

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

January 2, 2007

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>6:30 p.m. - Dinner - Planning Conference Room 2E</p> <p>7:00 p.m. - Regular Meeting - Council Chambers</p> <p>The Planning & Zoning Commission may convene into Executive Session pursuant to Section 55.071 of the Texas Government Code to consult with its attorney regarding posted items in the regular meeting.</p> <p>1 Call to Order/Pledge of Allegiance</p> <p>2 Approval of Agenda as Presented</p> <p>3 General Discussion: The Planning & Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning & Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning & Zoning Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.</p> <p><u>CONSENT AGENDA</u></p> <p>4a Final Plat: The Canal on Preston, Block A, Lot 3 - Private primary school and a day care center on one lot on 1.5± acres located on the west side of Gratitude Trail, 200± feet south of McDermott Road. Zoned Planned Development-20-Mixed Use. Neighborhood #1. Applicant: The Unique Montessori Associates, Inc.</p> <p>4b Final Plat: Custer-Ridgeview Addition, Block 1, Lot 6 - General office development on one lot on 0.7± acre located at the southwest corner of Kathryn Lane and Custer Road. Zoned Retail. Neighborhood #3. Applicant: Kraft Office Properties</p>	

<p>4c BT</p>	<p>Revised Site Plan: Lynch Park Addition, Block A, Lot 2 - Bank on one lot on 0.9± acre located at the southwest corner of Legacy Drive and Coit Road. Zoned Retail. Neighborhood #17. Applicant: Sohaam Petroleum, Inc.</p>
<p>4d EH</p>	<p>Preliminary Plat: Morgan Village Retail Center, Block A, Lot 7 - Minor automotive repair building on one lot on 0.8± acre located on the east side of Ohio Drive, 499± feet north of McDermott Road. Zoned Regional Commercial. Neighborhood #1. Applicant: Dick Ferrell & Co.</p>
<p><u>END OF CONSENT AGENDA</u></p>	
<p><u>PUBLIC HEARINGS</u></p>	
<p>5 JZ</p>	<p>Public Hearing: Zoning Case 2006-27 - Request for Heritage Resource Designation for the area bounded by 22nd Street, the Southern Pacific Railroad right-of-way (DART), and the northern boundary of a tier of lots facing 18th Street, G Avenue, and Alpine Street. Zoned Single-Family Residence-7. Tabled 11/20/06. Applicant: City of Plano</p>
<p>6 EH</p>	<p>Public Hearing: Zoning Case 2006-31 - Request for expansion of Specific Use Permit #571 for Service Contractor with Storage Yard on 2.7± acres located on the south side of Rigsbee Drive, 565± west of 14th Street. Zoned Light Commercial. Tabled 12/18/06. Applicant: Joe and Susana Hernandez</p>
<p>7 EH</p>	<p>Public Hearing: Zoning Case 2006-33 - Request for a Specific Use Permit for Mini-Warehouse/Public Storage on one lot on 4.3± acres located at the southeast corner of Park Boulevard and Alma Drive. Zoned Corridor Commercial. Applicant: Litwin & Company, Inc.</p>
<p><u>END OF PUBLIC HEARINGS</u></p>	
<p>8 EH</p>	<p>Preliminary Plat & Site Plan: Independence Hall Addition, Block A, Lot 1 - Rehabilitation care facility on one lot on 1.7± acres located on the west side of Independence Parkway, 130± feet south of Crickett Drive. Zoned Neighborhood Office with Specific Use Permit #559 for Household Care Institution. Neighborhood #18. Applicant: City House</p>
<p>9 KP</p>	<p>Discussion & Direction: Comprehensive Plan Update - Discussion and direction on the Land Use and Transportation Element updates to the Comprehensive Plan. Applicant: City of Plano</p>
<p>10</p>	<p>Items for Future Discussion - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p>

ACCESSIBILITY STATEMENT

Plano Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning Department at (972) 941-7151.

**CITY OF PLANO
PLANNING & ZONING COMMISSION
PUBLIC HEARING PROCEDURES**

The Planning & Zoning Commission welcomes your thoughts and comments on these agenda items. The commission does ask, however, that if you wish to speak on an item you:

1. **Fill out a speaker card.** This helps the commission know how many people wish to speak for or against an item, and helps in recording the minutes of the meeting. **However, even if you do not fill out a card, you may still speak.** Please give the card to the secretary at the right-hand side of the podium before the meeting begins.
2. **Limit your comments to new issues dealing directly with the case or item.** Please try not to repeat the comments of other speakers.
3. **Limit your speaking time so that others may also have a turn.** If you are part of a group or homeowners association, it is best to choose one representative to present the views of your group. The commission's adopted rules on speaker times are as follows:
 - 15 minutes for the applicant - After the public hearing is opened, the Chair of the Planning & Zoning Commission will ask the applicant to speak first.
 - 3 minutes each for all other speakers, up to a maximum of 45 minutes. Individual speakers may yield their time to a homeowner association or other group representative, up to a maximum of 15 minutes of speaking time.

If you are a group representative and other speakers have yielded their 3 minutes to you, please present their speaker cards along with yours to the secretary.
 - 5 minutes for applicant rebuttal.
 - Other time limits may be set by the Chairman.

The commission values your testimony and appreciates your compliance with these guidelines.

For more information on the items on this agenda, or any other planning, zoning, or transportation issue, please contact the Planning Department at (972) 941-7151.

CITY OF PLANO
PLANNING & ZONING COMMISSION
CONSENT AGENDA ITEMS

January 2, 2007

Agenda Item No. 4a

Final Plat: The Canal on Preston, Block A, Lot 3
Applicant: The Unique Montessori Associates, Inc.

Private primary school and a day care center on one lot on 1.5± acres located on the west side of Gratitude Trail, 200± feet south of McDermott Road. Zoned Planned Development-20-Mixed Use. Neighborhood #1.

Recommended for approval as submitted.

Agenda Item No. 4b

Final Plat: Custer-Ridgeview Addition, Block 1, Lot 6
Applicant: Kraft Office Properties

General office development on one lot on 0.7± acre located at the southwest corner of Kathryn Lane and Custer Road. Zoned Retail. Neighborhood #3.

Recommended for approval as submitted.

Agenda Item No. 4c

Revised Site Plan: Lynch Park Addition, Block A, Lot 2
Applicant: Sohaam Petroleum, Inc.

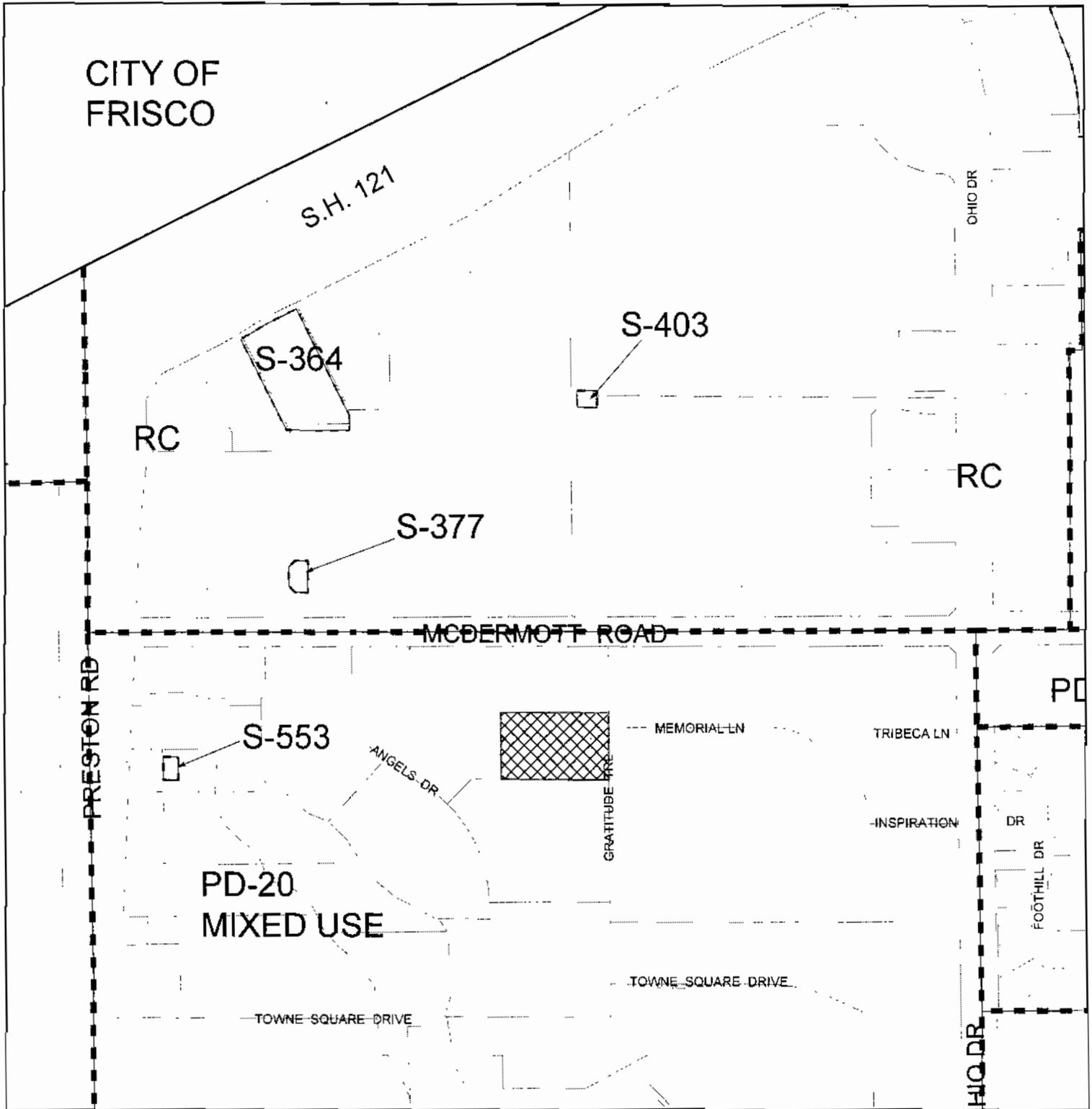
Bank on one lot on 0.9± acre located at the southwest corner of Legacy Drive and Coit Road. Zoned Retail. Neighborhood #17.

Recommended for approval as submitted.

Agenda Item No. 4d
Preliminary Plat: Morgan Village Retail Center, Block A, Lot 7
Applicant: Dick Ferrell & Co.

Minor automotive repair building on one lot on 0.8± acre located on the east side of Ohio Drive, 499± feet north of McDermott Road. Zoned Regional Commercial. Neighborhood #1.

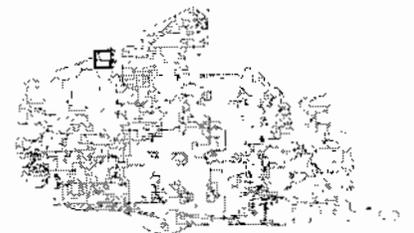
Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.



Item Submitted: FINAL PLAT

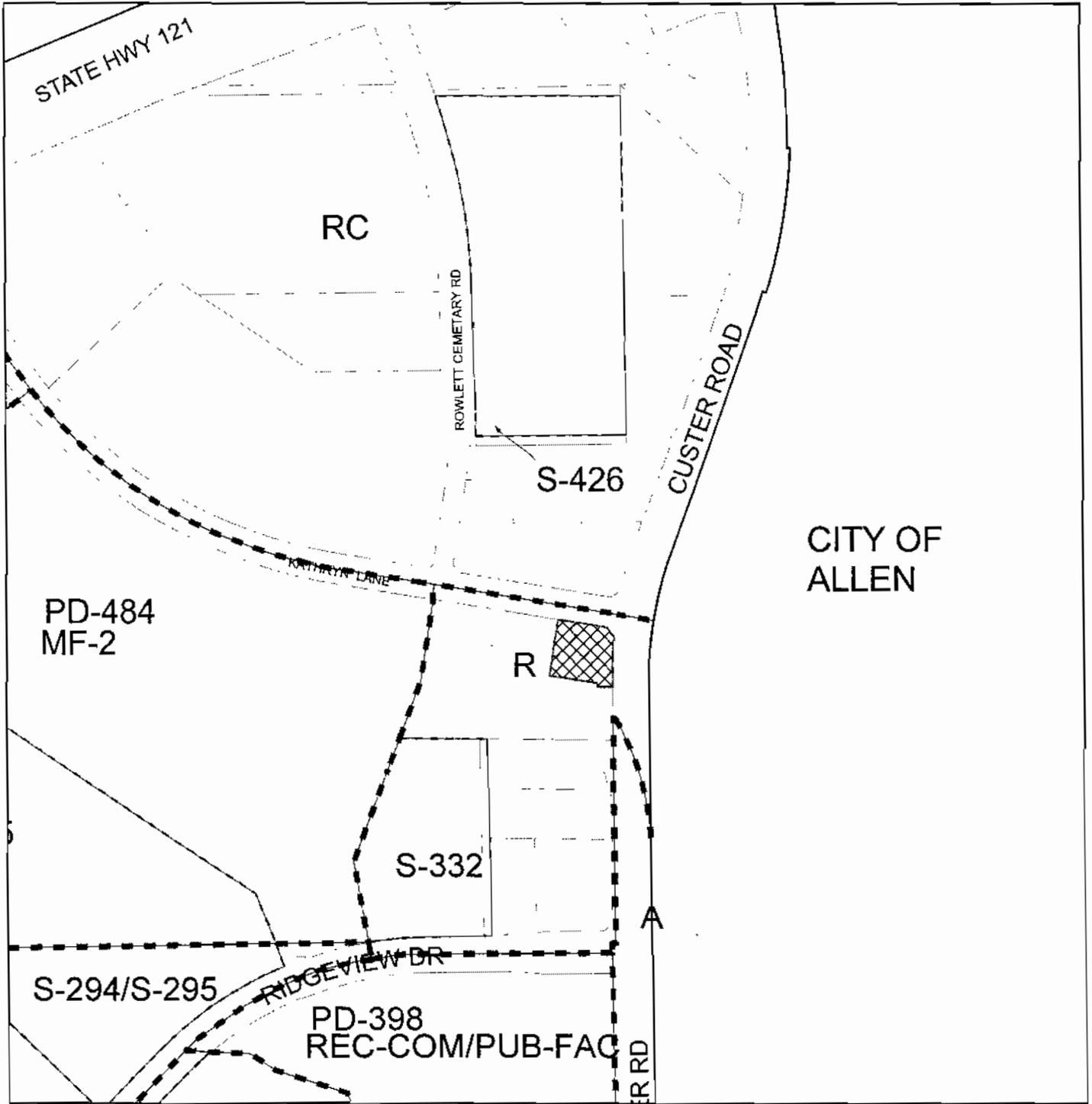
Title: THE CANAL ON PRESTON ADDITION
BLOCK A, LOT 3

Zoning: PLANNED DEVELOPMENT-20-MIXED USE



○ 200' Notification Buffer





Item Submitted: FINAL PLAT

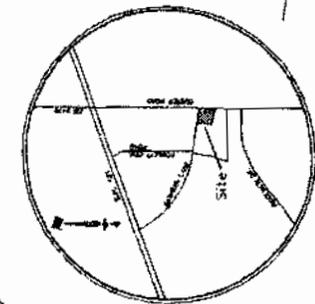
Title: CUSTER-RIDGEVIEW ADDITION
BLOCK 1, LOT 6

Zoning: RETAIL



○ 200' Notification Buffer





Vicinity Map
N.T.S.

Roomwelder
Road
(60' R.O.M.)

KATHRYN LN

CUSTER RD

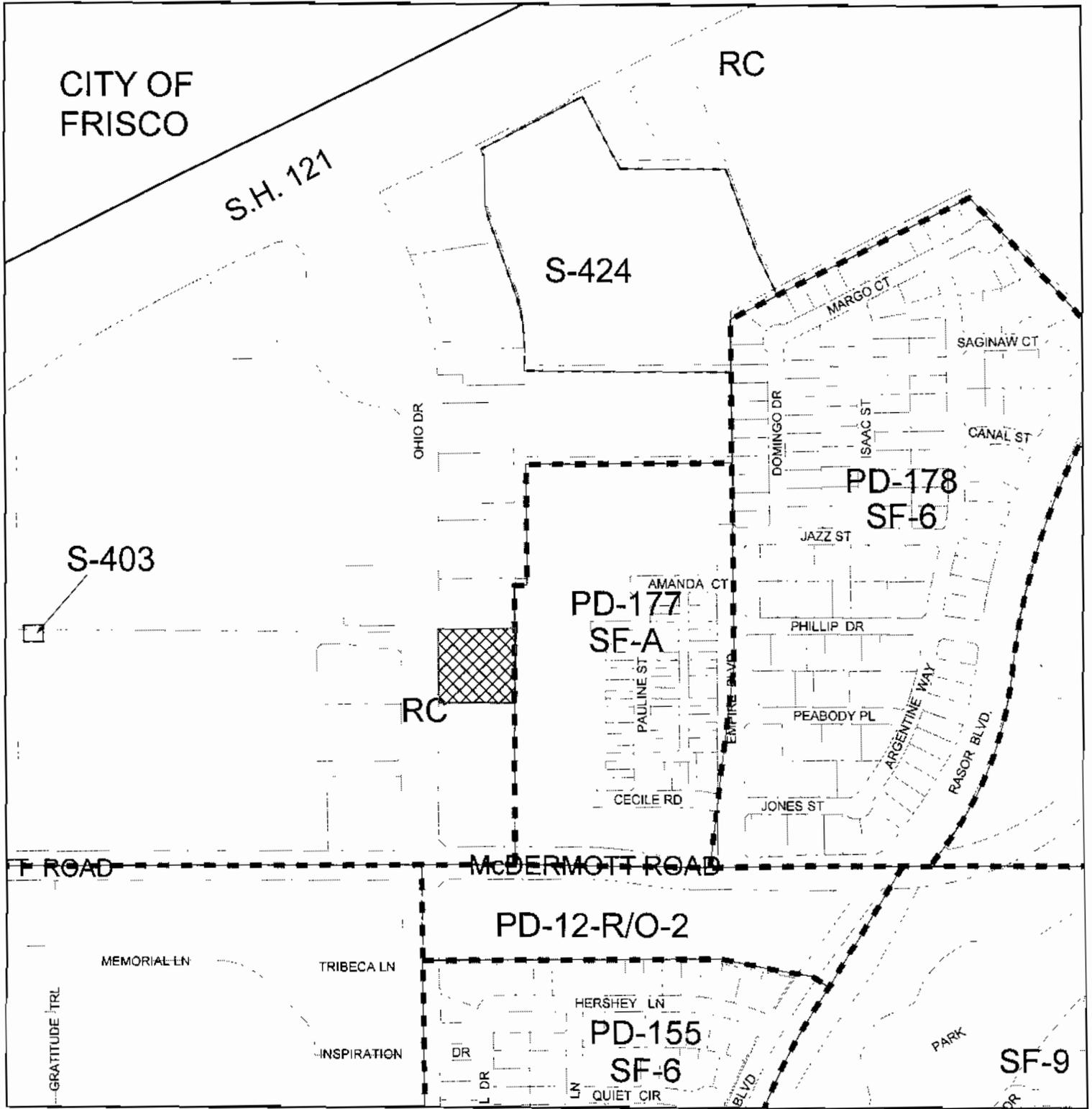
UNIMPROVED LOT DATA

LOT NO.	AREA (SQ. FT.)	AREA (SQ. YDS.)	PERCENTAGE OF TOTAL AREA
1	10,000	0.23	0.23
2	10,000	0.23	0.23
3	10,000	0.23	0.23
4	10,000	0.23	0.23
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6	10,000	0.23	0.23
7	10,000	0.23	0.23
8	10,000	0.23	0.23
9	10,000	0.23	0.23
10	10,000	0.23	0.23
11	10,000	0.23	0.23
12	10,000	0.23	0.23
13	10,000	0.23	0.23
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99	10,000	0.23	0.23
100	10,000	0.23	0.23

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88	10,000	0.23	0.23
89	10,000	0.23	0.23
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97	10,000	0.23	0.23
98	10,000	0.23	0.23
99	10,000	0.23	0.23
100	10,000	0.23	0.23

SHEET 1 OF 2
 CUSTER PLAT
CUSTER - RIDGEVIEW ADDITION
 LOT 6, BLOCK 1
 SITUATED IN THE
 GEORGE WHITE SURVEY - ABSTRACT NO 992
 PLANO COLLIN COUNTY, TEXAS
 Grant
 North City Engineering, L.P.
 1201 W. 10th Street, Suite 410
 Fort Worth, Texas 76102
 Telephone (817) 336-8888
 Fax (817) 336-8889
 E-mail: northcity@earthlink.net
 Website: www.northcity.com
 Surveyor
 North City Engineering, L.P.
 1201 W. 10th Street, Suite 410
 Fort Worth, Texas 76102
 Telephone (817) 336-8888
 Fax (817) 336-8889
 E-mail: northcity@earthlink.net
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 Telephone (817) 336-8888
 Fax (817) 336-8889
 E-mail: northcity@earthlink.net
 Website: www.northcity.com
 Surveyor



Item Submitted: PRELIMINARY PLAT

Title: MORGAN VILLAGE RETAIL CENTER
BLOCK A, LOT 1

Zoning: REGIONAL COMMERCIAL



○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

January 2, 2007

Agenda Item No. 5

Public Hearing: Zoning Case 2006-27

Applicant: City of Plano

DESCRIPTION:

Request for Heritage Resource Designation for the area bounded by 22nd Street, the Southern Pacific Railroad right-of-way (DART), and the northern boundary of a tier of lots facing 18th Street, G Avenue, and Alpine Street. Zoned Single-Family Residence-7. Tabled 11/20/06.

This item was tabled at the November 20, 2006, Planning & Zoning Commission meeting and must be removed from the table. It was previously tabled by the Commission for more information on neighborhood support and the impact of the neighborhood's designation on future preservation actions.

BACKGROUND:

What is Heritage Resource Designation and how does it impact property to which it is applied?

Heritage Resource Designation (H) is an overlay zoning district that provides for the preservation of those areas, places, buildings, structures, works of art, and other objects having significant historical, archaeological, or cultural interests and values which reflect the heritage of the city of Plano. The base zoning of this area will not change as a result of Heritage Resource Designation.

An H Designation for a district is used where an intact historic area exists and has a greater significance as a whole, rather than as separate properties. Individually designated properties may also exist within the district, but its true importance relates to the fact that multiple individual structures combine to represent a critical component of the city's past and its evolution as a community. Designation is intended to preserve the historic integrity of the district and prevent individual and wholesale changes that would diminish its ability to serve as an historical asset of the community. Designation makes contributing structures eligible for heritage resource tax exemption and for use of the Uniform Code for Building Conservation, a set of building regulations developed for historic structures.

Designation does not restrict a property's use beyond that of the underlying zoning district; require property owners to make improvements to their property; restrict the sale of property; require approval of interior changes or alterations; prevent new construction; or require city approval for ordinary repair or maintenance. Property owners will not be expected to make changes to their properties simply because their property is located in the historic district.

H Designation does require design review by the Heritage Commission of any changes to the exterior of a building. Common repairs and maintenance will not require the Commission's approval. A process for issuing Certificates of Appropriateness (CA) is included in Ordinance 98-2-26 (the Preservation Ordinance), and the Heritage Commission will adopt a set of design guidelines to assist in making design decisions. These guidelines will be written with input from the neighborhood and property owners in the district through public meetings.

Why is the subject neighborhood being considered for designation as a Heritage Resource District?

The Haggard Addition is the neighborhood north of 18th Street, bounded by G Avenue and Alpine Street on the west, 22nd Street on the north, and I Avenue on the east. It is a remarkably intact neighborhood of post-war ranch homes. Developed in a relatively short time frame (about a decade), the homes are more consistent in style, size, and character than other historic neighborhoods in Plano. The northern half contains smaller homes, mostly with wood siding. Homes in the southern portion are somewhat larger, generally with brick exteriors.

A petition signed by 70% (80 out of 114) of the property owners in the area was submitted to the Heritage Commission. 60 of the properties represented in the petition are owner-occupied and 20 are renter-occupied. This percentage is about the same as those submitted by property owners requesting designation of the Haggard Park neighborhood and Downtown Plano as Heritage Resource Districts. Both requests were subsequently approved by the Planning & Zoning Commission and City Council.

Collectively referred to as the Haggard Addition, the neighborhood consists of two subdivisions, the W.O. Haggard Addition and the Ollie Mathews Addition. This neighborhood is the most intact example of early post-war development in the city. It was one of the first complete neighborhoods built following World War II (WWII) and all of its houses still exist and, for the most part, are unchanged. The most common modification in the neighborhood is the conversion of several attached garages to living space. The neighborhood exemplifies a development of mid-century ranch-style houses, the housing type prevalent in the era. It is recommended for H Designation in the current Heritage Preservation Plan adopted in 2002.

This subdivision can be clearly differentiated from others of its age by the physical form of its homes, its lack of vacant lots or homes built in other eras, and by the limited number of modifications to the original styles of those homes.

For these reasons, the Heritage Commission found that the neighborhood meets the Preservation Ordinance's following criteria:

1. Character, interest, or value as a part of the development, heritage or cultural characteristics of the city, the state, or the United States;
2. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style; and
3. Relationship to other distinctive buildings, sites, or areas which are eligible for preservation according to a plan based on historic, cultural, or architectural motif.

REMARKS:

The Planning & Zoning Commission tabled this request to seek more information and clarification before taking action. Those concerns and request are included below with a response:

1. Why should this area be considered historic when its houses do not have the readily distinguishable architectural features like those in the Haggard Park Heritage Resource District to the south? - Although the homes in this neighborhood are much more plain in appearance, their '40s and '50s ranch style exteriors can be distinguished from those of the last four decades, and they are representative of the architectural style that was common for modest homes built after World War II. The Haggard Addition represents a period of time when the country and Plano returned to normalcy following WWII and returning servicemen reentered the workforce and began reinvesting in the local community. There are other areas in Plano that include post-WWII housing, but the homes are typically fewer in number and mixed with homes from other eras.
2. If this neighborhood is granted historic status, will it be difficult to deny designation to other neighborhoods when they reach 50 years of age? - No, this neighborhood is the first multiple lot subdivision developed en masse in Plano. Prior to its development, an individual would purchase a parcel of land and build or have someone build a home for him or her. This practice changed following WWII. Individual homebuyers began seeking out builders who would build homes from their portfolios of designs on lots that they owned. This new homebuilding process would change the development character of Plano and many other area cities forever. The Haggard Addition is the earliest intact example of this phase in Plano's development evolution, and it could justifiably be the only such subdivision to be designated. When Plano's Preservation Plan is updated in a couple of years, it may be determined that other subdivisions have characteristics deserving of designation; however, designation of the Haggard Addition would not set a precedent or preempt that process in any way.

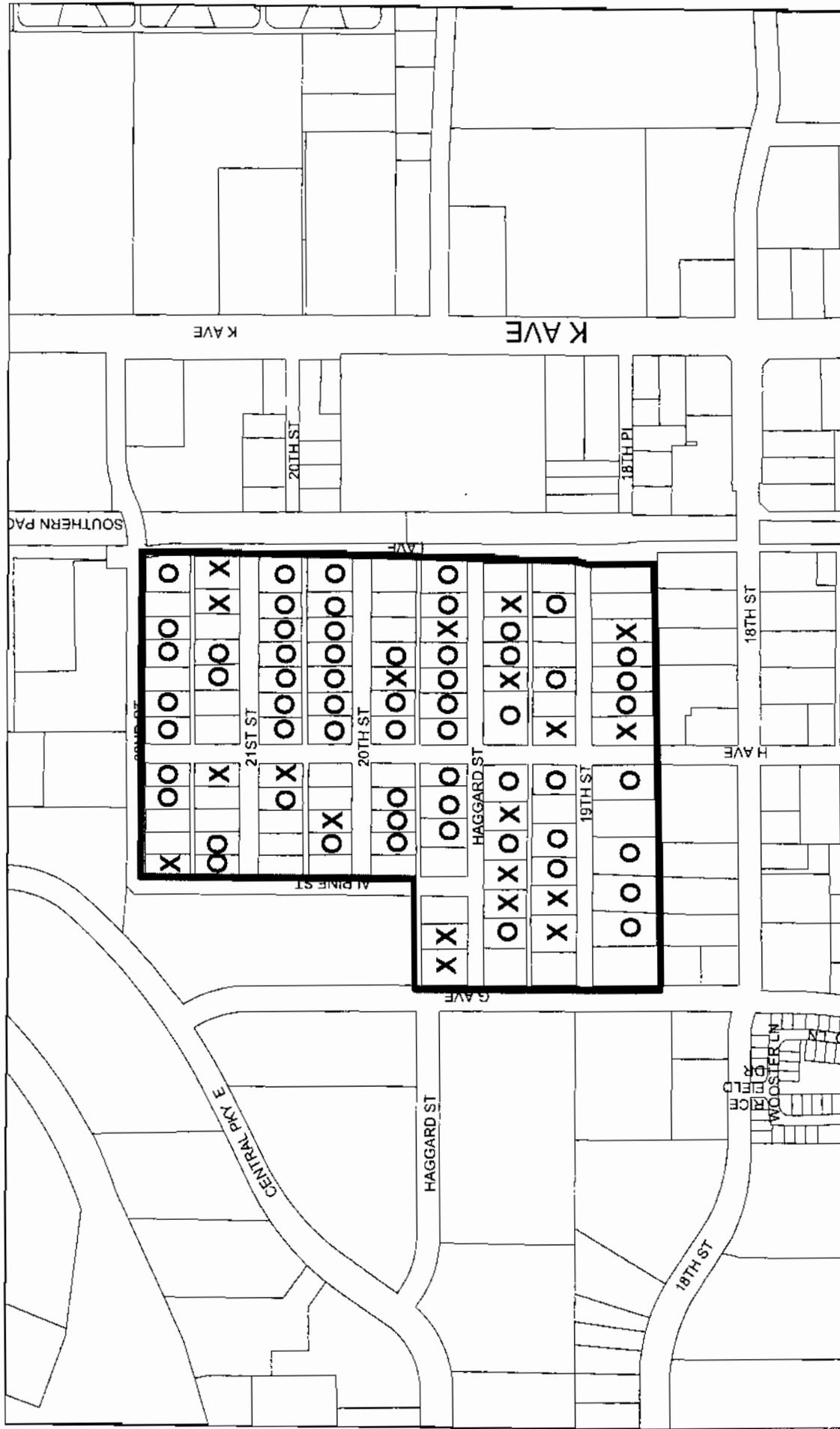
3. Is it necessary to make tax exemption available to this neighborhood to preserve it, especially since many of the residents will be receiving elderly tax relief? - Tax exemption is a tool to encourage owners of historic properties to reinvest in them and maintain them. The property owners eligible for the city's elderly and disabled tax "freeze" program could still benefit from the Heritage Preservation Tax Exemption Program, which covers all four taxing entities. Contributing properties would be eligible to receive exemptions based on 75% of the taxable value of the property exclusive of the land. Property owners would have to apply for the exemption and their homes would be evaluated yearly to ensure that they are being properly maintained.
4. Would it be more appropriate for the homeowners to apply individually for designation as opposed to designating the entire neighborhood? - No, this is clearly a case where historic significance is linked to the process that led to the development of the entire subdivision, not to the architectural character of any one structure.
5. Would it be more appropriate to create a conservation district for the Haggard Addition? - A conservation district is a zoning overlay that typically addresses the form and scale of new structures or additions to existing structures in a specified area. Plano's Zoning Ordinance does not include provisions for the establishment of a conservation district; however, the General Residential (GR) zoning category that applies to Douglass Community essentially serves the same purpose. When the GR district was amended four years ago, the Douglass neighborhood did not have readily identifiable design(s) or style(s). The existing homes were typically one story in height, with a minimal front yard setback, and front porches that allowed residents to sit and visit with each other. The neighborhood also included nearly 100 vacant lots. The GR amendments provided for maximum heights of 1 ½ stories, maximum front yard setbacks in addition to minimum setbacks, and front porches for all new construction. No design guidelines or additional review requirements were established when GR zoning was amended. In contrast, the Haggard Addition has readily definable architectural styles and few vacant lots. The objective is to preserve existing structures for the long term as opposed to focusing on infill development, and a heritage district is likely to be more effective than a conservation district. Both tools have their place, but they must be applicable to the critical issues facing a neighborhood.

Being part of a Heritage Resource District does present additional regulatory conditions. For example, the review requirements for common exterior home improvements, such as painting and roofing, will be expanded. While this requirement has been provided in public meetings and correspondence with the Haggard Addition property owners, a period of adjustment is likely for property owners to understand that changes made to the exterior of their houses (not including regular maintenance and repair) must be approved by the Heritage Commission. This is necessary to ensure consistency with the historic character of a property and its surroundings.

RECOMMENDATION:

Recommended for approval as submitted.

Proposed Haggard Addition Heritage District



Study Area



Petitioner / Rental Occupied Unit (20)



Petitioner / Owner Occupied Unit (60)



No Petition (34)

PETITION

We, the undersigned property owners, support the creation of the Haggard Addition Heritage Resource District. We respectfully request Heritage Resource District (H) overlay designation for the area bounded on the north by 22nd Street, on the east by I Avenue, on the west by G Avenue and on the south by 19th Street, including the properties on the south side of 19th Street. Current zoning is Single-Family 7 (SF-7). We understand that Heritage designation applies an overlay onto the existing zoning, which will not change.

PRINTED NAME	PROPERTY ADDRESS	MAILING ADDRESS (IF DIFFERENT)	SIGNATURE
LARA	904 HAGGARD		
BETTY SEWELL	905 HAGGARD		Betty Sewell
WILLIAM MURRAY	906 HAGGARD	1710 E 15TH ST	William Murray
BETTY SEWELL	907 HAGGARD		Betty Sewell
DAVID WOOD	908 HAGGARD		David Wood
MICHAEL HOLLOW	909 HAGGARD	ROGER LUCIUM TRUSTEE 7754 LA AVERA DR	Michael Hollow
SANDRA Y. SCHEDLER	910 HAGGARD		Sandra Y. Schedler
MENDOZ GONZALEZ	911 HAGGARD		Michael Muncie
JACK CHARLIE	912 HAGGARD		Jack Charlie
HARVEY WOOD	913 HAGGARD		Harvey Wood
NEDA GREEN	800 22nd St.	1206 16TH ST	Neda Green
CLINT HARGOND	805 19th St	7532 Independence Pkwy, Frisco, TX 75035	Clint Hargond
Wanda D Mobley	801 21st		Wanda D Mobley
Philip S Goodman	810 19TH ST		Philip S Goodman

PETITION

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PRINTED NAME	PROPERTY ADDRESS	MAILING ADDRESS (IF DIFFERENT)	SIGNATURE
BILL COLE	800 HAGGARD		<i>[Signature]</i>
DON CHADDICK	802 HAGGARD		
KRAUS ELLIOTTE JOYIS	801 HAGGARD		
MEREDITH JONES	803 HAGGARD		<i>[Signature]</i>
DAUGHTERY WILLIAM	804 HAGGARD	CARRO LITON 75010 4400 N JOSEY LN ARTZIK	
GVELYN THOMPSON	806 HAGGARD	1921 Key 1 Castillo Tr. Wylie TX 75098	<i>[Signature]</i>
HBI DORIS THOMPSON	807 HAGGARD		<i>[Signature]</i>
LILLIAN HARDSON FLECKENSTEIN ANNA MARY	808 HAGGARD 809 HAGGARD		<i>[Signature]</i> <i>[Signature]</i>
REY BENSON	812 HAGGARD		<i>[Signature]</i>
JOSE LUIS BERGMAN	810 HAGGARD	214 827 3938 DALLAS TEXAS 75208	<i>[Signature]</i>
CYNTHIA CARRETTA	805 HAGGARD	1921 Keystone Dr PLANO 75075	<i>[Signature]</i>
DANNA EDDY	709 HAGGARD		
BRADLEY BOZEMAN	707 HAGGARD		
BARBARA CAMPBELL	900 HAGGARD		<i>[Signature]</i>
PHYLLIS JO GUEST	901 HAGGARD		<i>[Signature]</i>
EPNA NICK HESSAN	903 HAGGARD		<i>[Signature]</i>

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PRINTED NAME	PROPERTY ADDRESS	MAILING ADDRESS (IF DIFFERENT)	SIGNATURE
Mary Compton	911 20 th St		Mary Compton
TATUM TAPPETT	913 20 th St		Tatum Tappett
Terry Henson	909 20 th		Henson
Toshiko Rando	907 20 th		Toshiko Rando
Annothy Smith	905 20 th		Annothy Smith
	912 20 th (a)		
	910 20 th		
	908 20 th		
Ma Del Pilar Ruiz	906 20 th		Ma Del Pilar Ruiz
	912 20th		
	910 20th		
	908 20th		
	906 20th		
	904 20th		
	902 20th		
	900 20th		
	908 20th		
	908 20th		
	908 20th		

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PRINTED NAME	PROPERTY ADDRESS	MAILING ADDRESS (IF DIFFERENT)	SIGNATURE
Louise Costa	911 19 th Street ✓		Louise Costa
CLIFF & ERNEST SPEARS	809 19 th St ✓		Ernest Spears
Francene Neely	804 19 th St ✓		Francene Neely
Barb Luetke	807 19 th Street ✓		B. Luetke
DORISS LYNNE	904 19 th ST. ✓		Doriss L. Lynga
RUSSIKES	908 19 th ST ✓		Russikes
"	901 19 th ST. ✓		"
"	805 20 th ST. ✓		"
"	913 21 st ✓		"
"	904 20 th ✓		"
MRS. SARA ABBOTT	802 - 19 th St ✓		Mrs. Sara Abbott
Seth Abbott	802 19 th St ✓		Seth G. Abbott, Jr.
Jeff Aslesen	902 19 th St. ✓		Jeff Aslesen
Hilton Mullerix	906 19 th St. ✓		Hilton Mullerix

PETITION

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PRINTED NAME	PROPERTY ADDRESS	MAILING ADDRESS (IF DIFFERENT)	SIGNATURE
CHRIS RHODES	908 21st STREET	✓	Chris Rhodes
PAISY RHODES	908 21st STREET	✓	Paisy Sambrano
Rosalina Gil	906 21st Street	✓	Rosalina Sambrano
Dionicio Gil	906 21st Street	✓	Dionicio Sambrano
Bedala Faraudo	904 21st street	✓	Faraudo Sambrano
Bedala Faraudo	908 21st	✓	Faraudo Sambrano
Linda Hargrove	89 21st 56	✓	Linda Hargrove
Mary Bann	803 21st	✓	Mary Bann
Karl Bann	803 21st	✓	Karl Bann
Joyce Porter	905 21st	✓	Joyce Porter
Luis Vazquez	910 21st	✓	Luis Vazquez
Ronnie Dury	912 21st	✓	Ronnie Dury
Rosalind Hall	908 22nd	✓	Rosalind Lee Hall
Ethelwyn Hall	908 22nd	✓	Ethelwyn Hall
FRANCISCO G	906 22 2ND ST	✓	Francisco Gammitt
CA. LIAS	902 22ND ST.	✓	CA. LIAS
ROSELYN	MATEO 900 22ND ST	✓	ROSELYN MATEO
Erica Valencia	806 21st St	✓	Erica Valencia

RECEIVED
SEP 21 2006
PLANNING DEPT.

September 18, 2006

Mr. Marcus Watson
Planning Department
City of Plano
P. O. Box 860358
Plano, TX 75086-0358

Re: 807 20th Street
Plano, TX 75074

Dear Mr. Watson,

I am writing on behalf of Betty and Carl Glenn Dunn. They have expressed that they are in favor of creating a heritage district in the Haggard Edition Neighborhood.

Enclosed is a Power of Attorney for Carl Glenn Dunn. They have asked me to send this letter on their behalf. Betty and Glenn are not presently occupying the property, but would like to participate in making the Haggard Edition a historic district. If you have any questions, please feel free to contact me at (972) 723-3319.

Respectfully,



Karen Sue Farris

Enclosure

REPLY FORM

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2006-27. A request for Heritage Designation (H) for 24.6± acres bounded by 22nd Street, the Southern Pacific Railroad right-of-way (DART), the northern boundary of a tier of lots facing 18th Street, G Avenue, and Alpine Street. Zoned Single-Family Residence-7 (SF-7). Heritage Resource Designation is an overlay district that provides for the preservation of those areas, places, buildings, structures, works of art, and other objects having significant historical, archaeological, or cultural interests and values which reflect the heritage of the City of Plano. The Heritage Resource Designation does not propose to amend the underlying SF-7 zoning district regulations. Under the H designation, exterior changes to structures would be subject to review by the Heritage Commission for consistency with the historic character of the district.

*****PLEASE TYPE OR USE BLACK INK*****

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-27.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-27.

This item will be heard on **November 20, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

DANIEL D. WEBER
Name (Please Print)

Daniel D. Weber
Signature

911 21ST ST. PLANO, TX
Address

11-16-2006
Date

MW

RECEIVED

REPLY FORM

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358

PLANNING DEPT.

Dear Commissioners:



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*****PLEASE TYPE OR USE BLACK INK*****

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By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Neda M GRIFFIN
Name (Please Print)

Neda M. Griffin
Signature

~~706-15th St~~ 800-22nd St.
Address

11-3-06
Date

MW

REPLY FORM

RECEIVED

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358

PLANNING & ZONING

Dear Commissioners:



This letter is regarding Zoning Case 2006-27. A request for Heritage Designation (H) for 24.6± acres bounded by 22nd Street, the Southern Pacific Railroad right-of-way (DART), the northern boundary of a tier of lots facing 18th Street, G Avenue, and Alpine Street. Zoned Single-Family Residence-7 (SF-7). Heritage Resource Designation is an overlay district that provides for the preservation of those areas, places, buildings, structures, works of art, and other objects having significant historical, archaeological, or cultural interests and values which reflect the heritage of the City of Plano. The Heritage Resource Designation does not propose to amend the underlying SF-7 zoning district regulations. Under the H designation, exterior changes to structures would be subject to review by the Heritage Commission for consistency with the historic character of the district.

*****PLEASE TYPE OR USE BLACK INK*****

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This could only improve the neighborhood

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Louise Gaspar Costa
Name (Please Print)

Louise Costa
Signature

911 19th Street
Address

11-3-06
Date

MW

REPLY FORM

RECEIVED

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358

NOV 13 2006

PLANNING DEPT

Dear Commissioners:



This letter is regarding Zoning Case 2006-27. A request for Heritage Designation (H) for 24.6± acres bounded by 22nd Street, the Southern Pacific Railroad right-of-way (DART), the northern boundary of a tier of lots facing 18th Street, G Avenue, and Alpine Street. Zoned Single-Family Residence-7 (SF-7). Heritage Resource Designation is an overlay district that provides for the preservation of those areas, places, buildings, structures, works of art, and other objects having significant historical, archaeological, or cultural interests and values which reflect the heritage of the City of Plano. The Heritage Resource Designation does not propose to amend the underlying SF-7 zoning district regulations. Under the H designation, exterior changes to structures would be subject to review by the Heritage Commission for consistency with the historic character of the district.

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This item will be heard on **November 20, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

We don't want any more restrictions on our property. We want an automatic tax break if one is offered, no strings attached.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Larry and Nakita Weseman
Name (Please Print)

Larry Weseman Nakita Weseman
Signature

808 20th Street
Address

November 1, 2006
Date

MW

RECEIVED

NOV 10 2006

PLANNING DEPT

REPLY FORM

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358



Dear Commissioners:

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*****PLEASE TYPE OR USE BLACK INK*****

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I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-27.

This item will be heard on **November 20, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

SANDRA Scheideman
Name (Please Print)

Sandra Scheideman
Signature

910 Haggard St
Address

11-1-06
Date

MW

REPLY FORM

RECEIVED
NOV 08 2006
PLANNING DEPT.

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358



Dear Commissioners:

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*****PLEASE TYPE OR USE BLACK INK*****

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-27.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-27.

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By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Helen Goolsbee
Name (Please Print)

Helen Goolsbee
Signature

901-20th St.
Address

11-7-06
Date

MW

REPLY FORM

RECEIVED

NOV 1 2006

PLANNING DEPT.

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358

Dear Commissioners:



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*****PLEASE TYPE OR USE BLACK INK*****

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-27.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-27.

This item will be heard on **November 20, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

We have lived at the below address for over 20 years and are pleased with our neighborhood and approve for the request for Heritage Designation.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Francene Neely
Name (Please Print)

Francene Neely
Signature

804 19th St. Plano, TX 75074
Address

November 1, 2006
Date

MW

RECEIVED

NOV 07 2006

PLANNING DEPT.

REPLY FORM

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358



Dear Commissioners:

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I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-27.

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By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Vicky Coleman
Name (Please Print)

Vicky Coleman
Signature

912 22nd Street
Address

11-6-06
Date

MW

RECEIVED

NOV 06 2006

PLANNING DEPT.

REPLY FORM

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358

Dear Commissioners:



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*****PLEASE TYPE OR USE BLACK INK*****

X I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-27.

 I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-27.

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By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Phyllis J. Guest
Name (Please Print)

Phyllis J. Guest
Signature

901 Haggard
Address

11-2-06
Date

MW

REPLY FORM

RECEIVED

NOV 06 2006

PLANNING DEPT

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358



Dear Commissioners:

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By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Cheri Bush / DART
Name (Please Print)

Cheri Bush
Signature

1401 Pacific - PO Box 1601163
Address
Dallas TX 75216-

11-1-06
Date

MW
7213

REPLY FORM

RECEIVED

NOV 14 2006

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358

PLANNING DEPT.

Dear Commissioners:



This letter is regarding Zoning Case 2006-27. A request for Heritage Designation (H) for 24.6± acres bounded by 22nd Street, the Southern Pacific Railroad right-of-way (DART), the northern boundary of a tier of lots facing 18th Street, G Avenue, and Alpine Street. Zoned Single-Family Residence-7 (SF-7). Heritage Resource Designation is an overlay district that provides for the preservation of those areas, places, buildings, structures, works of art, and other objects having significant historical, archaeological, or cultural interests and values which reflect the heritage of the City of Plano. The Heritage Resource Designation does not propose to amend the underlying SF-7 zoning district regulations. Under the H designation, exterior changes to structures would be subject to review by the Heritage Commission for consistency with the historic character of the district.

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By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Johnny E. Cook
Name (Please Print)

Johnny E. Cook
Signature

813 19th
Address

10-31-2006
Date

MW

RECEIVED

REPLY FORM

PLANNING DEPT

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2006-27. A request for Heritage Designation (H) for 24.6± acres bounded by 22nd Street, the Southern Pacific Railroad right-of-way (DART), the northern boundary of a tier of lots facing 18th Street, G Avenue, and Alpine Street. Zoned Single-Family Residence-7 (SF-7). Heritage Resource Designation is an overlay district that provides for the preservation of those areas, places, buildings, structures, works of art, and other objects having significant historical, archaeological, or cultural interests and values which reflect the heritage of the City of Plano. The Heritage Resource Designation does not propose to amend the underlying SF-7 zoning district regulations. Under the H designation, exterior changes to structures would be subject to review by the Heritage Commission for consistency with the historic character of the district.

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By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Jeff Griffin
Name (Please Print)

[Signature]
Signature

806 19th street
Address

11/2/06
Date

MW

REPLY FORM

RECEIVED

2006

PLANNING DEPT

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358



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We built our house in 1954 and moved into it in October of that year. We are proud of our location and want to preserve it.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Seth J. Abbott, Jr
Name (Please Print)

Seth J. Abbott, Jr
Signature

802 19th St., Plano, TX 75074
Address

Oct. 30, 2006
Date

MW

RECEIVED

NOV 20 2006

PLANNING DEPT

REPLY FORM

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358

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By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Phil Goodman
Name (Please Print)

Phil Goodman
Signature

810 19th St
Address

10/30/6
Date

MW

REPLY FORM

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358

RECEIVED
NOV 9 2006
PLANNING DEPT.



Dear Commissioners:

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I think it is a good idea and welcome it.
Chris Rhoads

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Chris M. Rhoads
Name (Please Print)

Chris Rhoads
Signature

908 21st Street
Address

10/31/06
Date

MW

RECEIVED
OCT 31 2006
PLANNING DEPT.

REPLY FORM

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358



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Nathan Helge
By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Nathan Helge

Name (Please Print)

Nathan Helge

Signature

903 E 18th St Suite 125
Plano TX 75074

Address

10/26/06

Date

MW

RECEIVED
OCT 31 2006
PLANNING DEPT

REPLY FORM

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358

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I really liked the idea. We appreciated everything that you do in order to get it done. My family wanted to tell you thank you very much for you effort.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Ma Del Pilar Ruiz
Name (Please Print)

Ma Del Pilar Ruiz
Signature

906 20th St
Address

10-30-2006
Date

MW

REPLY FORM

RECEIVED

OCT 31 2006

PLANNING DEPT

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358



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See attached

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

DAVID HOWARD
Name (Please Print)

David Howard
Signature

925 22ND ST. #100, PLANO TX 75074
Address

10.30.06
Date

MW

RECEIVED
OCT 31 2006
PLANNING DEPT.

October 30, 2006

To Whom It May Concern:

Changing zoning to Heritage Resource Designation except for some of the houses fronting 18th Street is a mistake. The remaining houses offer nothing historical other than most built after World War II.

I can see this as a future "scrape off" build new area for single-family homes, mixed-use higher density town-houses/duplexes that would add value to the neighborhood and City of Plano.

There is not any building, structures, works of art, and other objects, archaeological, or cultural interests in this area unless it's called termites and out dated electrical and plumbing. This property should remain as zoned without the HRD chain and ball around it's neck.

Howard & Showalter Investments
David Howard
925 22nd Street, Suite 100
Plano, Texas

REPLY FORM

RECEIVED

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358

OCT 31 2006
PLANNING DEPT.

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WAYNE CLAYCOMB
Name (Please Print)

Wayne Claycomb
Signature

811 19th St Plano, Texas 75074
Address

10-28-06
Date

MW

REPLY FORM

RECEIVED

OCT 30 2006

PLANNING DEPT.

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358

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Mrs Billy Porter Mrs. Billy Porter
Name (Please Print) Signature

905 215T 10-28-06
Address Date

MW

CITY OF PLANO
PLANNING & ZONING COMMISSION

January 2, 2007

Agenda Item No. 6

Public Hearing: Zoning Case 2006-31

Applicant: Joe and Susana Hernandez

DESCRIPTION:

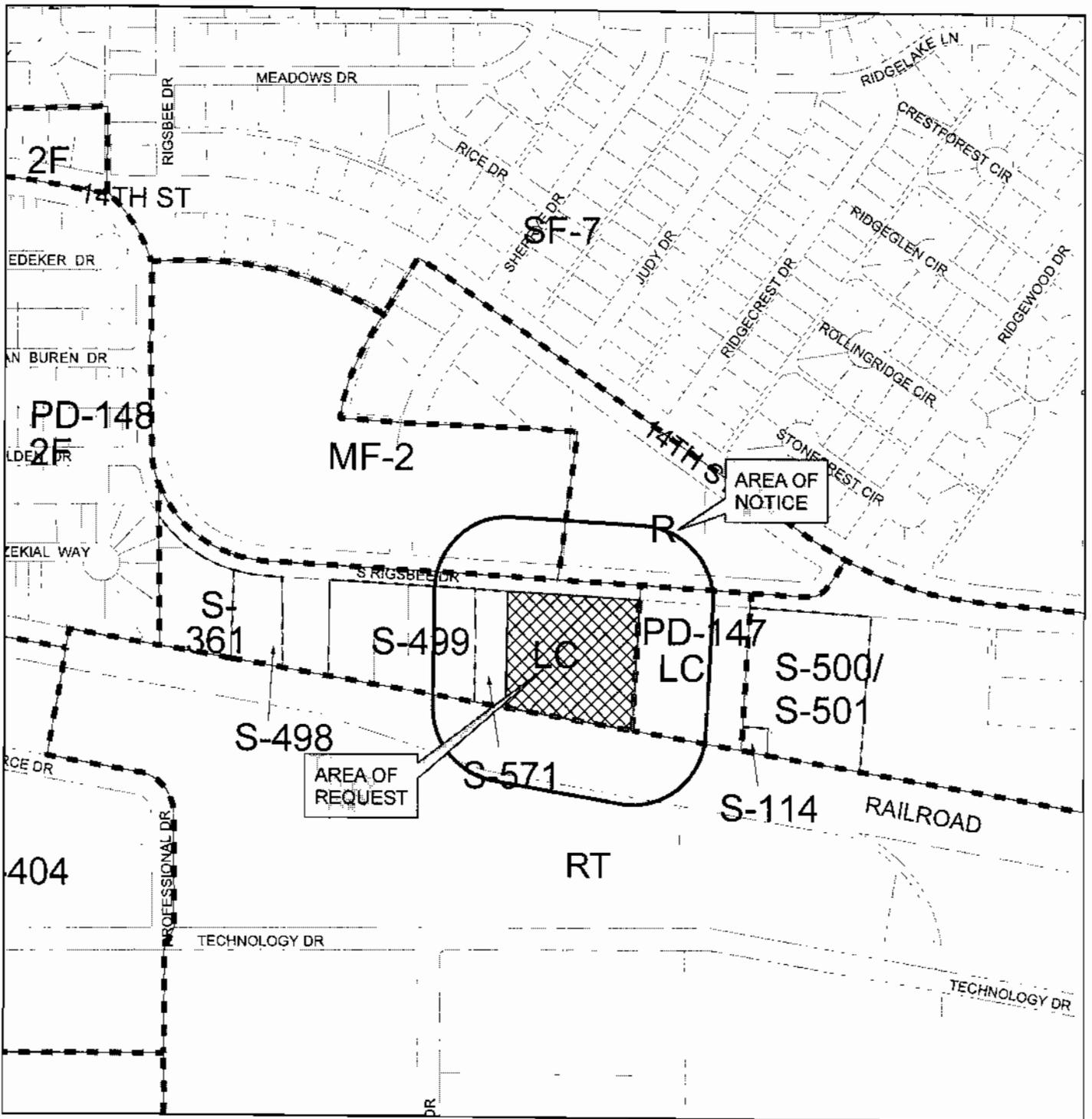
Request for expansion of Specific Use Permit #571 for Service Contractor with Storage Yard on 2.7± acres located on the south side of Rigsbee Drive, 565± west of 14th Street. Zoned Light Commercial. Tabled 12/18/06.

REMARKS:

The applicant is requesting that this item remain on the table until the Tuesday, January 16, 2007, Planning & Zoning Commission meeting to allow additional time to address staff comments.

RECOMMENDATION:

Recommended the Planning & Zoning Commission accept the applicant's request for this item to remain on the table until the Tuesday, January 16, 2007, meeting.



Zoning Case #: 2006-31

Existing Zoning: LIGHT COMMERCIAL



○ 200' Notification Buffer

CITY OF PLANO
PLANNING & ZONING COMMISSION

January 2, 2007

Agenda Item No. 7

Public Hearing: Zoning Case 2006-33

Applicant: Litwin & Company, Inc.

DESCRIPTION:

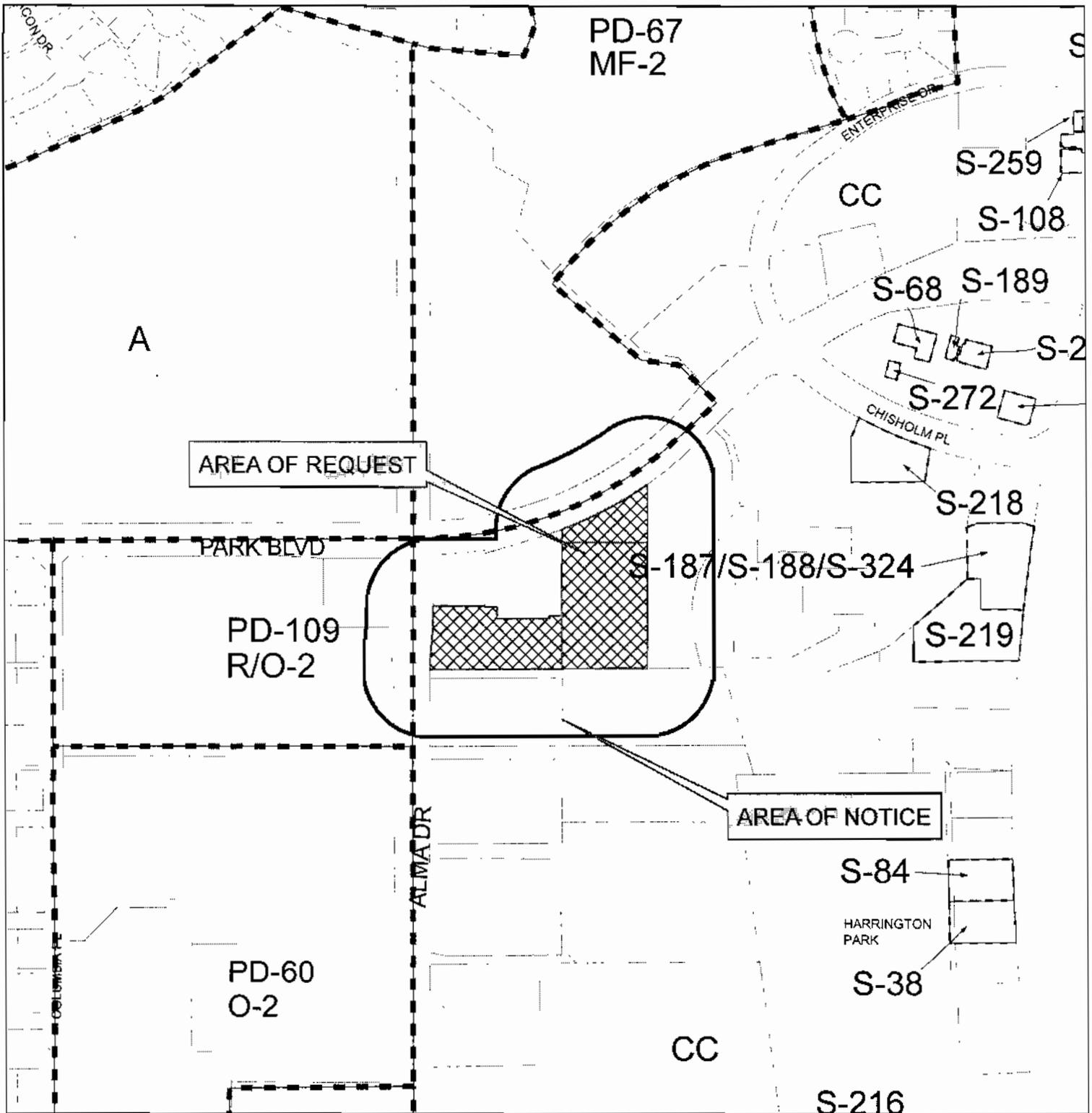
Request for a Specific Use Permit for Mini-Warehouse/Public Storage on one lot on 4.3± acres located at the southeast corner of Park Boulevard and Alma Drive. Zoned Corridor Commercial.

REMARKS:

The applicant is requesting to withdraw the zoning case from consideration at this time. A revised request will be brought forward at a future meeting.

RECOMMENDATIONS:

Recommended the Planning & Zoning Commission accept the applicant's request to withdraw this zoning case from consideration.



Zoning Case #: 2006-33

Existing Zoning: CORRIDOR COMMERCIAL



○ 200' Notification Buffer

R. Brian Parks
3012 CR 2950
Dodd City, TX 75438
(903) 623-3048

PLANNING DEPT.
DEC 21 2006

Phyllis Jarrell
Planning Director
City of Plano
1520 Ave K
Plano, TX 75074

December 21, 2006

RE: SUP Request for Self Storage at Alma and Park Blvd. (ZC No. 2006-33)

Dear Ms. Jarrell:

We would like to request that this SUP request be withdrawn. It is our intent to submit a revised zoning request for this property.

Thank you for your assistance with this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Brian Parks', with a long horizontal line extending to the right.

R. Brian Parks

CITY OF PLANO
PLANNING & ZONING COMMISSION

January 2, 2007

Agenda Item No. 8

Preliminary Plat & Site Plan: Independence Hall Addition, Block A, Lot 1

Applicant: City House

DESCRIPTION:

Rehabilitation care facility on one lot on 1.7± acres located on the west side of Independence Parkway, 130± feet south of Crickett Drive. Zoned Neighborhood Office with Specific Use Permit #559 for Household Care Institution. Neighborhood #18.

REMARKS:

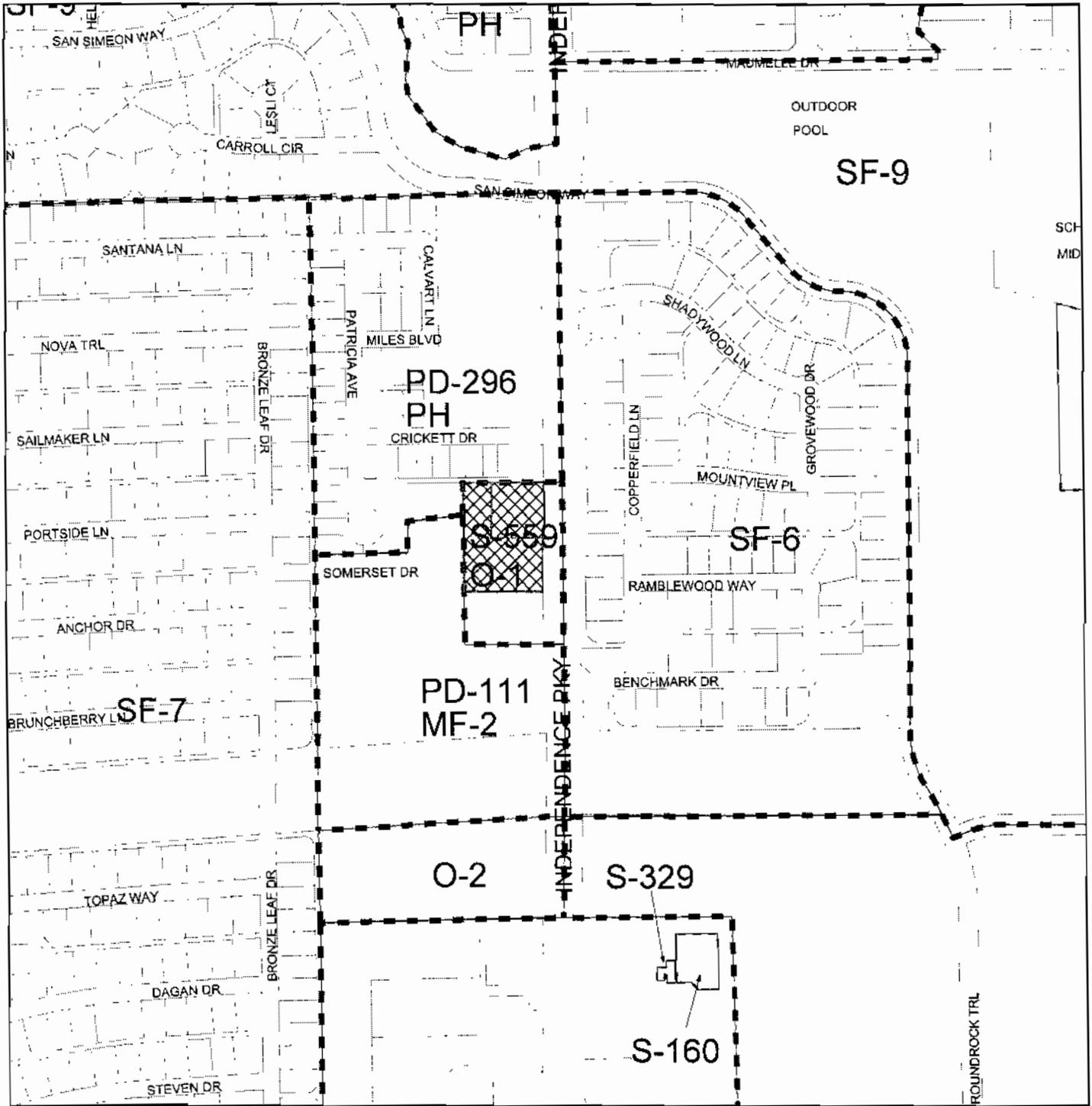
The applicant proposes to develop a rehabilitation care facility. West of the property is an existing multifamily development and a patio home development. The Zoning Ordinance requires a masonry screening wall be provided between residential and nonresidential properties. Currently, the multifamily development has an existing living screen. The applicant is requesting this screening remain and that the Planning & Zoning Commission grant a waiver to the masonry wall requirement. Additionally, the applicant is requesting to continue the living screen north adjacent to the Patio Home portion of the western property line. A masonry wall is being proposed to screen their property from the north.

The purpose of the preliminary plat is to dedicate easements necessary for development.

RECOMMENDATIONS:

Preliminary Plat: Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Site Plan: Recommended for approval subject to the Planning & Zoning Commission finding that a living screen will provide adequate screening, and granting a waiver to the masonry wall requirement.



Item Submitted: PRELIMINARY PLAT & SITE PLAN

Title: INDEPENDENCE HALL ADDITION
BLOCK A, LOT 1

Zoning: NEIGHBORHOOD OFFICE
w/SPECIFIC USE PERMIT #559



○ 200' Notification Buffer



PRELIMINARY PLAT
INDEPENDENCE HALL ADDITION
 LOT 1, BLOCK A
 ESTIMATED AREA: 1.739 ACRES
 CITY OF ELMO, TEXAS
 COUNTY OF COLLIER, TEXAS

MOLLENKOPF LAND SURVEYING
 1500 W. 10th Street, Suite 100
 Elmo, Texas 75840
 Phone: (409) 328-1111
 Fax: (409) 328-1112

PREPARED BY: _____
DATE: _____

APPROVED BY: _____
DATE: _____

RECORDING: _____
DATE: _____

FILE NO.: _____

BOOK: _____
PAGE: _____

COMMISSIONER OF PUBLIC SAFETY: _____
DATE: _____

COMMISSIONER OF HEALTH: _____
DATE: _____

COMMISSIONER OF EDUCATION: _____
DATE: _____

COMMISSIONER OF AGRICULTURE: _____
DATE: _____

COMMISSIONER OF NATURAL RESOURCES: _____
DATE: _____

COMMISSIONER OF TRANSPORTATION: _____
DATE: _____

COMMISSIONER OF COMMUNITY DEVELOPMENT: _____
DATE: _____

COMMISSIONER OF ECONOMIC DEVELOPMENT: _____
DATE: _____

COMMISSIONER OF ENVIRONMENTAL QUALITY: _____
DATE: _____

COMMISSIONER OF ENERGY: _____
DATE: _____

COMMISSIONER OF FINANCIAL INSTITUTIONS: _____
DATE: _____

COMMISSIONER OF FOOD AND DRUGS: _____
DATE: _____

COMMISSIONER OF GENERAL LANDS OFFICE: _____
DATE: _____

COMMISSIONER OF GEOGRAPHIC INFORMATION SYSTEMS: _____
DATE: _____

COMMISSIONER OF HISTORICAL AND ARCHITECTURAL COMMISSION: _____
DATE: _____

COMMISSIONER OF INFORMATION TECHNOLOGY: _____
DATE: _____

COMMISSIONER OF LABOR AND INDUSTRY: _____
DATE: _____

COMMISSIONER OF MARITIME: _____
DATE: _____

COMMISSIONER OF METROPLIS POLICE: _____
DATE: _____

COMMISSIONER OF METROPLIS FIRE: _____
DATE: _____

COMMISSIONER OF METROPLIS HEALTH: _____
DATE: _____

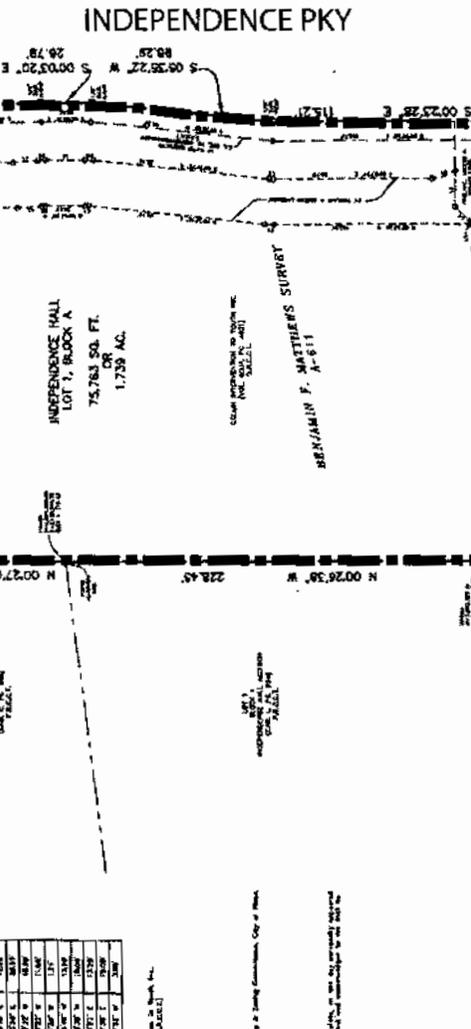
COMMISSIONER OF METROPLIS SOCIAL SERVICES: _____
DATE: _____

COMMISSIONER OF METROPLIS UTILITIES: _____
DATE: _____

COMMISSIONER OF METROPLIS WATER: _____
DATE: _____

COMMISSIONER OF METROPLIS WASTE: _____
DATE: _____

COMMISSIONER OF METROPLIS ZONING: _____
DATE: _____



INDEPENDENCE HALL ADDITION
 LOT 1, BLOCK A
 ESTIMATED AREA: 1.739 ACRES
 CITY OF ELMO, TEXAS
 COUNTY OF COLLIER, TEXAS

MOLLENKOPF LAND SURVEYING
 1500 W. 10th Street, Suite 100
 Elmo, Texas 75840
 Phone: (409) 328-1111
 Fax: (409) 328-1112

PREPARED BY: _____
DATE: _____

APPROVED BY: _____
DATE: _____

RECORDING: _____
DATE: _____

FILE NO.: _____

BOOK: _____
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DATE: _____

COMMISSIONER OF METROPLIS WASTE: _____
DATE: _____

COMMISSIONER OF METROPLIS ZONING: _____
DATE: _____

TABLE

LINE	BEARING	DISTANCE	AREA
1	N 00°00'00" E	1.739	1.739
2	S 00°00'00" W	1.739	1.739
3	N 00°00'00" E	1.739	1.739
4	S 00°00'00" W	1.739	1.739
5	N 00°00'00" E	1.739	1.739
6	S 00°00'00" W	1.739	1.739
7	N 00°00'00" E	1.739	1.739
8	S 00°00'00" W	1.739	1.739
9	N 00°00'00" E	1.739	1.739
10	S 00°00'00" W	1.739	1.739
11	N 00°00'00" E	1.739	1.739
12	S 00°00'00" W	1.739	1.739
13	N 00°00'00" E	1.739	1.739
14	S 00°00'00" W	1.739	1.739
15	N 00°00'00" E	1.739	1.739
16	S 00°00'00" W	1.739	1.739
17	N 00°00'00" E	1.739	1.739
18	S 00°00'00" W	1.739	1.739
19	N 00°00'00" E	1.739	1.739
20	S 00°00'00" W	1.739	1.739
21	N 00°00'00" E	1.739	1.739
22	S 00°00'00" W	1.739	1.739
23	N 00°00'00" E	1.739	1.739
24	S 00°00'00" W	1.739	1.739
25	N 00°00'00" E	1.739	1.739
26	S 00°00'00" W	1.739	1.739
27	N 00°00'00" E	1.739	1.739
28	S 00°00'00" W	1.739	1.739
29	N 00°00'00" E	1.739	1.739
30	S 00°00'00" W	1.739	1.739
31	N 00°00'00" E	1.739	1.739
32	S 00°00'00" W	1.739	1.739
33	N 00°00'00" E	1.739	1.739
34	S 00°00'00" W	1.739	1.739
35	N 00°00'00" E	1.739	1.739
36	S 00°00'00" W	1.739	1.739
37	N 00°00'00" E	1.739	1.739
38	S 00°00'00" W	1.739	1.739
39	N 00°00'00" E	1.739	1.739
40	S 00°00'00" W	1.739	1.739
41	N 00°00'00" E	1.739	1.739
42	S 00°00'00" W	1.739	1.739
43	N 00°00'00" E	1.739	1.739
44	S 00°00'00" W	1.739	1.739
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INDEPENDENCE HALL ADDITION
 LOT 1, BLOCK A
 ESTIMATED AREA: 1.739 ACRES
 CITY OF ELMO, TEXAS
 COUNTY OF COLLIER, TEXAS

MOLLENKOPF LAND SURVEYING
 1500 W. 10th Street, Suite 100
 Elmo, Texas 75840
 Phone: (409) 328-1111
 Fax: (409) 328-1112

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DATE: _____

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CITY OF PLANO
PLANNING & ZONING COMMISSION

January 2, 2007

Agenda Item No. 9

Discussion & Direction: Comprehensive Plan Update

Applicant: City of Plano

DESCRIPTION:

Discussion and direction on the Land Use and Transportation Element updates to the Comprehensive Plan.

REMARKS:

During the initial phases of the update to the Land Use and Transportation Elements, several key issues have emerged that, prior to the development of specific policies, warrant further discussion. Over a span of three meetings the Planning & Zoning Commission is being asked to consider these items in greater detail and to provide additional feedback. The first discussion topics focus on land use.

1. The demand for housing versus the need to preserve land for economic development

Approximately 97% of residentially zoned land in Plano is developed; however, demand for housing in the city continues to be strong (please see attached permit data). In recent years, the development community has expressed a growing interest in the rezoning of land from nonresidential uses in Plano to allow for additional residential development. Over the past few years the city has approved several zoning cases where land was rezoned to allow residential uses. These have generally involved ten to fifteen acre infill tracts at major intersections. Some of the more recent residential rezoning requests have included properties in Plano's major transportation corridors such as the Dallas North Tollway, the President George Bush Turnpike, State Highway 121 and U.S. Highway 75. These corridors have generally been recognized as important locations for economic development. Most recently, there was a request for rezoning to accommodate residential development in the Legacy area and mixed use development at the Tollway and Parker Road.

These areas were not planned for residential development and therefore do not typically have access to the standard residential amenities. Also, these areas are not subject to residential impact fees, such as those for parks. Existing policy statements in the Comprehensive Plan identify criteria for rezoning land to residential. (The *Infill Housing* and the *Rezoning Property to Meet Demand Policy Statements* are included as an attachment.) However, these statements do not establish criteria that account for the preservation of other key areas in the city. Commercial corridors and business parks such as Legacy and the Research/Technology (RT) District are some of the locations of the last prime land available for economic development in Plano.

The purpose of the discussion is to explore the development of strategies to help guide the decision making process when residential rezoning requests are submitted for properties zoned for nonresidential uses.

- What are the key areas to preserve for economic development?
- Should residential development occur in major employment centers like Legacy and the Research/Technology Crossroads? If so, under what conditions?
- Is mixed-use development a reasonable approach to maintaining the integrity of commercial corridors and other areas while meeting the demand for more housing?
- Does the land in these corridors and business parks create a suitable living environment? How do we ensure that adequate facilities and services are available for these scattered residential projects?
- How can the need to preserve land for economic development be balanced with the demand for additional housing?
- How can we ensure the qualities that draw users to Plano's employment and business areas remain intact?

2. Changing land use needs

The Dallas/Fort-Worth Region is expecting to see tremendous population growth in the coming decades. Even though Plano only has a limited amount of land available, this growth is likely going to put pressure on the city in terms of both land use and transportation demands.

Also, as Plano evolves, the city is seeing new types of land use such as mixed-use and mid-rise projects as well as infill and redevelopment. Changing demographics (please see American Community Survey results attached), such as our aging and diversifying population, have also increased demand for certain types of development including senior housing and mixed-use projects. Concerns persist that Plano is “over-zoned” for retail and office development. The Urban Centers Study determined that additional urban centers may be appropriate in limited locations within the city. The Housing Element of the Comprehensive Plan identifies an ongoing need to ensure a supply of both affordable (below 80% of the area’s median income) and workforce housing (80% to 120% of the area’s median income). Finally, the City Council has endorsed efforts to enhance the community’s sustainability and some forms of development are more energy efficient and environmentally responsible than others.

- What is and/or will be the impact of increased population in surrounding cities and outlying areas on the demand for various types of land use in Plano? How will Plano’s role in the region be impacted?
- Will Plano need to make adjustments in its Land Use strategies to compete with developing communities for businesses and residents?
- Are there opportunities to adjust land use patterns within Plano to gracefully integrate denser development into the community while still protecting single family neighborhoods?
- Given the fact that there are limited opportunities for the city to expand existing roadways, what are the impacts of changing land use on transportation needs? Are there ways to better coordinate development with mass transportation services?
- If rezoning requests are granted, how will this impact the local transportation system? What are the best ways to support the transportation needs of this development?
- How do we ensure that other goals such as affordable housing, workforce housing, economic development and sustainability are supported by land use decisions?

RECOMMENDATION:

Staff is seeking direction on these two key land use issues in order to develop objectives and strategies for future consideration by the Commission.

From Governing.com

ECONOMIC DEVELOPMENT COLUMN

WILLIAM FULTON

This Old Factory

In a number of states, there's starting to be pushback against rezoning industrial land for housing.

Here in California, we buy a lot of stuff and a lot of houses to put the stuff in. The stuff comes from stores, trucks or ships at the port. We're not always sure where it's made, except that we know it's not made around here anymore.

Which means, at least in the short run, that we don't need all that industrial land where the factories used to be. There are vast swaths of property running throughout both Los Angeles and the San Francisco Bay Area — mostly along rail lines — where industrial land lays fallow or underutilized. Given that condos are going for \$600,000 a pop and the industrial land is located in close-in areas adjacent to emerging transit corridors, the sites look pretty tempting to both housing developers and municipal officials who dream of glitzy mixed-use developments.

At first glance, it's the ideal of the post-industrial society: convert land from an obsolete, low-density use to a higher-density plan that provides a quick market payoff and fills an urgent need. Yet in California and throughout the country, there's beginning to be pushback against rezoning industrial land. Instead of handing it all to housing speculators, maybe we need to preserve some of it in case we have an industrial economy again — or at least, an economy that places a higher value on business activity than condos.

So, oddly, industrial land has become a kind of preservationist cause célèbre — kind of like historic neighborhoods and farmland. Property that has, for decades, been devoted to the principal of business profit now needs to be preserved because this particular kind of business, while it may not be the "highest and best use" in the current marketplace, nevertheless serves the public interest. Or so the thinking goes.

This idea is driving developers in my state crazy. Even with the downturn in the real estate market, any close-in land can be profitably flipped into housing. And in most areas, housing is not permitted on industrial land. As with farmland, that means big profits for the developer who can successfully rezoné, because the price before the rezone will be low.

Yet balking at the idea that all fallow industrial land should be flipped to housing is a valid response. Planning for future economic development involves bucking the short-term market for the long-term good, of laying a bet on one kind of business over another. Depending on your time horizon, sometimes it involves setting aside land, even if you don't quite know what you're going to want the land for.

Of course, you don't have to set aside all industrial land for future use. But a thoughtful approach does involve understanding both short-term and long-term market opportunities and an appreciation of how to use and maintain the economic infrastructure that serves the industrial land in question.

If, for example, the industrial land is located along a rarely used rail line that is being converted to passenger urban transit — and it's located adjacent to a heavily populated area — then letting it go to housing or mixed-use might make sense. That's the situation with the land along the Exposition Boulevard corridor in Los Angeles, where a new light-rail line will be completed by 2010. Some industrial uses still exist along the corridor, but it's just a short trip to the University of Southern California and downtown Los Angeles.

If, on the other hand, the land is not well served by new public transit lines — and it's still well served by freight rail lines — that may be a different story. The import economy is creating more demand on freight lines than ever before, especially freight lines connecting to ports. So land along those freight lines is likely to be valuable for warehousing and distribution as well as for businesses that manufacture products that have to go back to the ports to export.

There is no one-size-fits-all answer to the industrial-land question. In many cases, the land's time has passed as industrial property, and local officials need to let it go. But where the parcels are large, the freight infrastructure is close by and there's at least a mid-term market for manufacturing or other industrial uses, the land should be set aside, just like farmland. Old factories are not as pretty to look at as orchards, but in the long run, they can be valuable economic assets.

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City of Plano COMPREHENSIVE PLAN

INFILL HOUSING POLICY STATEMENT 4.0

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Village at Legacy – Example of Infill Housing Development

Infill Housing Policy Statement 4.0

The Housing Element of the Comprehensive plan states that infill housing will be the primary source for residential development in Plano in future years. This policy statement provides guidance for decision makers, developers, the public and staff.

The Infill Housing Policy Statement is divided into two sections. Part A includes a set of general guidelines that will apply to all infill housing projects under consideration in any area of the city. Part B includes additional considerations for residential development that falls outside of Plano's typical residential neighborhood format.

Description:

Part A of the policy statement establishes policies to guide decision makers determining when zoning

or rezoning of land for infill sites in general is appropriate. This section of the policy statement addresses the following objective and strategy statements found in the Housing Element of the Comprehensive Plan:

- ▶ **Objective A.1** Provide a variety of housing options for prospective Plano residents.
- ▶ **Objective C.1** Continue to expand Plano's housing stock even as the availability of land decreases.
- ▶ **Objective C.2** Create new housing opportunities that complement and support existing residential development.
- ▶ **Strategy C.2** Evaluate policies and ordinances to ensure that they do not discourage appropriate opportunities for infill housing and redevelopment.

Background:***Definition of Infill Housing***

Infill is defined as development that occurs on a vacant tract or redevelopment of an existing site surrounded by other improved properties. The development can be for non-residential or residential land uses. Infill housing is an example of a residential use that could be developed on an infill tract of land and the subject of this policy statement.

Historical Perspective

There are a variety of housing options available in Plano, ranging from traditional single-family detached homes to townhouses to garden apartments to denser townhouses and apartments found in the city's two urban centers: Eastside Village in downtown Plano and the Legacy Town Center. Despite the choices available to residents of the city, single-family detached units and garden apartments far outnumber other options. They have been the primary components of residential development and residential neighborhoods in Plano over the years.

Changing Demographics

Plano's population is changing. The median age of Plano residents increased from 31 to over 34 years between the 1990 and 2000 Censuses. The percentage of people age 45 years and over increased from 20 percent to 28 percent during that same time period. It is expected that some long time residents of Plano are or will be seeking smaller homes that require less maintenance. Yet, they do not want to leave their social network and places of familiarity.

Plano's population is also becoming more diverse. The percentage of people who identified themselves as a minority race or ethnicity increased from almost 15 percent to over 27 percent between 1990 and 2000. The minority population itself is much more diverse with strong representation of people who are African American or Black, Asian and Hispanic.

The Dallas Fort Worth Metroplex region is expected to add another 4.1 million people in the next 25 years. Plano's proximity to the new growth areas along with educational and employment opportunities and cultural amenities make the city an attractive place to live in the Metroplex.

More varieties of housing options in Plano's typical residential neighborhoods are needed to meet the housing demands of an aging and more diverse population along with the region's increased growth. Infill housing could help meet these housing needs.

Analysis:***Lack of Guidance for Infill Housing***

Some zoning requests for infill housing projects have met with success while others have failed. The city does not have any guidelines or policies to assist with the review of infill housing zoning requests. This policy statement attempts to address that.

Land Available for Residential Development

The amount of land available in Plano for new residential development is decreasing. The Land Use Absorption Table on page 2-7 in the Land Use Element of the Comprehensive Plan notes that less than five percent of vacant land zoned for residential development remains. Most of the vacant tracts of land that remain tend to be small (under 20 acres) and that for one reason or another have not been developed. Some tracts are zoned for non-residential uses while others have zoning that allows for residential development. This is the reason that infill housing is the primary component of future residential development in Plano.

Tri-City Retail Study Recommendations and Infill Housing

The Tri-City Retail Study completed by the cities of Carrollton, Plano and Richardson in 2002 noted that excessive retail zoning was a contributing factor to vacant and underproductive retail centers and the lack of development of many retail zoned properties. Some tracts zoned for non-residential

uses have remained undeveloped for many years. Plano has three times the retail per capita for the nation and it is unlikely that many of these tracts will be developed for commercial purposes. As part of its implementation of the recommendations of the study, the City of Plano amended the Zoning Ordinance to allow residential development within Retail zoning districts by Specific Use Permits (SUPs). This amendment has met with some success and has allowed for residential development to take place on vacant infill tracts.

Benefits of Infill Housing

Infill Housing could provide several benefits for people who live and work in Plano. The city is an employment center in the North Dallas region and a net importer of workers. Infill housing could provide residential opportunities for workers with jobs in the city, thus reducing commuting distances and time.

Infill housing could serve the new residents to the region who want to live close to employment and cultural opportunities. Additional housing will lead to more potential customers for the existing retail and office space, thus increasing sales tax revenues.

There are many Plano residents who desire a smaller home with less maintenance, yet want to remain in proximity to family, friends and familiar places. Independent living facilities for adults age 55 years and older are in great demand in Plano along with long term care housing. Infill housing could be used to meet these market demands for additional housing options in the city.

Policy Statements

The guidelines offered below are intended to assist with the consideration of rezoning proposals for residential infill projects. These guidelines cannot address all of the issues relating to a particular site and should not be considered the sole determinants of zoning decisions. However, they do provide a framework for evaluating infill proposals.

1. Adjacent or in close proximity to existing residential development.

The best tracts of land for infill housing are located next to existing residential developments. The residents of the new development would be able to take advantage of the amenities found in many of the neighborhoods in the city. They would be close to parks and schools on the interior areas of the neighborhood and to the service businesses located at the intersections of the major thoroughfares. Infill housing projects should add to the variety of housing options found in the existing residential neighborhoods throughout the city.

2. Site and configuration to support housing.

Infill housing areas need to be large enough to make a project viable. A site should have a minimum of 3.0 acres and generally be free of factors that could make development difficult such as steep grades and location within a floodplain.

3. Access to existing utilities.

One of the benefits of infill development is the use of existing infrastructure surrounding the property rather than the extension of expensive new lines into undeveloped areas. Some sites may have public utilities in place sized to serve only non-residential uses and may require some upgrades to accommodate residential development. The most common deficiency is sanitary sewer capacity.

4. Positive impact on future economic development.

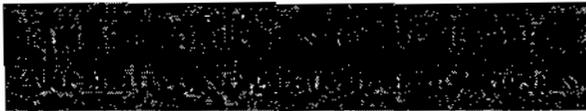
The reduction of non-residential uses could have a positive impact on a larger scale. There will be one less shopping center or office complex that could be left vacant due to lack of market demand for such uses. Owner occupied housing units will contribute to the city's tax base and provide potential customers for existing retail centers.

Land located along Plano's major transportation corridors such as U.S. 75, the President George Bush Turnpike, the Dallas North Tollway and State

Highway 121 are the city's last prime locations for economic development and should be reserved for non-residential uses. Major employment centers such as Legacy in northwest Plano and the Research/Technology Crossroads in southeast Plano are also considered to be prime components of the city's economic development program.

5. Proximity to Parks.

Additional preference should be given to those locations that have a neighborhood park within a half mile of the proposed development.



Description:

Part B of the policy statement provides additional considerations for requests for rezoning or specific use permits (SUP's) for infill housing in locations that would not be part of Plano's typical neighborhood format. It addresses the following objective and strategy statements:

- ▶ **Objective B.2** Ensure that alternative neighborhood formats provide functional and appropriate environments for residential uses and activities.
- ▶ **Strategy B.2** Establish criteria for housing developed in alternative neighborhood formats. Use these criteria when evaluating rezoning requests.

Background:

Typical Neighborhood Format

The Housing Element of the Comprehensive Plan addresses the fact that not all of Plano's residential development can occur in a typical neighborhood setting. This neighborhood setting is characterized by a land area of approximately one square mile bounded by six-lane divided thoroughfares with school and parks site near the center, low-density housing on the interior, medium- and high-density

housing along the edges, and office and retail operations at the intersections of the major thoroughfares where they serve other neighborhoods, as well. (Table 1 of the Housing Element details the typical neighborhood concept.) So far, most of Plano's infill housing has occurred within its existing neighborhoods. For example, a 15 acre retail tract at the northeast corner of Custer Road and Legacy Drive was recently rezoned for patio homes. Since this development is occurring within a defined neighborhood bounded by four major thoroughfares, it will become part of a typical neighborhood environment.

Alternative Neighborhood Format

When residential development occurs in a location outside of a typical Plano neighborhood, the Housing Element indicates that it becomes part of an "alternative neighborhood format." As noted on Page 5-5 of the Housing Element of the Comprehensive Plan, much of the land needed for future residential development is unlikely to be found within Plano's typical neighborhoods. Sites outside of these settings should not be automatically accepted or excluded. An analysis follows which reviews issues and concerns relating to the creation of alternative neighborhoods, along with a set of guidelines to employ when evaluating requests for residential uses in locations outside of typical neighborhood settings. The guidelines are intended to ensure that residential developments occurring outside of the typical neighborhood format can still provide high quality living environments.

Analysis:

The following factors were used to develop guidelines evaluating rezoning or specific use permit requests for residential uses in alternative neighborhood formats:

Unit Count

Alternative neighborhood projects should have enough units to create a viable living environment. A small isolated group of homes or apartment units does not create a sense of belonging for its

residents nor does it facilitate the efficient provision of city services. An example would be varying a typical residential solid waste route to pick up trash at two residences within a commercial corridor. A small unit count is also unlikely to generate enough return on investment to make the project economically viable. Infill projects will typically need to be medium-(5-12 units per acre) or higher-(12+ units per acre) density housing to create enough units on these smaller leftover sites. Typical low-density housing developments (1-5 units per acre), built on small infill tracts, will not be economically viable. Any single-family developments, attached or detached, with common areas, recreational facilities, and special landscaping will require homeowners associations to maintain these amenities. These associations must have enough members for financial support over time. It is important that zoning changes for infill development result in successful projects.

Relationship to Surrounding Land Uses

An alternative neighborhood should be considered as an option for some but not all properties that have been previously planned or zoned for non-residential uses. Such developments should not be construed as mere afterthoughts. For example, it would be inappropriate to use a left-over tract of land in the middle of an industrial park for a housing project; however, housing incorporated into a well-planned mixed use development could be viewed differently. Pedestrian friendly environments which combine opportunities to live, work, and play in the same location are more appropriate than other types of residential development when located outside of the typical neighborhood environment.

Accessibility/Visibility

Alternative neighborhoods should have access to a major or secondary thoroughfare as do typical Plano neighborhoods. Residential neighborhoods may not require the same level of exposure that some commercial uses do, but they should not be isolated from a city's major travel routes.

Potential for Development of a Property as Currently Zoned

A property should not be rezoned to provide for residential development simply because a developer may be interested in it for that purpose. There should be strong evidence that non-residential development is unlikely to occur or would be unsuccessful due to market saturation and related conditions. An examination of recent development activity such as requests for building permits and occupancy in the area and the relative success of other developments should provide insight into the potential success of utilizing a property as it is currently zoned.

Major concerns should be raised when considering requests to convert properties in major economic development corridors to residential use. These corridors include U.S. 75, the Dallas North Tollway, the President George Bush Turnpike and State Highway 121, three of which currently operate as regional expressways while the fourth is planned to become an expressway. Perhaps State Highway 121 should be considered less of a near term candidate for residential use than the other corridors as it has not had the opportunity to function as an operational expressway. The traffic noise generated by these expressways may also make properties along them bad candidates for residential development.

Mixed use developments that include residential and non-residential uses in a pedestrian oriented environment may be appropriate for these major corridors. Also, undeveloped properties within these corridors lacking access to frontage roads may be candidates for residential development as well.

Special Needs Housing

Alternative neighborhoods may be appropriate for providing housing for those with special needs such as the elderly and persons with disabilities. The elderly component of Plano's population continues to increase and opportunities for providing housing in typical neighborhoods that meets its

needs are becoming more limited. A well designed retirement housing complex with special facilities and services can create a very suitable environment for its residents. The Housing Element of the Comprehensive Plan highlights the importance of continuing to find ways to increase the supply of housing for those with special needs and the use of alternative neighborhood formats is consistent with that intent. It also notes that special needs housing can benefit from having medical offices, pharmacies, shopping centers, and other service providers within walking distance. Therefore, certain non-residential districts may be well suited for special needs housing.

Policy Statements

The guidelines offered below should not be used as exact determinants of the appropriateness for creating alternative neighborhood settings in specific locations. Instead, they should be used as a starting point for considering individual requests.

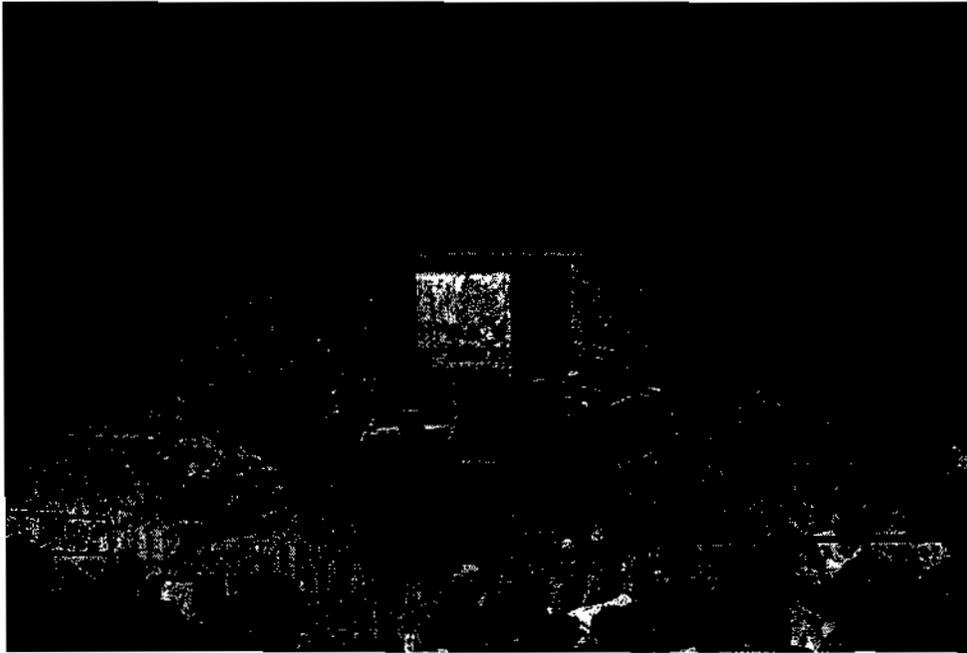
Specific locations may sometimes present a unique set of issues and opportunities for residential development that cannot be fully addressed by these guidelines. In such cases, those special conditions should be clearly identified and evaluated.

The individual guidelines are as follows:

1. Townhouse (SF-A) and Patio Home (PH) projects or combination of projects should be able to provide a minimum of 25 units to create a substantial development as opposed to an isolated project with a few homes surrounded by non-residential uses. Housing for retirees or other persons with special needs should include a minimum of 50 units which could be built in phases to provide necessary services to accommodate the need of elderly tenants.
2. Alternative neighborhood development should not be within or immediately adjacent to a Light Industrial district (LI-1 or LI-2) unless separated by a Type "E" or larger thoroughfare (as defined in the Transportation Element of the Comprehensive Plan).
3. Alternative neighborhood development should be adjacent to a Type "E" or larger thoroughfare (as defined in the Transportation Element of the Comprehensive Plan.)
4. There should be evidence of market saturation in the area that a non-residential property is located. This does not necessarily require an actual market analysis. Instead, evidence can include review of recent permit and occupancy data along with existing vacant or under utilized commercial buildings and/or an ample supply of undeveloped properties with similar zoning in the area. The area of consideration may vary depending on whether the property is part of a neighborhood-, community-, or region-serving development.
5. Alternative neighborhood development is generally inappropriate along expressways and in the major development corridors (U.S. 75, the Dallas North Tollway, the President George Bush Turnpike, and State Highway 121). Consideration may be given to mixed use proposals that will integrate residential and non-residential uses into a pedestrian oriented environment. Additional consideration may be given to sites that cannot be accessed from frontage roads. Residential development within 500 feet of the main lanes of an expressway should be arranged as carefully as possible to reduce the effects of traffic noise. Until State Highway 121 has been constructed as an expressway and there has been an opportunity to observe its potential to develop as currently zoned, zoning changes for residential development should be avoided.

Preference should be given to residential development that can be integrated into existing pedestrian oriented urban centers such as Downtown Plano or Legacy Town Center or other appropriate locations. Urban centers are more than just mixed use developments. They are typically 50 acres or more and provide opportunities for residence, work, shopping, and entertainment in a pedestrian setting. Urban centers are probably not going to develop within a typical neighborhood setting. They are more appropriate for alternative neighborhood formats.

6. Additional preference may be given to residential developments for persons with special needs as highlighted in the Housing Element of the Comprehensive Plan. Even greater preference should be given when such developments are within walking distance of medical offices, pharmacies, and/or grocery stores.



Rezoning Property to Meet Demand

Policy Statement 2.0

Description

This policy paper provides guidance when considering requests to rezone properties. It addresses the following objectives as stated in the Land Use Element of the Comprehensive Plan:

- ▶ **Objective A.4** Provide for an economic base that generates jobs for current and future residents and revenue sources for public facilities, infrastructure, and services.
- ▶ **Objective B.3** Provide for a balanced and efficient arrangement of Plano's land resources that accommodates residency, employment, shopping, entertainment, and recreation.
- ▶ **Objective B.4** Ensure land use compatibility by grouping complimentary land use activities and creating transitions between conflicting activities.

This topic is particularly significant because of the ongoing imbalance between residential- and non-residential-zoned land in Plano. More land is zoned for retail, office, and industrial uses than is likely to develop. When zoned land exceeds demand, zoning imbalances occur and some owners of non-residential property may seek rezoning for residential uses. As Plano matures and property owners recognize this imbalance, the likelihood of rezoning requests increases. "Down-zoning" property from non-residential categories to residential categories is not always appropriate and criteria are needed to guide this process.

Background

Major factors leading to this zoning imbalance include:

Major Corridors

Major expressways and other heavily traveled regional thoroughfares often present opportunities for a variety of non-residential uses due to their regional accessibility and prominence. Plano currently has four such corridors: Central Expressway (U.S. 75), Preston Road (S.H. 289), the Dallas North Tollway, and President George Bush Turnpike (S.H. 190). S.H. 121 is also planned to become a regional expressway and its zoning reflects that condition. These major corridors are typically zoned for retail, restaurant, entertainment, and office uses. Office developments can often achieve major heights depending on height/setback ratios as measured from nearby residential districts. These major corridors contribute significantly to Plano's economy. They also buffer residential areas from noisy traffic. On the other hand, the existence of these corridors can saturate the market with non-residential properties. This reduces the likelihood of development for many of the non-residential properties away from major corridors.

Major Intersections

Plano's grid system of major thoroughfares provides for effective and efficient traffic circulation. It creates more than 50 major intersections at approximately one-mile intervals. Up until the mid-1980's, it was common to zone as many as four corners at each intersection for future shopping centers. Although these intersections seem to provide "perfect" locations for retail uses, market saturation has led to undeveloped sites, partially developed sites, and vacant or underused retail buildings. It is often difficult to develop traditional single-family subdivisions on these sites because of their size and shape limitations and the inability to incorporate these developments into established residential neighborhoods.

Disjointed Development Patterns

Disjointed development patterns often result when retail or office tracts are partially developed and the market will not support completion of original plans. This process often leaves pockets of land that are inappropriate for typical residential development.

Analysis

The above noted issues must be given serious consideration, but they should not preclude efforts to place residential development in areas previously reserved for non-residential uses. Plano's reputation as an economic center and its accessibility will continue to make the city a desirable place to live. As a result, there may be a greater demand for residential development, while the supply of residentially-zoned property decreases. It is also likely that greater densities will need to be achieved to make the conversion of properties from residential to non-residential zoning categories economically feasible. Otherwise, property owners will continue to hold these properties until a non-residential opportunity occurs. Often, this will mean the newer development will attract tenants away from an existing development and threaten its viability. This process, known as "cannibalization," simply moves businesses around without improving the local economy.

As land supply diminishes, properties once considered undesirable will be given greater consideration for new development. These properties may require rezoning or amendments to existing zoning categories to accommodate changing market conditions. The City of Plano will need to make difficult decisions regarding the long term use of these "left-over" tracts. Without careful consideration many of these properties may remain undeveloped and will be a constant source of apprehension for nearby homeowners, developers, and the city.

Policy Statements

Below is a policy statement with a series of criteria to guide consideration of requests to rezone properties or amend the use charts of the Zoning Ordinance in regard to underperforming retail properties.

Evaluate requests for text amendments or for rezoning non-residential properties for residential uses based on the following:

1. *A property must be physically appropriate (in terms of size, dimensions and shape) for residential use;*
2. *The area to be rezoned is an extension of a residential neighborhood and is not separated from the neighborhood by a thoroughfare of Type "C" or larger;*
3. *The area is not affected by adverse environmental conditions such as noise, light fumes, or related nuisances;*
4. *The proposed rezoning or text amendment conforms to the objectives and strategies of the Land Use and Housing Elements of the Comprehensive Plan;*
5. *The rezoning would not result in a shortage of land required for neighborhood retail or service uses;*
6. *The rezoning or text amendments would not jeopardize the land areas considered prime for future economic expansion;*
7. *The rezoning or text amendments would not result in residual tracts that are inconsistent with the Comprehensive Plan;*
8. *The resulting conversion to residential use would provide for an appropriate transition between residential and non-residential uses; and*
9. *The rezoning or text amendment is clearly consistent with the intent of reducing the overall impact of zoning imbalance on the city's Land Use System.*
10. *Consider the impact that the proposed rezoning would have on existing public service facilities (schools, parks, streets, etc.).*

**CITY OF PLANO
RESIDENTIAL DEVELOPMENT DATA
Building Permits 1996-2006**

Year	Total Residential Units	Single-Family Units	Multi-family Units
1996	4393	3125	1268
1997	5043	3145	1898
1998	6261	2923	3338
1999	4415	2320	2105
2000	2147	1905	242
2001	1922	1693	229
2002	1051	1051	0
2003	1139	884	259
2004	1448	729	719
2005	1109	783	326
2006	2542*	838*	1704*

* Figures are tabulated through November 2006.

Appendix

Attribute	2000 Census		2005 ACS		Change	
	Number	Percent	Number	Percent	Difference	Percent
Total Population	222030		251648		29618	13.3
Gender Distribution						
Male	110619	49.8	124358	49.4	13739	12.4
Female	111411	50.2	127290	50.6	15879	14.3
Total Number of Households	80875		90813		9938	82.3
Persons Per Households	2.73		2.77		0.04	82.3
Age Distribution						
Under 5 years	18379	8.3	17225	6.8	-1154	-6.3
5 to 9 years	18519	8.3	16800	6.7	-1719	-9.3
10 to 14 years	17385	7.8	20015	8.0	2630	15.1
15 to 19 years	14322	6.5	17407	6.9	3085	21.5
20 to 24 years	10639	4.8	16539	6.6	5900	55.5
25 to 34 years	35576	16.0	35493	14.1	-83	-0.2
35 to 44 years	45543	20.5	45257	18.0	-286	-0.6
45 to 54 years	34182	15.4	41623	16.5	7441	21.8
55 to 64 years	16574	7.5	24953	9.9	8379	50.6
Over 64 years	10911	4.9	16336	6.5	5425	49.7
Median Age	31.0 years		35.8 years		4.8 years	6.5
Marital Status						
People age 15 years and over	168437		197608		29171	17.3
Never Married	35551	21.1	48309	24.4	12758	35.9
Married	111970	66.5	123095	62.3	11125	9.9
Separated	2135	1.3	2201	1.1	66	3.1
Widowed	4585	2.7	6336	3.2	1751	38.2
Divorced	14196	8.4	17667	8.9	3471	24.5
Parental Presence						
Households with children under 18 years	33973	42.0	34459	37.9	486	1.4
Households with children under 18 years with 2 Parents	28802	35.6	27237	30.0	-1565	-5.4
Households with children under 18 years with 1 Parent	5171	6.4	7222	8.0	2051	39.7

Appendix

\$50,000 to \$74,999	15798	19.5	15578	17.2	-220	-1.4
\$75,000 to \$99,999	12851	15.8	12925	14.2	74	0.6
\$100,000 to \$149,999	16880	20.8	15692	17.3	-1188	-7.0
Over \$150,000	12959	16.0	15595	17.2	2636	20.3
Median Household Income	\$78,722		\$71,560			
Adjusted Median Household Income**	\$92,283		\$71,560		-\$20,723	-22.5
Per Capita Income	\$36,514		\$37,950			
Adjusted Per Capita Income**	\$42,804		\$37,950		-\$4,854	-11.3
Poverty						
Population below poverty	9500	4.3	15854	6.3	6354	66.9
Mobility***						
People Age 5 and 1 years and over	204045		234423			
Same house (1995 and 2004)	81028	39.7	195977	83.6		
Different house, same county (1995 and 2004)	39022	19.1	14771	6.2		
Different house, same state (1995 and 2004)	39819	19.5	11976	5.1		
Different house, different state (1995 and 2004)	33301	16.3	7943	3.4		
Different house, different nation (1995 and 2004)	10875	5.3	3756	1.6		
***Time differential inconsistent between 2000 Census and 2005 American Community Survey for comparison.						
Household Tenure						
Occupied Housing Units	80875		90813		9938	12.3
Owner Occupied Housing	56625	68.8	58960	64.9	3335	6.0
Renter Occupied Housing	25250	31.2	31853	35.1	6603	26.2
Median Housing Value	\$162,300		\$196,200			
Housing Value Adjusted for Inflation**	\$190,259		\$196,200		\$5,941	3.1
Housing Vacancy						
Total Housing Units	86078		97263		11185	13.0
Occupied Housing Units	80875	94.0	90813	93.4	9938	12.3
Vacant housing units	5203	6.0	6450	6.6	1247	24.0
Age of Housing Units						
Housing units built before 1980	21619	25.1	20216	20.8	-1403	-6.5
Median age of housing units (yr built)	11	1989	15	1990	4	36.4

Appendix

Single Family Housing Units	61082	70.9	65210	67.0	4128	6.8
Language Spoken at Home						
People age 5 years and over	204045		234423		30378	73.5
Speak only English at home	158931	77.9	164756	70.3	5825	3.7
Total Non-English speakers at home	45114	22.1	69667	29.7	24553	54.4
Speak Spanish at home	17686	8.7	25224	10.8	7538	42.6
Speak Asian languages at home	15211	7.5	23172	9.9	7961	52.3
Speak Other languages at home	12217	6.0	21271	9.1	9054	74.1
** Adjustments of the 2000 Census data for comparison with 2005 American Community Survey results were derived using the Inflation Calculator from the Bureau of Labor Statistics web site (www.bls.gov).						