



**CITY OF PLANO  
COUNCIL AGENDA ITEM**

<b>CITY SECRETARY'S USE ONLY</b>				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		09/10/12		
Department:		Planning		
Department Head		Phyllis Jarrell		
Agenda Coordinator (include phone #): <b>Doris Carter, ext. 5350</b>				
<b>CAPTION</b>				
Consideration of a request for a revised site plan and to participate in a Parking Reduction Program for a Public Secondary School on one lot on 42.8± acres located at the northwest corner of Parker Road and Willow Bend Drive. Zoned Single-Family Residence-9 and Agricultural. Applicant: Plano Independent School District				
<b>FINANCIAL SUMMARY</b>				
<input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR:	<b>Prior Year (CIP Only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	0	0
<b>BALANCE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>FUND(S):</b>				
<b>COMMENTS:</b>				
<b>SUMMARY OF ITEM</b>				
Subsection 3.1112 (Parking Reduction Program) of Section 3.1100 (Off-Street Parking and Loading) of Article 3 (Supplementary Regulations) of the Zoning Ordinance allows applicants to request approval for the deferment of required parking, subject to approval of a site plan by the City Council. Developments meeting the criteria in Section 3.1112 may be granted a deferment between 5%-30% of the parking spaces required. The applicant is seeking a 26% reduction of the required parking. The Planning & Zoning Commission recommends approval of the request, by a vote of 6-1.				
List of Supporting Documents:		Other Departments, Boards, Commissions or Agencies		
P&Z Followup Staff Writeup Locator Map Revised Site Plan Letter from Applicant		Planning & Zoning Commission		

**DATE:** August 21, 2012  
**TO:** Honorable Mayor & City Council  
**FROM:** Chris Caso, Chairman, Planning & Zoning Commission  
**SUBJECT:** Results of Planning & Zoning Commission Meeting of August 20, 2012

**AGENDA ITEM NO. 11 - PUBLIC HEARING- PRELIMINARY REPLAT & REVISED  
SITE PLAN:  
PLANO WEST SENIOR HIGH SCHOOL, BLOCK A, LOT 1R  
APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT**

Public secondary school on one lot on 42.8± acres located at the northwest corner of Parker Road and Willow Bend Drive. Zoned Single-Family Residence-9 and Agricultural. Neighborhood #30.

**APPROVED:** 6-1 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**STIPULATIONS:**

**Preliminary Replat:** Approved subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

**Revised Site Plan:** Approved subject to:

1. City Council approval of the request for a parking reduction;
2. The applicant executing a performance agreement with the city, subject to approval by the City Attorney; and
3. Dedication of parking easements for the new proposed offsite parking on Lot 2, and the deferred parking areas on Lots 1R and 2, Block A, Plano West Senior High School Addition.

The Commissioner voting against the motion did not state a reason for the opposition.

BM/sf

xc: Bruce Larson, Plano ISD  
Rick Bates, RLK Engineering Inc - (Preliminary Replat)

# CITY OF PLANO

## PLANNING & ZONING COMMISSION

August 20, 2012

### Agenda Item No. 11

#### **Public Hearing - Preliminary Replat & Revised Site Plan:**

Plano West Senior High School, Block A, Lot 1R

**Applicant:** Plano Independent School District

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#### **DESCRIPTION:**

Public secondary school on one lot on 42.8± acres located at the northwest corner of Parker Road and Willow Bend Drive. Zoned Single-Family Residence-9 and Agricultural. Neighborhood #30.

#### **REMARKS:**

The purpose for this preliminary replat is to dedicate and abandon easements necessary for the proposed building expansions and related site modifications.

The purpose for this revised site plan is to show the modified fire lane, access drive, and onsite and offsite parking lot layouts, in addition to the building expansions. The applicant is also seeking a parking deferment as described below.

#### **Request for Parking Deferment**

The applicant is requesting a parking deferment under Subsection 3.1112 (Parking Reduction Program) of Section 3.1100 (Off-Street Parking and Loading) of Article 3 (Supplementary Regulations) of the Zoning Ordinance. The Parking Reduction Program may be used for single-tenant buildings or building expansions exceeding 100,000 square feet. This program applies specifically to general office, scientific and research laboratories, and governmental operations but may be utilized for other operations with approval by the Planning & Zoning Commission.

Developments meeting the criteria of this section may be granted a deferment of between 5%-30% of the parking spaces required (calculated using the standard parking rates for the particular use in the Zoning Ordinance). The ordinance states that the Planning & Zoning Commission shall review all proposed Parking Reduction Programs and that the Commission shall make a recommendation to the City Council for approval, modification, or denial of the proposed project, based on a finding that the Parking Reduction Program will not negatively impact adjacent streets or properties.

The Zoning Ordinance requires one parking space for each 1.5 students, faculty, and staff for public secondary schools. The required number of parking spaces for Plano West Senior High School at build-out capacity would be 2,134. Currently, the high school has 1,687 parking spaces and the applicant plans to maintain 1,572 parking spaces (of which 43 spaces are provided on the adjacent property to the northwest) and defer construction of 562 spaces. The applicant is therefore requesting a 26% reduction of the required parking. The school needs additional site area to accommodate the building expansions to house a maximum student enrollment of 3,000 and 200 staff members. The applicant has shown on the site plan 103 future onsite parking spaces, as well as 464 future offsite parking spaces on the undeveloped portion of Lot 2, Block A to the north of the subject property. Lot 2, Block A is owned by Plano Independent School District and is the site of Renner Middle School. The onsite and offsite parking areas result in a total of 567 future parking spaces which will accommodate the additional parking if deemed necessary.

In accordance with the ordinance, the applicant has provided documentation of estimated actual demand and a revised site plan in support of the application. Areas have been delineated on the revised site plan where the 567 parking spaces could be built should they be needed in the future. In addition to the information on the revised site plan, the applicant shall be responsible for dedicating parking easements for Lot 1R and for the adjacent Lot 2 for the deferred parking areas. No building may be constructed on the areas reserved for deferred parking. Finally, if the parking deferment is granted, the applicant must enter into a performance agreement with the city which allows deferral of the spaces until demand for a greater number of parking spaces is reached or a change of occupancy occurs.

The performance agreement shall:

1. Specify the number of parking spaces that are being deferred, and the program used to decrease parking demand;
2. Specify the date the program will commence in relation to completion and occupancy of the structure;
3. Require annual parking demand monitoring reports, which will note any changes in occupancy or demand for additional parking; and
4. Provide penalties for failure to comply with the above as stated in Section 6.400 (Penalty for Violations) of Article 6 (Procedures and Administration) of the Zoning Ordinance. The performance agreement shall be revoked for failure to comply with the stated terms of agreement. The city shall have the right to require the construction of parking to meet the baseline parking assessment if the agreement is revoked.

Staff supports the request for parking deferment. The applicant has satisfied the conditions of the ordinance and provided a revised site plan designating future onsite and offsite parking that can be provided if needed. A replat for both Lots 1R and 2 will also dedicate the required parking easements in addition to filing a separate parking easement agreement and performance agreement. The school also provides bus

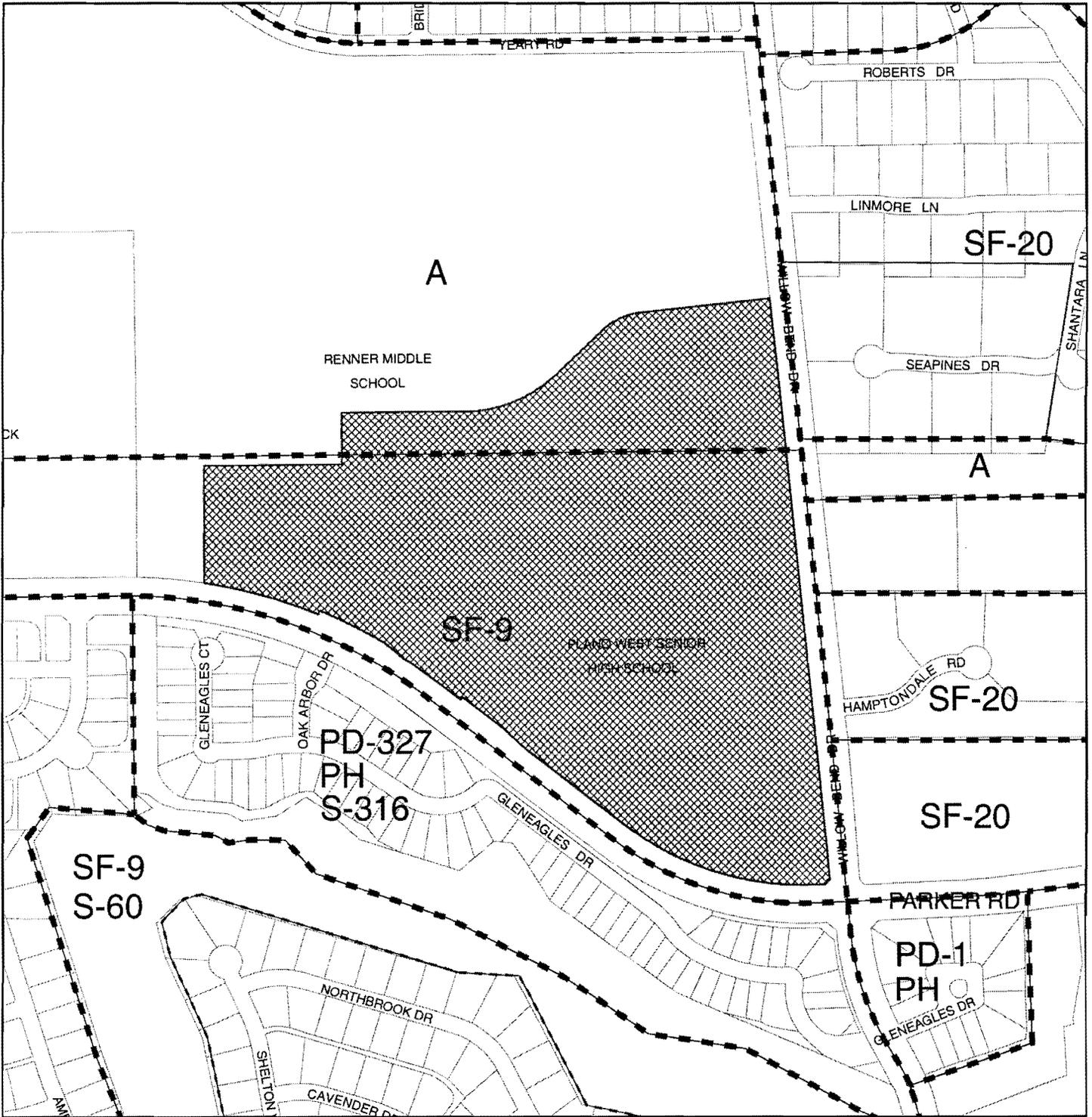
transportation to serve the campus to alleviate the need for full build-out of onsite parking.

**RECOMMENDATIONS:**

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

**Revised Site Plan:** Recommended for approval subject to:

1. City Council approval of the request for a parking reduction;
2. The applicant executing a performance agreement with the city, subject to approval by the City Attorney; and
3. Dedication of parking easements for the new proposed offsite parking on Lot 2, and the deferred parking areas on Lots 1R and 2, Block A, Plano West Senior High School Addition.

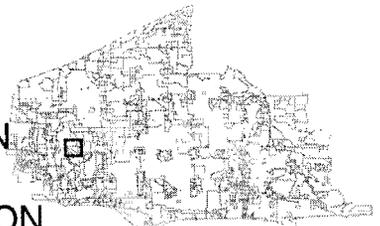


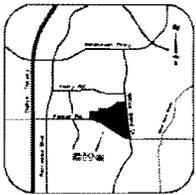
Item Submitted: PRELIMINARY REPLAT & REVISED SITE PLAN

Title: PLANO WEST SENIOR HIGH SCHOOL ADDITION  
BLOCK A, LOT 1R

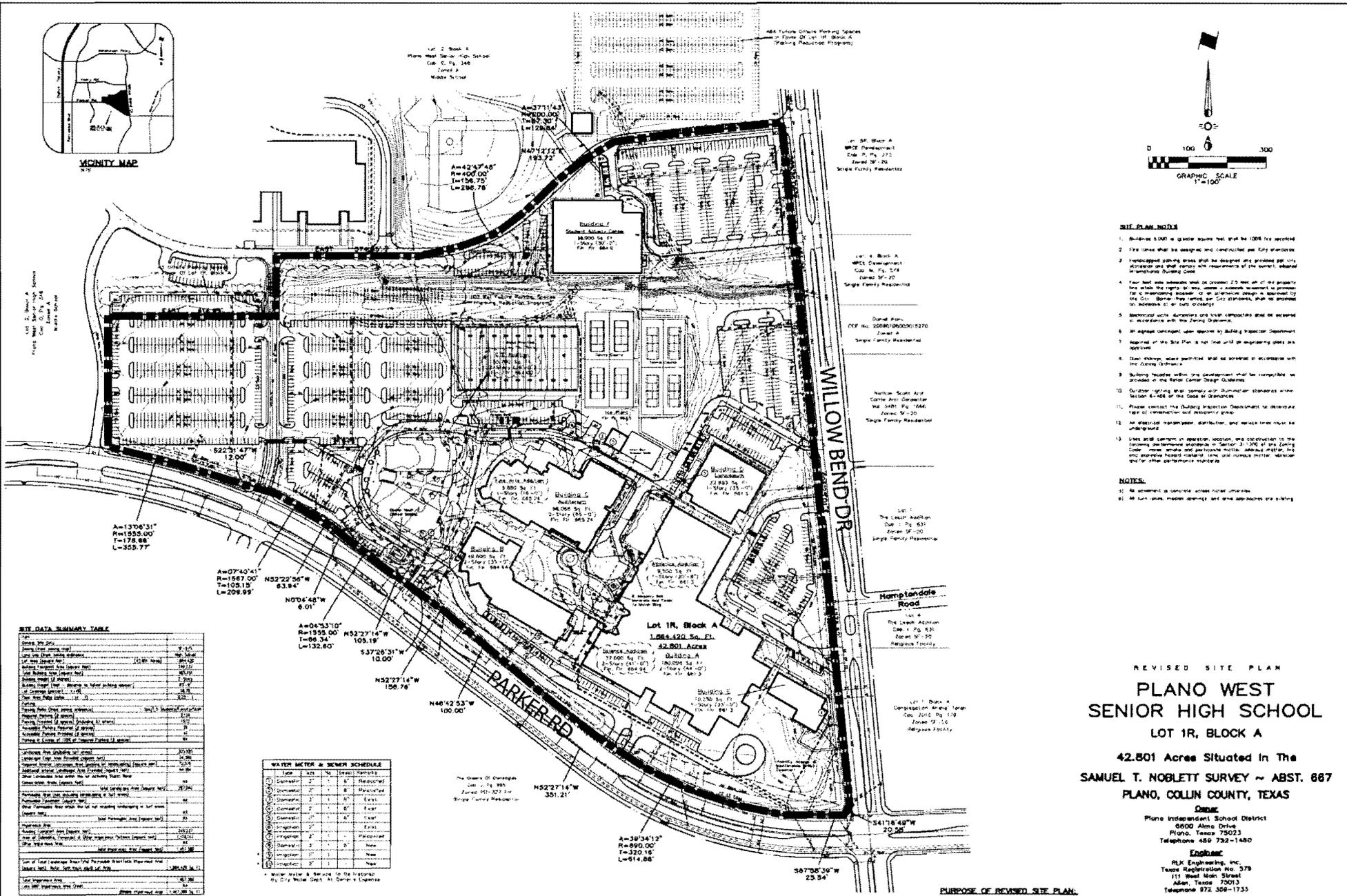
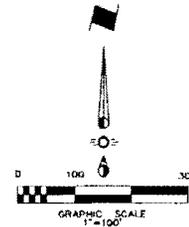
Zoning: SINGLE-FAMILY RESIDENCE-9 & AGRICULTURAL

○ 200' Notification Buffer





VICINITY MAP



Lot 1, Block A  
MRF Development  
Case No. 273  
Zone SF-20  
Single Family Residential

Lot 2, Block A  
Plano West Senior High School  
Case No. 274  
Zone A  
Middle School

488 Future Chain Parking Spaces  
at East of Lot 10, Block A  
(Pending Redesign Proposal)

Lot 3, Block A  
MRF Development  
Case No. 274  
Zone SF-20  
Single Family Residential

Lot 4, Block A  
MRF Development  
Case No. 274  
Zone SF-20  
Single Family Residential

Donor Plot  
Case No. 0008010000010270  
Zone A  
Single Family Residential

Nation South Air  
Conditioner  
Case No. 274  
Zone SF-20  
Single Family Residential

Lot 1  
The Lark Addition  
Case No. 831  
Zone SF-20  
Single Family Residential

Lot 1  
The Lark Addition  
Case No. 831  
Zone SF-20  
Single Family Residential

Lot 1, Block A  
Competition School Team  
Case No. 274  
Zone SF-20  
Single Family Residential

**SITE PLAN NOTES**

1. Building A, B, and C are to be constructed in accordance with the City of Plano Comprehensive Zoning Ordinance.
2. The site shall be designed and constructed per City standards.
3. Impervious parking areas shall be designed and constructed per City standards and shall comply with requirements of the current adopted International Building Code.
4. Four-foot wide sidewalks shall be provided 2.0 feet out of the property line within the right-of-way, unless otherwise specified in the project site plan. Sidewalks shall be provided per City standards and shall be provided on addresses of all lots existing.
5. Mechanical units, antennas and other equipment shall be located in accordance with the Zoning Ordinance.
6. All signage shall be approved by the Building Inspection Department.
7. Approval of this Site Plan is not final until all engineering plans are approved.
8. Final drawings shall be prepared and submitted in accordance with the City of Plano standards.
9. Building footprint within the development shall be restricted to the area of the current zoning ordinance.
10. Outdoor lighting shall comply with illumination standards within Section 6-406 of the Code of Ordinances.
11. Please contact the Building Inspection Department to determine the required setbacks and easement lines.
12. An electrical transmission distribution and service lines shall be underground.
13. Uses and covenants in adjacent locations are not applicable to the proposed development in accordance with Section 3.005 of the Zoning Code. Please contact the Planning Department, Planning and Zoning Department, 1000 East 15th Street, 2nd Floor, City of Plano, Texas 75074 for further information.

**NOTES:**

1. All dimensions are in feet and inches unless otherwise specified.
2. All lot lines, median lines and area boundaries are shown.

**SITE DATA SUMMARY TABLE**

Category	Value
Lot Area	42,801 sq. ft.
Lot Area (Acres)	0.973
Lot Area (Square Feet)	42,801
Lot Area (Square Feet) (Excl. Impervious)	38,500
Lot Area (Square Feet) (Excl. Impervious) (Excl. Parking)	35,000
Lot Area (Square Feet) (Excl. Impervious) (Excl. Parking) (Excl. Sidewalk)	32,000
Lot Area (Square Feet) (Excl. Impervious) (Excl. Parking) (Excl. Sidewalk) (Excl. Easement)	28,000
Lot Area (Square Feet) (Excl. Impervious) (Excl. Parking) (Excl. Sidewalk) (Excl. Easement) (Excl. Utility)	25,000
Lot Area (Square Feet) (Excl. Impervious) (Excl. Parking) (Excl. Sidewalk) (Excl. Easement) (Excl. Utility) (Excl. Other)	22,000
Lot Area (Square Feet) (Excl. Impervious) (Excl. Parking) (Excl. Sidewalk) (Excl. Easement) (Excl. Utility) (Excl. Other) (Excl. Other)	19,000
Lot Area (Square Feet) (Excl. Impervious) (Excl. Parking) (Excl. Sidewalk) (Excl. Easement) (Excl. Utility) (Excl. Other) (Excl. Other) (Excl. Other)	16,000
Lot Area (Square Feet) (Excl. Impervious) (Excl. Parking) (Excl. Sidewalk) (Excl. Easement) (Excl. Utility) (Excl. Other) (Excl. Other) (Excl. Other) (Excl. Other)	13,000
Lot Area (Square Feet) (Excl. Impervious) (Excl. Parking) (Excl. Sidewalk) (Excl. Easement) (Excl. Utility) (Excl. Other) (Excl. Other) (Excl. Other) (Excl. Other) (Excl. Other)	10,000
Lot Area (Square Feet) (Excl. Impervious) (Excl. Parking) (Excl. Sidewalk) (Excl. Easement) (Excl. Utility) (Excl. Other) (Excl. Other) (Excl. Other) (Excl. Other) (Excl. Other) (Excl. Other)	7,000
Lot Area (Square Feet) (Excl. Impervious) (Excl. Parking) (Excl. Sidewalk) (Excl. Easement) (Excl. Utility) (Excl. Other)	4,000
Lot Area (Square Feet) (Excl. Impervious) (Excl. Parking) (Excl. Sidewalk) (Excl. Easement) (Excl. Utility) (Excl. Other)	1,000
Lot Area (Square Feet) (Excl. Impervious) (Excl. Parking) (Excl. Sidewalk) (Excl. Easement) (Excl. Utility) (Excl. Other)	0

**WATER METER & SCHEDULE**

Lot	Size	No. Served	Remarks
1	1/2"	1	Manufactured
2	1/2"	1	Manufactured
3	1/2"	1	Manufactured
4	1/2"	1	Manufactured
5	1/2"	1	Manufactured
6	1/2"	1	Manufactured
7	1/2"	1	Manufactured
8	1/2"	1	Manufactured
9	1/2"	1	Manufactured
10	1/2"	1	Manufactured
11	1/2"	1	Manufactured
12	1/2"	1	Manufactured
13	1/2"	1	Manufactured
14	1/2"	1	Manufactured
15	1/2"	1	Manufactured
16	1/2"	1	Manufactured
17	1/2"	1	Manufactured
18	1/2"	1	Manufactured
19	1/2"	1	Manufactured
20	1/2"	1	Manufactured
21	1/2"	1	Manufactured
22	1/2"	1	Manufactured
23	1/2"	1	Manufactured
24	1/2"	1	Manufactured
25	1/2"	1	Manufactured
26	1/2"	1	Manufactured
27	1/2"	1	Manufactured
28	1/2"	1	Manufactured
29	1/2"	1	Manufactured
30	1/2"	1	Manufactured
31	1/2"	1	Manufactured
32	1/2"	1	Manufactured
33	1/2"	1	Manufactured
34	1/2"	1	Manufactured
35	1/2"	1	Manufactured
36	1/2"	1	Manufactured
37	1/2"	1	Manufactured
38	1/2"	1	Manufactured
39	1/2"	1	Manufactured
40	1/2"	1	Manufactured
41	1/2"	1	Manufactured
42	1/2"	1	Manufactured
43	1/2"	1	Manufactured
44	1/2"	1	Manufactured
45	1/2"	1	Manufactured
46	1/2"	1	Manufactured
47	1/2"	1	Manufactured
48	1/2"	1	Manufactured
49	1/2"	1	Manufactured
50	1/2"	1	Manufactured

\* Water Meter & Service to be installed by City Water Dept. At Owner's Expense.

REVISED SITE PLAN  
**PLANO WEST SENIOR HIGH SCHOOL**  
 LOT 1R, BLOCK A  
 42.801 Acres Situated in The  
 SAMUEL T. NOBLETT SURVEY ~ ABST. 667  
 PLANO, COLLIN COUNTY, TEXAS

Owner:  
 Plano Independent School District  
 6800 Alma Drive  
 Plano, Texas 75023  
 Telephone 469 752-1480

Engineer:  
 RLK Engineering, Inc.  
 Texas Registration No. 579  
 111 West Main Street  
 Allen, Texas 75013  
 Telephone 877 556-1735

August 10, 2012

**PURPOSE OF REVISED SITE PLAN:**  
 To expand Buildings A, B, and C, and to add two new buildings and new off-site parking.



August 16, 2012

Ms. Tina Firgens, AICP  
Planning Manager  
City of Plano, Planning Department  
1520 Avenue K  
Plano, Texas 75074

Re: Plano West Senior High School Additions and Renovations  
WRA Project No. 1201  
Parking Reduction Request

Dear Ms. Firgens:

We are submitting this request for a reduction in the required quantity of parking spaces in accordance with the City of Plano Zoning Ordinance, Article 3.1112, Parking Reduction Program. We are requesting a **26% reduction** from the parking requirements established in the ordinance for 11-12 grade high school campuses. Additional site area is required to accommodate building expansion of the campus expected to house a maximum student enrollment of 3,000 and an expected maximum staff of 200.

The activities on this site will be expanded to include a new Career and Technology Building, expansion of the science/library building to connect with the existing academic building, expansion of the academic building to house new athletic spaces and a small expansion of the fine arts building to provide additional storage and classroom spaces.

**BASELINE PARKING ASSESSMENT**

In accordance with Article 3.1107, Parking Space Schedule for Nonresidential Uses in all Districts, the off-street parking requirements for this site with improvements require one parking space for every 1.5 occupants based upon the design capacity. The required quantity of parking spaces using this formula is 2,134. Parking on the site currently is 1,687 spaces. Parking space to be provided at build-out of the new structures is proposed to be 1,572 spaces. The reduction in the amount of parking from that which currently exists is due to the need to accommodate additional building capacity necessary to house the proposed activities for an enlarged campus population. The property owner, Plano Independent School District has agreed to establish easements on existing undeveloped property, specifically designated to be future parking. The designated future parking areas will accommodate additional site parking if it is determined to be necessary as the school enrollment increases.

**ESTIMATED ACTUAL DEMAND**

For comparison purposes, the current parking accommodations at Plano ISD senior high schools are as follows:

School	Enrollment 2011-2012	Number of Spaces Provided
Plano East	3,057	1,486
Plano Senior	2,641	1,820
Plano West	2,160	1,572 (Proposed)

WRA Architects, Inc.  
12377 Merit Drive  
Suite 1800  
Dallas, Texas 75251  
214.750.0077 voice  
214.750.5931 fax  
www.wraarchitects.com

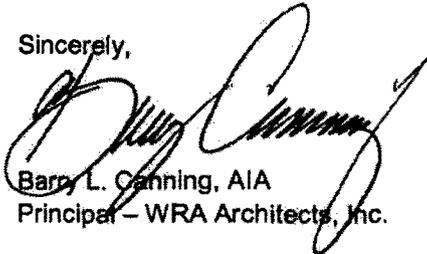


The parking quantities at each school include accommodations for faculty and staff parking. The staff population is not included in the student population enrollment. The school district anticipates that the populations of the three senior high schools will equalize to approximately 3,000 students each when growth within the district is complete. At the present time, parking at Plano East and Plano Senior High Schools proves to be adequate having served similar capacities of students and staff. We believe this historical resource drawn from similar facilities provides a basis for the proposed quantity of spaces for the increased enrollment at Plano West Senior High School.

There are three other factors that will help to reduce the on-site parking load and help transition to maximum capacity. The first is that twenty student school buses and ten special education school buses currently serve the campus and help mitigate the need for on-site parking. Secondly, the enrollment growth at the school is expected to occur over a multi-year time frame. The staged growth in the campus enrollment will allow the school district to address future parking needs with an emphasis on preventing adverse impacts to the streets, thoroughfares and surrounding neighborhoods. Lastly, the anticipated student class schedules will vary on a daily basis. Some students will have early release scheduling, while other students arrive on the campus mid morning and others have work programs off campus for portions of their school day. Therefore, the level of required parking spaces on the campus will vary with students leaving and entering the campus through each school day.

Please refer to the attached plan that identifies the proposed future parking locations and the proposed existing and new parking spaces on the property. Please advise if you have any questions about the parking reduction request or the information contained herein.

Sincerely,



Barry L. Canning, AIA  
Principal – WRA Architects, Inc.

Enclosure

cc: Mr. Bruce Larson – PISD  
Mr. Tony Pearson – PISD  
Mr. Doug Guynes – PISD  
Mr. Ronny Klingbeil – RLK  
Mr. Rick Bates – RLK  
Mr. Jason Oswald - WRA