


**DATE:** November 17, 2020

**TO:** Honorable Mayor & City Council

**FROM:** M. Nathan Barbera, Chair, Planning & Zoning Commission 

**SUBJECT:** Results of Planning & Zoning Commission Meeting of November 16, 2020

**AGENDA ITEM NO. 4A - PUBLIC HEARING**

**ZONING CASE 2020-027**

**APPLICANTS: TRIDENT REAL ESTATE PARTNERS**

Request to rezone 28.4 acres located on the north side of Spring Creek Parkway, 468 feet east of K Avenue **from** Retail **to** Planned Development-Retail. Zoned Retail. Project #ZC2020-027. (Submitted under the Interim Comprehensive Plan.)

**APPROVED:** 8-0 **DENIED:**            **TABLED:**           

Speaker Card(s) Received Support: 2 Oppose: 1 Neutral: 0

Letters Received Within 200' Notice Area: Support: 5 Oppose: 0 Neutral: 0

Petition Signatures Received: Support: 0 Oppose: 0 Neutral: 0

Other Responses: Support: 4 Oppose: 0 Neutral: 0

**STIPULATIONS:**

Recommended for approval subject to the following:

Restrictions:

The permitted uses and standards shall be in conformance with the Retail zoning district unless otherwise specified herein.

1. The location of multifamily uses and the reduction and rehabilitation of the mall building will be generally consistent with the concept plan approved with Zoning Case 2020-027.
2. Buildings located along any UMU standard street shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the street easement line. If other easements are required in addition to the street easement, then 60% of the facade must be built to the additional easement line.

3. Multifamily residence is an additional allowed use subject to the following restrictions:
  - a. Maximum Number of Dwelling Units: 325
  - b. Maximum Building Height: 3 Stories, 50 feet
  - c. Dwelling unit size will conform to the requirements of the MF-3 District.
  - d. Two story buildings will be set back a minimum of 95 feet from the property line from any single-family residential zoning district boundary line.
  - e. Three story buildings will be set back a minimum of 190 feet from any single-family residential zoning district boundary line.
  - f. Phasing:
    - i. Any construction permit for any multifamily building will not be approved until permit(s) have been pulled for new construction, and/or exterior remodel and interior finish out of a minimum of 100,000 square feet of nonresidential space within the property.
    - ii. A certificate of occupancy for any multifamily building will not be approved until:
      1. The East/West hike and bike trail has been installed connecting K Avenue to Des Moines Drive
      2. A minimum of 0.25 acre of public open space is installed; and
      3. All landscaped areas are installed within the overhead electrical easement; and
      4. Items from stipulations 5B through 5F below have been constructed.
  - g. Design Standards:
    - i. 75% of all units must have one of the following design features: a true balcony, stoop or patio to provide access to outdoor space.
    - ii. No building façade parallel to the East/West direction may exceed a length of 250 feet without a break in the façade of a minimum depth of 50 feet for a minimum length of 50 feet. One paseo at grade for the entire depth of the building must be provided.
    - iii. A minimum of two materials are required on each facade.
    - iv. 65% of the visible elevation from grade will consist of gabled or pitched roofs.
  - h. Parking requirements will be in accordance with the Zoning Ordinance except that a maximum of 45% of the spaces required for multifamily may be provided and used jointly for office uses.
4. Streets will be constructed in accordance with Urban Mixed-Use (UMU) street standards.
  - a. An East/West minor street will be provided connecting K Avenue and Des Moines Drive.
  - b. A North/South major or minor street will be provided connecting Spring Creek Parkway to the northern boundary of the planned development district.
  - c. All streets must be platted as private streets, unless the city agrees to accept dedication of some or all as public streets. All streets are to be open

for public use and may not be gated or have restricted access, except as may be permitted for special events.

5. Open Spaces, Landscaping, and Building Materials – The open space and landscaping requirements of the Retail and Multifamily Residence-3 zoning districts will apply except as amended below:
  - a. A minimum of 150,000 square feet will be provided as public open space and landscaping, including walks, amenities, and other hardscape elements.
  - b. A minimum 15,000 square foot public open space will be provided adjacent to the multifamily building with minimum dimensions of 150 feet by 100 feet.
  - c. A minimum 10 foot wide East/West hike and bike trail with a minimum 5-foot wide landscape buffer will be constructed with the following elements:
    - i. One 4 inch caliper tree will be planted every 40 feet.
    - ii. Benches will be placed every 100 feet.
    - iii. A minimum of 2 bike racks will be located along the trail.
  - d. A minimum 50 foot landscape buffer with one 4 inch caliper tree planted every 40 feet will be constructed and maintained between the 2 story multifamily units and Des Moines Drive.
  - e. A 50 foot landscape buffer will be constructed and maintained along the northern property line of the planned development district between the neighborhood to the north, Oak Point Estates Phase 2, Block A.
  - f. Exterior building materials will conform to Section 23.300 of the Plano Zoning Ordinance with the following exceptions:
    - i. Metal exterior wall construction will be a maximum of 50% of any exposed exterior wall.
    - ii. A minimum of 50% of exterior wall construction will be masonry, 3-step stucco, glass or a combination of these materials.
    - iii. No building façade will exceed 250 feet in length without a change in materials.
6. Restaurants must provide patio space and must be oriented to public open space, trails, or other amenity areas where adjacent to such features.

CF/kl

xc: Matthew Loh, LP Investment Group, LP  
Scott Arnoldy, Triten Real Estate Partners  
Jeanna Scott, Building Inspections Manager

<https://goo.gl/maps/x1YYWMBEZcGfeqAf9>

CITY OF PLANO  
PLANNING & ZONING COMMISSION

November 16, 2020

**Agenda Item No. 4A**

**Public Hearing: Zoning Case 2020-027**

**Applicant:** Trident Real Estate Partners  
(Submitted Under the Interim Comprehensive Plan)

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**DESCRIPTION:**

Request to rezone 28.4 acres located on the north side of Spring Creek Parkway, 468 feet east of K Avenue **from** Retail **to** Planned Development-Retail. Zoned Retail. Project #ZC2020-027.

**REMARKS:**

The applicant is requesting is to create a new Planned Development district to allow multifamily residences as an additional permitted use and to modify development standards. The subject property is currently zoned Retail (R) and is developed with the primarily vacant Plano Market Square Mall.

The applicant is proposing to repurpose a portion of the existing building into low density office fronting onto K Avenue, as noted in the companion concept plan. An addition to the existing building is proposed along K Avenue. The applicant is proposing that the eastern half of the existing building be demolished and replaced with a two and three story, 325 unit multifamily development. Several retail and restaurant buildings are proposed adjacent to Spring Creek Parkway.

The subject property is zoned Retail (R). The R district zoning district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling or warehousing. A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off- and onsite conditions.

The proposed development is located within the area of the Envision Oak Point Plan adopted by City Council in July 2018.

A concept plan, Outlet Malls of America, Block A, Lot 1, accompanies this request as Agenda Item 4B.



## Site History

In 1982, the subject property was rezoned to Planned Development-46-Retail (PD-46-R) from Planned Development-344-Light Industrial-1 and Planned Development-343-Multifamily Residence-2. Later, in 1993 the site was rezoned from PD-46-R to its current Retail (R) zoning. The 1993 rezoning was part of a city initiated effort to rezone all developments that did not have any stipulations.

The site is currently developed with the Plano Market Square Mall, which was constructed in 1983, one year after the property was rezoned to PD-46-R. The existing building is an enclosed mall, featuring internal corridors with individual lease spaces lining either side. The building, with over 316,000 square feet has had periods of high occupancy throughout the years, but is mostly vacant today and has been so for several years.

## Surrounding Land Use and Zoning

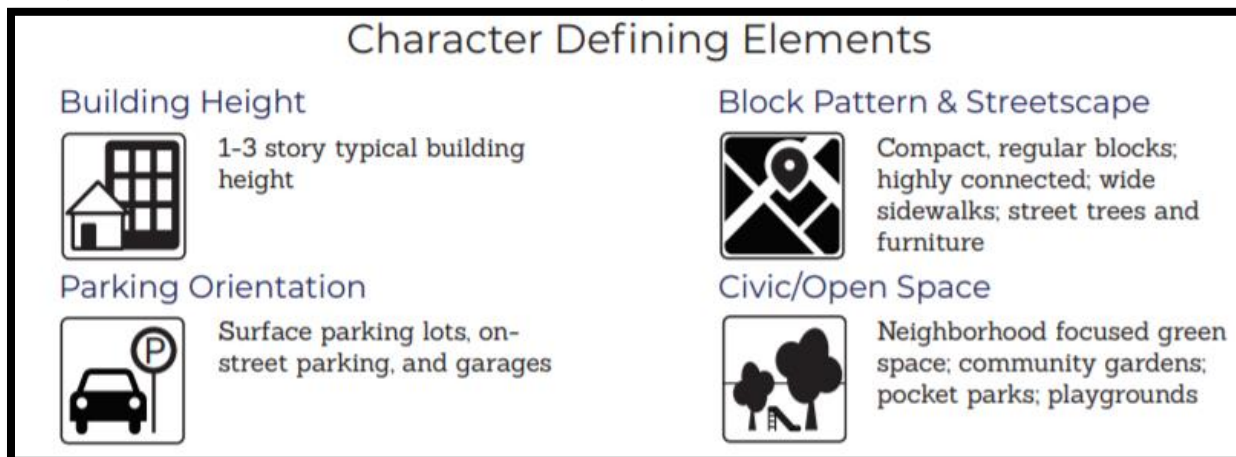
North	Religious facility zoned Light Commercial (LC), and single-family residences zoned Patio Home (PH).
East	Across Des Moines Drive, single-family residences zoned Single-Family Residence Attached (SF-A) and PH, and multifamily residences zoned Planned Development-487-Multifamily Residence-2 (PD-487-MF-2).
South	Existing shopping center with retail, restaurant, and service uses, car wash, and assembly hall uses zoned R. Across Spring Creek Parkway are existing restaurant uses zoned R, multifamily residences zoned Planned Development-462-Multifamily Residence-3 (PD-461-MF-3), and a community center zoned General Office (O-2).
West	Across K Avenue is a shopping center with health/fitness center, retail, and restaurant uses zoned Commercial Corridor (CC).

**Conformance with Envision Oak Point Community Vision Map** - The Community Vision Map divides the property into two development type designations: Village and Parks & Open Space.

**Village** - *Village areas act as transitional buffers between more active mixed use and commercial areas, and single family residential areas. These smaller scale mixed-use areas provide housing and neighborhood-focused retail and services, such as small grocery stores, medical offices, and restaurants, close to the communities they serve. Village areas accommodate a broad mix of housing options, with a strong focus towards seniors and young professionals who are seeking low maintenance housing options in highly amenitized neighborhoods.*



Village areas should also include the following:



With a redevelopment site, and especially one that attempts to reuse an existing structure, challenges are likely to hinder full conformance to some desired characteristics. However, the proposed zoning is substantially in conformance with the purpose of Envision Oak Point. The request includes a mix of office, residential and restaurant uses, with office and residential being primary uses. The site is designed with open space amenities, served by surface parking lots and pedestrian-oriented internal streets with on-street parking, street trees, and wide sidewalks. The northern portion of the property is encumbered by an overhead electrical easement which is proposed to remain as parking, but will be enhanced with landscape areas. Two transitional buffers are proposed between the subject property and the single-family neighborhood to the east, across Des Moines Drive:

1. Landscape buffer with trees, and
2. Height restrictions for multifamily buildings.

A landscape buffer is also proposed to separate the development from the single-family neighborhood to the north.

The applicant's planned development stipulations eliminate underutilized retail square footage and repurpose the remainder of the building. The reduction of the Outlet Mall building to a size that is equivalent to a standard block is consistent with the Envision Oak Point objectives. The stipulations require the remodeling of a minimum of 100,000 square feet of the existing one-story mall building. The property is proposed to be subdivided by streets into compact, regular blocks and require a pedestrian connection through the area of new construction which creates a more convenient and accessible community.

The standards include allowances for up to 325 multifamily units in two and three story buildings and the requested mix of uses is intended to serve the surrounding community by offering office space and restaurants with patio dining. A mix of housing options is not proposed on this site as is desired by the plan, but the multifamily use will allow a low maintenance housing option for residents. The plan shows residential density at approximately 35 units per acre based on a rough analysis of the land used to support the residential use. Utilizing the whole site (24.3 acres), drops the density to 13 units per acre.

The applicant is requiring open space areas, compact blocks, and pedestrian pathways throughout the subject property to serve residents and provide connectivity to surrounding streets. This request is in conformance with the Village designation.

***Parks & Open Space** - Oak Point has abundant and varied open space, allowing residents and visitors to enjoy nature within the city. The existing creek network of Brown Branch and Bowman Branch serves as the organizing spine between open space amenities in the area. An interconnected open space network connects new developments to the Oak Point Recreation Center as well as adjacent open space destinations such as the Oak Point Park and Nature Preserve, Oak Point Amphitheater, and Shawnee Park. Open space amenities include playgrounds, pocket parks, playfields, recreation facilities, plazas and public squares, community gardens, food parks, bicycle and pedestrian trails, natural areas, creek restoration and enhancement, and stormwater mitigation amenities.*

The Vision Map shows a large open space area to be located within the existing electrical easement on the north side of the subject property. As shown on the associated concept plan, this area will be converted to some open space to serve as a buffer to the neighborhood to the north, but will largely be utilized as surface parking to serve the development. Although a large open space would be ideal, retaining the surface parking lot is necessary to accommodate the development and redevelopment proposed by the applicant. The electrical easement restricts landscaping installation, so the parking areas are limited in options to meet typical landscape standards for parking areas. The proposed addition of 76,000 square feet of green space within the easement and parking redesign are a substantial improvement over the parking lot in its current condition.

In lieu of a large open space area within the electrical easement the applicant is requiring a variety of landscaped and open space areas throughout the site, including:

- A minimum of 150,000 square feet of green space throughout the subject property
- A minimum 15,000 square foot central open space area
- A 50 foot landscape buffer adjacent to Des Moines Drive
- A 50 foot landscape buffer adjacent to the neighborhood to the north
- A pedestrian paseo subdividing the multifamily block
- A 10 foot hike and bike trail

Although the subject property could accommodate additional open spaces if the amount of development was reduced, this request is generally in conformance with this designation.

**Community Vision Map Infrastructure** - The Community Vision Map recommends a number of infrastructure improvements for the subject property including an east/west thoroughfare and pedestrian connection, illustrative local streets, and an enhanced sidewalk/trail along Spring Creek Parkway. The applicant is proposing north/south and east/west pedestrian oriented streets with on-street parking, street trees, and wide sidewalks to provide connections through the subject property. A hike and bike trail is proposed south of the existing building and an existing hike and bike trail easement will allow for an enhanced sidewalk or trail along Spring Creek Parkway.

As shown in the existing concept plan, the proposed improvements will create a variety of vehicular and pedestrian connections throughout the subject property. The proposed improvements are in conformance with the infrastructure recommendations.

**Other Envision Oak Point Policies** - There is an extensive list of policies which apply to the zoning and future development of the subject property within Envision Oak Point. The following is a sample of those policies which pertain to this zoning request:

Northern Quadrant Strategy 2 - *Enhance east/west pedestrian connectivity by extending a multiuse trail through the electric transmission line easement.*

The applicant is proposing a multiuse trail to the south of the existing building which will connect K Avenue to Des Moines Drive. The trail was moved south to avoid additional conflict points after discussions with Parks Department staff. This request is in conformance with this strategy.

Northern Quadrant Strategy 3 - *Support reinvestment in the Plano Market Square Mall area by supporting a broader mix of nonresidential and residential uses. Site design should support compatible transitions to the Oak Point Estates neighborhood.*

The applicant is proposing a significant reinvestment in the subject property including reuse and renovation of a minimum of 100,000 square feet of the existing mall building. Landscape buffers are proposed to create transitions to the Oak Point Estates neighborhood, and the applicant is also requiring two and three story height limits to respect adjacent residents. This request is in conformance with this strategy.

Diverse Open Space and Amenities DOSA5 - *Partner with the Plano Market Square Mall property owner and electric utility service providers to integrate the overhead utility easement into Oak Point's open space network, reducing the largest heat island in Oak Point.*

As noted previously, the applicant is proposing to add approximately 76,000 square feet of landscaping within the easement to serve as a buffer to the neighborhood to the north and provide additional green space. However, the majority of this area will still be utilized as parking to serve the proposed development. This request is neutral to this policy since it accomplishes it in part, but not in full.

Reinvestment R1 - *Prioritize the implementation of Envision Oak Point compatible zoning for key sites such as the Plano Market Square Mall, Plano Event Center, Lavon Farms, and potential transit station areas.*

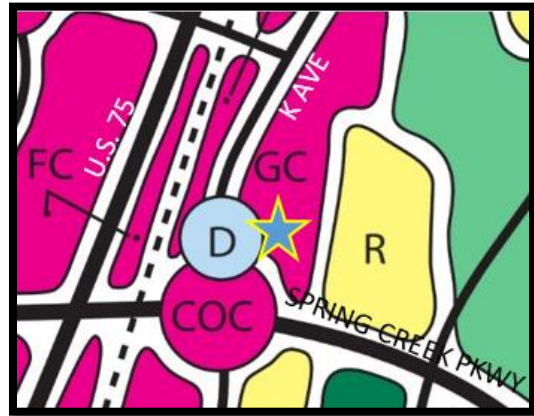
The applicant is proposing zoning which is intended to implement the policies and recommendations of the Envision Oak Point plan. The request includes renovation and reuse of a portion of the mall building, substantially reducing underutilized retail space, adding new multifamily residences and office, and improving streets and open space intended to serve local residents and patrons visiting the subject property. This request is in conformance with this policy.

Reinvestment Policy - *Promote and incentivize reinvestment in underutilized and declining areas, particularly within Oak Point's major roadway corridors.*

This request is an effort to promote and incentive reinvestment in an underutilized and declining property. The subject property has frontage on major roadway corridors and the applicant's request will be a significant

**Conformance to the Interim Comprehensive Plan** - This zoning case was reviewed for conformance with the currently adopted *Interim Comprehensive Plan (1986 based)*.

The current Future Land Use Plan in Chapter 2, Land Use Element shows the proposed project to be within the General Commercial (GC) land use categories with a designation for a future DART station (D):



“General Commercial areas are intended to provide a wide range of retail, service, office, light production and research and development uses. Residential adjacency standards must be considered when general commercial areas are near residential areas.”

The GC category does not include residential uses, therefore **the residential component of the proposed project request is not in conformance** with the Future Land Use Plan. However, the designation does recommend maintaining commercial uses, which are consistent with the mix of uses proposed by the applicant. Additionally, there are aspects of the Housing element that may be useful and allow multifamily.

“Community commercial centers generally serve a neighborhood area of three to five miles, and include department or discount stores, grocery stores, specialty shops and restaurants along with office uses. These centers are located on sites 15 to 35 acres in size along regional expressways or at intersections of major arterial streets. Typical FAR's are less than 0.4:1. Two or three corners may be developed at intersections designated as community commercial centers on the land use plan.”

The COC designation recommends commercial development to serve neighborhoods within several miles of the subject property. This request will allow for retail, restaurant, and office uses to be developed in concert with the proposed multifamily request. The applicant is requiring a minimum of 100,000 square feet of nonresidential space receive permits with the development of multifamily uses.

The future DART station is located near the existing rail line and the Spring Creek Parkway corridor. The Interim Comprehensive plan has numerous policies and recommendations regarding DART stations and services and this area is identified as a potential location for a future facility.

## 2012 Interim Amendment Redevelopment and Undeveloped Land Policies

There are four policies that apply to this request:

“1. All residential rezoning requests should be evaluated to determine the impact on infrastructure, public safety response, school capacity, and access to and availability of amenities and services.”

Staff has provided an analysis of this information noted further in this report.

“2. Isolated residential development should not be permitted; residential rezoning requests need to establish a complete new neighborhood or expand an existing neighborhood or an urban mixed-use center. Mid-rise multifamily development (5 to 12 stories) and special needs housing (i.e. senior housing) could be an exception if the surrounding land use is compatible.

As shown in the companion concept plan, the applicant intends to place multifamily residences along Des Moines Drive, in proximity to single family detached, single-family attached, patio home, and multifamily residential development to the east and north. This request is in conformance with this policy statement.

“3. The 1,200-foot setback for residential uses from the centerline of State Highway 121 should be retained, and applied to the Dallas North Tollway, State Highway 190/President Bush Turnpike, and U.S. Highway 75. Factors including topography, creeks, vegetation, and existing development patterns should be considered in applying this standard.

The portion of the property proposed for multifamily development is approximately 1,500 feet from the centerline of U.S. Highway 75. This request is in conformance with this policy statement.

“5. New multifamily zoning should require a minimum density of 40 dwelling units per acre on the project site. Phased development should have a minimum average density of 40 dwelling units per acre. However, no phase having less than 40 units per acre may be constructed, unless preceded by or concurrently built with a phase which maintains the minimum 40 dwelling units for the overall project. Additionally, mid-rise multifamily development and neighborhood mixed-use zoning districts could be exceptions to this minimum density requirement.”

The subject property has an overall density (when analyzed at the gross acreage) of approximately 13 units per acre. The multifamily portion of the subject property (excluding commercial square footage, streets, and open space) has a density roughly approximate to 35 units per acre. The

requested density does not meet the 40 dwelling units per acre threshold; however, the request is in line with the recommendations of Envision Oak Point regarding height and density for buildings within the Village designation.

## **Housing Element**

With decreasing availability of residential and vacant land, the Interim Comprehensive Plan in its 2004 update entertains the concept of conversion of retail and commercially zoned property to residential in a section called Alternative Neighborhood Formats:

“There is an abundance of land zoned for nonresidential uses. Some of these properties are not in a prime location for development and lack the access and visibility required for commercial uses. A reasonable alternative use for these properties may include some form of medium- to high-density housing in an area that is not sized and configured.”

## **Themes of the Interim Comprehensive Plan**

The following objectives and strategies are included in the themes of the Interim Comprehensive Plan:

### Theme 1 - Livable City

Objective A.1 - Provide a variety of housing options.

Strategy A.1 - Review Plano's development regulations to ensure that a variety of housing types and styles can be developed in Plano.

### Theme 2 - City of Organized Development

Objective B.2 - Ensure 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.

### Theme 3 - City in Transition

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 compliment and support existing residential development.

Objective C.3 - Provide for a wide range of housing opportunities including affordable housing to meet the needs of a changing population.

## **Infill Housing**

Additionally, the Housing Element of the *Interim 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 as follows:



Part A, General Guidelines for Infill Housing, establishes policies to guide decision makers determining when zoning or rezoning of land for infill sites in general is appropriate. It addresses the following objectives and strategy statements found in the Housing Element of the *Interim Comprehensive Plan*. The following objectives apply to this proposed development:

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.

Part B, Guidelines for Reviewing Alternative Neighborhood Proposals, provides additional considerations for requests for infill housing in locations that would not be part of Plano's typical neighborhood format in the following objective.

Objective B.2 Ensure that alternative neighborhood formats provide functional and appropriate environments for residential uses and activities.

For the Infill and Alternative Neighborhood Analysis, the following criteria is applicable in evaluating rezoning requests for residential uses in alternative neighborhood formats.

*Unit Count* - Alternative neighborhood projects should have enough units to create a viable living environment.

*Relationship to Surrounding Land Uses* - An alternative neighborhood should be considered as an option for properties that have been previously planned or zoned for non-residential uses. Housing that is incorporated into a well-planned mixed use development could be viewed when pedestrian friendly environments which combine opportunities to live, work, and play in the same location.

These objectives and strategies could support the inclusion of residential in the Planned Development district as an alternative neighborhood, which provides a transition from the retail and office portions of the development to the adjacent neighborhoods. Additionally, the proposed streets, open space areas, landscaping, and potential renovation of the mall building would be of significant benefit to the general area.

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

**School Capacity** - Plano Independent School District has provided a letter regarding school capacity, which staff has included as an attachment.

**Traffic Impact Analysis (TIA)** - A TIA is not required for this rezoning request. Staff has compared the introduction of 325 multifamily units, 16,500 square feet of retail/restaurant space, and 177,700 square feet of professional/general administrative office with the



current development using the average Institute of Traffic Engineers (ITE) trip generation rates. The following table shows the estimated traffic generation during a single hour during weekday peak hours (7:00-9:00 a.m. and 4:00-6:00 p.m.):

	<b>Building Area or Unit Total</b>	<b>AM</b>	<b>PM</b>
<b>Current Development</b>			
	316,000 SF of Retail	<b>316</b>	<b>1,179</b>
<b>Proposed Development</b>			
	325 Multifamily units	114	143
	177,700 SF of Office	275	175
	16,500 SF of Retail/Restaurant	17	62
<b>Total</b>		<b>406</b>	<b>380</b>

From the table above, the ITE data projects that the proposed development would generate more peak hour morning traffic, but would generate significantly less peak hour evening traffic than the current development (if fully leased, or utilized).

### **Access to and Availability of Amenities and Services**

The subject property is within one mile of Oak Point Park and Oak Point Recreation Center. Additionally, future residents would be served by the Harrington Library which has sufficient capacity to serve the development.

### **ISSUES:**

#### Multifamily Use and Restrictions

The applicant is proposing a maximum of 325 units. The planned development restrictions are intended to respect the existing neighborhood through maximum height limits, building setbacks, and landscape buffers from the existing neighborhoods to the east and north. Building height is limited to three stories at a minimum setback of 190 feet and two stories at a minimum setback of 95 feet of the single-family residential zoning line to the east located in the centerline of Des Moines Drive. A 50 foot landscape buffer with trees is also required adjacent to Des Moines Drive. These restrictions are intended to create an appropriate transition from the single-family neighborhood into the proposed development. Staff is in support of the multifamily use with the proposed restrictions.

#### Phasing

The applicant is proposing the following phasing requirements:

1. Prior to approval of the permit for construction for any multifamily building, permit(s) for minimum of 100,000 square feet of nonresidential space within the property must be received.
2. A certificate of occupancy for any multifamily building will not be approved until:
  - a. The East/West hike and bike trail has been installed connecting K Avenue to Des Moines Drive;

- b. A minimum of 0.25 acre of public open space is installed; and
- c. All landscaped areas are installed within the overhead electrical easement; and
- d. The 15,000 square foot open space area, landscape buffer adjacent to Des Moines Drive, hike and bike trail, and other amenities are completed.

These standards will allow for a significant commercial component to be developed, complimenting the residential units, and providing amenities to serve the development and surrounding area. Staff is in support of the proposed phasing standards.

### Retail

In 2003, City Council adopted the *Retail Study of Underperforming and Vacant Retail Areas* initiated by the cities of Carrollton, Richardson, and Plano. This study examined and identified Plano as having an overabundance of R zoning resulting in commercial decline. Plano produced an updated Retail study in 2013. Over two decades, traditional retail development has become an increasingly challenging environment, with occupancy rates struggling as online retail increased, even before the impact of COVID-19.

With this request, the applicant would retain the R zoning, but is proposing to drastically reduce the footprint of the existing mall building. Additionally, if developed as proposed by the associated concept plan, the amount of retail square footage would be reduced from approximately 314,000 square feet to approximately 16,000 square feet. This request is in alignment with the goal to reduce the overabundance of retail in underperforming and vacant areas.

### Design Standards

The applicant is providing design standards to further align the proposed district with the Village concept prescribed in the Envision Oak Point Plan.

Requiring 75% of units to have a true balcony, stoop, or patio will provide residents with private outdoor space, and provide opportunities for more interaction with the multifamily residents and the public enjoying the site's open spaces, trails, and non-residential uses. Additional standards ensure short block lengths are provided, to give pedestrians ample opportunities to easily navigate the site. The short block lengths will provide pedestrians the ability to more easily navigate from the retail/restaurant uses along the southern portion of the development to the office and multifamily buildings, the parking lot on the north portion of the site, and developments beyond.

Building design restrictions will contribute to the architectural feel intended for the village concept as prescribed in the Envision Oak Point Plan. Staff is in support of the proposed design standards.

### Parking

The applicant is requesting to share 45% of parking spaces with the multifamily buildings and office uses. Typically office buildings and multifamily residential buildings have offset peak usage times. The multifamily residences typically need parking in the early mornings and late afternoon/evening times. The office building will primarily need parking during the day. Staff is in support of the proposed parking standard.

### Streets

The applicant is proposing the following restrictions regarding privately owned/publicly open streets proposed for this development:

3. Streets will be constructed in accordance with Urban Mixed-Use (UMU) street standards.
  - a. An East/West minor street will be provided connecting K Avenue and Des Moines Drive.
  - b. A North/South major or minor street will be provided connecting Spring Creek Parkway to the northern boundary of the planned development district.
  - c. All streets must be platted as private streets, unless the city agrees to accept dedication of some or all as public streets. All streets are to be open for public use and may not be gated or have restricted access, except as may be permitted for special events.

The purpose of these restrictions is to require a connection from K Avenue to Des Moines Drive with an east/west minor UMU street. The Envision Oak Point Plan proposes such a connection. Additionally a UMU major or minor street will run north to south from Spring Creek Parkway to the northern boundary of the district. Both of these streets will be constructed to UMU standards with on-street parking, sidewalks, and street trees. The proposed street standards are intended to provide for traffic flow, and a pleasant/safe pedestrian environment. Staff is in support of the street standards.

### Landscaping and Open Space

The purpose of the landscaping restrictions is to propose standards in compliance with the Envision Oak Point Plan, to provide buffers between the proposed development and adjacent neighborhoods, and to ensure an enhanced hike and bike trail is provided. Overall, the applicant is proposing a minimum of 150,000 square feet of landscaped areas and open space throughout the subject property.

Across the northern portion of the district is an approximately 250 foot wide utility easement to protect the existing overhead utility transmission lines. This easement restricts development and significantly limits landscaping. Irrigated landscaping and trees are not permitted within this easement. It is desirable to have as much landscaping as possible within the easement, despite the limitations. Grass, rocks, gravel, and other low lying vegetation may be possible, subject to approval by Oncor, the easement holder. Any landscaping in this area would be an improvement to the large expanse of asphalt parking that exists under the easement today. Landscaping here is also consistent with the recommendations of Envision Oak Point.

To buffer the neighborhoods to the north and the east, 50 foot landscape edges are proposed. The landscape edge on the east side of the district along Des Moines Drive will have trees to create a park like setting between the buildings and street. The 50 foot landscape edge adjacent to the norther property line is within the 250 foot wide utility easement and landscaping options will be limited, but will be installed subject to Oncor's approval. Staff is in support of the proposed landscape stipulations.

#### Exterior Building Materials and Building Design

The applicant is proposing several building material stipulations:

1. Additional allowance for metal and the reduction of required City of Plano building material percentages are proposed for flexibility.
2. Materials must change every 250 for nonresidential buildings.
3. Multifamily buildings must have a minimum of two materials on each facade and will consist of requirements to include some gabled or pitched roofs.
4. Multifamily buildings must have building breaks in the facade and a paseo must be provided to provide a pedestrian break through the block.

The purpose of these restrictions to create a quality development with aesthetics and compact blocks that are pleasant for pedestrians and aligns with the desired aesthetic of the village concept prescribed in the Envision Oak Point Plan. Staff is in support of these proposed standards.

#### Restaurants/Patios

The applicant is proposing to require that where restaurants are developed adjacent to open space, trails, or other amenity areas that outdoor patio space be provided, and oriented towards the amenity areas. The stipulation will further ensure that the village concept is achieved. Staff is in support of these restrictions.

#### **SUMMARY:**

The applicant is requesting to create a planned development district to allow multifamily residence as an additional permitted use which will provide a transition between adjacent residential areas and the adaptive reuse of a portion of the large retail facility as an office building. The request includes implementation of development standards that comply with the Envision Oak Point Plan. The proposed restrictions create standards to respect adjacent residents, establish phasing requirements, add landscaping, tree-lined streets, a trail, and open space, and propose building design standards in conformance with the recommendations of the Envision Oak Point.

This proposal does not align with the Future Land Use Map of the Interim Comprehensive Plan, it does align with other policies of the Interim Comprehensive Plan and is in conformance with the Envision Oak Point Plan. Staff is in support of the requested amendment and recommends approval subject to the stipulations summarized and analyzed above, and provided below.

## **RECOMMENDATION:**

Recommend for approval subject to the following:

Restrictions:

The permitted uses and standards shall be in conformance with the Retail zoning district unless otherwise specified herein.

1. The location of multifamily uses and the reduction and rehabilitation of the mall building will be generally consistent with the concept plan approved with Zoning Case 2020-027.
2. Buildings located along any UMU standard street shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the street easement line. If other easements are required in addition to the street easement, then 60% of the facade must be built to the additional easement line.
3. Multifamily residence is an additional allowed use subject to the following restrictions:
  - a. Maximum Number of Dwelling Units: 325
  - b. Maximum Building Height: 3 Stories, 50 feet
  - c. Dwelling unit size will conform to the requirements of the MF-3 District.
  - d. Two story buildings will be set back a minimum of 95 feet from the property line from any single-family residential zoning district boundary line.
  - e. Three story buildings will be set back a minimum of 190 feet from any single-family residential zoning district boundary line.
  - f. Phasing:
    - i. Any construction permit for any multifamily building will not be approved until permit(s) have been pulled for new construction, and/or exterior remodel and interior finish out of a minimum of 100,000 square feet of nonresidential space within the property.
    - ii. A certificate of occupancy for any multifamily building will not be approved until:
      1. The East/West hike and bike trail has been installed connecting K Avenue to Des Moines Drive
      2. A minimum of 0.25 acre of public open space is installed; and

3. All landscaped areas are installed within the overhead electrical easement; and

4. Items from stipulations 5.b. through 5.f. below have been constructed.

g. Design Standards:

i. 75% of all units must have one of the following design features: a true balcony, stoop or patio to provide access to outdoor space.

ii. No building facade parallel to the East/West direction may exceed a length of 250 feet without a break in the façade of a minimum depth of 50 feet for a minimum length of 50 feet. One paseo at grade for the entire depth of the building must be provided.

iii. A minimum of two materials are required on each facade.

iv. 65% of the visible elevation from grade will consist of gabled or pitched roofs.

h. Parking requirements will be in accordance with the Zoning Ordinance except that a maximum of 45% of the spaces required for multifamily may be provided and used jointly for office uses.

4. Streets will be constructed in accordance with Urban Mixed-Use (UMU) street standards.

a. An East/West minor street will be provided connecting K Avenue and Des Moines Drive.

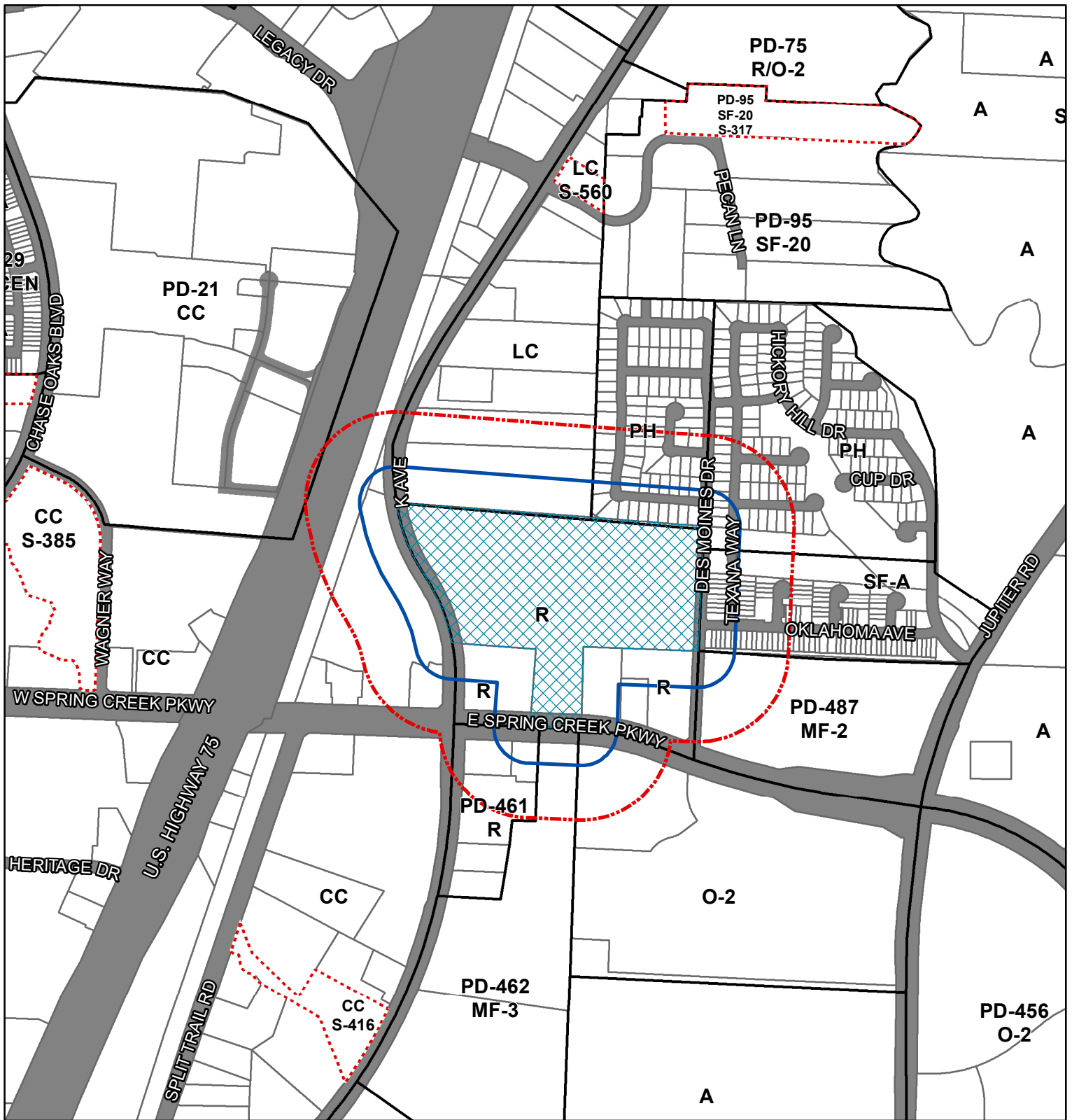
b. A North/South major or minor street will be provided connecting Spring Creek Parkway to the northern boundary of the planned development district.

c. All streets must be platted as private streets, unless the city agrees to accept dedication of some or all as public streets. All streets are to be open for public use and may not be gated or have restricted access, except as may be permitted for special events.

5. Open Spaces, Landscaping, and Building Materials – The open space and landscaping requirements of the Retail and Multifamily Residence-3 zoning districts will apply except as amended below:

a. A minimum of 150,000 square feet will be provided as public open space and landscaping, including walks, amenities, and other hardscape elements.

- b. A minimum 15,000-square-foot public open space will be provided adjacent to the multifamily building with minimum dimensions of 150 feet by 100 feet.
  - c. A minimum 10-foot wide East/West hike and bike trail with a minimum 5-foot wide landscape buffer will be constructed with the following elements:
    - i. One 4-inch caliper tree will be planted every 40 feet.
    - ii. Benches will be placed every 100 feet.
    - iii. A minimum of 2 bike racks will be located along the trail.
  - d. A minimum 50-foot landscape buffer with one 4-inch caliper tree planted every 40 feet will be constructed and maintained between the 2-story multifamily units and Des Moines Drive.
  - e. A 50-foot landscape buffer will be constructed and maintained along the northern property line of the planned development district between the neighborhood to the north, Oak Point Estates Phase 2, Block A.
  - f. Exterior building materials will conform to Section 23.300 of the Plano Zoning Ordinance with the following exceptions:
    - i. Metal exterior wall construction will be a maximum of 50% of any exposed exterior wall.
    - ii. A minimum of 50% of exterior wall construction will be masonry, 3-step stucco, glass or a combination of these materials.
    - iii. No building facade will exceed 250 feet in length without a change in materials.
6. Restaurants must provide patio space and must be oriented to public open space, trails, or other amenity areas where adjacent to such features.

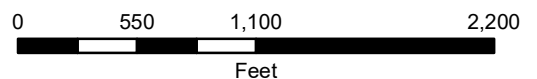
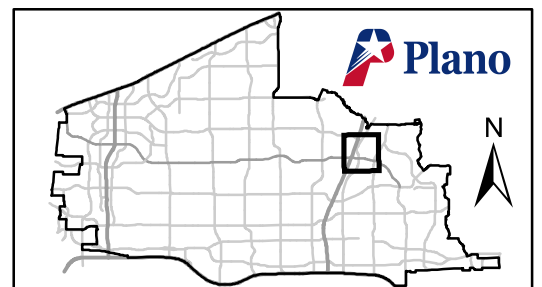


Zoning Case: 2020-027

Existing Zoning: Retail (R)

Proposed Zoning: Planned Development-Retail (PD-R)

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







Zoning Case ZC2020-027

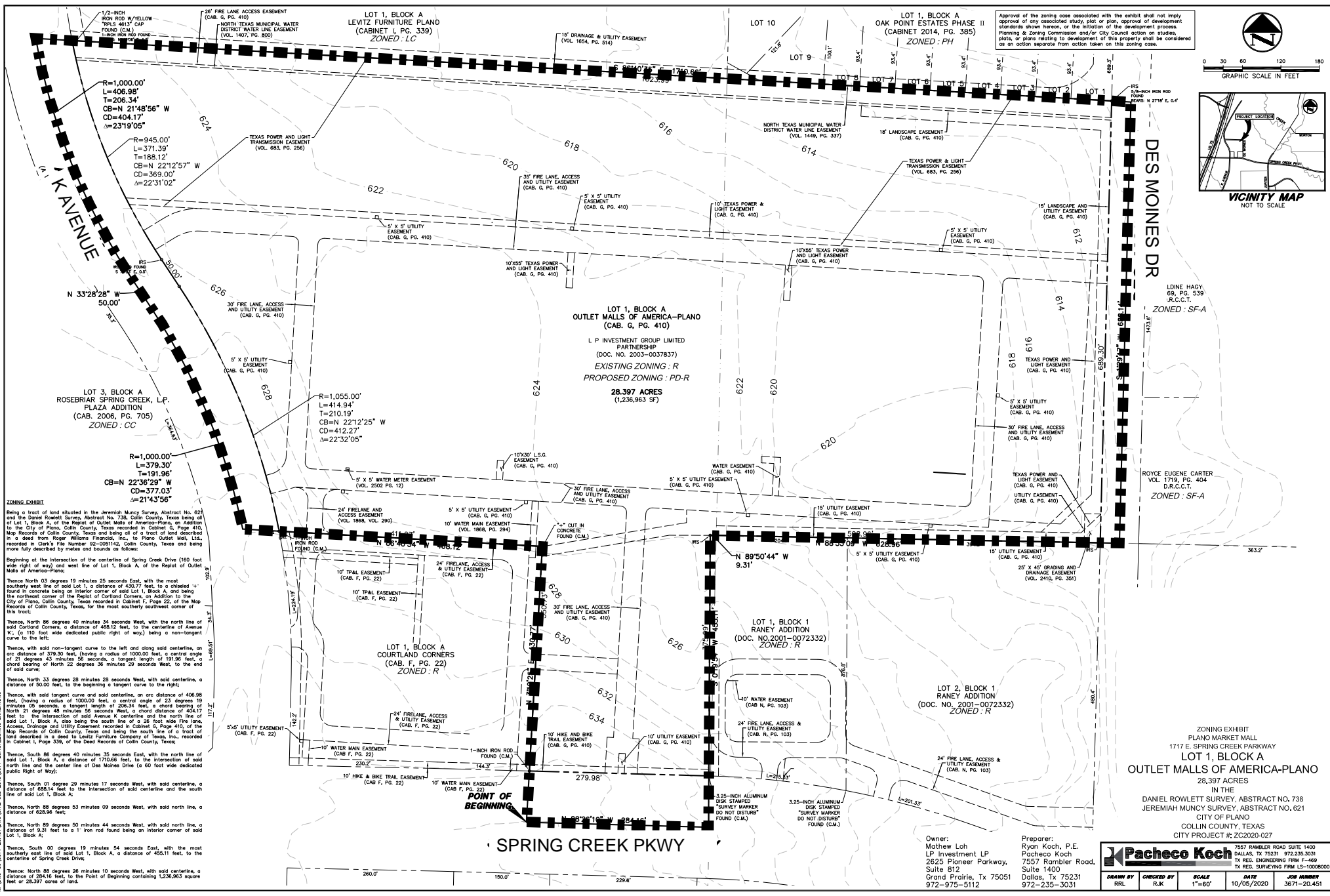


Area of Request

0 320 640  
Feet



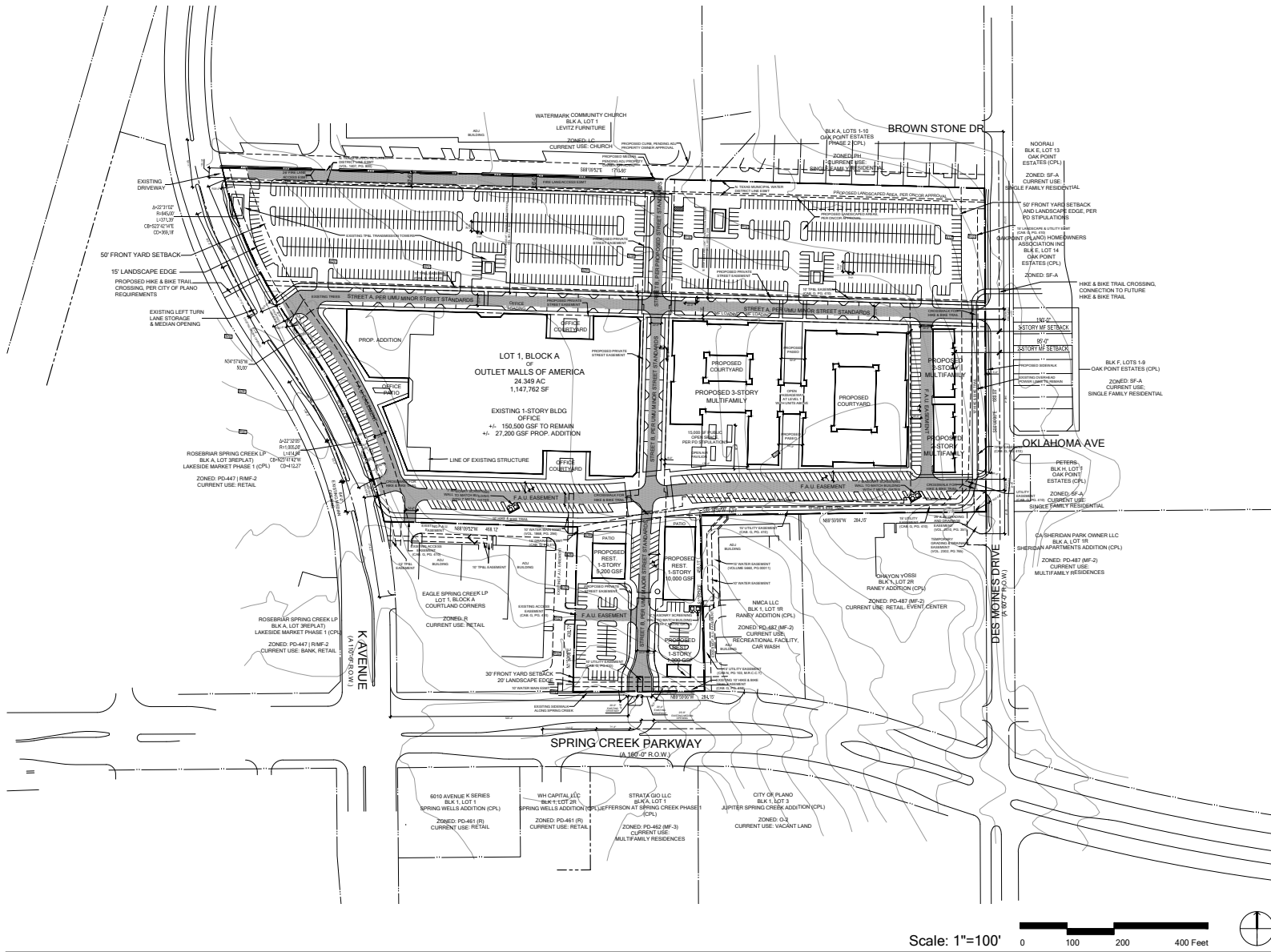
10/5/2020 2:36 PM  
C:\Users\jacob\OneDrive\Documents\2020\2020-05-20-451\_ZONING EXHIBIT.DWG



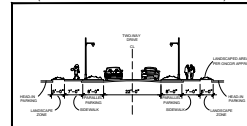
**ZONING EXHIBIT**  
Being a tract of land situated in the Jeremiah Muncy Survey, Abstract No. 601 and the Daniel Rowlett Survey, Abstract No. 738, Collin County, Texas, being all of Lot 1, Block A, of the Outlet Malls of America-Plano, as shown on the plat of the City of Plano, Collin County, Texas, recorded in Cabinet F, Page 410, and being the same as the land described in the deed from Roger Williams Financial, Inc., to Plano Outlet Mall, Ltd., recorded in Clerk's File Number 92-000142, Collin County, Texas, and being more fully described by rules and bounds as follows:  
Beginning at the intersection of the centerline of Spring Creek Drive (160 foot wide right of way) and west line of Lot 1, Block A, of the Outlet Malls of America-Plano;  
Thence North 03 degrees 19 minutes 25 seconds East, with the most southerly west line of said Lot 1, a distance of 430.77 feet, to a chained "I" found in concrete being on interior corner of said Lot 1, Block A, and being the northeast corner of the Outlet Malls of America-Plano, on Addition to the City of Plano, Collin County, Texas, recorded in Cabinet F, Page 22, of the Map Records of Collin County, Texas, for the most southerly southwest corner of this tract;  
Thence North 86 degrees 40 minutes 34 seconds West, with the north line of said Courtland Corners, a distance of 468.12 feet, to the centerline of Avenue K; (a 110 foot wide dedicated public right of way) being a main-tangent curve to the left;  
Thence, with said non-tangent curve to the left and along said centerline, on an arc distance of 379.30 feet, (having a radius of 1000.00 feet, a central angle of 21 degrees 43 minutes 56 seconds, a tangent length of 191.36 feet, a chord bearing of North 22 degrees 36 minutes 29 seconds West, to the intersection of said centerline and the north line of said Lot 1, Block A;  
Thence, North 33 degrees 28 minutes 28 seconds West, with said centerline, a distance of 50.00 feet, to the beginning a tangent curve to the right;  
Thence, with said tangent curve and said centerline, on an arc distance of 406.88 feet, (having a radius of 1000.00 feet, a central angle of 23 degrees 19 minutes 05 seconds, a tangent length of 206.34 feet, a chord bearing of North 21 degrees 48 minutes 56 seconds West, to the intersection of said centerline and the north line of said Lot 1, Block A;  
Thence, North 01 degree 29 minutes 17 seconds West, with said centerline, a distance of 688.14 feet to the intersection of said centerline and the south line of said Lot 1, Block A;  
Thence, North 88 degrees 53 minutes 09 seconds West, with said north line, a distance of 628.68 feet;  
Thence, North 89 degrees 50 minutes 44 seconds West, with said north line, a distance of 9.31 feet to a 1" iron rod found being an interior corner of said Lot 1, Block A;  
Thence, South 00 degrees 19 minutes 54 seconds East, with said centerline, a distance of 284.18 feet, to the Point of Beginning containing 1,306,83 square feet or 28,397 acres of land.

Owner:		Prepared:	
Matthew Loh		Ryan Koch, P.E.	
LP Investment LP		Pacheco Koch	
2625 Pioneer Parkway,		7557 Rambler Road,	
Suite 812		Suite 1400	
Grand Prairie, TX 75051		Dallas, TX 75231	
972-975-5112		972-235-3031	
ZONING EXHIBIT		PLANO MARKET MALL	
1717 E. SPRING CREEK PARKWAY		LOT 1, BLOCK A	
OUTLET MALLS OF AMERICA-PLANO		28,397 ACRES	
IN THE		DANIEL ROWLETT SURVEY, ABSTRACT NO. 738	
JEREMIAH MUNCY SURVEY, ABSTRACT NO. 621		CITY OF PLANO	
COLLIN COUNTY, TEXAS		CITY PROJECT #: ZC2020-027	
DRAWN BY		SCALE	
RRL		1"=60'	
CHECKED BY		DATE	
RJK		10/05/2020	
JOB NUMBER		JOB NUMBER	
3671-20.451		3671-20.451	

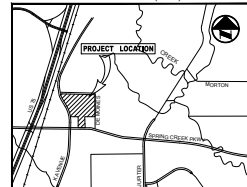
**Pacheco Koch**  
7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-1008000



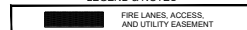
#### STREET B - PROPOSED STREET STANDARDS (THROUGH ONCOR EASEMENT ONLY)



#### VICINITY MAP (NTS)



#### LEGEND & NOTES



General Site Data (ZONING FROM ZONING MAP) (LAND USE FROM ZONING ORDINANCE) PROPOSED ZONING PROPOSED LAND USE	LOT 1				TOTAL
	RETAIL RETAIL OFFICE, MULTIFAMILY, RETAIL & RESTAURANT				
	RETAIL RESTAUR	OFFICE	MULTIFAMILY		
	BUILDING FOOTPRINT AREA (SF)	16,500	177,700	109,300	287,000
	TOTAL BUILDING AREA (GSF)	16,500	177,700	315,200	492,900
	BUILDING HEIGHT (# Stories)	1 STORY	3 STORY	3 Stories	
	BUILDING HEIGHT (dist. to tallest element)	20 FT	30 FT	50 Ft.	
	LOT COVERAGE (percent - xx.x%)	1.4%	15.5%	9.5%	25.0%
	FLOOR AREA RATIO	0.01	0.15	0.27	0.43
	% OF BUILDING FRONTAGE WITHIN 15' OF PRIVATE STREET EASEMENT	80%			
OPEN SPACE REQUIRED (SF)	150,000 SF				
OPEN SPACE PROVIDED (SF)	150,000 SF				
MULTIFAMILY UNITS					
# OF EFFICIENCIES					44
# OF 1 BEDROOMS					192
# OF 2 BEDROOMS					60
TOTAL UNIT COUNT					296
PARKING					
PARKING RATIO					
OFFICE - 1 to 300					592
RESTAURANT - 1 TO 100 MP*	165	592			592
REQUIRED PARKING (BY ZONING/USE)	165	592			592
# OF SHARED SPACES*					266
REQUIRED PARKING TOTAL (INCLUDES SHARED SPACES)					1,083
PROVIDES PARKING					1,137
PARKING IN EXCESS OF 110% OF REQUIRED PARKING SPACES					54
PER PD STIPULATIONS					
40% OF MULTIFAMILY PARKING TO BE SHARED WITH OFFICE PER PD STIPULATIONS					

**APPROVED**  
SUBJECT TO STIPULATIONS  
**NOVEMBER 16, 2020**  
CITY OF PLANO  
PLANNING DEPARTMENT

**EXPIRES**  
**NOVEMBER 16, 2022**  
CITY OF PLANO

CITY PROJECT # RCP2020-005

### REVISED CONCEPT PLAN

The purpose of this revised concept plan is to show the re-purposed existing building, multifamily buildings, retail/restaurant buildings, and related site improvements.

LOT 1, BLOCK A  
OUTLET MALLS OF AMERICA  
26.34 AC

IN THE  
DANIEL ROWLETT SURVEY, ABSTRACT NO. 738  
JEREMIAH MUNCY SURVEY, ABSTRACT NO. 621  
CITY OF PLANO, COLLIN COUNTY, TEXAS

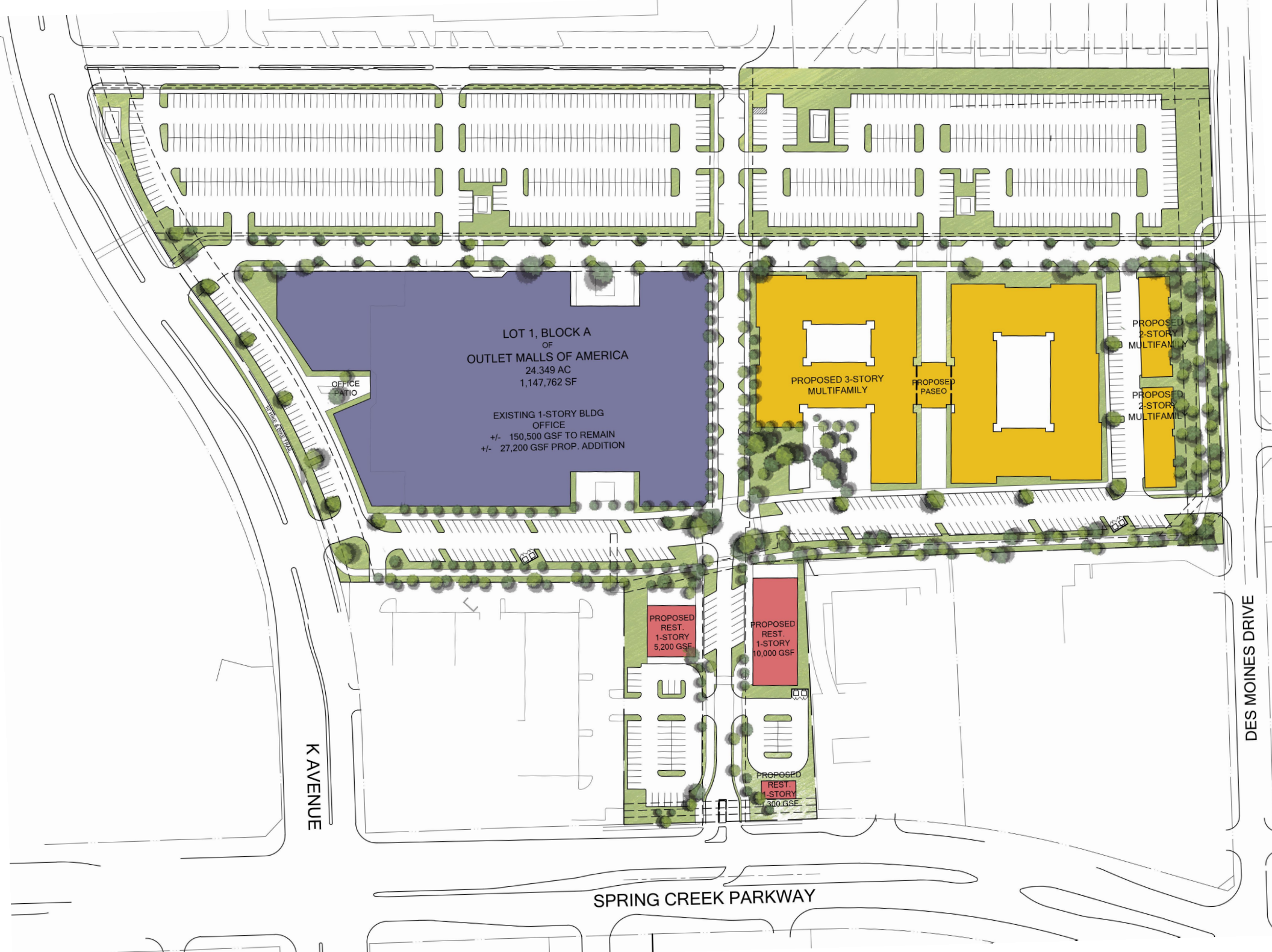
DATE: NOVEMBER 13, 2020

PLANNER/PREPARER: GFF PLANNING  
2008 Fairview St., Suite 300  
Dallas, Texas 75201  
Tel. No. 214-353-1000  
Contact: Brian Moore, AICP

APPLICANT: TRITEN REAL ESTATE PARTNERS  
3807 Bluebonnet Drive  
Houston, Texas 77056  
Tel. No. 281-214-5500  
Contact: Ty Lee

OWNER: LP INVESTMENTS LP  
2601 W. Pioneer Parkway, Ste. 812  
Grand Prairie, Texas 75051  
Tel. No. 972-854-5112  
Contact: Matthew Loh

1717 E. SPRING CREEK PARKWAY  
Plano, Texas



LOT 1, BLOCK A  
OF  
OUTLET MALLS OF AMERICA  
24.349 AC  
1,147,762 SF

EXISTING 1-STORY BLDG  
OFFICE  
+/- 150,500 GSF TO REMAIN  
+/- 27,200 GSF PROP. ADDITION

OFFICE  
PATIO

PROPOSED 3-STORY  
MULTIFAMILY

PROPOSED  
PASEO

PROPOSED  
2-STORY  
MULTIFAMILY

PROPOSED  
2-STORY  
MULTIFAMILY

PROPOSED  
REST.  
1-STORY  
5,200 GSF

PROPOSED  
REST.  
1-STORY  
10,000 GSF

PROPOSED  
REST.  
1-STORY  
300 GSF

K AVENUE

SPRING CREEK PARKWAY

DES MOINES DRIVE



October 29, 2020

City of Plano  
Craig Fisher, Senior Planner  
1520 K Avenue, Suite 250  
Plano, Texas 75074

RE: Property located at 1717 E. Spring Creek Parkway, Plano

Dear Mr. Fisher

You have inquired as to the capacities and enrollment projections for the schools impacted by a potential redevelopment and rezoning of property located at 1717 E. Spring Creek Parkway, Plano, TX.

The following table provides both enrollment and capacity figures.

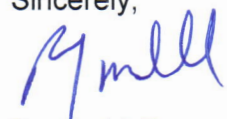
School	2019/20 Enrollment (Actual)	2020/21 Enrollment (Projected)	2021/22 Enrollment (Projected)	2022/23 Enrollment (Projected)	2023/24 Enrollment (Projected)	Program Capacity	Functional Capacity
McCall	552	533	530	528	541	724	615
Bowman	959	947	897	891	843	1,686	1,433
Williams	1,189	1,233	1,274	1,220	1,157	2,204	1,873
Plano East Senior HS	2,993	3,095	3,119	3,153	3,148	3,469	2,949

The enrollment figures are derived from our most recent demographer's report. The 2019/20 column represents actual enrollment as of October 2019. All other enrollment figures are projected and are based on City zoning as it existed in the Fall of 2019. The impact of any zoning changes since that time (including this requested rezoning) are not yet factored into the projections.

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

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

Sincerely,



Randy McDowell  
Chief Financial Officer  
Plano ISD



November 13, 2020

**Mr. Craig Fisher**

Senior Planner

City of Plano Development Review Division, Planning Department

1520 K Avenue

2<sup>nd</sup> Floor, Suite 250

Plano, TX 75074

Dear Mr. Fisher,

It is with great pleasure that we submit this purpose letter to you outlining our approach and development intent for the site commonly known as 1717 E Spring Creek Parkway, Plano Market Square Mall.

We are very excited to be under contract to purchase this property. The city of Plano and its citizens have been fantastic to work and visit with. The schools are always well ranked and the quality of life is incredible. The nearby Oak Point Nature Preserve is a unique amenity within our metroplex and Collin College offers a great education opportunity.

We were initially attracted to Plano Market Square Mall due to its adjacency to US 75 & Legacy and location within an opportunity zone. As we began to investigate further, we learned that many of the citizens have fond memories during the hay day of the mall and the main hallways have great bones for redevelopment. We love the exposed steel structure and the intimate sense of an interior boulevard. Modern creative office companies seek out similar, unique spaces for growth. Our intent is to transform the current blighted eye sore of the building exterior into an authentic and updated aesthetic similar to other successful small scale mixed-use developments across the country. Attached are inspirational images of possible aesthetic solutions for the proposed development.

We are big fans of Envision Oak Point. Our understanding and interpretation of the vision for the Plano Market Square Mall area is to create a 'village' type environment. Specifically, smaller scale mixed-use areas providing housing, neighborhood-focused retail and office. Housing should focus towards seniors and young professionals who are seeking low maintenance housing options in highly amenitized neighborhoods. This is exactly the environment we will create. At the center of our development will be what we like to call the 'heartbeat' of our development. It will consist of open and green space so that families and kids can enjoy the outdoors surrounded by high quality restaurants and urban living units. A walkable 'boulevard' will draw visitors from Spring Creek Parkway into the center of the site and office space will be created with the revitalized one story structure of the existing Western half of the mall. You can see in the attached images that we are very much aligning the scale, aesthetic and use mix with Envision Oak Point.

The city was wise to encourage a mix of uses for the area. Our development thesis often involves a mix of uses due to the synergies and value that is created from the sum of all parts. New office and retail development alone in current market conditions is extremely risky. The urban living units we are



832.214.5000



[www.tritenre.com](http://www.tritenre.com)



[TREPinfo@triten.com](mailto:TREPinfo@triten.com)



15110 Dallas Parkway, Suite 440  
Dallas, TX 75248



requesting is critical to the success of our proposed development and derisks our proforma so that we can confidently develop the entire site and deliver a true mixed-use environment.

We have shared our design intent and site plan with both the adjacent HOAs and Watermark Church and the responses has been positive and supportive. They are tired of looking at the blighted and abandoned mall for so many years and are very excited about our future plans. They are most excited about the jobs that the development will create and for higher quality restaurant options.

Thank you for your continued support, guidance and direction during the rezone process and we look forward to a successful conclusion that will be a benefit to all parties and the community.

Most Sincerely,

A handwritten signature in black ink, appearing to read 'Ty Lee', with a stylized flourish at the end.

Ty Lee  
Principal



832.214.5000



[www.tritenre.com](http://www.tritenre.com)



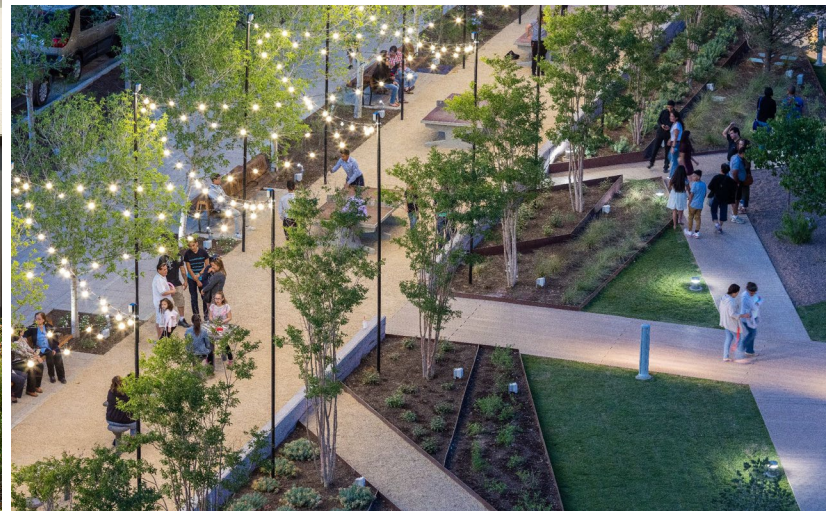
[TREPinfo@triten.com](mailto:TREPinfo@triten.com)



15110 Dallas Parkway, Suite 440  
Dallas, TX 75248



# Activated Greenspace





# Exterior Office Finishes





# Exterior Office Finishes





# Inspiring Retail





# Inspiring Retail





# Multifamily Architecture





# Multifamily Architecture



ENVISION OAK POINT COMPLIANCE ANALYSIS

Pertinent EOP Language
Land Use + Development Patterns
Policy 1 Balanced Neighborhoods: 53% of the survey respondents chose 'redeveloping aging residential and commercial areas' as the first or second most important outcome for Oak Point. 39% of the survey respondents chose 'desirable retail, dining, and entertainment options' as the first or second most important outcome for Oak Point.
Policy 2 Diverse Housing, Action 3: Locate new multifamily development only in areas that support a mix of complimentary uses and have a well-connected pedestrian network.
Policy 3 Walkable Community Action 1: Develop block length and street requirements to support a compact, highly connected street network that accomodates pedestrians, bicyclists, vehicles, and various forms of transit.
Policy 3 Walkable Community Action 2: Ensure parking standards reflect changing demand and improve parking efficiency and supply by promoting shared parking, transit access, and efficient site design.
Policy 3 Walkable Community Action 3: Identify areas that are suitable for mixed-use development and apply mixed-use development standards to those locations.
Mobility
Policy 1 Connected Community Action 1: Uupdate the transportation maps in the city's comprehensive plan to include primary street, transit, bicycle, and pedestrian connections critical to implementing Envision Oak Point.
Parks, Recreation + Open Space
Policy 3 Diverse Open Spaces and Amenities Action 2: Encourage smaller neighborhood-serving open spaces to be privately owned and maintained. Require public access be provided to these private features.
Policy 3 Diverse Open Spaces and Amenities Action 6: Consider publicly accessible recreational amenities such as pickleball, outdoor fitness studios, and other diverse options as a means for fulfilling open space requirements.
Placemaking + Community Design
Policy 2 Great Streets Action 2: Promote green treatments for privacy and buffering in lieu of screening walls and other hardscape options.
Policy 2 Great Streets Action 3: Require street trees with new development to promote walkability and to achieve a more visually interesting streetscape.
Policy 2 Great Streets Action 5: Identify key gateways and focal points as locations for distinctive architecture and site design features such as public art, enhanced landscape, and hardscape treatments.
Policy 3 Vibrant Neighborhood Center Action 2: Require a mix of uses to support new housing in the Oak Point neighborhood center, prioritizing opportunities for high quality restaurants and other food-anchored land uses.

Proposed Development Compliance
Our proposed development focuses on complete renovation and redevelopment of half of the existing Plano Market Square Mall. We will add over 20,000 s.f. of new restaurants, retail and entertainment venues.
Our proposed development plans includes multifamily, creative office and retail in a pedestrian friendly environment with ample green and public space for community use.
Our proposed development would include two new pedestrian friendly UMU minor thoroughfare streets that will create a connected and walkable development. Both thoroughfares are centrally located within the development site. One runs North/South and the other runs East/West. We are also incorporating a hike and bike trail running East/West that will connect our development to the adjacent property's walking trail.
We have been collaborating with the city of Plano staff to utilize shared parking formulas to align with current demand. Up to 45% of spaces required for multifamily may be provided and used jointly for the office.
Our proposed development is a perfect fit for a mixed-use development. One story office space is created along K Avenue, a very busy commercial/retail heavy street. Restaurants are located along Spring Creek Parkway and within the center of the development. Multifamily residential serves as buffer between the commercial components and the adjacent single family residential neighborhoods. One Open House Participant from the Envision Oak Point document stated, 'I cannot wait to see the mix of open spaces and commercial developments and how the area will be rejuvenated so it can finally move on from the Market Square Mall.'
Proposed Development Compliance
Our proposed development incorporates a hike and bike trail to connect our development with adjacent trails.
Proposed Development Compliance
We are creating a large, 100'x150' central green space that will incorporate kids play areas and serve as a multi-function lawn for community events. This area will be open to the public.
The aforementioned public/green space will be programmed with events such as 'yoga on the lawn' and the community will be encourage to participate.
Proposed Development Compliance
We are proposing a landscape buffer consisting of trees and vegetation in lieu of a hard screen wall between the 2 story multifamily units and Des Moines.
We are utilizing the city of Plano UMU minor thoroughfare street standards that requires trees along streets and pedestrian friendly sidewalk widths.
The aforementioned central green space is strategically located within the center of the development to function as the 'heartbeat' of the mixed-use environment. Shade trellices, public art and enhanced landscape/hardscape elements will be incorporated.
Restaurants are an important component to our mixed-used development. They function as an amenity to both the office users and residents on our site. Furthermore, patios and restaurants activate the public/green spaces at the heart of our property.

Policy 3 Vibrant Neighborhood Center Action 4: Establish design standards requiring new development to vary building types and façade design, and engage the street with pedestrian-friendly frontages such as porches, stoops, and shopfronts.
Policy 3 Vibrant Neighborhood Center Action 6: Support unique development concepts that differentiate the area in the increasingly competitive Collin County suburbs.
<b>Economy + Community</b>
Policy 4 Reinvestment Action 1: Prioritize the implementation of Envision Oak Point compatible zoning for key sites such as the Plano Market Square Mall, Plano Event Center, Lavon Farm, and potential transit station areas.
Policy 4 Reinvestment Action 3: Proactively pursue retail, hospitality, restaurant, and neighborhood services to build on the character of Oak Point, serve new and future residents, and attract patrons from outside the area.
<b>VILLAGE Character Defining Elements per EOP</b>
Village areas accommodate a broad mix of housing options, with a strong focus towards seniors and young professionals who are seeking low maintenance housing options in highly amenitized neighborhoods.
Building Height: 1-3 story typical building height
Block Pattern & Streetscape: Compact, regular blocks; highly connected; wide sidewalks; street trees and furniture.
Parking Orientation: Surface parking lots, on-street parking, and garages.
Civic/Open Space: Neighborhood focused green space; community gardens; pocket parks; playgrounds

It is important to us to create a development that literally resembles a village. By that, we mean the architecture is of low scale and of varying exterior materials. Patios and outdoor spaces being integrated not only makes for an enjoyable environment, they are also in high demand by users.
Our development brand and approach has been built on placemaking and creating environments that are unique architecturally, foster socialization and interaction and functional. The MKT and Work/Shop are great examples: <a href="https://themkt.com/">https://themkt.com/</a> <a href="https://workshopdallas.com/">https://workshopdallas.com/</a>
<b>Proposed Development Compliance</b>
The Plano Market Square Mall is a challenging site. The Oncor easement prevents any developer from fully utilizing the site. Many developers have tried to make sense of the parcel and have failed. We are excited and have found a way to make our proforma work with a vibrant mix of uses that will be an asset and amenity for the local community.
We have been having conversations with multiple restaurant and retail operators and they have expressed initial interest in our development. We are excited to bring current and in-demand food and experiences to the community!
<b>Proposed Development Compliance</b>
We are creating a mixed-use environment that will incorporate high quality urban dwelling units targeting young professionals. We will include 200,000 s.f. of office and 20,000 s.f. of restaurants and retail to amenitize our very walkable development.
All buildings 3 story or less
Our development incorporates UMU, sidewalks and street trees. We are also incorporating furniture and bike racks.
We are utilizing existing surface parking and adding on-street parking.
We are creating a large, 100'x150' central green space that will incorporate kids play areas and serve as a multi-function lawn for community events.