot area of the development; or

(4) requires a multifamily residential development not located in an area zoned for mixed-use residential use to contain nonresidential uses.

(b) Notwithstanding any other law, if a municipal authority responsible for approving a building permit or other authorization required for the construction of a mixed-use residential or multifamily residential development determines that a proposed development meets municipal land development regulations in accordance with this subchapter, the municipal authority:

(1) shall administratively approve the permit or other authorization; and

(2) may not require further action by the governing body of the municipality for the approval to take effect.

SUBCHAPTER C. FEES AND REGULATIONS APPLICABLE TO CONVERSION OF CERTAIN USES

Sec. 218.201. DEFINITION. In this subchapter, "permit" has the meaning assigned by Section 245.001.

Sec. 218.202. APPLICABILITY. This subchapter applies only to a building or the structural components of the building that:

(1) is being used for office, retail, or warehouse use;

(2) is proposed to be converted from nonresidential occupancy to mixed-use residential or multifamily residential occupancy for at least 65 percent of the building and at least 65 percent of each floor of the building that is fit for occupancy; and

(3) was constructed at least five years before the proposed date to start the conversion.

Sec. 218.203. CERTAIN REGULATIONS PROHIBITED. Notwithstanding any other law, a municipality may not, in connection with the use, development, construction, or occupancy of

a building proposed to be converted to mixed-use residential or multifamily residential use, require:

(1) the preparation of a traffic impact analysis or other study relating to the effect the proposed converted building would have on traffic or traffic operations;

(2) the construction of improvements or payment of a fee in connection with mitigating traffic effects related to the proposed converted building;

(3) the provision of additional parking spaces, other than the parking spaces that already exist on the site of the proposed converted building;

(4) the extension, upgrade, replacement, or oversizing of a utility facility except as necessary to provide the minimum capacity needed to serve the proposed converted building; or

(5) a design requirement, including a requirement related to the exterior, windows, internal environment of a building, or interior space dimensions of an apartment, that is more restrictive than the applicable minimum standard under the International Building Code as adopted as a municipal commercial building code under Section 214.216.

Sec. 218.204. IMPACT FEE PROHIBITED. Notwithstanding any other law, a municipality may not impose an impact fee, as defined by Section 395.001, on land where a building has been converted to mixed-use residential or multifamily residential use unless the land on which the building is located was already subject to an impact fee before a building permit related to the conversion was

filed with the municipality.

SUBCHAPTER D. ENFORCEMENT

Sec. 218.301. CIVIL ACTION. (a) In this section, "housing organization" means a:

(1) trade or industry group organized under the laws of this state consisting of local members primarily engaged in the construction or management of housing units;

(2) nonprofit organization organized under the laws of this state that:

(A) provides or advocates for increased access or reduced barriers to housing; and

(B) has filed written or oral comments with the legislature; or

(3) nonprofit organization that is engaged in public policy research, education, and outreach that includes housing policy-related issues and advocacy.

(b) A housing organization or other person adversely affected or aggrieved by a violation of this chapter may bring an action for declaratory or injunctive relief against a municipality.

(c) The court shall award court costs and reasonable attorney's fees to a claimant who prevails in an action brought under this section.

(d) Notwithstanding any other law, including Chapter 15, Civil Practice and Remedies Code, an action brought under this section must be brought in a county in which all or part of the real property that is the subject of the action is located.

(e) Notwithstanding any other law, the Fifteenth Court of

Appeals has exclusive intermediate appellate jurisdiction over an action brought under this section.

SECTION 3. Section 395.011, Local Government Code, is amended by amending Subsection (b) and adding Subsection (b-1) to read as follows:

(b) Except as provided by Section 218.204 and Subsection (b-1), political [~~Political~~] subdivisions may enact or impose impact fees on land within their corporate boundaries or extraterritorial jurisdictions only by complying with this chapter.

(b-1) A political subdivision may not enact or impose an impact fee on land within its[~~, except that impact fees may not be enacted or imposed in the~~] extraterritorial jurisdiction for roadway facilities.

SECTION 4. (a) Subchapter B, Chapter 218, Local Government Code, as added by this Act, applies only to a mixed-use residential or multifamily residential development project initiated on or after the effective date of this Act.

(b) Subchapter C, Chapter 218, Local Government Code, as added by this Act, applies only to a building proposed to be converted to mixed-use residential or multifamily residential use in which a building permit was submitted to a municipality on or after the effective date of this Act.

SECTION 5. This Act takes effect September 1, 2025.

President of the Senate

Speaker of the House

I hereby certify that S.B. No. 840 passed the Senate on March 24, 2025, by the following vote: Yeas 23, Nays 7; and that the Senate concurred in House amendments on May 26, 2025, by the following vote: Yeas 31, Nays 0.

Secretary of the Senate

I hereby certify that S.B. No. 840 passed the House, with amendments, on May 21, 2025, by the following vote: Yeas 106, Nays 33, two present not voting.

Chief Clerk of the House

Approved:

Date

Governor

AN ACT

relating to certain municipal regulation of conversion of certain office buildings to mixed-use and multifamily residential occupancy.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Subtitle A, Title 7, Local Government Code, is amended by adding Chapter 218 to read as follows:

CHAPTER 218. REGULATION OF MIXED-USE AND MULTIFAMILY RESIDENTIAL USE AND DEVELOPMENT IN CERTAIN MUNICIPALITIES

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 218.001. DEFINITIONS. In this chapter:

(1) "Heavy industrial use" means a storage, processing, or manufacturing use:

(A) with processes using flammable or explosive materials;

(B) with hazardous conditions; or

(C) that is noxious or offensive from odors, smoke, noise, fumes, or vibrations.

(2) "Mixed-use residential," when used to describe land use or development, means the use or development, as applicable, of a site consisting of residential and nonresidential uses in which the residential uses are at least 65 percent of the total square footage of the development. The term includes the use or development of a condominium.

(3) "Multifamily residential," when used to describe land use or development, means the use or development, as applicable, of a site for three or more dwelling units within one or more buildings. The term includes the use or development of a residential condominium.

(4) "Permit" has the meaning assigned by Section 245.001.

Sec. 218.002. APPLICABILITY OF CHAPTER. This chapter applies only to a municipality with a population greater than 150,000 that is wholly or partly located in a county with a population greater than 300,000.

Sec. 218.003. NO EFFECT ON OTHER RESTRICTIONS AND RULES. This chapter does not limit:

(1) a municipality from adopting or enforcing an ordinance, regulation, or other measure:

(A) to protect historic landmarks or include properties within the boundaries of local historic districts; or

(B) related to the use and occupancy of a residential property that is rented for a period not longer than 30 consecutive days;

(2) a property owner from enforcing rules or deed restrictions imposed by a property owners' association or by other private agreement;

(3) except as otherwise provided by this chapter, a municipality from applying the following regulations that are generally applicable to other developments in the municipality:

(A) sewer and water access requirements;

(B) building codes; or

(C) stormwater mitigation requirements; or

(4) a municipality from enforcing a deed restriction, to the extent authorized by Section 212.153.

SUBCHAPTER B. FEES AND REGULATIONS APPLICABLE TO CONVERSION OF CERTAIN USES

Sec. 218.101. APPLICABILITY. (a) This subchapter applies only to a building or the structural components of a building that:

(1) is being used primarily for office use;

(2) is proposed to be converted from primarily office use to mixed-use residential or multifamily residential occupancy for at least 65 percent of the building and at least 65 percent of each floor of the building that is fit for occupancy; and

(3) was constructed at least five years before the proposed date to start the conversion.

(b) This subchapter does not apply to a building proposed to be converted to mixed-use residential or multifamily residential use that is located:

(1) in an area subject to a zoning classification that allows heavy industrial use; or

(2) within:

(A) 1,000 feet of an existing heavy industrial use or development site;

(B) 3,000 feet of an airport or military base; or

(C) 15,000 feet of the boundary of a military base if the area is designated by a municipality or joint airport zoning board, as applicable, as a clear zone or accident potential

zone supporting military aviation operations.

Sec. 218.102. CERTAIN REGULATIONS PROHIBITED. (a) Notwithstanding any other law, a municipality may not, in connection with the use, development, construction, or occupancy of a building proposed to be converted to mixed-use residential or multifamily residential use, require:

(1) the preparation of a traffic impact analysis or other study relating to the effect the proposed converted building would have on traffic or traffic operations;

(2) the construction of improvements or payment of a fee in connection with mitigating traffic effects related to the proposed converted building;

(3) the provision of additional parking spaces, other than the parking spaces that already exist on the site of the proposed converted building;

(4) the extension, upgrade, replacement, or oversizing of a utility facility except as necessary to provide the minimum capacity needed to serve the proposed converted building;

(5) a limit on density applicable to the site of the proposed converted building that is more restrictive than the greater of:

(A) the highest residential density allowed in the municipality; or

(B) 36 units per acre;

(6) a building proposed to be converted to multifamily residential occupancy not located in an area zoned for mixed-use residential use to include nonresidential uses;

(7) a design requirement, including a requirement related to the exterior, windows, internal environment of a building, or interior space dimensions of an apartment, that is more restrictive than the applicable minimum standard under the International Building Code as adopted as a municipal commercial building code under Section 214.216;

(8) the change of a zoning district or land use classification or regulation or an approval of an amendment, exception, or variance to a zoning district or land use classification or regulation prior to allowing conversion of a building to mixed-use residential use or multifamily residential use;

(9) a floor-to-area ratio that is less than the greater of:

(A) 120 percent of the existing floor-to-area ratio of the building, if the proposed conversion does not increase the existing height or site coverage of the building; or

(B) the highest floor-to-area ratio allowed for a building on the site;

(10) a limit on impervious cover or site coverage that is less than the existing impervious cover or site coverage of the building or site; or

(11) an additional drainage, detention, or water quality requirement, if the proposed conversion does not increase the amount of impervious cover on the building site.

(b) For the purposes of Subsection (a)(8), an amendment, exception, or variance to a zoning district or land use

classification or regulation includes a special exception, zoning variance, site development variance, subdivision variance, conditional use approval, special use permit, comprehensive plan amendment, or other discretionary approval to allow conversion of a building to mixed-use residential use or multifamily residential use.

Sec. 218.103. IMPACT FEE PROHIBITED. A municipality may not impose an impact fee, as defined by Section 395.001, on land where a building has been converted to mixed-use residential or multifamily residential use unless:

(1) the land on which the building is located was already subject to an impact fee before a building permit related to the conversion was filed with the municipality; and

(2) for an impact fee related to water and wastewater facilities, the conversion increases the demand for water and wastewater service for the building.

Sec. 218.104. ADMINISTRATIVE APPROVAL REQUIRED. Notwithstanding any other law, if a municipal authority responsible for approving a building permit or other authorization required for the conversion of a building to mixed-use residential use or multifamily residential use determines that a proposed conversion meets municipal regulations in accordance with this subchapter, the municipal authority:

(1) shall administratively approve the permit or other authorization; and

(2) may not require further action by the governing body of the municipality for the approval to take effect.

SUBCHAPTER C. ENFORCEMENT

Sec. 218.201. CIVIL ACTION. (a) In this section, "housing organization" means a:

(1) trade or industry group organized under the laws of this state consisting of local members primarily engaged in the construction or management of housing units;

(2) nonprofit organization organized under the laws of this state that:

(A) provides or advocates for increased access or reduced barriers to housing; and

(B) has filed written or oral comments with the legislature; or

(3) nonprofit organization that is engaged in public policy research, education, and outreach that includes housing policy-related issues and advocacy.

(b) A housing organization or other person adversely affected or aggrieved by a violation of this chapter may bring an action for declaratory or injunctive relief against a municipality.

(c) A court shall award reasonable attorney's fees and court costs to a prevailing claimant in an action brought under this section.

(d) Notwithstanding any other law, including Chapter 15, Civil Practice and Remedies Code, an action brought under this section must be brought in a county in which all or part of the real property that is the subject of the action is located.

(e) Notwithstanding any other law, the Fifteenth Court of Appeals has exclusive intermediate appellate jurisdiction over an

action brought under this section.

SECTION 2. Section 395.011, Local Government Code, is amended by amending Subsection (b) and adding Subsection (b-1) to read as follows:

(b) Except as provided by Section 218.103 and Subsection (b-1), political [~~Political~~] subdivisions may enact or impose impact fees on land within their corporate boundaries or extraterritorial jurisdictions only by complying with this chapter.

(b-1) A political subdivision may not enact or impose an impact fee on land within its[~~, except that impact fees may not be enacted or imposed in the~~] extraterritorial jurisdiction for roadway facilities.

SECTION 3. Chapter 218, Local Government Code, as added by this Act, applies only to a building proposed to be converted to mixed-use residential or multifamily residential use in which a building permit was submitted to a municipality on or after the effective date of this Act.

SECTION 4. (a) This section takes effect only if S.B. 840, 89th Legislature, Regular Session, 2025, is enacted and becomes law. If that legislation is not enacted or does not become law, this section has no effect.

(b) It is the intent of the 89th Legislature, Regular Session, 2025, that Chapter 218, Local Government Code, as added by this Act, be harmonized with Chapter 218, Local Government Code, as added by S.B. 840, 89th Legislature, Regular Session, 2025, and that this Act may not be construed to supersede, limit, or narrow

the application of that legislation. To the extent that a provision of Chapter 218, Local Government Code, as added by this Act, irreconcilably conflicts with a provision enacted by S.B. 840, 89th Legislature, Regular Session, 2025, it is the intent of the 89th Legislature, Regular Session, 2025, that the provision enacted by S.B. 840, 89th Legislature, Regular Session, 2025, shall control.

SECTION 5. This Act takes effect September 1, 2025.

President of the Senate

Speaker of the House

I hereby certify that S.B. No. 2477 passed the Senate on May 8, 2025, by the following vote: Yeas 28, Nays 3; and that the Senate concurred in House amendments on May 30, 2025, by the following vote: Yeas 28, Nays 3.

Secretary of the Senate

I hereby certify that S.B. No. 2477 passed the House, with amendments, on May 28, 2025, by the following vote: Yeas 112, Nays 26, two present not voting.

Chief Clerk of the House

Approved:

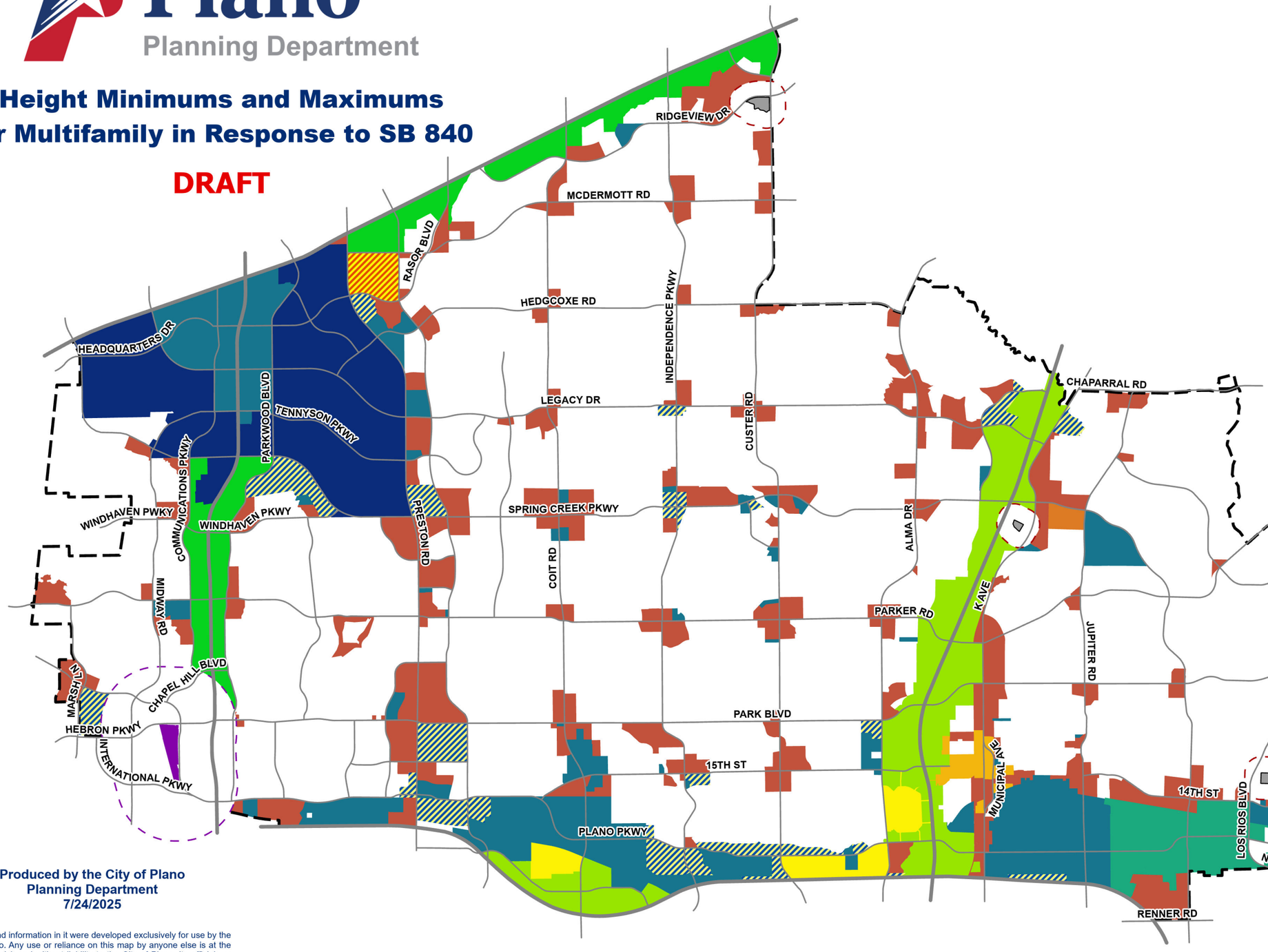
Date

Governor

Plano
Planning Department

Height Minimums and Maximums for Multifamily in Response to SB 840

DRAFT



Legend

Height Categories

- A Min: 0' - Max: 45' O-1, R, LC, MF-1, MF-2, MF-3
- B Min: 0' - Max: 50' NBD
- C Min: 0' - Max: 5 Stories BG
- D Min: 45' - Max: 15 Stories UMU
- E Min: 45' - Max: 325' CC
- F Min: 75' - Max: 325' RC, RE
- G Min: 120' - Max: 325' RT
- H Min: 75' - No Max O-2, CB-1, LI-1, LI-2
- I Min: 120' - No Max CE
- PD-20-MU
- PDs With R/O-2 Zoning
- Heavy Industrial Uses Per SB 840 Definition
- 1,000' buffer area around heavy industrial uses
- Airpark Dallas
- 3,000' buffer area around Airpark Dallas

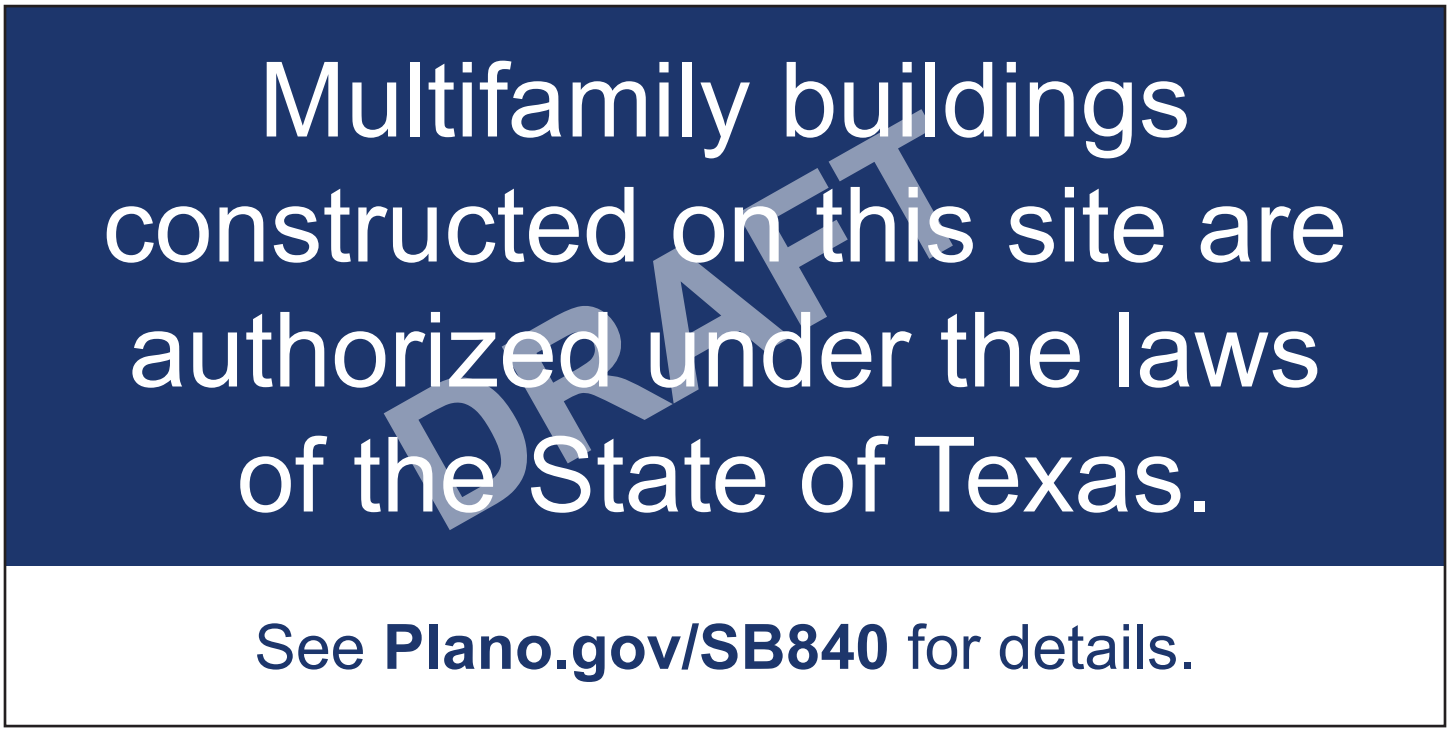
Planned Development districts may have unique standards that vary the height standards.

Produced by the City of Plano
Planning Department
7/24/2025

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Draft Sign One: SB 840 Projects



Draft Sign Two: Both SB 840 and SB 15 Projects



Mock-up of What a Sign May Look Like on Site



Plano

Notice of Development

Proposed Development Details

Project Number:	**RSP2025-000**
Description:	Addition Name, Block A, Lot 1 (Address)
Project Information:	250 multifamily residential units on one lot on 3.0 acres located at the southwest corner of Street One and Street Two.

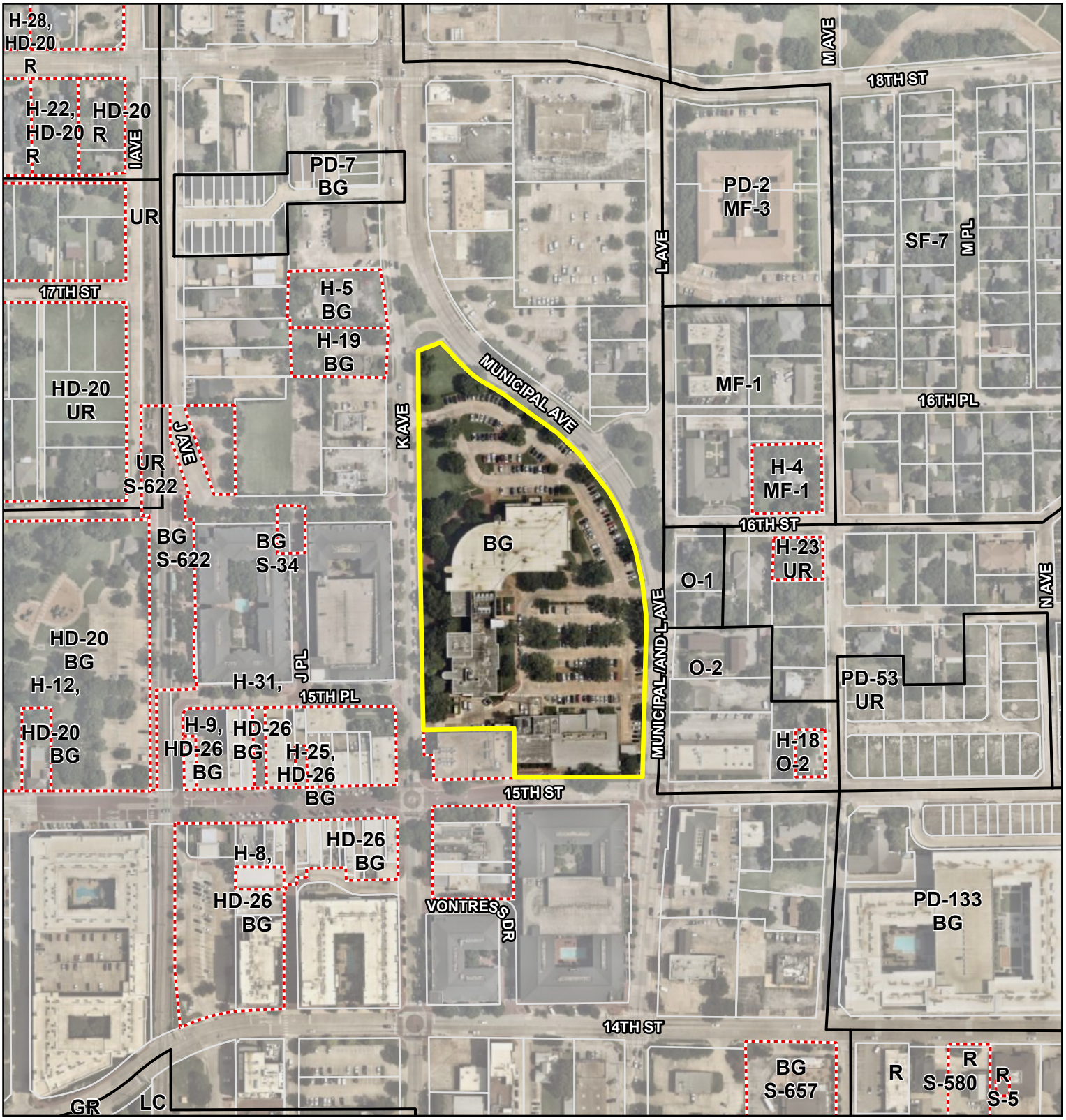
Multifamily buildings are permitted by right in this location due to land use regulations in Texas Local Government Code Chapter 218 and Section 211.0011. Under this legislation, passed in 2025, the City of Plano has limited authority to regulate land use, building height, setbacks, density, lot coverage, and parking for this development. The city is also prohibited from regulating building materials, beyond those allowed under the International Building Code, as of legislation passed in 2019. **These standards are established by the State of Texas.**

The City of Plano must approve this development if it meets the state-authorized criteria; you may contact your state representative about the land use, height, setbacks, density, lot coverage, parking or building material standards authorized under the law. Your representatives' information can be found at wrm.capitol.texas.gov.

This is a courtesy notice due to changes in regulatory authority.

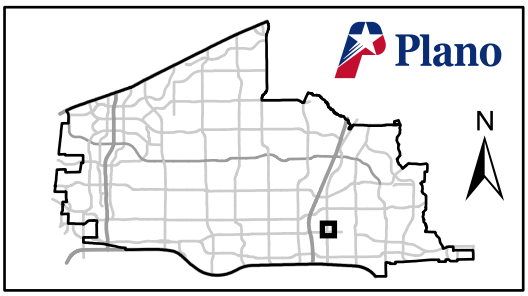
You may learn more about this development by scanning the QR code or visiting the Zoning & Recent Development Activity Map on the city website at share.Plano.gov/DevelopmentMap.

DRAFT



Project #: RSP2025-000

Title: Sample Location Map for Example Purposes Only



Subject Property
Zoning Boundary
Specific Use Permit (SUP) Boundary
Zoning/SUP Boundary
Parcels
Approved Parcels
Municipal Boundaries

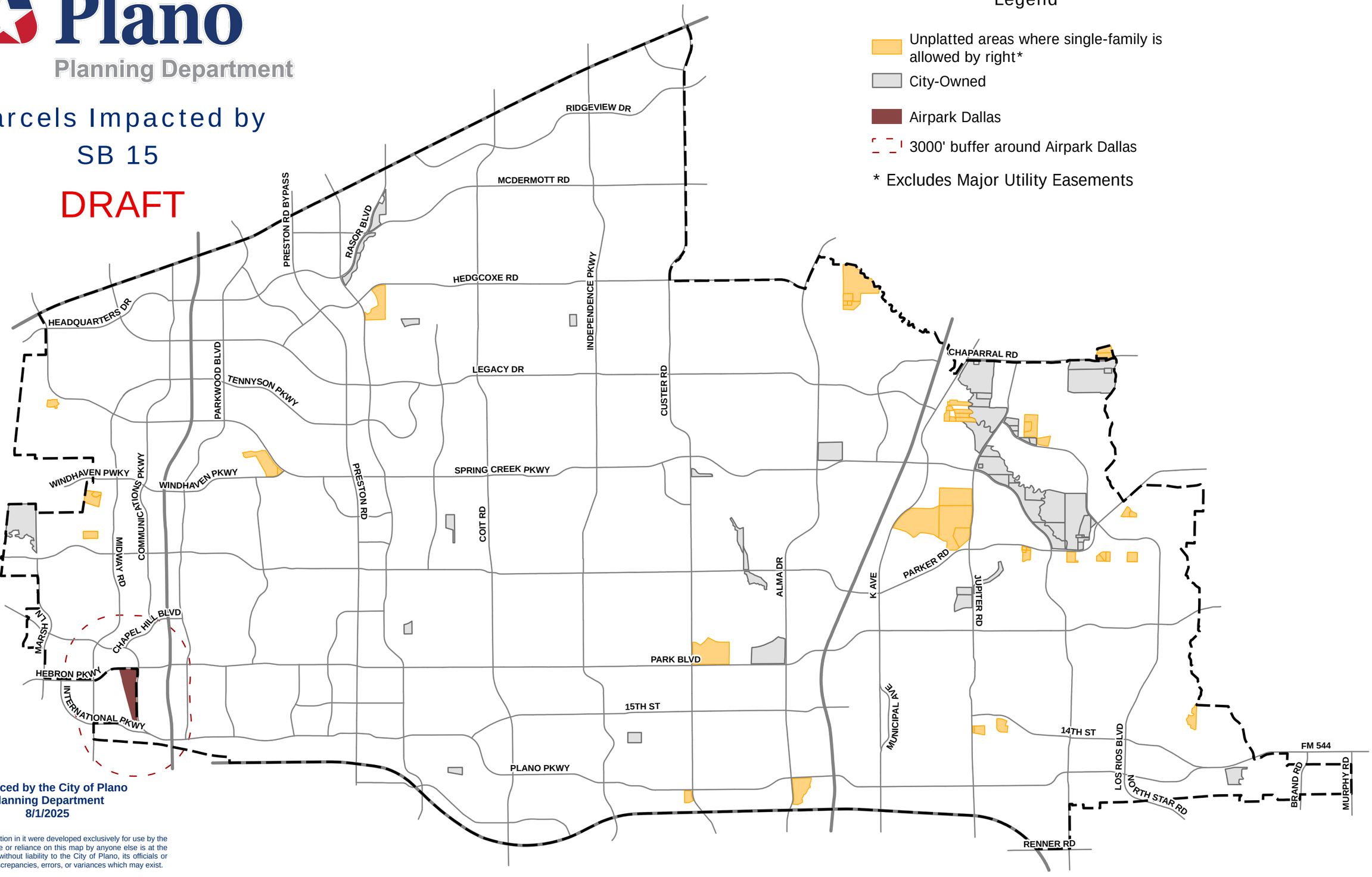
0 180 360 720
Feet

Source: City of Plano

Plano
Planning Department

Parcels Impacted by SB 15

DRAFT



Produced by the City of Plano
Planning Department
8/1/2025

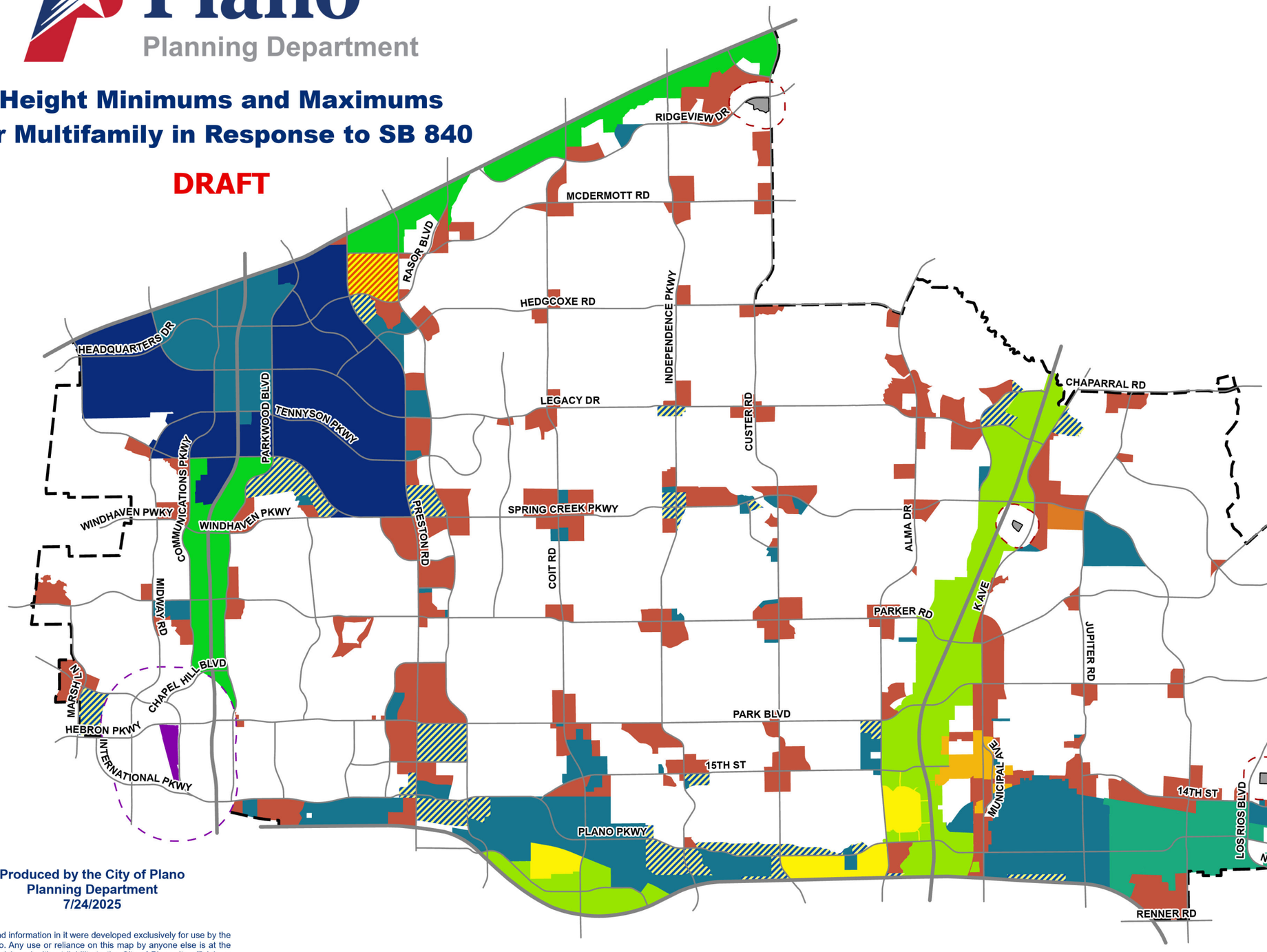
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Plano
Planning Department

Height Minimums and Maximums for Multifamily in Response to SB 840

DRAFT



Legend

Height Categories

- A Min: 0' - Max: 45' O-1, R, LC, MF-1, MF-2, MF-3
- B Min: 0' - Max: 50' NBD
- C Min: 0' - Max: 5 Stories BG
- D Min: 45' - Max: 15 Stories UMU
- E Min: 45' - Max: 325' CC
- F Min: 75' - Max: 325' RC, RE
- G Min: 120' - Max: 325' RT
- H Min: 75' - No Max O-2, CB-1, LI-1, LI-2
- I Min: 120' - No Max CE
- PD-20-MU
- PDs With R/O-2 Zoning
- Heavy Industrial Uses Per SB 840 Definition
- 1,000' buffer area around heavy industrial uses
- Airpark Dallas
- 3,000' buffer area around Airpark Dallas

Planned Development districts may have unique standards that vary the height standards.

Produced by the City of Plano
Planning Department
7/24/2025

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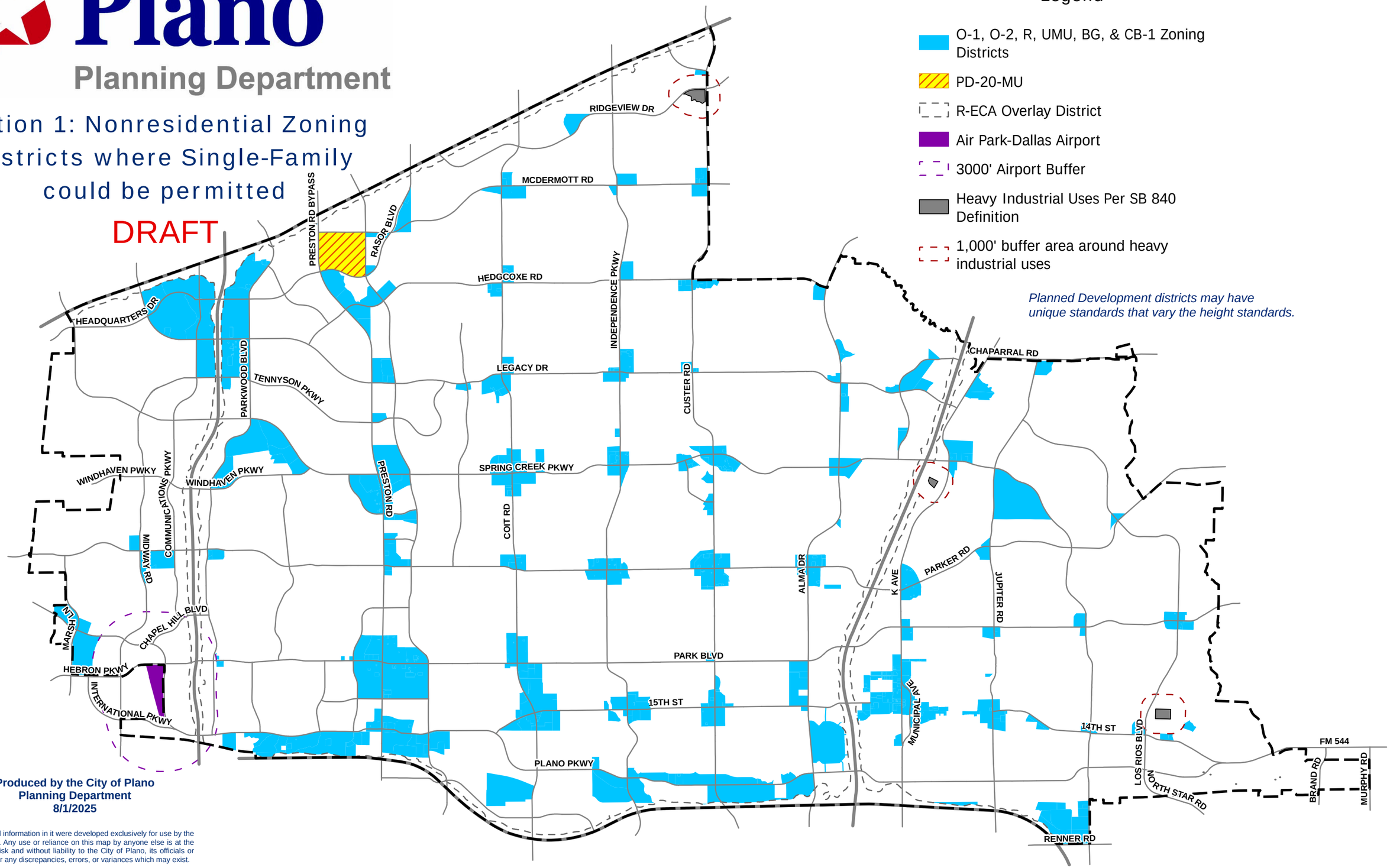
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Plano

Planning Department

Option 1: Nonresidential Zoning Districts where Single-Family could be permitted

DRAFT



Legend

- O-1, O-2, R, UMU, BG, & CB-1 Zoning Districts
- PD-20-MU
- R-ECA Overlay District
- Air Park-Dallas Airport
- 3000' Airport Buffer
- Heavy Industrial Uses Per SB 840 Definition
- 1,000' buffer area around heavy industrial uses

Planned Development districts may have unique standards that vary the height standards.

Produced by the City of Plano
Planning Department
8/1/2025

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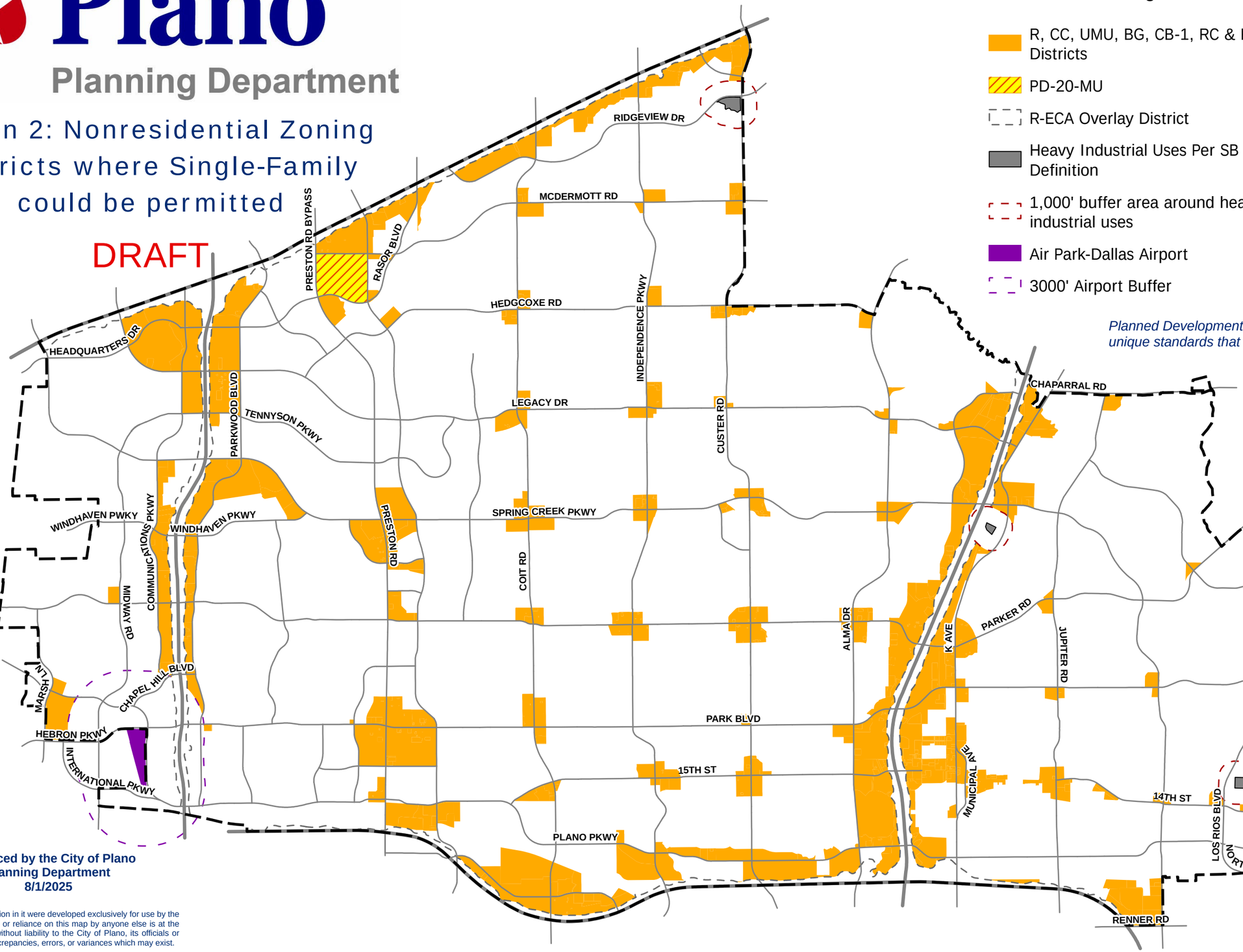
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Plano

Planning Department

Option 2: Nonresidential Zoning Districts where Single-Family could be permitted

DRAFT



Legend

- R, CC, UMU, BG, CB-1, RC & RE Zoning Districts
- PD-20-MU
- R-ECA Overlay District
- Heavy Industrial Uses Per SB 840 Definition
- 1,000' buffer area around heavy industrial uses
- Air Park-Dallas Airport
- 3000' Airport Buffer

Planned Development districts may have unique standards that vary the height standards.

Produced by the City of Plano
Planning Department
8/1/2025

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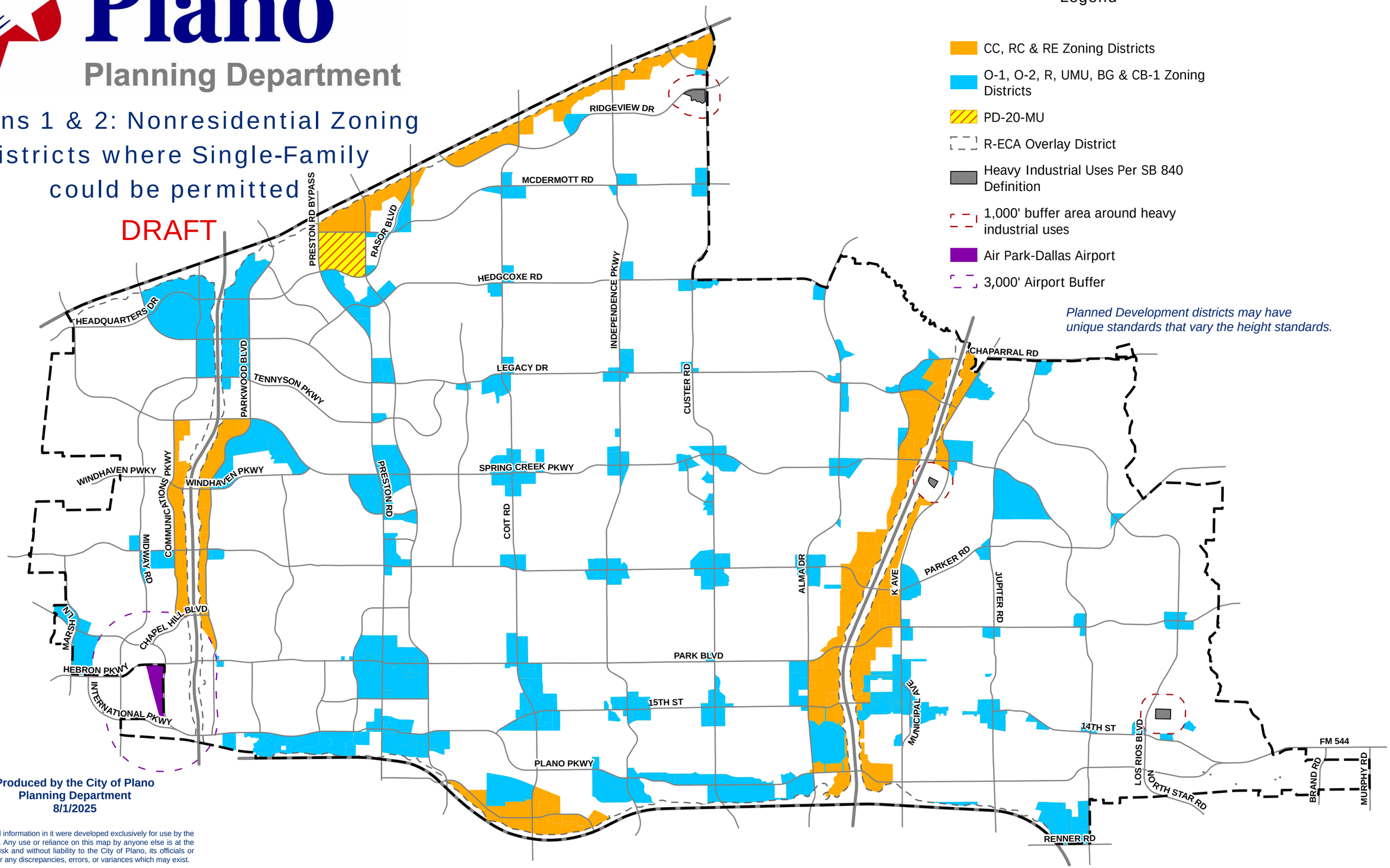
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Plano

Planning Department

Options 1 & 2: Nonresidential Zoning Districts where Single-Family could be permitted

DRAFT



Legend

- CC, RC & RE Zoning Districts
- O-1, O-2, R, UMU, BG & CB-1 Zoning Districts
- PD-20-MU
- R-ECA Overlay District
- Heavy Industrial Uses Per SB 840 Definition
- 1,000' buffer area around heavy industrial uses
- Air Park-Dallas Airport
- 3,000' Airport Buffer

Planned Development districts may have unique standards that vary the height standards.

Produced by the City of Plano
Planning Department
8/1/2025

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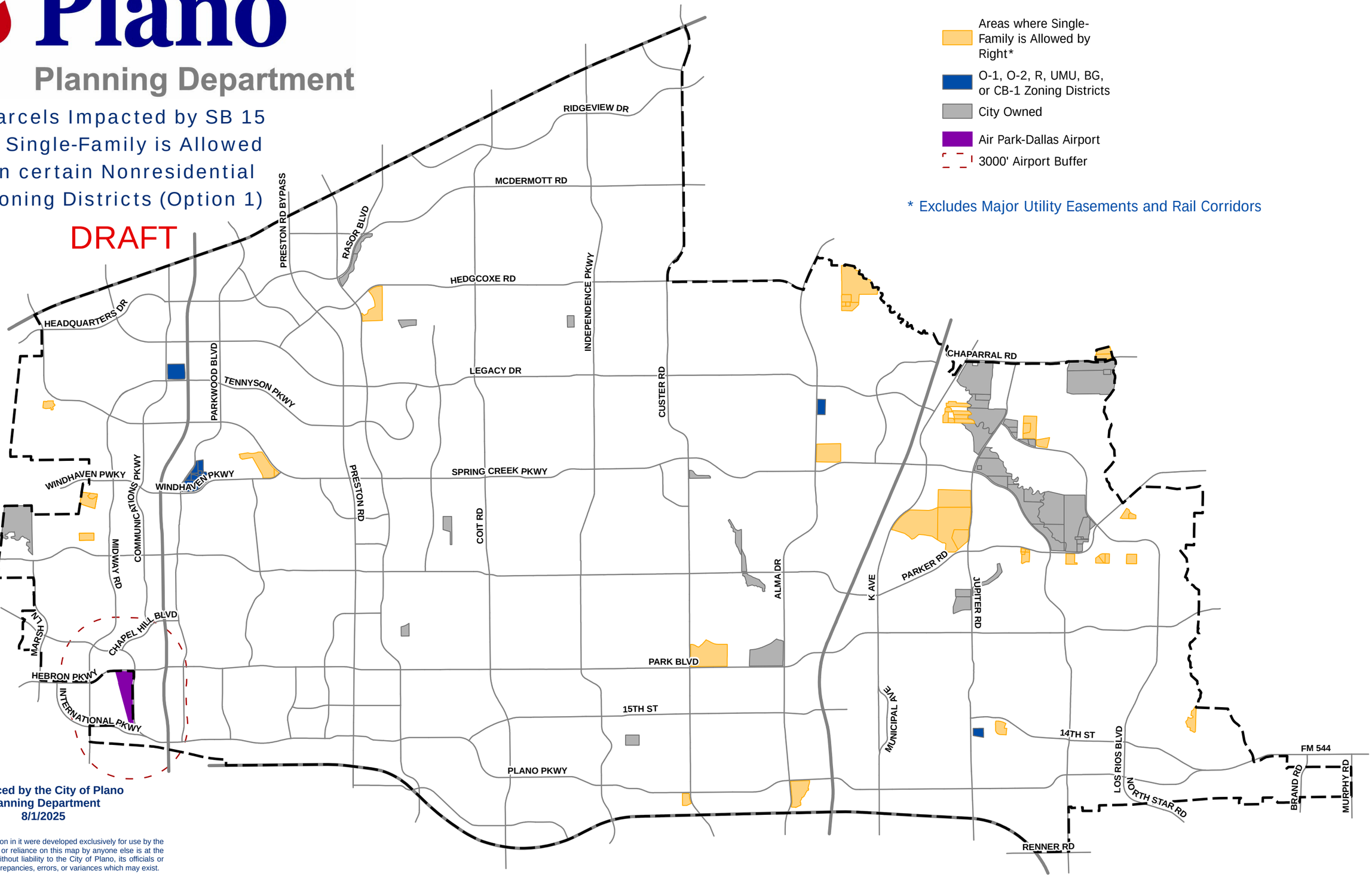
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Plano

Planning Department

Parcels Impacted by SB 15
if Single-Family is Allowed
in certain Nonresidential
Zoning Districts (Option 1)

DRAFT



Legend

- Areas where Single-Family is Allowed by Right*
- O-1, O-2, R, UMU, BG, or CB-1 Zoning Districts
- City Owned
- Air Park-Dallas Airport
- 3000' Airport Buffer

* Excludes Major Utility Easements and Rail Corridors

Produced by the City of Plano
Planning Department
8/1/2025

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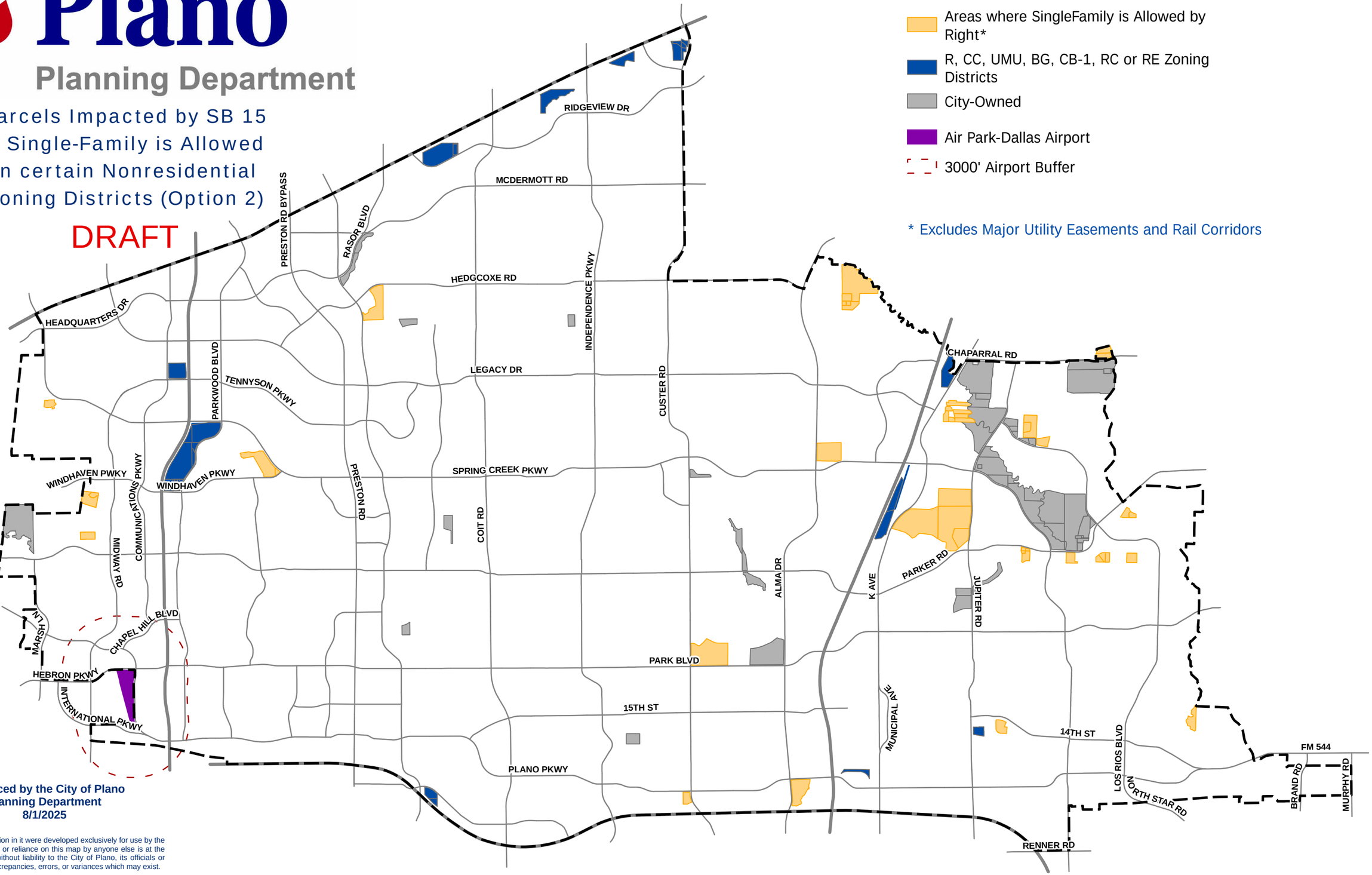
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Plano

Planning Department

Parcels Impacted by SB 15
if Single-Family is Allowed
in certain Nonresidential
Zoning Districts (Option 2)

DRAFT



Legend

- Areas where SingleFamily is Allowed by Right*
- R, CC, UMU, BG, CB-1, RC or RE Zoning Districts
- City-Owned
- Air Park-Dallas Airport
- 3000' Airport Buffer

* Excludes Major Utility Easements and Rail Corridors

Produced by the City of Plano
Planning Department
8/1/2025

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AN ACT

relating to notice of a meeting held under the open meetings law.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. The heading to Section 551.043, Government Code, is amended to read as follows:

Sec. 551.043. TIME AND ACCESSIBILITY OF NOTICE; POSTING OF BUDGET; GENERAL RULE.

SECTION 2. Section 551.043, Government Code, is amended by amending Subsection (a) and adding Subsections (c) and (c-1) to read as follows:

(a) The notice of a meeting of a governmental body must be posted in a place readily accessible to the general public at all times for at least three business days [~~72 hours~~] before the scheduled date [~~time~~] of the meeting, except as provided by Sections 551.044, 551.045, 551.046, and 551.1281 [~~551.044-551.046~~].

(c) The notice of a meeting required to be posted under Subsection (a) at which a governmental body will discuss or adopt a budget for the governmental body must include:

(1) a physical copy of the proposed budget unless the governmental body has made the proposed budget clearly accessible on the home page of the governmental body's Internet website; and

(2) a taxpayer impact statement showing, for the median-valued homestead property, a comparison of the property tax

bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year if:

(A) the proposed budget is adopted; and

(B) for a taxing unit as defined by Section 1.04, Tax Code, other than an independent school district, a balanced budget funded at the no-new-revenue tax rate as calculated under Chapter 26, Tax Code, is adopted.

(c-1) Subsection (c) does not apply to the governing board of a general academic teaching institution or of a university system to which Section 551.1281 applies.

SECTION 3. This Act takes effect September 1, 2025.

President of the Senate

Speaker of the House

I certify that H.B. No. 1522 was passed by the House on April 9, 2025, by the following vote: Yeas 147, Nays 0, 1 present, not voting; and that the House concurred in Senate amendments to H.B. No. 1522 on May 28, 2025, by the following vote: Yeas 132, Nays 2, 1 present, not voting.

Chief Clerk of the House

I certify that H.B. No. 1522 was passed by the Senate, with amendments, on May 25, 2025, by the following vote: Yeas 31, Nays 0.

Secretary of the Senate

APPROVED: _____

Date

_____

Governor

AN ACT

relating to procedures for changes to a zoning regulation or district boundary.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Subchapter A, Chapter 211, Local Government Code, is amended by adding Section 211.0011 to read as follows:

Sec. 211.0011. DEFINITION. In this subchapter, "proposed comprehensive zoning change" means a municipal proposal to:

(1) change an existing zoning regulation that:

(A) will have the effect of allowing more residential development than the previous regulation; and

(B) will apply uniformly to each parcel in one or more zoning districts;

(2) adopt a new zoning code or zoning map that will apply to the entire municipality; or

(3) adopt a zoning overlay district that:

(A) will have the effect of allowing more residential development than allowed without the overlay; and

(B) will include an area along a major roadway, highway, or transit corridor.

SECTION 2. Section 211.006(a), Local Government Code, is amended to read as follows:

(a) The governing body of a municipality wishing to exercise the authority relating to zoning regulations and zoning district

boundaries shall establish procedures for adopting and enforcing the regulations and boundaries. A regulation or boundary is not effective until after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard. Before the 15th day before the date of the hearing, notice of the time and place of the hearing must be:

(1) published in an official newspaper or a newspaper of general circulation in the municipality; and

(2) if the municipality maintains an Internet website, published on the municipality's Internet website.

SECTION 3. Subchapter A, Chapter 211, Local Government Code, is amended by adding Section 211.0061 to read as follows:

Sec. 211.0061. PROTEST PROCEDURES FOR CERTAIN PROPOSED CHANGES. (a) This section applies only to a proposed change to a zoning regulation or district boundary that is not a proposed comprehensive zoning change.

(b) A protest of a proposed change to a zoning regulation or district boundary must be written and signed by the owners of:

(1) at least 20 percent of the area of the lots or land covered by the proposed change;

(2) except as provided by Subdivision (3), at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area; or

(3) at least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change has the

effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional commercial or industrial uses unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development.

(d) If a proposed change to a regulation or district boundary is protested in accordance with Subsection (b), the proposed change must receive, in order to take effect, the affirmative vote of at least:

(1) three-fourths of all members of the governing body for a protest described by Subsection (b)(1) or (2); or

(2) a majority of all members of the governing body for a protest described by Subsection (b)(3).

SECTION 4. Section 211.006(e), Local Government Code, is transferred to Section 211.0061, Local Government Code, as added by this Act, redesignated as Section 211.0061(c), Local Government Code, and amended to read as follows:

(c) [~~(e)~~] In computing the percentage of land area under Subsection (b):

(1) [~~(d),~~] the area of streets and alleys shall be included; and

(2) the land area is not calculated individually for each tract of land subject to a proposed change in a zoning regulation or district boundary but in the aggregate for all tracts of land subject to the change.

SECTION 5. Subchapter A, Chapter 211, Local Government

Code, is amended by adding Sections 211.0063 and 211.0065 to read as follows:

Sec. 211.0063. NOTICE FOR PROPOSED COMPREHENSIVE ZONING CHANGES. The notices described by Section 211.006(a) or 211.007(d), as applicable, and Section 211.006(a-1) are the only notices required for a proposed comprehensive zoning change.

Sec. 211.0065. PRESUMPTION OF VALIDITY FOR CERTAIN CHANGES TO ZONING REGULATIONS OR DISTRICT BOUNDARIES. A change to a zoning regulation or district boundary that has the effect of allowing more residential development than the previous regulation is conclusively presumed valid and to have occurred in accordance with all applicable statutes and ordinances if an action to annul or invalidate the change has not been filed before the 60th day after the effective date of the change.

SECTION 6. Subchapter A, Chapter 211, Local Government Code, is amended by adding Section 211.0073 to read as follows:

Sec. 211.0073. NOTICE SIGN REQUIREMENT FOR CERTAIN ZONING CHANGES IN HOME-RULE MUNICIPALITIES. (a) Not later than the 10th day before the date the zoning commission of a home-rule municipality holds a hearing on a proposed change in zoning classification that does not apply to the whole municipality and until the date of a final determination on the proposed change by the governing body of the municipality, the zoning commission shall post a notice sign in accordance with this section on:

(1) the property affected by the change; or

(2) a public right-of-way for a change initiated by the municipality that affects multiple properties.

(b) The notice sign must be at least 24 inches long by 48 inches wide.

(c) The zoning commission may elect to provide, maintain, and pay for a notice sign under this section or require an applicant for a change in zoning classification to provide, maintain, and pay for the sign.

(d) Notice requirements prescribed under this section are in addition to notice required by Section 211.007.

SECTION 7. Sections 211.006(d) and (f), Local Government Code, are repealed.

SECTION 8. The changes in law made by this Act apply only to a proposal to change a municipal zoning regulation or district boundary made on or after the effective date of this Act.

SECTION 9. This Act takes effect September 1, 2025.

President of the Senate

Speaker of the House

I certify that H.B. No. 24 was passed by the House on May 6, 2025, by the following vote: Yeas 83, Nays 56, 1 present, not voting; and that the House concurred in Senate amendments to H.B. No. 24 on May 29, 2025, by the following vote: Yeas 104, Nays 30, 1 present, not voting.

Chief Clerk of the House

I certify that H.B. No. 24 was passed by the Senate, with amendments, on May 25, 2025, by the following vote: Yeas 30, Nays 1.

Secretary of the Senate

APPROVED: _____

Date

_____

Governor

AN ACT

relating to the authority of a municipality to regulate a home-based business.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Subchapter Z, Chapter 229, Local Government Code, is amended by adding Section 229.902 to read as follows:

Sec. 229.902. AUTHORITY TO REGULATE HOME-BASED BUSINESSES. (a) In this section:

(1) "Business" has the meaning assigned by Section 1.002, Business Organizations Code.

(2) "Home-based business" means a business that is operated:

(A) from a residential property;

(B) by the owner or tenant of the property; and

(C) for the purpose of:

(i) manufacturing, providing, or selling a lawful good; or

(ii) providing a lawful service.

(3) "No-impact home-based business" means a home-based business that:

(A) has at any time on the property where the business is operated a total number of employees and clients or patrons of the business that does not exceed the municipal occupancy limit for the property;

(B) does not generate on-street parking or a substantial increase in traffic through the area;

(C) operates in a manner in which none of its activities are visible from a street; and

(D) does not substantially increase noise in the area or violate a municipal noise ordinance, regulation, or rule.

(b) The governing body of a municipality may not adopt or enforce an ordinance, regulation, or other measure that:

(1) prohibits the operation of a no-impact home-based business;

(2) requires a person that operates a no-impact home-based business or that owns the property where the business is operated to obtain a license, permit, or other approval to operate the business; or

(3) requires a person that operates a home-based business or that owns the property where the business is operated to:

(A) rezone the property for a non-residential use; or

(B) install a fire sprinkler protection system if the residence where the business is operated consists only of:

(i) a single-family detached residential structure; or

(ii) a multi-family residential structure with not more than two residential units.

(c) Subject to Subsection (b), the governing body of a municipality may:

(1) require that a home-based business be:

(A) in compliance with federal, state, and local law, including:

(i) a municipal fire and building code; and

(ii) a municipal regulation related to:

(a) health and sanitation;

(b) transportation or traffic control;

(c) solid or hazardous waste; or

(d) pollution and noise control;

(B) compatible with the residential use of the property where the business is located; and

(C) secondary to the use of the property as a residential dwelling; and

(2) limit or prohibit the operation of a home-based business that:

(A) sells alcohol or illegal drugs;

(B) is a structured sober living home; or

(C) is a sexually oriented business as defined by Section 243.002.

(d) This section does not prohibit:

(1) a person from enforcing a rule or deed restriction imposed by a homeowners' association or by other private agreement; or

(2) a municipality from adopting or enforcing an ordinance regulating the operation of a short-term rental unit.

SECTION 2. This Act takes effect immediately if it receives

a vote of two-thirds of all the members elected to each house, as provided by Section 39, Article III, Texas Constitution. If this Act does not receive the vote necessary for immediate effect, this Act takes effect September 1, 2025.

President of the Senate

Speaker of the House

I certify that H.B. No. 2464 was passed by the House on May 14, 2025, by the following vote: Yeas 128, Nays 4, 4 present, not voting.

Chief Clerk of the House

I certify that H.B. No. 2464 was passed by the Senate on May 25, 2025, by the following vote: Yeas 29, Nays 2.

Secretary of the Senate

APPROVED: _____

Date

_____

Governor

MEETING DATE

Monday, August 25, 2025

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:

   ☐ Compliance with the Laws of the State of Texas
   ☐ Land Use Action 1
   ☐ Community Design Policy
   ☐ Community Design Action 1
   ☐ Redevelopment & Growth Management Action 1
   ☐ Redevelopment & Growth Management Action 3
   ☐ Redevelopment & Growth Management Action 8
   ☐ 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

DRAFT

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.

DRAFT

MEETING DATE

Monday, August 25, 2025

RESULTS

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

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

or

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

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

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

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

☐ Land Use Action 1
☐ Redevelopment & Growth Management Policy
☐ Redevelopment & Growth Management Action 1
☐ Redevelopment & Growth Management Action 8
☐ Surrounding Land Use and/or Zoning Compatability
☐ 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

DRAFT

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.

DRAFT

CITY COUNCIL AGENDA MEMO

MEETING DATE:	8/25/2025
DEPARTMENT:	Zoning - Text
DIRECTOR:	Christina Day, Director of Planning
AGENDA ITEM:	Public Hearing and consideration of an Ordinance as requested in Subdivision Ordinance Amendment 2025-001 to amend various sections of the Subdivision Ordinance pertaining to recent state legislative actions and to ensure compliance with state law
RECOMMENDED ACTION:	Items for Individual Consideration

ITEM SUMMARY

Public Hearing and consideration of an Ordinance as requested in Subdivision Ordinance Amendment 2025-001 to amend the Introduction and Procedural Overview, Article I (General Provisions), Article II (Definitions), Article III (Platting Procedures), Article IV (Assurance for Completion and Maintenance of Improvements), Article V (Requirements for Public Improvements, Reservation and Design), Article VI (Participation and Escrow Policies), and Article VII (Replatting Procedures) of the Subdivision Ordinance of the City, Ordinance No. 2017-11-4, as heretofore amended, as a result of recent state legislative actions and to ensure compliance with state law; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. **Conducted and adopted Ordinance No. 2025-8-14**

BACKGROUND

The Planning & Zoning Commission recommended approval of this item with a vote of 7-0 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.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance	8/15/2025	Ordinance
Supporting Documents	8/13/2025	Informational

Subdivision Ordinance Amendment 2025-001

An Ordinance of the City of Plano, Texas, amending the Introduction and Procedural Overview, Article I (General Provisions), Article II (Definitions), Article III (Platting Procedures), Article IV (Assurance for Completion and Maintenance of Improvements), Article V (Requirements for Public Improvements, Reservation and Design), Article VI (Participation and Escrow Policies), and Article VII (Replatting Procedures) of the Subdivision Ordinance of the City, Ordinance No. 2017-11-4, as heretofore amended, as a result of recent state legislative actions and to ensure compliance with state law; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date.

WHEREAS, the 89th Texas Legislature enacted a number of bills related to the use and development of property and the application of municipal zoning authority; and

WHEREAS, two of the most impactful bills, Senate Bill 15 and Senate Bill 840, concern the regulation of single family small lots and mixed-use and multifamily use and developments, respectively; and

WHEREAS, both bills take effect September 1, 2025; and

WHEREAS, the new legislation allows specific types of residential uses and mixed-use developments to be permitted without the need for public hearings to consider a possible zoning classification change; and

WHEREAS, previously the City of Plano required a multifamily development or a mixed-use development proposed on commercially-zoned property to seek a zoning amendment; and

WHEREAS, in accordance with Chapter 211 of the Texas Local Government Code, the City of Plano, like its fellow municipalities throughout the State of Texas, conducted two public hearings—one before the Planning and Zoning Commission, and one before the City Council—in order to receive public comment and exercise its broad legislative discretion; and

WHEREAS, the City Council finds it advisable to amend its Zoning Ordinance, Subdivision Ordinance, and Street Design Standards in order to adopt additional land use and design standards for the administrative approval of development permits that previously would have been considered as part of its legislative function; and

WHEREAS, Plano's goals in adopting new regulations in response to recent legislation are to do the following:

A. Preserve Plano's ability to foster economic development, particularly in the Legacy and Research/Technology Crossroads® areas,

B. Preserve neighborhood compatibility, especially as it relates to retail corners,

C. Ensure adequate infrastructure,

D. Preserve the desirability and attractiveness of Plano as a place where people can live and work by requiring well-built multifamily and mixed-use developments,

E. Diversify the city's housing stock; and

WHEREAS, the purpose of amending the city's participation requirements and the addition of capacity study requirements is to acknowledge fiscal constraints on the community and to acknowledge infrastructure capacity considerations; and

WHEREAS, the City of Plano generally supports new development paying for and constructing the public infrastructure required due to the new demands arising from the development project; and

WHEREAS, the capacity of the City of Plano's infrastructure is limited and is most fairly allocated by allowing the securing of infrastructure capacity on a first come, first served basis; and

WHEREAS, the City Secretary of Plano, Texas, directed that notices of a hearing be issued, as required by the Subdivision 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 25th day of August 2025, for the purpose of considering a change in the Subdivision Ordnance; and

WHEREAS, the City Secretary of said City accordingly caused to be issued and published the notices required by 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 Subdivision Ordinance, on the 25th day of August 2025; and

WHEREAS, the City Council is of the opinion and finds that such change should be adopted, 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 Introduction and Procedural Overview section of the Subdivision Ordinance of the City, Ordinance No. 2017-11-4, as the same has been heretofore amended, is hereby removed in its entirety.

Section II. Section 1.9 (Superseding Regulations) of Article I (General Provisions) of the Subdivision Ordinance of the City, Ordinance No. 2017-11-4, as the same has been heretofore amended, is hereby further amended, such section to read in its entirety as follows:

1.9 Superseding Regulations

a. Upon the adoption of these regulations according to law, all subdivision regulations of the City of Plano previously in effect are hereby superseded, except as provided in Section 1.6.

b. When any portion of this ordinance is specifically contradicted by state or federal law, or when requiring adherence to our ordinance would lead to violation of state or federal law, city staff, in consultation with the City Attorney, may waive compliance with that portion of the ordinance.

Section III. Article I (General Provisions) of the Subdivision Ordinance of the City, Ordinance No. 2017-11-4, as the same has been heretofore amended, is hereby further amended to add new Section 1.14 (Notice Requirements), such section to read in its entirety as follows:

1.14 Notice Requirements for Certain Projects

a. For development projects subject to Sections 15.1900.4 or 15.2400 of the Zoning Ordinance, notice of the proposed development per (b) and (c) shall be provided:

    1. upon approval of any plat required for engineering release for construction, or

    2. where no plat is required, prior to engineering release for construction.

b. Written notice of the development will be sent to each owner, as indicated by the most recently approved municipal tax roll, of real property within 500 feet of the property. The notice may be served by deposit in the municipality, properly addressed with postage paid, in the United States mail.

c. Any applicant having a possessory interest in the property must:

    1. post sign(s) in compliance with the requirements specific in the city's plat checklists, and

    2. submit to the Planning Department a signed affidavit certifying that the required sign(s) is (are) posted on the subject property.

The sign must remain in place, and maintained, until such time that the final plat or replat is recorded. Civil engineering permits shall not be released until such time the affidavit has been accepted by the city.

Section IV. Section 2.2 (Words and Terms Defined) of Article II (Definitions) of the Subdivision Ordinance of the City, Ordinance No. 2017-11-4, as the same has been heretofore amended, is hereby further amended to add and modify definitions to read as follows, and the remaining terms relettered:

o. Concept Plan - A plan establishing a general schematic for site development. Concept plans may be used to separate large properties into parts for phasing site planning and development.

s. Conveyance Plat - An interim plat recording the subdivision of property or defining a remainder of property created by the approval of a final plat for a portion of property, where approval of final development plans is not sought. Conveyance Plat may also be referred to as Revised Conveyance Plat, when an amendment is proposed.

ii. Final Plat - The map of a subdivision or addition to be recorded after approval and any accompanying material and additional requirements as described in these regulations. Final Plat may also be referred to as a Replat, when an amendment is proposed to a filed final plat.

uu. Narrow Lot Subdivision - A residential subdivision, or portion thereof, that includes lots with lot widths of 50 feet or less.

ddd. Preliminary Plat - The preliminary drawing or drawings, described in these regulations, indicating the proposed manner or layout of the subdivision or addition to be submitted for approval. Preliminary Plat may also be used to refer to Revised Preliminary Plat, Preliminary Replats, and Revised Preliminary Replat, when an amendment is proposed.

rrr. Site Review Process - A series of plans progressing from a general evaluation of a site and development concept to approval of a detailed development plan, including, but not limited to, a concept plan, preliminary site plan, site plan, revised site plan, or adopted development plan, as described in Article 3 of the Zoning Ordinance.

Section V. Section 3.1 (General) of Article III (Platting Procedures) of the Subdivision Ordinance of the City, Ordinance No. 2017-11-4, as the same has been heretofore amended, is hereby further amended to renumber the section to become Section 3.1A (General).

Section VI. Subsection c (Approval Criteria) of renumbered Section 3.1A (General) of Article III (Platting Procedures) of the Subdivision Ordinance of the City, Ordinance No. 2017-11-4, as the same has been heretofore amended, is hereby further amended, such subsection to read in its entirety as follows:

c. Approval Criteria - Applications for the approval of plats as defined by this ordinance shall be evaluated for compliance with these regulations, the requirements contained in the city's Development Regulations, and required engineering plans and studies. The approval of any plat other than a preliminary plat does not certify the availability or capacity of infrastructure or that the property is suitable for development.

Section VII. Article III (Platting Procedures) of the Subdivision Ordinance of the City, Ordinance No. 2017-11-4, as the same has been heretofore amended, is hereby further amended to add new Section 3.1B (Associated Plans & Studies), such section to read in its entirety as follows:

3.1 B Associated Plans & Studies

a. Prior to preliminary plat, unless otherwise excepted, the Site Review Process and engineering plans and studies are required to evaluate the impacts of the proposed development on the public infrastructure system. Engineering plans and studies include:

1. Preliminary Drainage Plans
2. Flood Studies & Preliminary Floodplain Reclamation Plans
3. Preliminary Water & Sewer Plans
4. Traffic Studies
5. Water & Sewer Capacity Study
6. Other plans if deemed necessary for thorough review by the Director of Planning or Director of Engineering.

These plans and studies are considered documents to aid in the review of the Site Review Process.

b. Water & Sewer Capacity Study

1. Purpose - The purpose of the Water & Sewer Capacity Study is to analyze the impact of a proposed development on the total capacity of the city's water and sewer system and to determine if offsite or oversized public facilities are required.

2. Procedure

(a) The applicant shall provide projected water and wastewater demand calculations for a proposed development at the first required step of the

Site Plan Review Process (henceforth referred to as Associated Plan). Calculations shall be provided in accordance with the Water & Wastewater Design Manual.

(b) The city shall analyze the projected impact of the proposed development on the city's infrastructure system to determine if oversized or offsite improvements are required to maintain adequate service in the system. The Director of Engineering may hire a consulting engineer to conduct the analysis based on criteria and assumptions determined by the city in consultation with the consulting engineer.

(c) Results of the analysis shall be provided to the applicant and approval of the Associated Plan may be conditioned upon results of the analysis and recommended mitigation to be provided at the time of preliminary plat. If the applicant is unwilling to provide the recommended mitigation, the Associated Plan will be denied.

3. Effect of Study - Approval of the Associated Plan will reserve the projected demand for the development project. Subsequent Water & Sewer Studies on other properties or projects shall include the reserved capacity for as long as the project is vested.

4. Vesting - The results of the study shall be vested for the same period that the project or permit is vested in accordance with Chapter 245 of the Local Government Code, unless the property owner formally requests the release of the reserved capacity and the request is accepted by the Director of Engineering.

5. Amendments – Changes to the proposed development may require amendments to the Water & Sewer Study following the procedures outlined above.

6. Transferability - The reserved demand of a vested project may not be transferred to another location or project.

7. Appeals - The determination of capacity by the Director of Engineering or the consulting engineer shall be final. An applicant may not appeal the recommendation for mitigation under Section 1.12 (Waivers from Development Exactions). No variances may be the granted to this requirement under Section 1.11 (Variances). The mitigation solely allows an applicant to move forward with the proposed development in lieu of denial due to lack of capacity and current non-appropriation of funds by the city to construct the necessary infrastructure.

c. Conformance to Plans & Studies - A preliminary plat and construction plans must conform to the results of associated plans and studies and any conditions of approval. Failure to conform is grounds for denial of construction plans.

Section VIII. Paragraph 2 (Improvement Agreement Required for Oversize Reimbursement) of Subsection b (Improvement Agreement and Guarantee) of Section 4.1 (Improvements and Subdivision Improvement Agreement) of Article IV (Assurance for Completion and Maintenance of Improvements) of the Subdivision Ordinance of the City, Ordinance No. 2017-11-4, as the same has been heretofore amended, is hereby further amended, to delete the paragraph and reserve for future use:

2. [Reserved] ~~Improvement Agreement Required for Oversize Reimbursement - The city shall require an improvement agreement pertaining to any public improvement for which the developer shall request reimbursement from the city for oversize costs as provided in Article V. The Director of Engineering shall authorize the approval of such agreement if it meets all applicable requirements of the city, and the city shall not withhold approval as a means of avoiding compensation due under the terms of this ordinance. The Director of Engineering is authorized to sign an improvement agreement on behalf of the city.~~

Section IX. Subsection e (Adequate Public Facilities Policy) of Section 5.1 (General Requirements) of Article V (Requirements for Public Improvements, Reservation and Design) of the Subdivision Ordinance of the City, Ordinance No. 2017-11-4, as the same has been heretofore amended, is hereby further amended to add Paragraph 5 (Associated Plans and Studies), such new paragraph to read in its entirety as follows:

5. Associated Plans and Studies - All plats and replats must conform to the requirements of associated plans and studies as described in Article 3.1B.

Section X. Subsection b (Typical Neighborhood Development) of Section 5.2 (Lot Design and Improvements) of Article V (Requirements for Public Improvements, Reservation and Design) of the Subdivision Ordinance of the City, Ordinance No. 2017-11-4, as the same has been heretofore amended, is hereby further amended to add Paragraph 3 (Street Design Context), such new paragraph to read in its entirety as follows, with the remaining paragraphs renumbered:

3. Street Design Context - Residential subdivisions shall meet the Neighborhood Context of the Street Design Standards, except that Type F and Type G Streets within narrow lot subdivisions shall meet the Mixed-Use Context of the Street Design Standards.

Section XI. Renumbered Paragraph 4 (Frontage Standards) of Subsection b (Typical Neighborhood Development) of Section 5.2 (Lot Design and Improvements) of Article V (Requirements for Public Improvements, Reservation and Design) of the

Subdivision Ordinance of the City, Ordinance No. 2017-11-4, as the same has been heretofore amended, is hereby further amended to add Subparagraph c (Alley Required), such new subparagraph to read in its entirety as follows, with the remaining subparagraphs renumbered:

(c) Alley Required - Alley access abutting the rear property line shall be provided on all narrow lot subdivisions.

Section XII. Subparagraph a (Block Length) of renumbered Paragraph 6 (Blocks) of Subsection b (Typical Neighborhood Development) of Section 5.2 (Lot Design and Improvements) of Article V (Requirements for Public Improvements, Reservation and Design) of the Subdivision Ordinance of the City, Ordinance No. 2017-11-4, as the same has been heretofore amended, is hereby further amended, such subparagraph to read in its entirety as follows:

(a) Block Length - Except as noted below, blocks shall not exceed 1,200 feet in length, measured from street right-of-way line to street right-of-way line. In the case of non-rectangular blocks, each side of the block with lots fronting onto it shall not exceed 1,200 feet, measured between the vertices formed by the extension of right-of-way lines at each corner of the block.

i. Residential blocks shall be further restricted so that they shall contain no more than 20 lots on one side.

ii. Residential blocks with a continuous series of lots longer than 1,200 feet, measured along one or more sides, are required, where practical, to be bisected by a pedestrian easement and a sidewalk.

iii. Blocks within narrow lot subdivisions shall not exceed 600 feet in length.

Section XIII. Paragraph 5 (Blocks) of Subsection c (Nonresidential and Traditional Multifamily Development) of Section 5.2 (Lot Design and Improvements) of Article V (Requirements for Public Improvements, Reservation and Design) of the Subdivision Ordinance of the City, Ordinance No. 2017-11-4, as the same has been heretofore amended, is hereby further amended to add new Subparagraph b (Internal Streets and Blocks), such subparagraph to read in its entirety as follows:

(b) Internal Streets and Blocks - Multifamily developments over 5 acres in size must provide an internal quasi-public street network separating the development into multiple blocks.

i. Subdivision Prohibited - Quasi-public streets will be dedicated by easement and not as a separate street lot.

ii. Block Length - Blocks will not exceed 600 feet in length.

iii. Street Design - Internal streets will be designed in accordance with the Type G Mixed Use Context of the Street Design Standards.

iv. Right-of-Way Dedication - The Director of Engineering may accept the internal street as public right-of-way for reasons such as:

1. Connections are provided to two or more adjacent streets;

2. Connections are provided to an internal street network on an adjacent property; or

3. Internal streets are consistent with the Thoroughfare Plan Map of the Comprehensive Plan or adopted Small Area Plan.

Section XIV. Paragraph 2 of Subsection g (Improvement, Widening, and Realignment of Existing and Future Streets) of Section 5.4 (Streets and Thoroughfares) of Article V (Requirements for Public Improvements, Reservation and Design) of the Subdivision Ordinance of the City, Ordinance No. 2017-11-4, as the same has been heretofore amended, is hereby further amended, such paragraph to read in its entirety as follows:

2. If the proposed subdivision or development is located along only one side of a substandard street or a future street in the Community Investment Program, the owner shall be required to improve his side of the substandard street or future street, including sidewalks, so that it will be a standard street. The minimum street paving width shall be as listed in the Street Design Standards.

Section XV. Paragraph 3 (Effect on Downstream Drainage Areas) of Subsection b (Design of Facilities) of Section 5.6 (Drainage, Storm Sewers, and Permanent BMPs) of Article V (Requirements for Public Improvements, Reservation and Design) of the Subdivision Ordinance of the City, Ordinance No. 2017-11-4, as the same has been heretofore amended, is hereby further amended, such paragraph to read in its entirety as follows:

3. Effect on Downstream Drainage Areas - The owner's engineer, subject to approval by the Director of Engineering, shall study the effect of each development's stormwater runoff on the existing underground drainage facilities immediately downstream of the development. Where it is determined that existing capacity is not available immediately downstream, the owner's engineer shall design a drainage system, detention facility, or parallel system to mitigate the deficiency. The Approval Authority may withhold approval of the plat until such mitigation has been provided. If oversize improvements are needed, then the city’s participation should be

determined in a development agreement as described in Article VI of these regulations.

Section XVI. Subsection b of Section 5.7 (Park Access) of Article V (Requirements for Public Improvements, Reservation and Design) of the Subdivision Ordinance of the City, Ordinance No. 2017-11-4, as the same has been heretofore amended, is hereby further amended, such subsection to read in its entirety as follows:

b. Streets abutting a park shall be built in accordance with the Thoroughfare Plan and the standards of this ordinance; however, the city may require any residential street built adjacent to a park to be constructed to collector width to ensure access, to provide parking, and to prevent traffic congestion. In all cases, the city will approve the proposed street alignment fronting on city parks.

Section XVII. Subsection a (Park Reservation and Dedication) of Section 5.11 (Neighborhood and Linear Parks) of Article V (Requirements for Public Improvements, Reservation and Design) of the Subdivision Ordinance of the City, Ordinance No. 2017-11-4, as the same has been heretofore amended, is hereby further amended, such subsection to read in its entirety as follows:

a. Park Reservation and Dedication - Land for neighborhood and linear parks shall be reserved and dedicated in accordance with the locations specified on the Park Master Plan. Concept plans and preliminary site plans shall be reviewed to determine if land dedications shall be required for neighborhood and linear parks. If land is to be dedicated, the city shall specify the proposed land requirements and the developer shall accommodate the dedication or offer to dedicate an alternative site which reasonably meets the same needs of the city. The Commission shall make the final determination of site location and configuration reserved for future dedication on the approved concept plan and preliminary site plan. Prior to, or concurrent with, the approval of a preliminary plat, the developer and city shall execute a reimbursement agreement as specified in Section 5.11.e. Specified neighborhood and linear park sites and improvements shall be dedicated to the city upon approval of the final plat and completion and acceptance of the improvements.

Section XVIII. Subsections e (Improvement Plan and Development Agreement), f (Completion of Land Dedication and Improvements), g (Cost Reimbursement), and 5.11.h of Section 5.11 (Neighborhood and Linear Parks) of Article V (Requirements for Public Improvements, Reservation and Design) of the Subdivision Ordinance of the City, Ordinance No. 2017-11-4, as the same has been heretofore amended, are hereby further amended, such subsections to read in their entirety as follows:

e. Reimbursement Agreement with Improvement Plan - No improvement shall be made on or within a proposed park site unless an improvement plan is approved by the city. The plan shall illustrate all proposed improvements and estimate the cost of each improvement (including unit costs where appropriate).

Prior to improving the site, the developer and the city must execute a reimbursement agreement defining the work to be performed, construction schedules, improvement costs, performance surety, and the amount to be reimbursed and the timing of such reimbursement.

f. Completion of Land Dedication and Improvements - Park land shall be dedicated to the city concurrent with the approval and filing of a plat. All improvements specified in the park improvement plan and reimbursement agreement must be completed prior to approval of the final recordable plat, except where future performance is secured by a subdivision improvement agreement as specified in Article IV.

g. Cost Reimbursement - The city shall reimburse the developer for land and improvement costs for qualified park land dedication and improvements as described in the reimbursement agreement.

h. The city may accept or reject voluntary dedications of land and improvements for public park purposes that are not shown on the Park Master Plan; however, acceptance of such dedications may not qualify for cost reimbursement.

Section XIX. Article V (Requirements for Public Improvements, Reservation and Design) of the Subdivision Ordinance of the City, Ordinance No. 2017-11-4, as the same has been heretofore amended, is hereby further amended to add Section 5.15 (Certain Office to Residential Conversions), such new section to read in its entirety as follows:

5.15 Certain Nonresidential to Residential Conversions

Certain office, retail, or warehouse conversions to residential uses may be exempt from requirements for public improvements in this section in accordance with Chapter 218 of the Local Government Code.

Section XX. Subsection a (City's Share of Improvement Costs) of Section 6.1 (Participation Policies) of Article VI (Participation and Escrow Policies) of the Subdivision Ordinance of the City, Ordinance No. 2017-11-4, as the same has been heretofore amended, is hereby further amended, such subsection to read in its entirety as follows:

a. City's Share of Improvement Costs - The city may participate in the costs of public improvements which are not for the primary benefit of the development or which the city desires to oversize to serve developments other than for which the plat has been submitted for approval. These provisions are, only to the extent and according to the standards stated in this article, pursuant to the procedures herein set forth and only if a development agreement is entered into between the city and owner as provided in these regulations which conforms to the requirements of Local Government Code Section 252.022(a)11.

Section XXI. Paragraph 1 of Subsection b (Owner's Responsibility) of Section 6.1 (Participation Policies) of Article VI (Participation and Escrow Policies) of the Subdivision Ordinance of the City, Ordinance No. 2017-11-4, as the same has been heretofore amended, is hereby further amended, such paragraph to read in its entirety as follows:

1. The property owner shall be responsible for the entire costs of designing and installing all public improvements which primarily serve the subdivision or development and facilities required to mitigate impact determined by impact analyses required under Section 5.1(e). Facilities required by these regulations shall be considered as primarily serving the subdivision or development unless otherwise determined by the city.

Section XXII. Section 6.2 (Facilities Eligible for City Participation) of Article VI (Participation and Escrow Policies) of the Subdivision Ordinance of the City, Ordinance No. 2017-11-4, as the same has been heretofore amended, is hereby further amended, to delete the section and reserve the section for further use:

6.2 [Reserved] ~~**Facilities Eligible for City Participation**~~

~~The city shall participate in the costs of installing public improvements according to the following schedule:~~

~~a. The city shall reimburse the property owner or developer for one hundred (100) percent of the following costs:~~

~~1. Costs of paving streets and thoroughfares for the portion of the width of pavement exceeding thirty-seven (37) feet for internal streets and eighteen and one-half (18.5) feet (per side) for divided thoroughfares. Costs include those for pavement, lime stabilization and excavation to a depth equal to the distance from the top of the curb to the top of stabilized subgrade for that width of street paving wider than thirty-seven (37) feet or eighteen and one-half (18.5) feet on each side in the case of a divided thoroughfare.~~

~~2. Paving costs for streets and thoroughfares for that portion of the required paving thickness exceeding eight (8) inches, except where thicker pavement is required by the Texas Department of Transportation (TxDOT) and the Dallas Area Rapid Transit (DART).~~

~~3. The costs of left-turn lanes and median openings on Type "D" or wider thoroughfares intersecting Type "D" or wider thoroughfares.~~

~~4. Costs of that portion of grade-separated intersections which require paving in excess of thirty-seven (37) feet in width (18.5 feet per side).~~

~~5. Costs of installing conduit and pullboxes for street lights and traffic signals along Type D or wider thoroughfares.~~

6. A portion of the costs of all water or sanitary sewer pipelines larger than twelve (12) inches, subject to the provisions of the city's pro rata ordinance. City participation shall be based upon the difference in cost between a standard twelve (12) inch diameter pipeline and the size pipeline actually installed, including embedment, manholes, special fittings and other appurtenances necessary for complete sanitary sewer pipeline installation.

7. For streets and thoroughfares identified on the Downtown Streets Inset of the Thoroughfare Plan Map:

(a) Construction of public streets and sidewalks as required by the Thoroughfare Plan Map.

(b) Additional right-of-way required for public improvements.

(c) Installation of street lights in accordance with the street lighting standards.

(d) Traffic signals required by the city's traffic engineer.

(e) Construction of public infrastructure (storm sewer system, water mains, and wastewater mains).

(f) Street trees and associated landscaping on public property.

b. The city shall reimburse the property owner or developer twenty-five (25) percent of the following costs:

1. Street crossings (bridges or culverts), for residential developments, with an opening larger than that of a double seventy-two (72) inch pipe culvert. The cost of the structure shall be based on a standard, basic culvert or bridge including headwall or rip-rap, if required by the Director of Engineering, for erosion control.

2. That portion of storm sewers, for residential developments, exceeding seventy-two (72) inches in diameter. The Commission shall have the option of limiting the city's participation for a developer's request for extensive underground storm sewer systems to the cost of pilot channel participation, as would be required if the developer were to provide for an open channel drainage system.

3. The costs of constructing a pilot channel lining, for residential developments, if approved by the Director of Engineering pursuant to Section 5.6.

~~4. Costs of constructing railroad crossings and signals, which are charged by a railroad company. The remaining seventy-five (75) percent of the costs shall be borne equally by the owners of the four (4) quadrants of the intersection of the street and the railroad.~~

~~c. The city shall reimburse the property owner or developer ten (10) percent of the following costs:~~

~~1. Street crossings (bridges or culverts), for nonresidential developments, with an opening larger than that of a double seventy-two (72) inch pipe culvert. The cost of the structure shall be based on a standard, basic culvert or bridge including headwall or rip-rap, if needed, for erosion control.~~

~~2. That portion of storm sewers, for nonresidential developments, exceeding double seventy-two (72) inches in diameter. The Commission shall have the option of limiting the city's participation for a developer's request for extensive underground storm sewer systems to the cost of pilot channel participation, as would be required if the developer were to provide for an open channel drainage system.~~

~~3. The costs of constructing a pilot channel lining, for nonresidential developments, if approved by the Director of Engineering pursuant to Section 5.6.~~

Section XXIII. Section 6.4 (Procedures for City Participation) of Article VI (Participation and Escrow Policies) of the Subdivision Ordinance of the City, Ordinance No. 2017-11-4, as the same has been heretofore amended, is hereby further amended, such section to read in its entirety as follows:

6.4 Procedures for City Participation

a. Preliminary Cost Participation Request - If city participation is requested in association with the requirements of this ordinance, the applicant must make a preliminary request prior to submittal of a preliminary plat. The request will, at a minimum, include a list of public facilities for which cost participation is sought, justification for the request, estimated infrastructure costs, and any other items requested by the Director of Engineering.

b. Development Agreement - The city will participate in costs for public improvements only as determined in an approved development agreement.

a. Definitions - For purposes of this Article VI, the following terms shall have the following meanings:

1. Contiguity - The term "contiguous" shall mean that the reimbursable improvements are within the boundaries of, or abutting the perimeter of, a developed subdivision or development.

2. Developed Subdivision or Addition - Property for which a final plat has been filed for record in the county in which the property is located, and the public improvements required by the city have been installed by the property owner and have been accepted by the city.

b. Application for Participation - In order to initiate a reimbursement request, the owner must establish a front-foot oversize cost for the reimbursable public improvements. Requests for reimbursement to the owner of cost of oversize paving, drainage, water, and sanitary sewer mains shall include the owner's name and mailing address. The request must include record drawings (also called “as-builts”) showing the reimbursable items, a copy of the contractor's bid for construction, final payment with quantities and unit costs, oversize calculations for all reimbursement items, and a project location map.

c. Precondition to Processing Request - Participation requests will be processed after the public improvements are accepted by the city. Reimbursement requests for onsite oversizing will be processed in the order of their receipt and subject to Council approval as appropriate. Requests exceeding funds available shall be scheduled for payment as a part of the next year's capital improvements program, subject to available funding. However, all oversize participation shall be refunded no later than five (5) years following the date of final acceptance of the public infrastructure improvements. In the case of offsite public improvements, participation will be processed after a development is accepted which contains or abuts the offsite improvements. All participation will be made in accordance with Paragraph (d) of this section.

d. Director of Engineering Determination - The Director of Engineering shall determine the city's participation in the cost of public improvements, in accordance with the criteria in Sections 6.1 through 6.3. Payments shall be allocated to a development on a front-foot basis and shall be made as follows:

1. As property is platted and developed adjacent to the offsite public infrastructure improvements, the city will reimburse oversize costs for that portion contiguous to the property. Oversize costs will be reimbursed to the initial developer after final acceptance by the city of the public improvements. Oversize reimbursement will not be made with filing of a conveyance plat.

~~2. Reimbursement funds for the city's share of the public infrastructure improvements will be as scheduled in the Community Investment Program. However, all oversize participation shall be refunded no later than five (5) years following the date of final acceptance of the public infrastructure improvements.~~

~~e. Funding - The city will annually prepare a Community Investment Program, a component of which will generally identify funds for payment of oversize participation. Funds will be designated individually from the appropriate source for both street and drainage and water and wastewater projects. Requests in excess of available funding will be deferred for future allocations.~~

Section XXIV. Subsection d (Effect of Action) of Section 7.3 (Plat Vacation) of Article VII (Replatting Procedures) of the Subdivision Ordinance of the City, Ordinance No. 2017-11-4, as the same has been heretofore amended, is hereby further amended, such subsection to read in its entirety as follows:

~~d.~~ Effect of Action - On the execution and recording of the vacating instrument, the vacated plat shall have no effect but will remain in the land records along with the instrument declaring the plat vacated. Vacation of a plat does not result in a tract having no recorded plat. Regardless of the Commission's action on the petition, the property owner or developer will have no right to a refund of any monies, fees, or charges paid to the city nor to the return of any property or consideration dedicated or delivered to the city except as may have previously been agreed to by the Commission.

Section XXV. 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 XXVI. 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 XXVII. 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 XXVIII. 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 XXIX. This Ordinance shall become effective on September 1, 2025, after its passage and publication as required by law.

PASSED AND APPROVED on the 25th day of August, 2025.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

DATE: August 8, 2025

TO: Honorable Mayor & City Council

FROM: Planning & Zoning Commission

VIA: Mike Bell, AICP, Assistant Director of Planning acting as Secretary of the Planning & Zoning Commission
Christina D. Day, AICP, Director of Planning

SUBJECT: Results of Planning & Zoning Commission Meeting of August 6, 2025

AGENDA ITEM NO. 1B – SUBDIVISION ORDINANCE AMENDMENT 2025-001
PETITIONER: CITY OF PLANO

Request to amend various sections of the Subdivision Ordinance pertaining to recent state legislative actions and to ensure compliance with state law. Project #SOA2025-001.

APPROVED: 7-0

Speaker Card(s) Received:	Support:	0	Oppose:	4	Neutral:	1
Petition Signatures Received:	Support:	0	Oppose:	0	Neutral:	0
Other Responses:	Support:	0	Oppose:	0	Neutral:	0

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/351833?ts=324

CS / hm

cc: Christina Sebastian, Land Records Planning Manager
Jordan Rockerbie, Lead Planner
Devon Garcia, Land Records/GIS Technician
Jeanna Scott, Building Inspections Manager
Dorothy Alatorre, Sr. Administrative Assistant - Neighborhood Services

AGENDA ITEM NO. 1B

PUBLIC HEARING: Subdivision Ordinance Amendment 2025-001

PETITIONER: City of Plano

CASE PLANNER: Mike Bell, AICP

DESCRIPTION: Request to amend various sections of the Subdivision Ordinance pertaining to recent state legislative actions and to ensure compliance with state law. Project #SOA2025-001.

EXECUTIVE SUMMARY

The purpose of this request is to amend the Subdivision Ordinance to align with recently adopted Texas legislative bills. The proposed amendments further compliance with state law. Staff recommends approval as noted in the recommendation section below.

On June 2, 2025 (staff report | video), the Planning & Zoning Commission (Commission) called a public hearing to consider amendments to various sections of the city's development regulations pertaining to recent state legislative actions and to ensure compliance with state law. On July 21, 2025, (staff report | video) the Commission provided direction regarding Senate Bills 15, 840, and 2477. On July 28, 2025, the Commission held a joint meeting with City Council (packet | video) to provide additional direction on those bills.

The 89th Texas Legislature passed Senate Bills 15, 840, and 2477, discussed in detail in Item 1A, requiring substantial changes to the city's Subdivision Ordinance. The bills become effective September 1, 2025, and are included as Attachments C of companion item 1A for reference.

The impacts and recommended changes have been reviewed for consistency with the statute by staff from the Planning and Engineering Departments and the City Attorney's Office.

The Subdivision Ordinance regulates the preparation of land for development and redevelopment through the platting process, which ensures all properties have adequate access and infrastructure to serve their needs before construction occurs. The Ordinance outlines the requirements for public improvements, such as streets, sidewalks, utilities, drainage, park dedication, and thoroughfare screening. Additionally, the Subdivision Ordinance includes regulations that promote an orderly configuration of lots in relation to the street network, allow safe access to subdivisions from major roadways, and prevent inappropriate uses from fronting certain types of streets.

A number of changes are proposed to the Subdivision Ordinance in response to SB 15, 840, and 2477 including:

1. SB 15 Changes – The Subdivision Ordinance is proposed to be updated regarding alley design for small lots, to require alleys for lots 50 feet or less in width, to align plat vacation standards with the new legislation, and to require notation of the use of the Small Lot Single-family standards on the plat. These changes are intended to provide adequate access, circulation, and improve the public realm where higher-density, single-family residential development is built.

   Applicable Changes:

   - *Section 5.2.b* – This section was updated in various places to require rear entry from alleys, a street section with dedicated on-street parking and street trees, and a maximum block length of 600 feet for "narrow lot residential subdivisions" that have lots with widths of 50 feet or less. These changes are also reflected in the proposed updates to the Street Design Standards in Agenda Item 1C.

   - *Section 7.3.d* – This section was amended so that a vacated plat is still on record with the city and does not qualify as a property with no recorded plat under SB 15.

   - The city's standard plat notes will be updated to include SB 15 references. The Subdivision Ordinance authorizes the form and content of plat applications and public dedications to be approved by the Director of Planning and the City Attorney, so these notes are not included in the proposed amendments.

2. Street & Block Requirements – In order to promote developments with pedestrian-friendly streetscapes, all multifamily and mixed-use projects over a certain size could be required to provide internal street networks with features such as on-street parking, street trees, and shorter block lengths. These are already required by various means for developments in mixed-use zoning districts, such as the Urban Mixed-Use (UMU) district. These requirements would offer the additional benefit of providing on-street public parking for residents and visitors, which the city is now limited in regulating onsite or on other nearby properties as part of the development.

   Applicable Changes:

   - *Section 5.2.c* – This section was updated to require an internal street network for multifamily developments over five acres in size. Street design and block length requirements are also included. These streets would be privately maintained but could be accepted by the city as public streets under specific conditions.

3. Infrastructure Analyses – The city's existing development process has historically relied on detailed infrastructure capacity analysis at the time of site plan, civil engineering plans, and preliminary plat. This was based on a system that assumed any additional capacity needed would be the developer's responsibility to provide. However, this system may no longer be effective for Plano given changes to state law and case law regarding exactions and the additional challenges of redevelopment compared to new development. The changes allow additional density of development, and resulting infrastructure demand, that was not considered prior to these changes in the law. As a result, changes are needed to accommodate additional demand for services.

   Proposed updates to the Subdivision Ordinance would require the developer to provide an infrastructure impact analysis and schematic engineering designs at preliminary design stages, such as concept plan and preliminary site plan. Additionally, the city is exploring methods used by other cities to model and reserve infrastructure capacity through the development process. This will help in the early detection of capacity needs within the city's infrastructure network.

   Applicable Changes:

   - *Section 3.1B (Associated Plans and Studies)* – This section was added to clarify that infrastructure capacity must be evaluated at the initial development stages, rather than at preliminary plat. This includes requirements to provide preliminary water, sewer, drainage, floodplain, and traffic studies as part of the site plan review process.

     The most significant change is a new requirement to provide a Water & Sewer Study. Applicants will be responsible for providing project demand, which the city will use to perform a capacity analysis. Staff proposes contracting with a consulting engineering firm to maintain a capacity model and run analyses. If oversized or offsite improvements are needed, the applicant is responsible for providing them; however, a development agreement may also be used for city cost participation in those improvements. If those improvements cannot be provided, the associated site plan may be denied by the city. If the capacity is adequate or necessary improvements can be provided, the site plan can be approved; and the estimated demand will be reserved in the city's capacity model for as long as the project is vested under state law. If the project goes dormant, reserved capacity will be forfeited. To avoid creating a market for capacity, reserved demand cannot be transferred to another project but may be voluntarily forfeited.

   - *Section 5.1.e.5* – This section was added to reference the requirement for plats and replat to conform to plans and studies.

   - *Section 5.*15 – This section was added to include a reference to state law exempting nonresidential to residential conversions from certain public improvement requirements. As the impact of these conversions is anticipated to be limited, the reference to state law should suffice until more detailed provisions can be provided in the Zoning & Subdivision Ordinance rewrite process.

4. Cost Participation – The Subdivision Ordinance currently outlines what types of infrastructure improvements are eligible for city cost participation, such as oversizing utility lines or wider streets adjacent to city parks. Staff recommends removing automatic city cost participation and relying upon developer-prepared proportionality assessments. This removes any perception that the city has a financial obligation, where funding may not be available. If a development is required to provide infrastructure, the city may choose to enter into a development agreement to detail the cost participation of all parties.

    - *Section 6.1* – This section was amended to include references to development agreements for city cost participation. It also clarifies that the city is not obligated to participate in these agreements if capacity is not sufficient to serve the proposed development.

    - *Section 6*.2 – This section was amended to remove the list of facilities eligible for city participation. It is anticipated that the city will still participate in certain costs; however, participation will be determined on a case-by-case basis using development agreements.

    - *Section 6.4* – This section was amended to remove existing procedures for cost participation. For ease of administration and to avoid unnecessary delays, the applicant will be provided to provide a preliminary request for city cost participation. The details of participation will be negotiated as part of the final development agreement. Due to the limited time available to make these changes, staff proposes providing more details on this process as part of the Zoning & Subdivision Ordinance Rewrite Project.

    - *Section 5.4.g.2* – This section was amended to remove references to existing cost participation policies referenced above.

    - *Section 5.6.b.3* – This section was amended to remove requirements for the city to participate in downstream drainage improvements.

    - *Section 5.7.b* – This section was amended to remove design and cost participation requirements for streets abutting city parks.

    - *Section 5.11* – This section was amended in various locations to remove requirements and update the terms used for city cost participation in park improvements and to remove obsolete procedures involving the Parks and Recreation Board.

5. Stormwater Mitigation – The Subdivision Ordinance and Zoning Ordinance provide multiple incentives for developments that include vegetative stormwater mitigation, such as bioswales, rather than standard methods of conveyance or onsite detention. Examples of current incentives include lower parking requirements, lot size reductions, and smaller setbacks. Since the legislation limits the city's current incentive package by preempting parking lot coverage and setback standards, it may be beneficial to require vegetative stormwater mitigation features as a standard for all development, with or without the associated incentives. Supported by the comprehensive plan's environmental policies, these would provide more sustainable developments and environmental benefits for the city.

    Associated Changes: Due to limited time availability, no changes are proposed to the Subdivision Ordinance related to stormwater mitigation. However, changes may be proposed as part of the Rewrite process to address these issues.

6. Other Changes:

- *Removed Introduction and Procedural Overview Section* – This section provided a summary of the subdivision process but was not regulatory. Due to the complexity of the interrelationship of the site planning process with the platting process, staff recommends removing this section and including a similar user-friendly guide in the Development Handbook, if needed. Due to limited time availability, any Development Handbook changes will be made at a future date.

- *Section 1.9 (Superseding Regulations and Laws)* – This section was amended to include language that allows waiver of the Subdivision Ordinance regulations when specifically contradicted by state or federal law. A similar change is proposed to the Zoning Ordinance.

- *Section 1.14 (Notice Requirements for Certain Projects)* – Staff proposes notices and signage associated with SB 15 and SB 840 to be provided before construction begins on the site. These include a letter mailed to property owners within 500 feet and signage posted on the site. The sign must remain in place until the time a final plat or replat is recorded at the end of construction. A signed affidavit will be required prior to release of civil engineering permits allowing construction.

- *Definitions:* Terms have been added or updated to include administrative purposes associated with the Subdivision Ordinance changes, including:

    - Plats – The definitions of plats have been updated to include variants of preliminary plats, final plats, and conveyance plats that were not previously defined in the ordinance. Examples include revised preliminary plats, preliminary replats, revised preliminary replats, and revised conveyance plats.

    - Narrow Lot Residential Subdivision – This term was created to be used as a reference where regulations are applicable only to subdivisions with lots 50 feet in width or less.

    - Site Review Process – This term was added to be inclusive of all steps in the site planning process, including concept plan, preliminary site plan, site plan, revised site plans, and adopted development plans.

SUMMARY:

The purpose of this request is to amend the Subdivision Ordinance to align with recently adopted Texas Legislative bills. The proposed amendments further comply with state law. Staff recommends approval as noted in the recommendation section below.

RECOMMENDATION:

Recommended that the Planning & Zoning Commission approve Subdivision Ordinance amendments as shown in Attachment A (additions are indicated in blue text; deletions are indicated in ~~strikethrough~~ text).

ATTACHMENTS:

A – Draft Changes for SOA2025-001

Remove the Introduction and Procedural Overview in its entirety.

~~Introduction and Procedural Overview~~

~~This is a summary for the convenience of the public to understand the basic process for subdivision. It does not supersede the actual regulations contained in Articles 1-7, below.~~

~~The Subdivision Ordinance of the City of Plano is designed to prepare land for development. A pre-application meeting is offered to review potential subdivision design before formal submittal. City of Plano engineering and planning staff will discuss stormwater impacts of the proposed development and opportunities to comply with stormwater quality and quantity goals of Plano's Texas Pollution Discharge Elimination System (TPDES) permit.~~

~~The process for gaining subdivision approval depends on the size and complexity of the subdivision. Minor subdivisions, which are subdivisions of four or fewer lots requiring no public improvements, may be approved by staff in a one-step process. Approval of major plats may involve from one to three steps depending on the nature of development. In addition, remainders of tracts being subdivided and parcels smaller than five acres but not proposed for improvement or development may in some instances be approved in a one-step process under the conveyance plat provisions of the ordinance. Some types of subdivisions are not regulated under this ordinance. No property may be developed without an approved plat. The general process of subdivision approval is described below.~~

1. ~~Major Subdivision Approval Process - The approval process for a major subdivision typically begins with the preparation of a concept plan. This plan establishes a general schematic for the site development, primarily focusing on vehicular access and circulation. Concept plans may be used to separate large properties into parts for phasing site planning and development. A concept plan may be as simple as a plan defining the location of arterial or collector streets shown on the city's Thoroughfare Plan. However, a concept plan may also show the preliminary layout of local streets and lots. Approval of a concept plan showing the proposed street and lot layout is required prior to the submittal of a preliminary plat application for a residential subdivision. Concept plans may be used to define a phasing plan for the development of property. In this case, areas proposed for immediate development will be more detailed than future phases of the development. Concept plans for multi-phased projects may be amended and refined as subsequent phases are ready to proceed through the subdivision approval process.~~

   ~~The approval of a preliminary plat is the second step in processing a major subdivision. The preliminary plat must generally conform to the approved concept plan for the property. The preliminary plat is a detailed, fully dimensional plat and engineered plan for the subdivision. Following the approval of the preliminary plat by the Director of Planning and the release of the engineering plans by the Director of Engineering, the developer may begin construction of the site improvements. The preliminary plat may not be filed with the county clerk, nor may lots be sold with preliminary plat approval.~~

   ~~The final stage of the subdivision process is approval of the final plat. Once the improvements have been constructed, inspected, and approved for acceptance by the Director of Engineering, the final plat may be considered for approval. All corrections and alterations to the plat are made~~

~~prior to approval, thus eliminating the reasons for most replats. If improvements have not been completed or if minor corrections are needed, the developer and the city may enter into an improvement agreement specifying the work remaining and providing necessary surety for future performance. This agreement can be approved concurrent with a final plat, thereby allowing the plat to be filed and lots sold. If the developer elects to do so, he could enter into a development agreement with the city for all improvements. This would only be appropriate for small subdivisions, however.~~

~~2. Minor Subdivision Approval Process - The ordinance provides a one-step process for minor plats. A minor plat is defined as a subdivision of four or fewer lots not requiring any public improvements. Minor plats can be processed for either residential or nonresidential subdivisions. Minor plats can be approved by staff without any action by the Commission.~~

~~3. Conveyance Plats - The Subdivision Ordinance recognizes the need to subdivide and sell property without plans for its immediate development. In addition, a lot from a tract may be sold for development, leaving an unimproved remainder. A conveyance plat allows the recording of a subdivision without requiring the construction of public improvements. This alternative is an interim step in the subdivision process and may generally be used only where the parcels or lots being created are larger than five acres.~~

~~A conveyance plat is a boundary survey drawn as a plat. Easements, dedications, and reservations may be recorded on a conveyance plat. Engineering plans are not required to process a conveyance plat, unless the developer plans to construct limited improvements on the property. Engineering Inspection fees are not collected at the time of conveyance plat approval.~~

~~4. Review Time - Preliminary plats, final plats, replats, and conveyance plats will be acted on within 30 days of official submittal date. All plats not acted upon within this period will be considered approved.~~

~~5. Appeals - The action of staff concerning a plat may be appealed to the Commission. The action of the Commission regarding subdivision approval may be appealed to the Plano City Council.~~

Amend Section 1.9 (Superseding Regulations) of Article I (General Provisions), such section to read in its entirety as follows:

1.9 Superseding Regulations

a. Upon the adoption of these regulations according to law, all subdivision regulations of the City of Plano previously in effect are hereby superseded, except as provided in Section 1.6.

b. When any portion of this ordinance is specifically contradicted by state or federal law, or when requiring adherence to our ordinance would lead to violation of state or federal law, city staff, in consultation with the City Attorney, may waive compliance with that portion of the ordinance.

Add Section 1.14 (Notice Requirements for Certain Projects) to Article I (General Provisions), such section to read in its entirety as follows:

1.14 Notice Requirements for Certain Projects

a. For development projects subject to Sections 15.1900.4 or 15.2400 of the Zoning Ordinance, notice of the proposed development per (b) and (c) shall be provided:

   1. upon approval of any plat required for engineering release for construction or

   2. where no plat is required, prior to engineering release for construction.

b. Written notice of the development will be sent to each owner, as indicated by the most recently approved municipal tax roll, of real property within 500 feet of the property. The notice may served by deposit in the municipality, properly addressed with postage paid, in the United States mail.

c. Any applicant having a possessory interest in the property must:

   1. post sign(s) in compliance with the requirements specific in the city's plat checklists and

   2. submit to the Planning Department a signed affidavit certifying that the required sign(s) is (are) posted on the subject property.

   The sign must remain in place, and maintained, until such time that the final plat or replat is recorded. Civil engineering permits shall not be released until such time the affidavit has been accepted by the city.

Amend Section 2.2 (Words and Terms Defined) of Article II (Definitions), such new and modified definitions to read as follows, and the remaining terms re-lettered:

o. Concept Plan – A plan establishing a general schematic for site development ~~primarily focusing on vehicular access and circulation~~. Concept plans may be used to separate large properties into parts for phasing site planning and development.

s. Conveyance Plat – An interim plat recording the subdivision of property or defining a remainder of property created by the approval of a final plat for a portion of property, where approval of final development plans is not sought. Conveyance Plat may also be referred to as Revised Conveyance Plat, when an amendment is proposed.

ii. Final Plat – The map of a subdivision or addition to be recorded after approval and any accompanying material and additional requirements as described in these regulations. Final Plat may also be referred to as a Replat, when an amendment is proposed to a filed final plat.

uu. Narrow Lot Subdivision – A residential subdivision, or portion thereof, that includes lots with lot widths of 50 feet or less.

ddd. Preliminary Plat – The preliminary drawing or drawings, described in these regulations, indicating the proposed manner or layout of the subdivision or addition to be submitted for approval. Preliminary Plat may also be used to refer to Revised Preliminary Plat, Preliminary Replats, and Revised Preliminary Replat, when an amendment is proposed.

rrr. Site Review Process – A series of plans progressing from a general evaluation of a site and development concept to approval of a detailed development plan, including, but not limited to, a concept plan, preliminary site plan, site plan, revised site plan, or adopted development plan, as described in Article 3 of the Zoning Ordinance.

Amend the numbering of Section 3.1 (General) to become Section 3.1A (General)

3.1A General

Amend Subsection c (Approval Criteria) of renumbered Section 3.1A (General) of Article III (Platting Procedures), such subsection to read in its entirety as follows:

c. Approval Criteria - Applications for the approval of plats as defined by this ordinance shall be evaluated for compliance with these regulations, ~~and~~ the requirements contained in the city's Development Regulations, and required engineering plans and studies. ~~The determination of infrastructure needs and capacity and the delineation of floodplain or other limitations on development will be done only during the review and approval of either a preliminary or a final plat complete with required engineering plans and studies.~~ The approval of any plat other than a preliminary plat does not certify the availability or capacity of infrastructure or that the property is suitable for development.

Add Section 3.1B (Associated Plans & Studies), such section to read in its entirety as follows:

3.1B Associated Plans & Studies

a. Prior to preliminary plat, unless otherwise excepted, the Site Review Process and engineering plans and studies are required to evaluate the impacts of the proposed development on the public infrastructure system. Engineering plans and studies include:
   1. Preliminary Drainage Plans
   2. Flood Studies & Preliminary Floodplain Reclamation Plans
   3. Preliminary Water & Sewer Plans
   4. Traffic Studies
   5. Water & Sewer Capacity Study
   6. Other plans if deemed necessary for thorough review by the Director of Planning or Director of Engineering.

   These plans and studies are considered documents to aid in the review of the Site Review Process.

b. Water & Sewer Capacity Study

   1. Purpose – The purpose of the Water & Sewer Capacity Study is to analyze the impact of a proposed development on the total capacity of the city's water and sewer system and to determine if offsite or oversized public facilities are required.

2. Procedure

   (a) The applicant shall provide projected water and wastewater demand calculations for a proposed development at the first required step of the Site Plan Review Process (henceforth referred to as Associated Plan). Calculations shall be provided in accordance with the Water & Wastewater Design Manual.

   (b) The city shall analyze the projected impact of the proposed development on the city's infrastructure system to determine if oversized or offsite improvements are required to maintain adequate service in the system. The Director of Engineering may hire a consulting engineer to conduct the analysis based on criteria and assumptions determined by the city in consultation with the consulting engineer.

   (c) Results of the analysis shall be provided to the applicant and approval of the Associated Plan may be conditioned upon results of the analysis and recommended mitigation to be provided at the time of preliminary plat. If the applicant is unwilling to provide the recommended mitigation, the Associated Plan will be denied.

3. Effect of Study – Approval of the Associated Plan will reserve the projected demand for the development project. Subsequent Water & Sewer Studies on other properties or projects shall include the reserved capacity for as long as the project is vested.

4. Vesting – The results of the study shall be vested for the same period that the project or permit is vested in accordance with Chapter 245 of the Local Government Code, unless the property owner formally requests the release of the reserved capacity and the request is accepted by the Director of Engineering.

5. Amendments – Changes to the proposed development may required amendments to the Water & Sewer Study following the procedures outlined above.

6. Transferability – The reserved demand of a vested project may not be transferred to another location or project.

7. Appeals – The determination of capacity by the Director of Engineering or the consulting engineer shall be final. An applicant may not appeal the recommendation for mitigation under Section 1.12 (Waivers from Development Exactions). No variances may be the granted to this requirement under Section 1.11 (Variances). The mitigation solely allows an applicant to move forward with the proposed development in lieu of denial due to lack of capacity and current nonappropriation of funds by the city to construct the necessary infrastructure.

c. Conformance to Plans & Studies – A preliminary plat and construction plans must conform to the results of associated plans and studies and any conditions of approval. Failure to conform is grounds for denial of construction plans.

Amend Paragraph 2 (2. Improvement Agreement Required for Oversize Reimbursement) of Subsection b (Improvement Agreement and Guarantee) of Section 4.1 (Improvements and Subdivision Improvement Agreement) of Article IV (Assurance for Completion and Maintenance of Improvements, such paragraph to read as follows:

2. ~~Improvement Agreement Required for Oversize Reimbursement - The city shall require an improvement agreement pertaining to any public improvement for which the developer shall request reimbursement from the city for oversize costs as provided in Article V. The Director of Engineering shall authorize the approval of such agreement if it meets all applicable requirements of the city, and the city shall not withhold approval as a means of avoiding compensation due under the terms of this ordinance. The Director of Engineering is authorized to sign an improvement agreement on behalf of the city.~~[Reserved]

Amend Subsection e (Adequate Public Facilities Policy) of Section 5.1 (General Requirements) of Article V (Requirements for Public Improvements, Reservation and Design), to add Paragraph 5 (Associated Plans and Studies), such subsection to read in its entirety as follows:

5. Associated Plans and Studies – All plats and replats must conform to the requirements of associated plans and studies as described in Article 3.1B.

Amend Subsection b (Typical Neighborhood Development) of Section 5.2 (Lot Design and Improvements) of Article V (Requirements for Public Improvements, Reservation and Design), to add Paragraph 3 (Street Design Context), such subsection to read as follows, with the remaining paragraphs renumbered:

3. Street Design Context – Residential subdivisions shall meet the Neighborhood Context of the Street Design Standards, except that Type F and Type G Streets within a narrow lot residential subdivisions shall meet the Mixed-Use Context of the Street Design Standards.

Amend renumbered Paragraph 4 (Frontage Standards) of Subsection b (Typical Neighborhood Development) of Section 5.2 (Lot Design and Improvements) of Article V (Requirements for Public Improvements, Reservation and Design) to add Subparagraph c (Alley Required), such subparagraph to read as follows, with remaining subparagraphs renumbered:

(c) Alley Required – Alley access abutting the rear property line shall be provided on all narrow lot subdivisions.

Amend Subparagraph a (Block Length) of renumbered Paragraph 6 (Blocks) of Subsection b (Typical Neighborhood Development) of Section 5.2 (Lot Design and Improvements) of Article V (Requirements for Public Improvements, Reservation and Design), such subparagraph to read in its entirety as follows:

(a) Block Length – Except as noted below, blocks ~~Blocks~~ shall not exceed 1,200 feet in length, measured from street right-of-way line to street right-of-way line. In the case of non-rectangular blocks, each side of the block with lots fronting onto it shall not exceed 1,200 feet, measured between the vertices formed by the extension of right-of-way lines at each corner of the block.

i. Residential blocks shall be further restricted so that they shall contain no more than 20 lots on one side.

ii. Residential blocks with a continuous series of lots longer than 1,200 feet, measured along one or more sides, are required, where practical, to be bisected by a pedestrian easement and a sidewalk.

iii. Blocks within narrow lot subdivisions shall not exceed 600 feet in length.

Amend Paragraph 5 (Blocks) of Subsection c (Nonresidential and Traditional Multifamily Development) of Section 5.2 (Lot Design and Improvements) of Article V (Requirements for Public Improvements, Reservation and Design), such to add subparagraph b (Internal Streets and Blocks), such sub paragraph to read in its entirety as follows:

(a) Internal Streets and Blocks – Multifamily developments over 5 acres in size must provide an internal quasi-public street network separating the development into multiple blocks.

i. Subdivision Prohibited – Quasi-public streets will be dedicated by easement and not as a separate street lot.

ii. Block Length – Blocks will not exceed 600 feet in length.

iii. Street Design – Internal streets will be designed in accordance with the Type G Mixed Use Context of the Street Design Standards.

iv. Right-of-Way Dedication – The Director of Engineering may accept the internal street as public right-of-way for reasons such as:

1. Connections are provided to two or more adjacent streets;

2. Connections are provided to an internal street network on an adjacent property; or

3. Internal street are consistent with the Thoroughfare Plan Map of the Comprehensive Plan or adopted Small Area Plan.

Amend Paragraph 2 of Subsection g (Improvement, Widening, and Realignment of Existing and Future Streets) of Section 5.4 (Streets and Thoroughfares) of Article V (Requirements for Public Improvements, Reservation and Design), such paragraph to read in its entirety as follows:

2. If the proposed subdivision or development is located along only one side of a substandard street or a future street in the Community Investment Program, the owner shall be required to improve his side of the substandard street or future street, including sidewalks, so that it will be a standard street. The minimum street paving width shall be as listed in the Street Design Standards. ~~The owner may, however, petition the city to construct the improvements herein required, subject, upon approval, to the city's escrow policies stated in Article VI of these regulations.~~

Amend Paragraph 3 (Effect on Downstream Drainage Areas) of Subsection b (Design of Facilities) of Section 5.6 (Drainage, Storm Sewers, and Permanent BMPs) of Article V (Requirements for Public Improvements, Reservation and Design), such paragraph to read in its entirety as follows:

3. Effect on Downstream Drainage Areas – The owner's engineer, subject to approval by the Director of Engineering, shall study the effect of each development's stormwater runoff on the existing underground drainage facilities immediately downstream of the development. Where it is determined that existing capacity is not available immediately downstream, the owner's engineer shall design a drainage system, detention facility, or parallel system to mitigate the deficiency. The Approval Authority may withhold approval of the plat until such mitigation has been provided. If oversize improvements are ~~required then the city shall participate in the cost as prescribed by these regulations~~ needed, then the city's participation should be determined in a development agreement as described in Article VI of these regulations.

Amend Subsection b of Section 5.7 (Park Access) of Article V (Requirements for Public Improvements, Reservation and Design), such subsection to read in its entirety as follows:

b. Streets abutting a park shall be built in accordance with the Thoroughfare Plan and the standards of this ordinance; however, the city may require any residential street built adjacent to a park to be constructed to collector width to ensure access, to provide parking, and to prevent traffic congestion. In all cases, the city will approve the proposed street alignment fronting on city parks.

~~1. When park land is acquired, the city shall reserve sufficient land to provide 50% of the right-of-way for abutting streets.~~

~~2. The cost of constructing residential streets (pavement width 27 feet) and alleys abutting a park shall be responsibility of the developer. The city shall reimburse the developer fifty (50) percent of the cost of construction of the portion of any street collector width or greater abutting a park.~~

~~3. In all cases, the city shall approve the proposed street alignment fronting on city parks.~~

Amend Subsection a (Park Reservation and Dedication) of Section 5.11 (Neighborhood and Linear Parks) of Article V (Requirements for Public Improvements, Reservation and Design), such subsection to read in its entirety as follows:

a. Park Reservation and Dedication – Land for neighborhood and linear parks shall be reserved and dedicated in accordance with the locations specified on the Park Master Plan. Concept plans and preliminary site plans shall be reviewed to determine if land dedications shall be required for neighborhood and linear parks. If land is to be dedicated, the city shall specify the proposed land requirements and the developer shall accommodate the dedication or offer to dedicate an alternative site which reasonably meets the same needs of the city. The Commission shall make the final determination of site location and configuration reserved for future dedication on the approved concept plan and preliminary site plan. Prior to, or concurrent with, the approval of a preliminary plat, the developer and city shall execute ~~an improvement agreement and reimbursement contract~~ a reimbursement agreement as specified in Section

5.11.e. Specified neighborhood and linear park sites and improvements shall be dedicated to the city upon approval of the final plat and completion and acceptance of the improvements.

Amend Subsections e, f, g, and h of Section 5.11 (Neighborhood and Linear Parks) of Article V (Requirements for Public Improvements, Reservation and Design), such subsections to read in their entirety as follows:

e. Reimbursement Agreement with Improvement Plan ~~and Development Agreement~~ – No improvement shall be made on or within a proposed park site unless an improvement plan is approved by the city. The plan shall illustrate all proposed improvements and estimate the cost of each improvement (including unit costs where appropriate). Prior to improving the site, the developer and the city must execute a ~~subdivision improvement agreement and reimbursement contract~~ reimbursement agreement defining the work to be performed, construction schedules, improvement costs, performance surety, and the amount to be reimbursed and the timing of such reimbursement. ~~The Parks & Recreation Board of the City of Plano shall review and recommend to the Commission the approval, conditional approval, or denial of each park improvement plan.~~

f. Completion of Land Dedication and Improvements – Park land shall be dedicated to the city concurrent with the approval and filing of a plat. All improvements specified in the park improvement plan and ~~development~~ reimbursement agreement must be completed prior to approval of the final recordable plat, except where future performance is secured by a subdivision improvement agreement as specified in Article IV.

g. Cost Reimbursement – The city shall reimburse the developer for land and improvement costs for qualified park land dedication and improvements ~~under the terms set forth in the Plano Park Fee Ordinance, Section 1.11 Reimbursement of Development Contributions~~ as described in the reimbursement agreement.

h. The city may accept or reject voluntary dedications of land and improvements for public park purposes that are not shown on the Park Master Plan; however, acceptance of such dedications ~~shall~~ may not qualify for cost reimbursement.

Add Section 5.15 (Certain Office to Residential Conversions) to Article V (Requirements for Public Improvements, Reservation and Design), such section to read in its entirety as follows:

5.15 Certain Nonresidential to Residential Conversions

Certain office, retail, or warehouse conversions to residential uses may be exempt from requirements for public improvements in this section in accordance with Chapter 218 of the Local Government Code.

Amend Subsection a (City's Share of Improvement Costs) of Section 6.1 (Participation Policies) of Article VI (Participation and Escrow Policies), such subsection to read in its entirety as follows:

a. City's Share of Improvement Costs – The city ~~shall~~ may participate in the costs of public improvements which are not for the primary benefit of the development ~~and which have been oversized~~ or which the city desires to oversize to serve developments other than for which the

plat has been submitted for approval. These provisions are, only to the extent and according to the standards stated in this article, pursuant to the procedures herein set forth and only if ~~an Improvement Agreement~~ a development agreement is entered into between the city and owner as provided in these regulations which conforms to the requirements of ~~Article 2368a Section 2c, Vernon's Annotated Civil Statutes, as amended, and as later codified in the Texas Local Government Code.~~ Local Government Code Section 252.022(a)11.

Amend Paragraph 1 of Subsection b (Owner's Responsibility) of Section 6.1 (Participation Policies) of Article VI (Participation and Escrow Policies), such paragraph to read in its entirety as follows:

1. The property owner shall be responsible for the entire costs of designing and installing all public improvements which primarily serve the subdivision or development and facilities required to mitigate impact determined by impact analyses required under Section 5.1(e). Facilities required by these regulations~~, unless listed in Section 6.2,~~ shall be considered as primarily serving the subdivision or development unless otherwise determined by the city.

Amend Section 6.2 (Facilities Eligible for City Participation) of Article VI (Participation and Escrow Policies), such section to read in its entirety as follows:

6.2 ~~Facilities Eligible for City Participation~~[Reserved]

~~The city shall participate in the costs of installing public improvements according to the following schedule:~~

~~a. The city shall reimburse the property owner or developer for one hundred (100) percent of the following costs:~~

~~1. Costs of paving streets and thoroughfares for the portion of the width of pavement exceeding thirty-seven (37) feet for internal streets and eighteen and one-half (18.5) feet (per side) for divided thoroughfares. Costs include those for pavement, lime stabilization and excavation to a depth equal to the distance from the top of the curb to the top of stabilized subgrade for that width of street paving wider than thirty-seven (37) feet or eighteen and one-half (18.5) feet on each side in the case of a divided thoroughfare.~~

~~2. Paving costs for streets and thoroughfares for that portion of the required paving thickness exceeding eight (8) inches, except where thicker pavement is required by the Texas Department of Transportation (TxDOT) and the Dallas Area Rapid Transit (DART).~~

~~3. The costs of left-turn lanes and median openings on Type "D" or wider thoroughfares intersecting Type "D" or wider thoroughfares.~~

~~4. Costs of that portion of grade-separated intersections which require paving in excess of thirty-seven (37) feet in width (18.5 feet per side).~~

~~5. Costs of installing conduit and pullboxes for street lights and traffic signals along Type D or wider thoroughfares.~~

~~6. A portion of the costs of all water or sanitary sewer pipelines larger than twelve (12) inches, subject to the provisions of the city's pro rata ordinance. City participation shall be based upon the difference in cost between a standard twelve (12) inch diameter pipeline and the size pipeline actually installed, including embedment, manholes, special fittings and other appurtenances necessary for complete sanitary sewer pipeline installation.~~

~~7. For streets and thoroughfares identified on the Downtown Streets Inset of the Thoroughfare Plan Map:~~

~~(a) Construction of public streets and sidewalks as required by the Thoroughfare Plan Map.~~

~~(b) Additional right-of-way required for public improvements.~~

~~(c) Installation of street lights in accordance with the street lighting standards.~~

~~(d) Traffic signals required by the city's traffic engineer.~~

~~(e) Construction of public infrastructure (storm sewer system, water mains, and wastewater mains).~~

~~(f) Street trees and associated landscaping on public property.~~

~~b. The city shall reimburse the property owner or developer twenty-five (25) percent of the following costs:~~

~~1. Street crossings (bridges or culverts), for residential developments, with an opening larger than that of a double seventy-two (72) inch pipe culvert. The cost of the structure shall be based on a standard, basic culvert or bridge including headwall or rip-rap, if required by the Director of Engineering, for erosion control.~~

~~2. That portion of storm sewers, for residential developments, exceeding seventy-two (72) inches in diameter. The Commission shall have the option of limiting the city's participation for a developer's request for extensive underground storm sewer systems to the cost of pilot channel participation, as would be required if the developer were to provide for an open channel drainage system.~~

~~3. The costs of constructing a pilot channel lining, for residential developments, if approved by the Director of Engineering pursuant to Section 5.6.~~

~~4. Costs of constructing railroad crossings and signals, which are charged by a railroad company. The remaining seventy-five (75) percent of the costs shall be borne equally by the owners of the four (4) quadrants of the intersection of the street and the railroad.~~

~~c. The city shall reimburse the property owner or developer ten (10) percent of the following costs:~~

~~1. Street crossings (bridges or culverts), for nonresidential developments, with an opening larger than that of a double seventy-two (72) inch pipe culvert. The cost of the structure shall be based on a standard, basic culvert or bridge including headwall or rip-rap, if needed, for erosion control.~~

~~2. That portion of storm sewers, for nonresidential developments, exceeding double seventy-two (72) inches in diameter. The Commission shall have the option of limiting the city's participation for a developer's request for extensive underground storm sewer systems to the cost of pilot channel participation, as would be required if the developer were to provide for an open channel drainage system.~~

~~3. The costs of constructing a pilot channel lining, for nonresidential developments, if approved by the Director of Engineering pursuant to Section 5.6.~~

Amend Section 6.4 (Procedures for City Participation) of Article VI (Participation and Escrow Policies), such section to read in its entirety as follows:

6.4 Procedures for City Participation

a. Preliminary Cost Participation Request – If city participation is requested in association with the requirements of this ordinance, the applicant must make a preliminary request prior to submittal of a preliminary plat. The request will, at a minimum, include a list of public facilities for which cost participation is sought, justification for the request, estimated infrastructure costs, and any other items requested by the Director of Engineering.

b. Development Agreement – The city will participate in costs for public improvements only as determined in an approved development agreement.

~~a. Definitions - For purposes of this Article VI, the following terms shall have the following meanings:~~

~~1. Contiguity - The term "contiguous" shall mean that the reimbursable improvements are within the boundaries of, or abutting the perimeter of, a developed subdivision or development.~~

~~2. Developed Subdivision or Addition - Property for which a final plat has been filed for record in the county in which the property is located, and the public improvements required by the city have been installed by the property owner and have been accepted by the city.~~

~~b. Application for Participation - In order to initiate a reimbursement request, the owner must establish a front-foot oversize cost for the reimbursable public improvements. Requests for reimbursement to the owner of cost of oversize paving, drainage, water, and sanitary sewer mains shall include the owner's name and mailing address. The request must include record drawings (also called "as-builts") showing the reimbursable items, a copy of the contractor's bid for construction, final payment with quantities and unit costs, oversize calculations for all reimbursement items, and a project location map.~~

~~c. Precondition to Processing Request - Participation requests will be processed after the public improvements are accepted by the city. Reimbursement requests for onsite oversizing will be processed in the order of their receipt and subject to Council approval as appropriate. Requests~~

~~exceeding funds available shall be scheduled for payment as a part of the next year's capital improvements program, subject to available funding. However, all oversize participation shall be refunded no later than five (5) years following the date of final acceptance of the public infrastructure improvements. In the case of offsite public improvements, participation will be processed after a development is accepted which contains or abuts the offsite improvements. All participation will be made in accordance with Paragraph (d) of this section.~~

~~d. Director of Engineering Determination - The Director of Engineering shall determine the city's participation in the cost of public improvements, in accordance with the criteria in Sections 6.1 through 6.3. Payments shall be allocated to a development on a front-foot basis and shall be made as follows:~~

~~1. As property is platted and developed adjacent to the offsite public infrastructure improvements, the city will reimburse oversize costs for that portion contiguous to the property. Oversize costs will be reimbursed to the initial developer after final acceptance by the city of the public improvements. Oversize reimbursement will not be made with filing of a conveyance plat.~~

~~2. Reimbursement funds for the city's share of the public infrastructure improvements will be as scheduled in the Community Investment Program. However, all oversize participation shall be refunded no later than five (5) years following the date of final acceptance of the public infrastructure improvements.~~

~~e. Funding - The city will annually prepare a Community Investment Program, a component of which will generally identify funds for payment of oversize participation. Funds will be designated individually from the appropriate source for both street and drainage and water and wastewater projects. Requests in excess of available funding will be deferred for future allocations.~~

Amend Subsection d (Effect of Action) of Section 7.3 (Plat Vacation) of Article VII (Replatting Procedures), such subsection to read in its entirety as follows:

d. Effect of Action – On the execution and recording of the vacating instrument, the vacated plat shall have no effect but will remain in the land records along with the instrument declaring the plat vacated. Vacation of a plat does not result in a tract having no recorded plat. Regardless of the Commission's action on the petition, the property owner or developer will have no right to a refund of any monies, fees or charges paid to the city nor to the return of any property or consideration dedicated or delivered to the city except as may have previously been agreed to by the Commission.

CITY COUNCIL AGENDA MEMO

MEETING DATE: 8/25/2025

DEPARTMENT: Zoning - Text

DIRECTOR: Christina Day, Director of Planning

AGENDA ITEM: Consideration of an Ordinance amending Section 3 (Special Streets and Accessways) and Section 5 (Street Design) of the Street Design Standards pertaining to recent state legislative actions

RECOMMENDED ACTION: Items for Individual Consideration

ITEM SUMMARY

Consideration of an Ordinance to amend Section 3 (Special Streets and Accessways) and Section 5 (Street Design) of the Street Design Standards, Ordinance No. 2023-9-11, as heretofore amended, pertaining to recent state legislative actions; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. **Adopted Ordinance No. 2025-8-15**

BACKGROUND

The Planning & Zoning Commission recommended approval of this case with a vote of 7-0 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.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance	8/16/2025	Ordinance
Supporting Documents	8/13/2025	Informational

An Ordinance of the City of Plano, Texas, amending Section 3 (Special Streets and Accessways) and Section 5 (Street Design) of the Street Design Standards, Ordinance No. 2023-9-11, as heretofore amended, pertaining to recent state legislative actions; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date.

WHEREAS, the 89th Texas Legislature enacted a number of bills related to the use and development of property and the application of municipal zoning authority; and

WHEREAS, two of the most impactful bills, Senate Bill 15 and Senate Bill 840, concern the regulation of single family small lots and mixed-use and multifamily use and developments, respectively; and

WHEREAS, both bills take effect September 1, 2025; and

WHEREAS, the new legislation allows specific types of residential uses and mixed-use developments to be permitted without the need for public hearings to consider a possible zoning classification change; and

WHEREAS, previously the City of Plano required a multifamily development or a mixed-use development proposed on commercially-zoned property to seek a zoning amendment; and

WHEREAS, in accordance with Chapter 211 of the Texas Local Government Code, the City of Plano, like its fellow municipalities throughout the State of Texas, conducted two public hearings—one before the Planning and Zoning Commission, and one before the City Council—in order to receive public comment and exercise its broad legislative discretion; and

WHEREAS, the City Council finds it advisable to amend its Zoning Ordinance, Subdivision Ordinance, and Street Design Standards in order to adopt additional land use and design standards for the administrative approval of development permits that previously would have been considered as part of its legislative function; and

WHEREAS, Plano's goals in adopting new regulations in response to recent legislation are to do the following:

A. Preserve Plano's ability to foster economic development, particularly in the Legacy and Research/Technology Crossroads® areas,

B. Preserve neighborhood compatibility, especially as it relates to retail corners,

C. Ensure adequate infrastructure,

D. Preserve the desirability and attractiveness of Plano as a place where people can live and work by requiring well-built multifamily and mixed-use developments,

E. Diversify the city's housing stock; and

WHEREAS, on September 11, 2023, by Ordinance No. 2023-9-11, the City Council of the City of Plano adopted the Street Design Standards as minimum standards to be followed in the design and development of streets, thoroughfares, sidewalks, and appurtenances within the city; and

WHEREAS, the Planning & Zoning Commission was presented an overview of changes proposed in the Street Design Standards at its meetings on July 21, 2025; and

WHEREAS, the City Council and Planning & Zoning Commission were presented an overview of the changes proposed in the Street Design Standards at a joint meeting on July 28, 2025; and

WHEREAS, at its meeting on August 6, 2025, the Planning & Zoning Commission recommended adoption of the proposed changes to the Street Design Standards; and

WHEREAS, the City Council is of the opinion and finds that such change should be adopted, 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. Paragraph 3.2.1 (Cross-Sections) of Subsection 3.2 (Alleys) of Section 3 (Special Streets and Accessways) of the Street Design Standards, Ordinance No. 2023-9-11, as the same has been heretofore amended, is hereby further amended, such paragraph to read in its entirety as follows:

3.2.1 Cross-Sections

a. Single-Family:

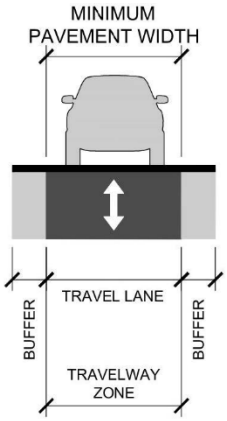
- Except as noted below, for single-family development in the Neighborhood context, alleys shall be constructed with a minimum of 10 feet of pavement width within a minimum 15-foot right-of-way (**Figure 3-1**).

- For all Narrow Lot Subdivisions, as defined by the Subdivision Ordinance, in all Land Use Contexts, alleys shall be constructed with a minimum of 12 feet of pavement width within a minimum 18-foot right-of-way (**Figure 3-1**).

b. Commercial and Multifamily – For commercial and multifamily development in the Neighborhood or Commercial Context, alleys shall be constructed with a minimum of 20 feet of pavement width within a minimum 20-foot right-of-way.

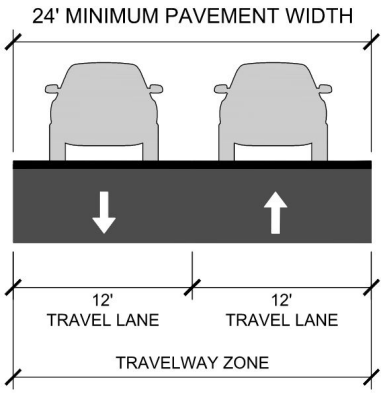
c. Mixed-use Development – For all multifamily and non-residential development in the Mixed-Use Context, alleys shall be constructed with a minimum of 24 feet of pavement width within a minimum 24-foot right-of-way (**see Figure 3-2**). See **Mews Streets** in **Section 3.3** for alley alternatives in the Mixed-Use Context.

Figure 3-1: Alley Typical Section
Land Use Context: All



Alley Dimensions for Single-Family Subdivisions	Minimum Pavement Width (feet)	Buffer (feet)	Minimum Right-of-Way (feet)
Typical	10	2.5	15
Narrow Lot	12	3	18

Figure 3-2: Alley Typical Section
Land Use Context: Mixed-Use



d. Wider alleys – When required for drainage, screening walls, or other purposes, shall be constructed in rights-of-way approved by the Director of Engineering. Alley turnouts shall be a minimum of 12 feet in width at the street right-of-way line or the width of the alley, whichever is greater. Paving in alleys adjacent to masonry screening walls shall be constructed a minimum of 12.5 feet in width and shall abut the screening wall.

e. When the alley designs from the above typical sections are not applicable, refer to Plano Construction Standard Details for other acceptable design options.

Section II. Subparagraph a (Alley Length) of Paragraph 3.2.2 (Design Requirements) of Subsection 3.2 (Alleys) of Section 3 (Special Streets and Accessways) of the Street Design Standards, Ordinance No. 2023-9-11, as the same has been heretofore amended, is hereby further amended, such subparagraph to read in its entirety as follows:

a. Alley Length – Alleys shall not exceed 1,200 feet in length, except:

- In the Mixed-Use Context, alleys shall not exceed 600 feet in length.

- For all Narrow Lot Subdivision, alleys shall not exceed 600 feet in length.

Section III. Subsection 5.5 (Street/Block Lengths) of Section 5 (Street Design) of the Street Design Standards, Ordinance No. 2023-9-11, as the same has been heretofore amended, is hereby further amended, such subsection to read in its entirety as follows:

5.5 Street/Block Lengths

All street length restrictions shall be measured from the right-of-way line of the intersecting street on each end of the street being measured.

Table 5-7: Street/Block Lengths

Functional Class	Neighborhood	Commercial	Corner	Mixed-use
Type A	None	None	Shall Follow Neighborhood or Mixed-Use	None
Type B	None	None		None
Type C	None	None		None
Type D	1,200 feet	1,200 feet		600 feet
Type E	1,200 feet	1,200 feet		600 feet
Type F	1,200 feet	1,200 feet		600 feet
Type G	1,200 feet	1,200 feet		600 feet
Alleys, Mews, Paseos, and Shred Streets	1,200 feet	1,200 feet		600 feet
Downtown Local or Mixed-Use	600 feet	600 feet	600 feet	600 feet
Narrow Lot Subdivision Streets	600 feet	600 feet	600 feet	600 feet
Cul-de-sac* (Turnaround)	600 feet	600 feet	600 feet	600 feet

** Cul-de-sacs are measured from the intersecting street centerline to the center of the cul-de-sac.*

A Type G Street that intersects with a Type B Street and has residential lots fronting onto any portion of the street shall not exceed a maximum length of 600 feet measured from the Type B right-of-way line. Such an entrance street shall also meet the requirements of **Section 5.6** below.

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 on September 1, 2025, after its passage and publication as required by law.

PASSED AND APPROVED on the 25th day of August, 2025.

_____

John B. Muns, MAYOR

ATTEST:

_____

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____

Paige Mims, CITY ATTORNEY

DATE: August 8, 2025

TO: Honorable Mayor & City Council

FROM: Planning & Zoning Commission

VIA: Mike Bell, AICP, Assistant Director of Planning acting as Secretary of the Planning & Zoning Commission
Christina D. Day, AICP, Director of Planning

SUBJECT: Results of Planning & Zoning Commission Meeting of August 6, 2025

AGENDA ITEM NO. 1C – STREET DESIGN STANDARDS AMENDMENT
PETITIONER: CITY OF PLANO

Request to amend various sections of the Street Design Standards pertaining to recent state legislative actions. Project #DI2025-011.

APPROVED: 7-0

Speaker Card(s) Received:	Support:	0	Oppose:	4	Neutral:	1
Petition Signatures Received:	Support:	0	Oppose:	0	Neutral:	0
Other Responses:	Support:	0	Oppose:	0	Neutral:	0

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/351833?ts=324

CS / hm

cc: Christina Sebastian, Land Records Planning Manager
Jordan Rockerbie, Lead Planner
Devon Garcia, Land Records/GIS Technician
Jeanna Scott, Building Inspections Manager
Dorothy Alatorre, Sr. Administrative Assistant - Neighborhood Services

AGENDA ITEM NO. 1C

PUBLIC HEARING: Street Design Standards Amendment

PETITIONER: City of Plano

CASE PLANNER: Mike Bell, AICP

DESCRIPTION: Request to amend various sections of the Street Design Standards pertaining to recent state legislative actions. Project #DI2025-011.

EXECUTIVE SUMMARY

The Regular Session of the 89th Texas Legislature concluded on June 2, 2025. While a special legislative session was called, many bills were passed by the Legislature in the Regular Session that impact the regulation of the Zoning and Subdivision Ordinances and the Planning & Zoning Commission (Commission).

The purpose of this request is to amend block length and alley design in the Street Design Standards to align with proposed updates to the Subdivision Ordinance. Collectively, these changes are to align with recently adopted Texas House and Senate bills. The amendments will ensure compliance with state law and are in conformance with the recommendations of the Comprehensive Plan. Staff recommends approval as noted in the recommendation section of this report.

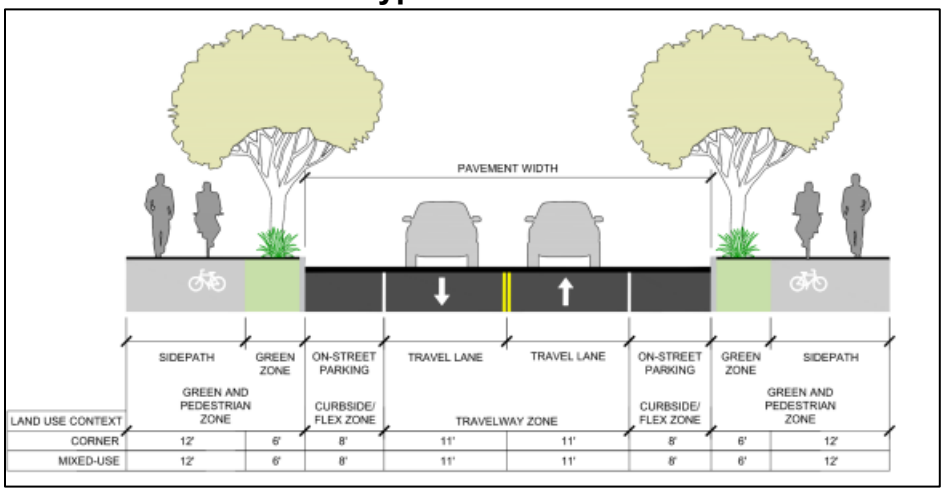
Amendments Due to SB 15

- The required cross section of alleys serving narrow lot subdivisions, as defined by the Subdivision Ordinance, will increase to 12 feet of pavement width in an 18-foot right-of-way. Standard alleys in other locations will remain 10 feet of pavement width in a 15-foot right-of-way. This will allow more room to locate and service trash containers, provide more room for utilities, and for vehicles to pass in the right-of-way. SB 15 requires only one off-street parking space, so utilizing two-car driveways, as a means to limit conflict points in an alley, will be more limited in these subdivisions.

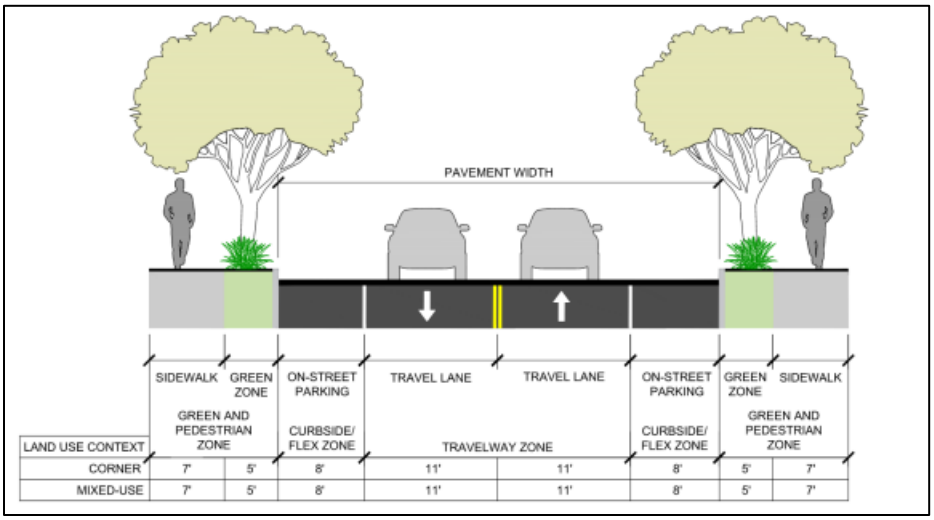
- The Subdivision Ordinance and Street Design Standards currently allow a 1,200-foot maximum block length for standard single-family subdivisions. The proposed changes establish a maximum block length for narrow lot subdivisions of 600 feet, which is consistent with the existing maximum block length in mixed-use areas.

- Type F (Collector) and Type G (Local) Streets in a narrow lot subdivision will be required to follow the designs of the Mixed-Use Context of the Thoroughfare Plan Map and Street Design Standards. This includes two travel lanes, dedicated on-street parking, street trees, and wider sidewalks.

Type F Mixed Use



Type G Mixed Use



LAND USE CONTEXT								
CORNER	7'	5'	8'	11'	11'	8'	5'	7'
MIXED-USE	7'	5'	8'	11'	11'	8'	5'	7'

RECOMMENDATION:

Recommended that the Planning & Zoning Commission approve Street Design Standards amendments as noted in Attachment A.

ATTACHMENTS:

A – Draft Street Design Standards Amendment Text

Street Design Standards Draft Changes (DI2025-011)
Additions are indicated in blue text; Deletions are indicated in red ~~strikethrough~~ text

Amend Paragraph 3.2.1 (Cross-Sections) of Subsection 3.2 (Alleys) of Section 3 (Special Streets and Accessways), such paragraph to read in its entirety as follows:

a. Single-Family –

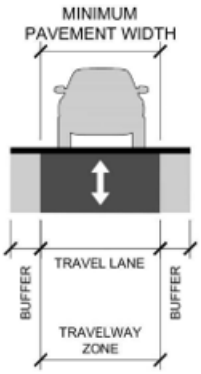
- Except as noted below, ~~For~~for single-family development in the Neighborhood context, alleys shall be constructed with a minimum of 10 feet of pavement width within a minimum 15-foot right-of-way (**Figure 3-1**).

- For all Narrow Lot Subdivisions, as defined by the Subdivision Ordinance, in all Land Use Contexts, alleys shall be constructed with a minimum of 12 feet of pavement width within a minimum 18-foot right-of-way (**Figure 3-1**).

b. Commercial and Multifamily – For commercial and multifamily development in the Neighborhood or Commercial Context, alleys shall be constructed with a minimum of 20 feet of pavement width within a minimum 20-foot right-of-way.

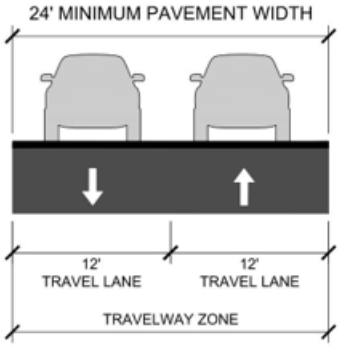
c. Mixed-use Development – For all multifamily and non-residential development in the Mixed-Use Context, alleys shall be constructed with a minimum of 24 feet of pavement within a minimum 24-foot right-of-way (**see Figure 3-2**). See **Mews Streets** in **Section 3.3** for alley alternatives in the Mixed-Use Context.

Figure 3-1: Alley Typical Section
Land Use Context: ~~Neighborhood~~All



Alley Dimensions for Single-Family Subdivisions	Minimum Pavement Width (feet)	Buffer (feet)	Minimum Right-of-Way (feet)
Typical	10	2.5	15
Narrow Lot	12	3	18

Figure 3-2: Alley Typical Section
Land Use Context: Mixed-Use



d. Wider alleys – When required for drainage, screening walls, or other purposes, shall be constructed in rights-of-way approved by the Director of Engineering. Alley turnouts shall be a minimum of 12 feet in width at the street right-of-way line or the width of the alley, whichever is greater. Paving in alleys adjacent to masonry screening walls shall be constructed a minimum of 12.5 feet in width and shall abut the screening wall.

e. When the alley designs from the above typical sections are not applicable, refer to Plano Construction Standard Details for other acceptable design options.

Amend Subparagraph a of Paragraph 3.2.2 (Design Requirements) of Subsection 3.2 (Alleys) of Section 3 (Special Streets and Accessways), such subparagraph to read in its entirety as follows:

a. Alley Length – Alleys shall not exceed 1,200 feet in length, except:

- In the Mixed-Use Context, alleys shall not exceed 600 feet in length.
- For all Narrow Lot Subdivisions, alleys shall not exceed 600 feet in length.

Amend Subsection 5.5 (Street/Block Lengths) of Section 5 (Street Design), such subsection to read in its entirety as follows:

All street length restrictions shall be measured from the right-of-way line of the intersecting street on each end of the street being measured.

Table 5-7: Street/Block Lengths

Functional Class	Neighborhood	Commercial	Corner	Mixed-use
Type A	None	None	Shall Follow Neighborhood or Mixed-Use	None
Type B	None	None		None
Type C	None	None		None
Type D	1,200 feet	1,200 feet		600 feet
Type E	1,200 feet	1,200 feet		600 feet
Type F	1,200 feet	1,200 feet		600 feet
Type G	1,200 feet	1,200 feet		600 feet
Alleys, Mews, Paseos, and Shared Streets	1,200 feet	1,200 feet		600 feet
Downtown Local or Mixed-Use	600 feet	600 feet	600 feet	600 feet
Narrow Lot Subdivision Streets	600 feet	600 feet	600 feet	600 feet
Cul-de-sac* (Turnaround)	600 feet	600 feet	600 feet	600 feet

**Cul-de-sacs are measured from the intersecting street centerline to the center of the cul-de-sac.*

A Type G Street that intersects with a Type B Street and has residential lots fronting onto any portion of the street shall not exceed a maximum length of 600 feet measured from the Type B right-of-way line. Such an entrance street shall also meet the requirements of **Section 5.6** below.

CITY COUNCIL AGENDA MEMO

MEETING DATE:	8/25/2025
DEPARTMENT:	Zoning - Text
DIRECTOR:	Christina Day, Director of Planning
AGENDA ITEM:	Consideration of an Ordinance to establish new fees for Notices and Water & Sewer Studies
RECOMMENDED ACTION:	Items for Individual Consideration

ITEM SUMMARY

Consideration of an Ordinance to amend Section 16-19 – Fees for zoning, rezoning and other miscellaneous fees, of Article II – Fees Generally, of Chapter 16, Planning and Development, of the Code of Ordinance of the City of Plano; establishing new fees for Notices and Water & Sewer Studies; providing a repealer clause, a severability clause, a publication clause, and an effective date. **Adopted Ordinance No. 2025-8-16**

BACKGROUND

The purpose of this item is to add two new fees consistent with the city's Cost Recovery Policy, a framework established to recoup the appropriate level of costs associated with providing programs and services:

1. Notices, including renotices: This fee will be charged for noticing of development due to Senate Bills 15 and 840, as well as for zoning appeals, zoning cases, residential replats, and renoticing when due to a change in the request or a significant delay on the part of the applicant.
2. Water & Sewer Study: This fee will be charged as part of an infrastructure impact analysis to help ensure there is sufficient capacity due to new development or redevelopment.

Additional notices and a water and sewer study are proposed to be added to the city's development procedures as part of Zoning Case 2025-007 and Subdivision Ordinance amendment 2025-001 which are also included on this agenda.

FINANCIAL SUMMARY/STRATEGIC GOALS

This item establishes a new fee for the mailing of courtesy notices, where required by law, to owners of property surrounding properties for zoning cases, residential replats, or development. This item also establishes a new fee for the review of water and sewer studies. The amount of additional revenue to be received is indeterminable at this time. All additional revenue will go to the General Fund.

Approval of these fee additions support the City's Strategic Plan Critical Success Factors of Residential and Commercial Economic Vitality as well as Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance	8/16/2025	Ordinance

An Ordinance of the City of Plano, Texas, amending Section 16-19 – Fees for zoning, rezoning and other miscellaneous fees, of Article II – Fees Generally, of Chapter 16, Planning and Development, of the Code of Ordinance of the City of Plano; establishing new fees for Notices and Water & Sewer Studies; providing a repealer clause, a severability clause, a publication clause, and an effective date.

WHEREAS, the City Council recognizes the Cost Recovery Policy, a framework established to recoup the appropriate level of costs associated with providing programs and services; and

WHEREAS, the City of Plano has determined that the cost to the City to provide each of the requested services in the fee schedule either equals or is more than the amount of fees assessed under this fee schedule; and

WHEREAS, the City Council recognizes that certain adjustments to fees are necessary to cover administrative costs for providing specific services; and

WHEREAS, the City Council recognizes the importance of informing residents and business owners of land use changes in the vicinity of their property; and

WHEREAS, the State of Texas, through passage of Senate Bill 15 and Senate Bill 840 during the 89th Legislative Session, limited the ability for certain land use changes to be presented to the public at a public hearing; and

WHEREAS, the City Council, based on staff recommendation and review and consideration of this matter, has determined that it is in the best interest of the City of Plano, Texas, to establish a new fee for the mailing of courtesy notices, where required by law, to owners of property surrounding properties for zoning cases, residential replats, or development occurring due to Senate Bill 15 or Senate Bill 840; and

WHEREAS, the impacts of development due to Senate Bill 15 and Senate Bill 840 creates additional density of development, and resulting infrastructure demand, that was not considered prior to these changes in the law; and

WHEREAS, infrastructure capacity should be evaluated during initial development stages; and

WHEREAS, updates to the Subdivision Ordinance require a developer to provide an infrastructure impact analysis and schematic engineering designs at preliminary design stages; and

WHEREAS, the City Council, based on staff recommendation and review and consideration of this matter, has determined that it is in the best interest of the City of Plano, Texas, to establish a new fee for the review of water and sewer studies.

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

Section I. Section 16-19 – Fees for zoning, rezoning and other miscellaneous fees of Article II, Fees Generally, of Chapter 16, Planning and Development, of the Code of Ordinances of the City of Plano, is hereby amended to insert revised subsections 14 and 29, and to renumber the remaining subsections of the table of fees, such revised subsections of the table of fees to read as follows:

Sect. 16-19. – Fees for zoning, rezoning and other miscellaneous fees.

…

(14)	Notices, including renotices	$5 for each notice sent (e.g. to an owner, organization, or tenant)

…

(29)	Water & Sewer Study	$10,000

…

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 partial invalidity of any section, clause or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

Section IV. This Ordinance shall become effective on September 1, 2025, after its passage and publication as required by law.

PASSED AND APPROVED on the 25th day of August, 2025.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____
Paige Mims, CITY ATTORNEY

CITY COUNCIL AGENDA MEMO

MEETING DATE:	8/25/2025
DEPARTMENT:	Budget
DIRECTOR:	Karen Rhodes-Whitley, Director of Budget and Research
AGENDA ITEM:	Public Hearing on the FY 2025-26 Recommended Budget, Proposed Community Investment Program (CIP), and Proposed Ad Valorem Tax Rate.
RECOMMENDED ACTION:	Items for Individual Consideration

ITEM SUMMARY

Public Hearing on the FY 2025-26 Recommended Budget, Proposed Community Investment Program (CIP), and Proposed Ad Valorem Tax Rate. **Conducted**

BACKGROUND

This is a Public Hearing to consider the FY 2025-26 Recommended Budget, Proposed Community Investment Program (CIP), and Proposed Ad Valorem Tax Rate.

FINANCIAL SUMMARY/STRATEGIC GOALS

This Item has no financial impact.

This public hearing supports the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable Government.

CITY COUNCIL AGENDA MEMO

MEETING DATE: 8/25/2025
DEPARTMENT: Budget
DIRECTOR: Karen Rhodes-Whitley, Director of Budget and Research
AGENDA ITEM: Discussion and Direction regarding Proposed Ad Valorem Tax Rate
RECOMMENDED ACTION: Items for Individual Consideration

ITEM SUMMARY

Discussion and Direction regarding the Proposed Ad Valorem Tax Rate. **Discussed adopting a rate of .4406 per $100 of valuation**

FINANCIAL SUMMARY/STRATEGIC GOALS

This item has no financial impact.

This discussion and the direction given supports the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.