

**DATE:** March 16, 2021

**TO:** Honorable Mayor & City Council

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

**SUBJECT:** Results of Planning & Zoning Commission Meeting of March 15, 2021

**AGENDA ITEM NO (6) – ZONING CASE 2021-002**  
**APPLICANT: ROSEWOOD PROPERTY COMPANY**

Request to amend Urban Mixed-Use-1 on 156.3 acres located at the southwest corner of Plano Parkway and Alma Drive in order to modify the location and size of multifamily uses; the location, size, and height of office and hotel use; increase the number and adjust the location of Single-Family Residence attached uses, and adjust other development standards. Zoned Urban Mixed-Use-1 and located within the 190 Tollway/Plano Parkway/Overlay District. Project #ZC2021-002.

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

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

Letters Received Within 200' Notice Area: Support: 99 Oppose: 1 Neutral: 0

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

Other Responses: Support: 1 Oppose: 2 Neutral: 1

**STIPULATIONS:**

Recommended for approval as noted in the exceptions below (deletions are noted in ~~striketrough~~; additions are noted in underline text):

Restrictions:

The permitted uses and standards shall be in accordance with the Urban Mixed-Use (UMU) zoning district standards unless otherwise specified herein. Where an approved plan conflicts with an adopted regulation and no variance or exception is expressly approved, the regulation shall apply.

The development plan shall be adopted as part of the Ordinance.

Exceptions of the UMU District

1. The following exceptions shall apply to all blocks within the district:
  - a. Minimum single-family residence attached density: 8 dwelling units per acre

- b. Single-family residence detached is an additional permitted use and must be developed in accordance with the Patio Home (PH) zoning district standards, except as noted below:
  - i. Minimum Lot Width: 35 feet
  - ii. Maximum Height: 3 story, 35 feet
- c. The landscape edge may be reduced to 15 feet along Plano Pkwy., Alma Dr., State Highway 190, and Custer Rd.
- d. All blocks are exempt from the maximum building setbacks for structures adjacent to Alma Dr., Plano Pkwy., Custer Rd., and State Highway 190.
- e. A minimum of 40% of the gross linear footage of the first floor along the activity center must consist of retail, restaurant, entertainment, and other active uses.
- f. Height:
  - i. Maximum Building Height: One 25 story (360 feet) building to be located adjacent to State Highway 190 and a minimum of 1,500 feet east of Custer Rd.; remainder 20 stories (290 feet).
  - ii. Within 250 feet of the south right-of-way line of Plano Pkwy., a maximum 8 story height (120 feet) is allowed. No more than 50% of the structures within this setback must exceed 6 stories (90 feet). One building at the southeast corner of Custer Rd. and Plano Pkwy. may be 10 stories (150 feet). The maximum height for all other buildings is 20 stories (290 feet). All heights must include mechanical/penthouse.
  - iii. Maximum Parking Structure Height: 6 levels above grade (60 feet).
- g. Signage located along exterior public rights-of-way must comply with Subsection 22.600 (Requirements for Freestanding Signs Located within an Overlay District) of Article 22 (Signs) with the following exceptions:
  - i. Identification signs may have a maximum size of 150 feet.
- h. All signage internal to development along private and quasi-public streets must be consistent with the signage standards of Subsection 10.800.6 (Signs) of Section 10.800 (Downtown/Business Government) of Article 10 (Nonresidential Districts) with the following exceptions:
  - i. Signage may be illuminated.
  - ii. Stainless steel, perforated metal, and/or wire mesh with dark bronze finish are additional sign finish.

- i. If the Central/190 Addition property is zoned to a district less intense than Light Industrial and is used for a land use allowed by right in the UMU-1 district, then one point of cross access must be provided to the western edge of Central/190 Addition, Block A, Lot 1.
- j. An average residential density of 36 dwelling units per acre must be maintained within the UMU district.

2. Block A1:

- a. ~~Maximum block length must be 800 feet.~~
- ~~a b. Maximum block size must be 5 acres.~~
- c. ~~Single tenant maximum first floor must be 45,000 square feet.~~
- d. ~~Gates are permitted for the purpose of restricting internal access.~~
- e. ~~Minimum lot coverage must be 50%.~~
- f. Any off street parking requirements may be provided within Blocks A2, A3, or A4 provided that binding agreements exist which will ensure the availability of such off street parking for the reasonable useful life of the building or project to be built on the site. Such off street parking must be located within 600 feet of the site, measured as the shortest possible distance in a straight line from the closest property line of the site to the closest point on the parking structure or lot.
- g. ~~One freestanding restaurant building is permitted to have a minimum height of one story and a minimum size of 2,500 sq. ft. The restaurant must have a 1,000 sq. ft. patio which must open onto or be adjacent to a plaza, creek, and/or public open space.~~
- h. ~~Food truck park is an additional permitted use.~~
- b. A pedestrian paseo a minimum of 30 feet wide will be provided that will connect the western property line and the eastern property line. Covered open air elevated walkways may be provided above the ground floor for resident access.
- c. A break in the building massing that will be no less than 15 feet wide and a minimum of 30 feet deep will be provided alongside the paseo on the eastern and western building facades.

3. Block A2:

- a. Maximum block length must be 650 ~~800~~ feet.

- b. Maximum block size must be 7.0 ~~9~~ acres.
- c. Single-tenant maximum first floor must be 50,000 ~~45,000~~ square feet.
- ~~d. Gates are permitted for the purpose of restricting internal access.~~
- ~~d~~ e. Minimum lot coverage must be 40%.
- ~~f. Any off-street parking requirements may be provided within Blocks A1, A3, or A4 provided that binding agreements exist which will ensure the availability of such off-street parking for the reasonable useful life of the building or project to be built on the site. Such off-street parking must be located within 600 feet of the site, measured as the shortest possible distance in a straight line from the closest property line of the site to the closest point on the parking structure or lot.~~

~~e~~ g. Food truck park is an additional permitted use.

4. Block A3:

- a. Maximum block length must be 800 feet.
- b. Maximum block size must be 5.0 ~~3.5~~ acres.
- c. Single-tenant maximum first floor must be 45,000 square feet.
- ~~d. Gates are permitted for the purpose of restricting internal access.~~
- ~~d~~ e. Minimum lot coverage must be 20%.
- ~~f. Any off-street parking requirements may be provided within Blocks A1, A2, or A4 provided that binding agreements exist which will ensure the availability of such off-street parking for the reasonable useful life of the building or project to be built on the site. Such off-street parking must be located within 600 feet of the site, measured as the shortest possible distance in a straight line from the closest property line of the site to the closest point on the parking structure or lot.~~

~~e~~ g. Food truck park is an additional permitted use.

5. Block A4:

- ~~a. Maximum block length must be 800 feet.~~
- ~~a~~ b. Maximum block size must be 4.5 ~~6~~ acres.
- ~~b~~ e. Single-tenant maximum first floor must be 45,000 square feet.



~~d. Gates are permitted for the purpose of restricting internal access.~~

~~c e.~~ Minimum lot coverage must be 40%.

~~f. Any off-street parking requirements may be provided within Blocks A1, A2, or A3 provided that binding agreements exist which will ensure the availability of such off-street parking for the reasonable useful life of the building or project to be built on the site. Such off-street parking must be located within 600 feet of the site, measured as the shortest possible distance in a straight line from the closest property line of the site to the closest point on the parking structure or lot.~~

~~d g.~~ Food truck park is an additional permitted use.

6. Block A5:

a. Minimum lot coverage must be 20 45%.

b. Required offsite parking may be provided in ~~other blocks~~ Blocks A2, A3, and A4 provided that binding agreements exist which will ensure the availability of such off-street parking for the reasonable useful life of the building or project to be built on the site.

c. ~~Two~~ Freestanding restaurant buildings are permitted to have a minimum height of one-story and a minimum size of 2,500 sq. ft. The restaurants must have a 1,000 sq. ft. patio which must open onto or be adjacent to a plaza, creek, and/or public open space.

d. A minimum of 0.5 acre of publicly accessible open space or plaza must be provided.

e. Food truck park is an additional permitted use.

f. Parallel parking depicted in the Development Plan may be modified to angled parking stalls.

g. Hotel use in this block may be substituted by retail, restaurant, professional/general administrative office, or other permitted nonresidential uses provided the proposed nonresidential uses do not change the primary, secondary, or tertiary classification of uses within the district.

h. Any off-street parking requirements may be provided within Blocks A2, A3, or A4 provided that binding agreements exist which will ensure the availability of such off-street parking for the reasonable useful life of the building or project to be built on the site.

7. Block B:

- a. Must have a maximum block size of 4.4 acres.
- b. A pedestrian paseo a minimum of 30 feet wide will be provided that will connect the western property line and the eastern property line. Covered open air elevated walkways may be provided above the ground floor for resident access.
- c. A break in the building massing that will be no less than 15 feet wide and a minimum of 30 feet deep will be provided alongside the paseo on the eastern and western building facades.

~~8. Block D must have a maximum block size of 4 acres.~~

8. Parking for uses in Block C may be located in Blocks A4 and F.

9. Block F:

- a. Maximum block length must be 750 ~~1,100~~ feet.
- b. Must have a maximum block size of 6 acres.
- c. Food truck park is an additional permitted use.

~~10. Block H minimum building height must be one story, 24 feet for nonresidential uses.~~

10 ~~11~~. Block I:

- a. Must have a maximum block size of 4 acres.
- b. Single-Family Residence-Attached lots may take access from an access and utility easement. Units may front on an access and utility easement. The minimum frontage required along a public street for each lot deriving frontage from an access and utility easement is 6 feet. The access and utility easement must be a minimum of 22 feet wide, paved and maintained by the homeowners association.

11 ~~12~~. Block K: must have a maximum block size of 4 acres.

12 ~~13~~. Block L:

- a. Minimum building height must be one story, 24 feet for nonresidential uses.
- b. Minimum lot coverage must be 40%.

13 ~~14~~. Block M:

- a. Minimum building height must be one story, 24 feet for nonresidential uses.
- b. Minimum lot coverage must be 25%.

1445. Block N must have a maximum block size of 5 acres.

1546. Minimum lot coverage for end units in single-family attached developments and Block O, Lot 2 must be 50%.

1647. Block T:

- a. Minimum free-standing building square footage must be 3,000 square feet.
- b. Minimum building height must be one story, 24 feet for nonresidential uses.
- c. Minimum lot coverage must be 10%.
- d. Minimum floor area ratio must be 0.1:1.

1748. Block U:

- a. Minimum building height must be one story, 24 feet for nonresidential uses.
- b. Minimum lot coverage must be 10%.
- c. Minimum floor area ratio must be 0.1:1.
- d. Food truck parking is an additional permitted use.

1849. Block V:

- a. Minimum building height must be one story, 24 feet for nonresidential uses.
- b. Minimum lot coverage must be 10%.
- c. Minimum floor area ratio must be 0.1:1.
- d. Food truck parking is an additional permitted use.

DF/kob

cc: Rick Perdue, Rosewood Property Company  
Josh Millsap, KFM Engineering & Design  
Jeanna Scott, Building Inspections Manager

<https://goo.gl/maps/j76tZcd7ny5cRTde6>

CITY OF PLANO  
PLANNING & ZONING COMMISSION

March 15, 2021

**Agenda Item No. 6**

**Public Hearing:** Zoning Case 2021-002

**Applicant:** Rosewood Property Company

(Submitted Under the Interim Comprehensive Plan)

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**DESCRIPTION:**

Request to amend Urban Mixed-Use-1 on 156.3 acres located at the southwest corner of Plano Parkway and Alma Drive in order to modify the location and size of multifamily uses; the location, size, and height of office and hotel use; increase the number and adjust the location of Single-Family Residence attached uses, and adjust other development standards. Zoned Urban Mixed-Use-1 and located within the 190 Tollway/Plano Parkway/Overlay District. Project #ZC2021-002.

**SUMMARY:**

The applicant is requesting to amend Urban Mixed-Use-1 in order to make adjustments to the uses and site design of the western portions of the subject property that generally reduce the overall intensity of the development. The proposed changes appear to align with the market and community interests, as there are reduced building heights and additional single-family units are proposed. Modifications to the density and design of the overall development are not in full alignment with the concept of Urban Mixed Use zoning, but the applicant has proposed standards to mitigate concerns. The request is generally in conformance with the recommendations of the Interim Comprehensive Plan. Staff recommends approval per the changes noted in the recommendation section below.

**REMARKS:**

The applicant is requesting to amend the Urban Mixed-Use-1 zoning district to modify the western portion of the subject property. The applicant is proposing various changes to the adopted development plan and exception language per the attached letter.

The UMU district is intended to provide a planning, regulatory, and management framework for the design, development, and operation of urban mixed-use centers which promote social interaction, community identity, and efficient use of land and resources. The UMU district should also support and encourage a variety of transportation options, including transit, bicycles, and walking. The zoning district is applicable primarily to large undeveloped properties where higher-density residential and commercial uses are appropriate.

The UMU-1 district was initially established in 2014. UMU-1 was amended twice in 2017 to update signage, lot and block layouts, use allocations, and street layouts. There are 48.6 of 156.3 total acres constructed within the development, which equates to 31.1% of the acreage in the subject property. Existing development includes 490 Single-Family Residences, 636 multifamily residences, three restaurant buildings totaling 12,981 square feet, 16.8 acres of improved or natural open space, and a 10,884 square foot commercial building with health/fitness center and medical office uses.

### **Surrounding Land Use and Zoning**

North	Across Plano Parkway, the properties are zoned Planned Development-377-Retail/General Office (PD-377-R/O-2), Planned Development-378-Retail/General Office (PD-378-R/O-2), Light Industrial-1 (LI-1), Planned Development-379-Retail/General Office (PD-379-R/O-2), Single-Family Residence-7 (SF-7), and Corridor Commercial (CC) and are developed with professional/general office, religious facility, single-family residences, and assisted living facility uses.
East	Across Alma Drive, there is an existing multifamily development zoned Multifamily Residence-2 (MF-2).
South	Across State Highway 190, the properties are within the City of Richardson and are developed with multifamily, hotel, and retail uses.
West	Across Custer Road, the property is zoned Planned Development-383-Retail/General Office (PD-383-R/O-2) and is undeveloped.

### **Conformance to the Comprehensive Plan**

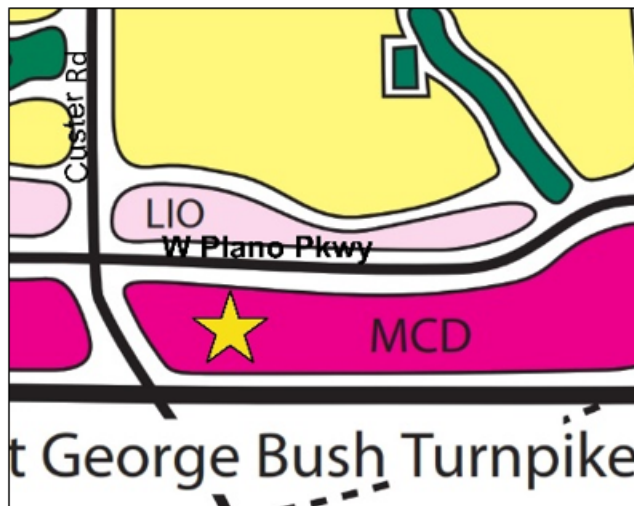
This zoning request was reviewed for conformance with the *Interim Comprehensive Plan (1986 based)* adopted in August 2020.

#### **Land Use Element**

This zoning request was reviewed for conformance with the Interim Comprehensive Plan (1986 based) adopted in August 2020.

Heritage Creekside was originally approved in 2014.

The Land Use Plan (2011) designates the subject property Major Corridor Development.



“This designation applies to three areas that are served by major expressway facilities: the Dallas North Tollway Corridor, President George Bush Turnpike, and the State Highway 121, Corridor. Development in these corridors is expected to include a mix of commercial,

office, and technical production uses. Floor area ratios and heights should be limited by proximity to residential areas. Residential development is generally not appropriate within these corridors, although residential development may be considered along the southern edge of the State Highway 121 corridor.”

Residential uses may be appropriate in proximity to State Highway 190 because these uses are proposed within an urban center.

### 2012 Interim Amendment Redevelopment and Undeveloped Land Policies

The following recommendations are applicable to this request:

2. Isolated residential development should not be permitted; residential rezoning requests need to establish a completely 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.

This is not an isolated development. It is a completely new neighborhood with mid-rise multifamily units associated with an urban mixed-use center. The project has been under construction since 2015.

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.

This policy was addressed in 2014 and considered that the taller buildings development pattern on the south would mitigate the impact of the freeway on the residential units. Portions of the subject property with proposed residential uses are within the 1,200-foot setback; however, this request is not bringing residential units closer to State Highway 190. With the exception of the 32 single-family lots, residential uses are already allowed in the district. Further, the blocks which include residential uses associated with this request are approximately 750 feet from the centerline of State Highway 190. Additionally, these uses are buffered from State Highway 190 by future commercial development with heights ranging from 4 stories to 15 stories in height, as shown on the development plan.

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. Additionally, mid-rise multifamily development and neighborhood mixed-use zoning districts could be exceptions to this minimum density requirement.

The proposed dwelling unit density is 36 units per acre, minimally less than the requirement of 40 units. This is the result of the inclusion of single-family units in Block

D. This change provides additional residential diversity to the mid-rise multifamily units in the overall development.

**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.

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

The subject property is located near Overland Trail Park, a small neighborhood greenbelt located on the north side of Plano Parkway, east of Pitman Creek and Westwood Park. Liberty Recreation Center is located within a few miles of the subject property. Additionally, future residents would be served by the Schimelpfenig Library which has sufficient capacity to serve the development.

**Traffic Impact Analysis (TIA)** - A TIA is not required for this rezoning request. Staff has compared the proposed mix of uses, including the introduction of 32 Single-Family Residence attached lots, the increase of 38,990 square feet of retail, and the reduction of 792,181 square feet of professional/general administrative office, with the current mix of uses 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.):

<u>Current Mix of Uses</u>	<u>AM</u>	<u>PM</u>	<u>Proposed Mix of Uses</u>	<u>AM</u>	<u>PM</u>
2,367,782 SF Office	3,670	3,528	1,575,601 SF Office	2,442	2,348
201 Single-Family Attached Units	81	105	233 Single-Family Attached Units	103	121
99,574 SF Retail	100	371	138,564 SF Retail	139	517
400 Hotel Rooms	208	244	400 Hotel Rooms	208	244
1,300 Multifamily Units	455	572	1,300 Multifamily Units	455	572
<b>Total</b>	<b>4,514</b>	<b>4,820</b>	<b>Total</b>	<b>3,347</b>	<b>3,802</b>

From the tables above, the ITE data projects that this request would generate significantly less peak hour morning and evening traffic than the current UMU-1 zoning.

## ISSUES:

### Proposed Updates

The UMU zoning district requires a development plan to be adopted as part of the zoning request. The development plan provides a conceptual layout of the overall site with proposed streets, blocks, buildings, open spaces, and the requested mix of uses. The Phase 1 portion of the plan, which includes a majority of the eastern portions of the subject property, matches the existing approved plan. All portions of Phase 1 are existing or under construction at this time.

Phase 2 includes the remainder of the development, mainly focused on the western portion of the subject property. The applicant is proposing some significant changes to Phase 2, as noted below:

1. **Mix of Uses:** The applicant is proposing to move the office use from a primary use to a secondary use to meet current market demand, as explained in the attached letter. A block of office use along Plano Parkway is being removed, and a block of single-family attached housing is being added. The applicant is requesting to allow hotel uses to be substituted by permitted nonresidential uses provided the other standards in UMU are satisfied. Retail and hotel uses are proposed to meet the tertiary use percentages.

The existing and proposed mix of uses are shown in the table below:

	<u>Existing</u>		<u>Proposed</u>
Primary: Residential	45%	Primary: Residential	53%
Primary: Office	48%	Secondary: Office	39%
Tertiary: Hotel	4.8%	Tertiary: Hotel	4.8%
Tertiary: Retail	2.2%	Tertiary: Retail	2.5%
Tertiary: Restaurant	0.3%	Tertiary: Restaurant	0.6%
		Tertiary: Health/Fitness Center	0.3%
Total	100%		100%

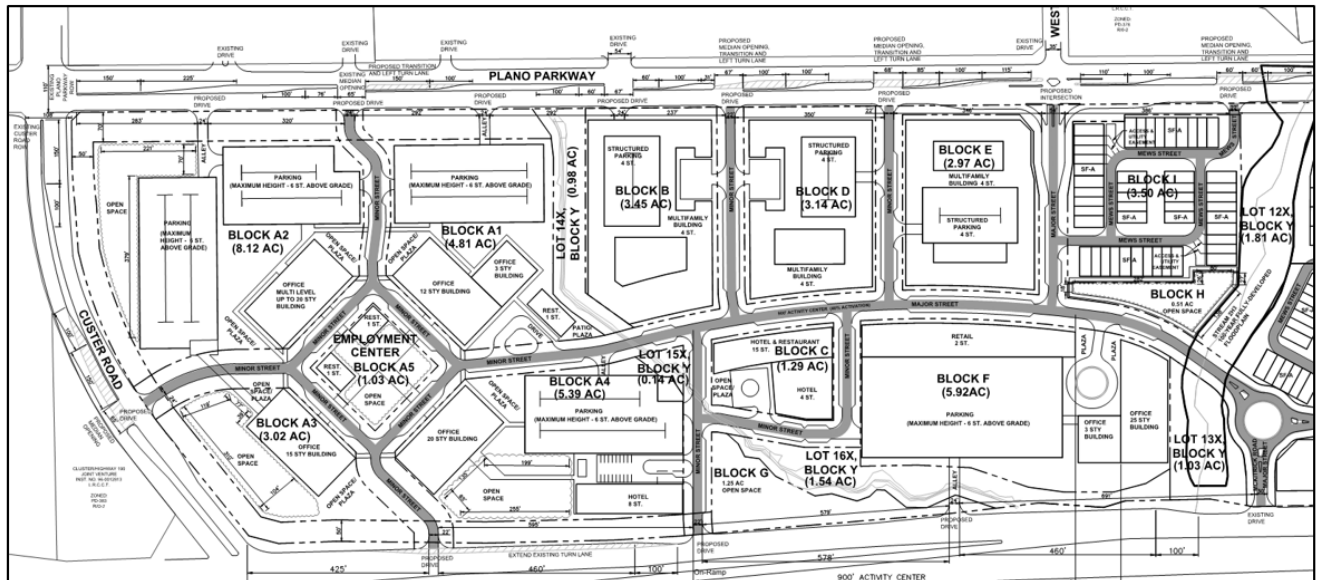
2. **General Layout and Height:** Previously, the western portion of the subject property was designed with large multistory office blocks with parking garages surrounding an internal retail and restaurant block (Block A5), and two multifamily blocks. The proposed plan shows revisions to the block layout and street system, updating the major east-west street to continue straight through to Custer Road and relocating Block A5 to the south of the major street.

Another significant design change includes the reduction of building heights, reducing the office buildings previously shown at 12 and 15 stories to 6 stories. The allowances for taller buildings still remain as options within the UMU-1

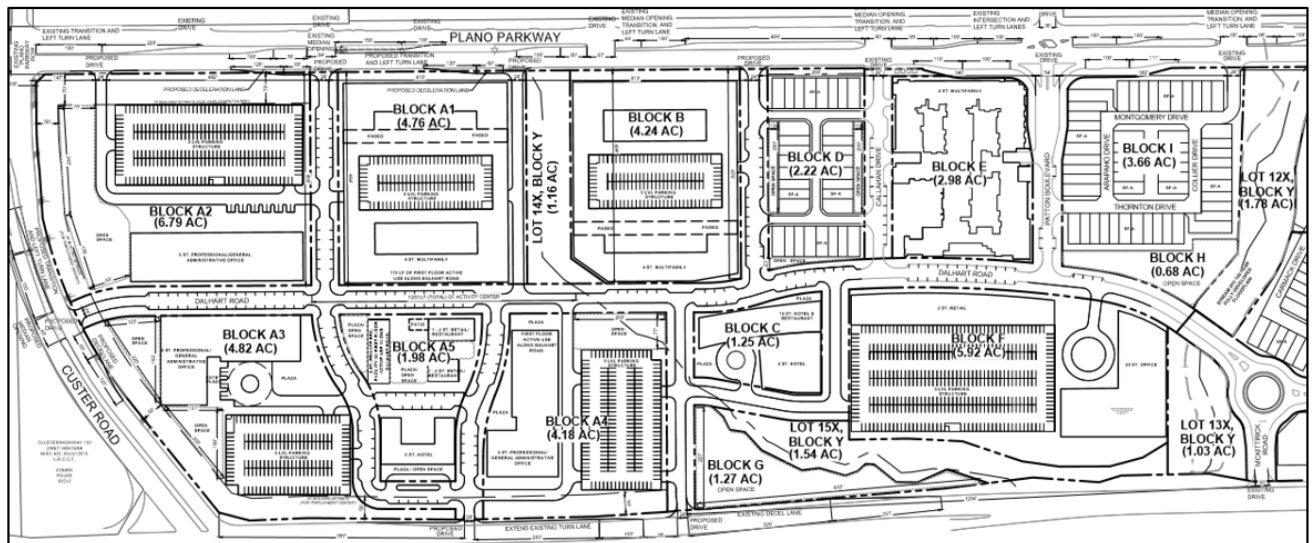


exceptions, but the proposed office building heights are intended to be more reflective of current market desires, as described in the applicant's letter.

### Previous Approved Plan



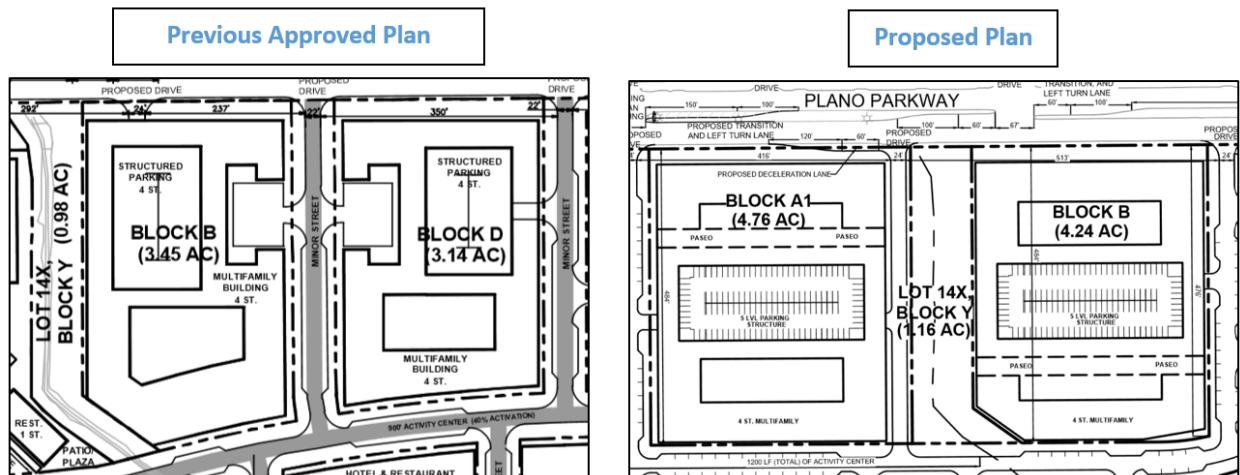
### Proposed Plan



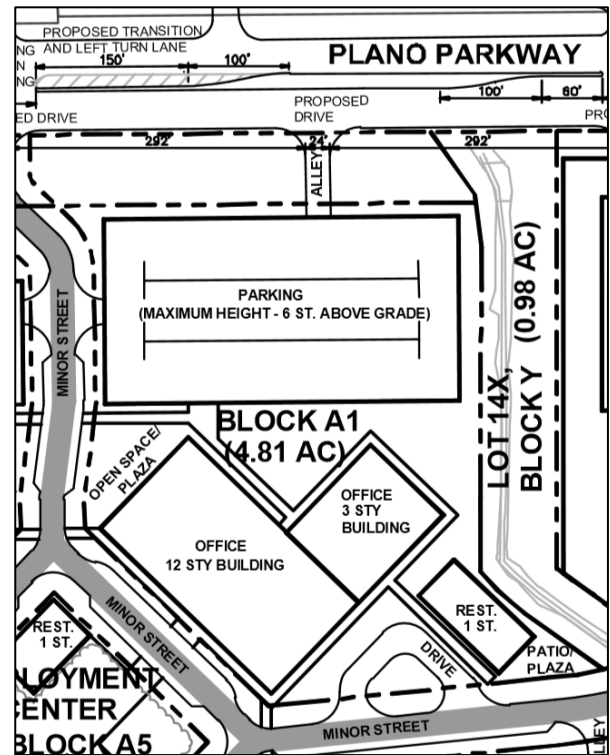
3. Residential Uses: The applicant is proposing to maintain the existing number of proposed multifamily units but to increase the number of single-family lots by 32, from 259 lots to 291 lots. The locations of multifamily and single-family units have also been modified, shifting these units to the west and placing them in larger blocks and buildings.

The applicant is also requesting to reallocate 341 multifamily units to different blocks as noted below:

- In Block A1, the use is changing from a 12-story office building to a 4-story multifamily building with 339 units. A total of 323 units have been moved from Block D, and 16 units have moved from Block E.
  - In Block B, two multifamily units are being added, moved from Block E.
  - In Block D, the use is changing from a 323 unit multifamily building to 32 single-family residence attached lots, and the multifamily units are being relocated to Block A1 as noted above.
  - In Block E, the number of units is being reduced from 322 to 304 to match the existing development. A total of 16 units moved to Block A1, and two units moved to Block B, as noted above.
4. Pedestrian Paseo: This request includes amendments to Blocks A1 and B, which show multifamily buildings with integrated parking garages filling the blocks. The previous development plan did not have residential buildings with this combination of lot size, lot coverage, mass, and scale, as shown below:



The UMU district requires a maximum block size of 3 acres. Although the existing exceptions allow larger blocks (currently 5.0 acres for Block A1 and 4 acres for Block B), the design of those blocks was significantly different, as illustrated by the adjacent image for Block A1. Development on this block showed an office building with a parking garage and entry features along the streets, public open space, a 70-foot building setback along Plano Parkway, and a single-story restaurant and plaza along the central street.



Due to staff's concerns about the massing and scale of the new designs, the applicant is proposing to provide a minimum 30-foot paseo, which is an outdoor public walkway, and a minimum 15-foot building inset to provide separation. The 30-foot paseo, which is double the width of a standard single-family residential alley, will provide an accessible pedestrian pathway between the buildings. Coupled with the building façade break, this proposal will create a sufficient block separation to encourage pedestrian activity through the blocks, allowing people to cross through to the natural green space in Block Y and providing relief from the massing associated with the larger block size.

Though this block size is not ideal, as is suggested by the need for an exception, the connections provide a balanced approach. The paseos ensure there are two buildings on each block, which further limits massing and scale, while the pedestrian bridges connect the buildings to allow convenient access for residents to covered and secure garage parking. The use of a paseo, rather than a street, allows for much more landscaping and a safer walkway.

### Other Proposed Updates

The UMU zoning district allows certain exceptions to be requested to provide flexibility for individual development. With the proposed updates to the development plan, the applicant is asking for the following exceptions for the UMU-1 district. The changes are summarized below:

1. Density – This request will reduce the average residential density from 40.1 dwelling units per acre (DUA) to 36.8 DUA. The purpose of the residential density requirement is to help generate enough market demand to support the active commercial uses required within the district. The reduction in density means units are spread over more land, and the intensity of commercial development is also reduced. Overall, the customer base is diminished from the previously approved

plan, even with the additional 32 units, primarily due to the reduced commercial office space. The residential density reduction is due to:

- a. The additional 32 Single-Family Residential lots at 11.5 DUA.
- b. The remaining 646 multifamily units at a reduced density. Prior blocks were in the 90-100 DUA range. New blocks are in the 70-80 DUA range. The height allowed and number of units proposed has not changed.

2. Lot A5 – This lot has been relocated and is proposed to have the following updates:

- a. Relocating the 6-story hotel from the block to the east;
- b. Increasing restaurant square footage;
- c. Adding a private recreation facility; and
- d. Increasing minimum lot coverage from 15% to 20%

3. For additional flexibility in site development, the applicant is requesting the following allowances:

- a. Block A2 – Increasing the single-tenant maximum first floor from 45,000 square feet to 50,000 square feet. This request is intended to accommodate a future office tenant that may desire a larger floorplate. Although this is a building increase of 5,000 square feet, the applicant is proposing to offset this additional allowance by further restricting the block size, block length, and removing gating and parking exceptions.
- b. Block A3 – Increasing block size from 3.5 acres to 5.0 acres. With the redesign of the western portion of the plan, this block has grown significantly but retains a future office building and open space. It now includes a parking garage. Although the block is much larger, the block to the north, A2, has decreased significantly due to the modified street layout. The block includes over half an acre of public open space, a 50-foot building setback from exterior streets, and the building and parking garage are designed to engage the public with a plaza and access driveways into the site.
- c. Block A5:
  - i. Removing the two freestanding restaurants maximum limitation. There are two restaurants shown on the current plan and a private recreation facility. The applicant is requesting flexibility to have additional restaurants.
  - ii. Allowing parallel parking to also be head-in angled parking. On minor streets, parallel parking is required. The applicant would like to utilize angled parking to gain additional spaces from the minor street to serve the restaurant and recreation facility uses.

- iii. Allowing hotel use to be replaced by other nonresidential uses so long as the use classifications do not change. The applicant is not certain a hotel operator will choose to locate onsite due to the market. If that use does not occur, they would like to utilize that location for alternative, nonresidential uses such as retail, office, or restaurant. It should be noted that there is a second hotel location in Block C.
  - iv. Updating open space language to confirm it includes plazas. The applicant is proposing this change to clarify that the public areas in this lot may be developed as landscaped open spaces or as plazas.
- 4. Reducing and Removing Exceptions – A variety of exceptions are being removed due to the new design, including maximum block lengths and sizes, parking requirements, gating standards, and others. With the proposed site changes, the previous exceptions were no longer necessary, and the applicant is cleaning up the language.
  - 5. Parking – The applicant is requesting to allow parking in Blocks A5 and C to be provided offsite, with necessary parking agreements. The language proposed has been used previously in other portions of the subject property and is consistent with the standards in the Commercial Employment (CE) zoning district. Common parking garages are typical development amenities for mixed-use developments.
  - 6. Food Truck Park - The applicant requesting to add food truck park as an additional permitted use in Block F to serve the retail and office uses.

## **RECOMMENDATION:**

Recommended for approval as noted in the exceptions below (deletions are noted in ~~striketrough~~; additions are noted in underline text):

### **Restrictions:**

The permitted uses and standards shall be in accordance with the Urban Mixed-Use (UMU) zoning district standards unless otherwise specified herein. Where an approved plan conflicts with an adopted regulation and no variance or exception is expressly approved, the regulation shall apply.

The development plan shall be adopted as part of the Ordinance.

### **Exceptions of the UMU District**

- 1. The following exceptions shall apply to all blocks within the district:
  - a. Minimum single-family residence attached density: 8 dwelling units per acre

- b. Single-family residence detached is an additional permitted use and must be developed in accordance with the Patio Home (PH) zoning district standards, except as noted below:
  - i. Minimum Lot Width: 35 feet
  - ii. Maximum Height: 3 story, 35 feet
- c. The landscape edge may be reduced to 15 feet along Plano Pkwy., Alma Dr., State Highway 190, and Custer Rd.
- d. All blocks are exempt from the maximum building setbacks for structures adjacent to Alma Dr., Plano Pkwy., Custer Rd., and State Highway 190.
- e. A minimum of 40% of the gross linear footage of the first floor along the activity center must consist of retail, restaurant, entertainment, and other active uses.
- f. Height:
  - i. Maximum Building Height: One 25 story (360 feet) building to be located adjacent to State Highway 190 and a minimum of 1,500 feet east of Custer Rd.; remainder 20 stories (290 feet).
  - ii. Within 250 feet of the south right-of-way line of Plano Pkwy., a maximum 8 story height (120 feet) is allowed. No more than 50% of the structures within this setback must exceed 6 stories (90 feet). One building at the southeast corner of Custer Rd. and Plano Pkwy. may be 10 stories (150 feet). The maximum height for all other buildings is 20 stories (290 feet). All heights must include mechanical/penthouse.
  - iii. Maximum Parking Structure Height: 6 levels above grade (60 feet).
- g. Signage located along exterior public rights-of-way must comply with Subsection 22.600 (Requirements for Freestanding Signs Located within an Overlay District) of Article 22 (Signs) with the following exceptions:
  - i. Identification signs may have a maximum size of 150 feet.
- h. All signage internal to development along private and quasi-public streets must be consistent with the signage standards of Subsection 10.800.6 (Signs) of Section 10.800 (Downtown/Business Government) of Article 10 (Nonresidential Districts) with the following exceptions:
  - i. Signage may be illuminated.
  - ii. Stainless steel, perforated metal, and/or wire mesh with dark bronze finish are additional sign finish.

- i. If the Central/190 Addition property is zoned to a district less intense than Light Industrial and is used for a land use allowed by right in the UMU-1 district, then one point of cross access must be provided to the western edge of Central/190 Addition, Block A, Lot 1.

- j. An average residential density of 36 dwelling units per acre must be maintained within the UMU district.

2. Block A1:

- ~~a. Maximum block length must be 800 feet.~~

- ~~a~~b. Maximum block size must be 5 acres.

- ~~c. Single-tenant maximum first floor must be 45,000 square feet.~~

- ~~d. Gates are permitted for the purpose of restricting internal access.~~

- ~~e. Minimum lot coverage must be 50%.~~

- ~~f. Any off-street parking requirements may be provided within Blocks A2, A3, or A4 provided that binding agreements exist which will ensure the availability of such off-street parking for the reasonable useful life of the building or project to be built on the site. Such off-street parking must be located within 600 feet of the site, measured as the shortest possible distance in a straight line from the closest property line of the site to the closest point on the parking structure or lot.~~

- ~~g. One freestanding restaurant building is permitted to have a minimum height of one story and a minimum size of 2,500 sq. ft. The restaurant must have a 1,000 sq. ft. patio which must open onto or be adjacent to a plaza, creek, and/or public open space.~~

- ~~h. Food truck park is an additional permitted use.~~

- b. A pedestrian paseo a minimum of 30 feet wide will be provided that will connect the western property line and the eastern property line. Covered open air elevated walkways may be provided above the ground floor for resident access.

- c. A break in the building massing that will be no less than 15 feet wide and a minimum of 30 feet deep will be provided alongside the paseo on the eastern and western building facades.

3. Block A2:

- a. Maximum block length must be 650 ~~800~~ feet.

- b. Maximum block size must be 7.0 ~~9~~ acres.

c. Single-tenant maximum first floor must be 50,000 ~~45,000~~ square feet.

~~d. Gates are permitted for the purpose of restricting internal access.~~

de. Minimum lot coverage must be 40%.

~~f. Any off-street parking requirements may be provided within Blocks A1, A3, or A4 provided that binding agreements exist which will ensure the availability of such off-street parking for the reasonable useful life of the building or project to be built on the site. Such off-street parking must be located within 600 feet of the site, measured as the shortest possible distance in a straight line from the closest property line of the site to the closest point on the parking structure or lot.~~

eg. Food truck park is an additional permitted use.

4. Block A3:

a. Maximum block length must be 800 feet.

b. Maximum block size must be 5.0 ~~3.5~~ acres.

c. Single-tenant maximum first floor must be 45,000 square feet.

~~d. Gates are permitted for the purpose of restricting internal access.~~

de. Minimum lot coverage must be 20%.

~~f. Any off-street parking requirements may be provided within Blocks A1, A2, or A4 provided that binding agreements exist which will ensure the availability of such off-street parking for the reasonable useful life of the building or project to be built on the site. Such off-street parking must be located within 600 feet of the site, measured as the shortest possible distance in a straight line from the closest property line of the site to the closest point on the parking structure or lot.~~

eg. Food truck park is an additional permitted use.

5. Block A4:

~~a. Maximum block length must be 800 feet.~~

ab. Maximum block size must be 4.5 ~~6~~ acres.

be. Single-tenant maximum first floor must be 45,000 square feet.

~~d. Gates are permitted for the purpose of restricting internal access.~~



ce. Minimum lot coverage must be 40%.

~~f. Any off-street parking requirements may be provided within Blocks A1, A2, or A3 provided that binding agreements exist which will ensure the availability of such off-street parking for the reasonable useful life of the building or project to be built on the site. Such off-street parking must be located within 600 feet of the site, measured as the shortest possible distance in a straight line from the closest property line of the site to the closest point on the parking structure or lot.~~

dg. Food truck park is an additional permitted use.

6. Block A5:

a. Minimum lot coverage must be 2015%.

b. Required offsite parking may be provided in ~~other blocks~~ Blocks A2, A3, and A4 provided that binding agreements exist which will ensure the availability of such off-street parking for the reasonable useful life of the building or project to be built on the site.

c. ~~Two~~ Freestanding restaurant buildings are permitted to have a minimum height of one-story and a minimum size of 2,500 sq. ft. The restaurants must have a 1,000 sq. ft. patio which must open onto or be adjacent to a plaza, creek, and/or public open space.

d. A minimum of 0.5 acre of publicly accessible open space or plaza must be provided.

e. Food truck park is an additional permitted use.

f. Parallel parking depicted in the Development Plan may be modified to angled parking stalls.

g. Hotel use in this block may be substituted by retail, restaurant, professional/general administrative office, or other permitted nonresidential uses provided the proposed nonresidential uses do not change the primary, secondary, or tertiary classification of uses within the district.

h. Any off-street parking requirements may be provided within Blocks A2, A3, or A4 provided that binding agreements exist which will ensure the availability of such off-street parking for the reasonable useful life of the building or project to be built on the site.

7. Block B:

a. Must have a maximum block size of 4.4 acres.

- b. A pedestrian paseo a minimum of 30 feet wide will be provided that will connect the western property line and the eastern property line. Covered open air elevated walkways may be provided above the ground floor for resident access.
- c. A break in the building massing that will be no less than 15 feet wide and a minimum of 30 feet deep will be provided alongside the paseo on the eastern and western building facades.

~~8. Block D must have a maximum block size of 4 acres.~~

8. Parking for uses in Block C may be located in Blocks A4 and F.

9. Block F:

- a. Maximum block length must be 750 ~~1,400~~ feet.
- b. Must have a maximum block size of 6 acres.
- c. Food truck park is an additional permitted use.

~~10. Block H minimum building height must be one story, 24 feet for nonresidential uses.~~

1011. Block I:

- a. Must have a maximum block size of 4 acres.
- b. Single-Family Residence-Attached lots may take access from an access and utility easement. Units may front on an access and utility easement. The minimum frontage required along a public street for each lot deriving frontage from an access and utility easement is 6 feet. The access and utility easement must be a minimum of 22 feet wide, paved and maintained by the homeowners association.

~~1112.~~ Block K: must have a maximum block size of 4 acres.

1213. Block L:

- a. Minimum building height must be one story, 24 feet for nonresidential uses.
- b. Minimum lot coverage must be 40%.

1314. Block M:

- a. Minimum building height must be one story, 24 feet for nonresidential uses.
- b. Minimum lot coverage must be 25%.

1415. Block N must have a maximum block size of 5 acres.

1546. Minimum lot coverage for end units in single-family attached developments and Block O, Lot 2 must be 50%.

1647. Block T:

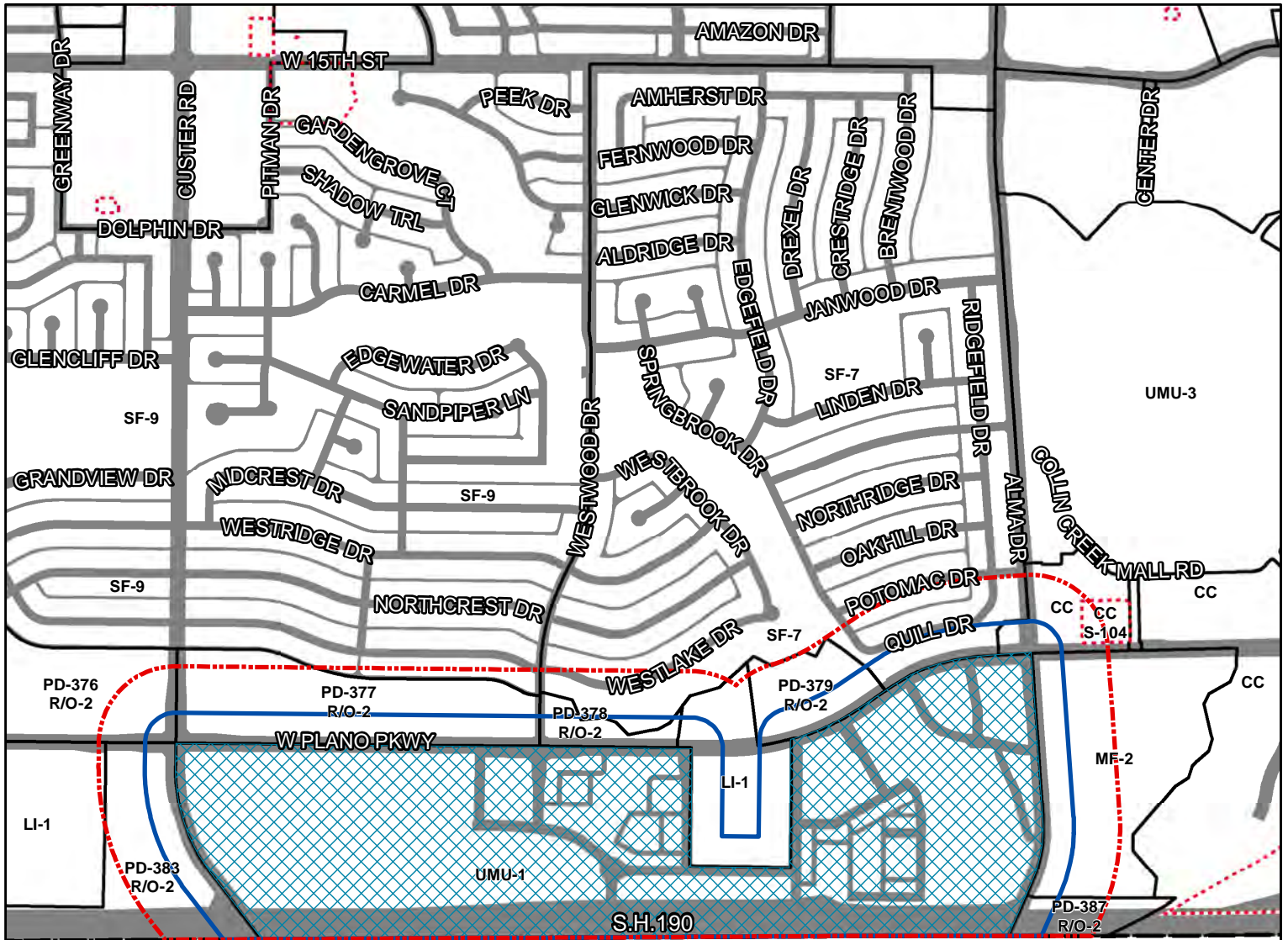
- a. Minimum free-standing building square footage must be 3,000 square feet.
- b. Minimum building height must be one story, 24 feet for nonresidential uses.
- c. Minimum lot coverage must be 10%.
- d. Minimum floor area ratio must be 0.1:1.

1748. Block U:

- a. Minimum building height must be one story, 24 feet for nonresidential uses.
- b. Minimum lot coverage must be 10%.
- c. Minimum floor area ratio must be 0.1:1.
- d. Food truck park is an additional permitted use.

1849. Block V:

- a. Minimum building height must be one story, 24 feet for nonresidential uses.
- b. Minimum lot coverage must be 10%.
- c. Minimum floor area ratio must be 0.1:1.
- d. Food truck park is an additional permitted use.



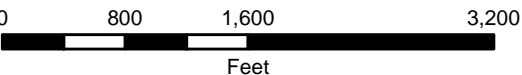
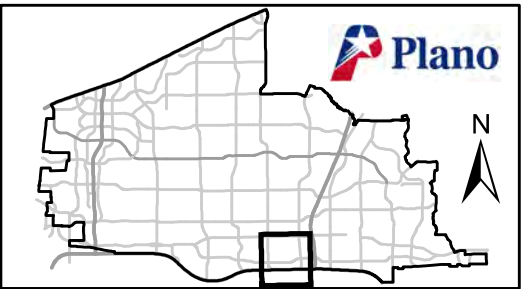
# City of Richardson

Zoning Case: 2021-002

Existing Zoning: Urban Mixed-Use-1 (UMU-1)

Proposed Zoning: Amend Urban Mixed-Use-1 (UMU-1)

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











**PLANO PKWY**

**S.H. 190**

**WEST PLANO PARKWAY**

**PRESIDENT GEORGE BUSH TOLLWAY**

**DALLAS AREA RAPIDWAY**

**LOT 15A, BLOCK A (1.24 AC)**

**LOT 15B, BLOCK B (1.24 AC)**

**LOT 15C, BLOCK C (1.24 AC)**

**LOT 15D, BLOCK D (1.24 AC)**

**LOT 15E, BLOCK E (1.24 AC)**

**LOT 15F, BLOCK F (1.24 AC)**

**LOT 15G, BLOCK G (1.24 AC)**

**LOT 15H, BLOCK H (1.24 AC)**

**LOT 15I, BLOCK I (1.24 AC)**

**LOT 15J, BLOCK J (1.24 AC)**

**LOT 15K, BLOCK K (1.24 AC)**

**LOT 15L, BLOCK L (1.24 AC)**

**LOT 15M, BLOCK M (1.24 AC)**

**LOT 15N, BLOCK N (1.24 AC)**

**LOT 15O, BLOCK O (1.24 AC)**

**LOT 15P, BLOCK P (1.24 AC)**

**LOT 15Q, BLOCK Q (1.24 AC)**

**LOT 15R, BLOCK R (1.24 AC)**

**LOT 15S, BLOCK S (1.24 AC)**

**LOT 15T, BLOCK T (1.24 AC)**

**LOT 15U, BLOCK U (1.24 AC)**

**LOT 15V, BLOCK V (1.24 AC)**

**LOT 15W, BLOCK W (1.24 AC)**

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**LOT 15AA, BLOCK AA (1.24 AC)**

**LOT 15AB, BLOCK AB (1.24 AC)**

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**LOT 15EZ, BLOCK EZ (1.24 AC)**

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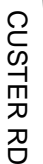
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**LOT 15FC, BLOCK FC (1.24 AC)**

**LOT 15FD, BLOCK FD (1.24 AC)**

**LOT 15FE, BLOCK FE (1.24 AC)**

**LOT 15FF, BLOCK FF (1.24 AC)**



DEVELOPMENT PLAN  
HERITAGE CREEKSIDE  
156.31 ACRES SITUATED IN THE  
WILLIAM BEVERLY SURVEY, ABSTRACT NO. 75  
AND SAMUEL KLEPPER SURVEY, ABSTRACT NO. 216  
CITY OF PLANO, COLLIN COUNTY, TEXAS

MARCH 11, 2021



A4	Acres	4.38	183,010 sf
	Office 6-Story		242,643 gsf
	FAR		1,341.1 f/r
	Building Coverage		55 %
	Parking		968 s/s
A5	Acres	1.58	86,219 sf
	Hotel 6-Story, 200 Key		68,016 gsf
	Restaurant 2-Story		12,264 gsf
	Private Rec. Facility 2-Story		13,500 gsf
	FAR		0.881 f/r
	Building Coverage		25 %
	Parking		59 s/s
B	Acres	4.24	184,616 sf
	Multifamily 4-Story		385,000 gsf
	Units		325 units
	Units/Acre		76.68 u/a
	Parking		488 s/s

<b>C</b>	Acres	1.25	54,445 sf
	Hotel 15-Story, 200 Key FAR		131,600 gsf 2,421: far
<b>D</b>	Acres	2.22	96,899 sf
	Townhomes SFA Units/Acre		56,616 gsf 25 14.39 u/a
<b>E</b>	Acres	2.98	129,852 sf
	Multi Family 4 Story Units/Acre		366,893 gsf 304 units 101.98 u/a
<b>F</b>	Parking Acres		471 sps 5.92
	Office 25-Story Retail 2-Story FAR		257,922 sf 750,000 gsf 80,000 gsf 3,721: far
	Parking Building Coverage		3,200 sps 75 %

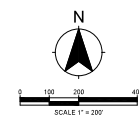
<b>G</b>	Acres	1.27	55,162 #
	Open Space		
<b>H</b>	Acres	0.68	29,539 #
	Open Space		
<b>I</b>	Acres	3.66	159,468 #
	Townhomes SFA		96,000 gsf
	Units		53 units
	Units/Acre		14.48 u/a
<b>J</b>	Acres	2.96	128,897 #
	Single Fam Detached/Patio		34,000 gsf
	Units		18 units
	Units/Acre		6.08 u/a
<b>K</b>	Acres	3.34	145,440 #
	Townhomes SFA		96,000 gsf
	Units		42 units
	Units/Acre		12.58 u/a

L	Acres	2.45	306,722 sf
	Office		43,200 gsf
	FAR		0.40:1 far
	Building Coverage		46 %
M	Parking		115 sps
	Acres	1.62	70,567 sf
	Office		20,350 gsf
	FAR		0.29:1 far
N	Building Coverage		29 %
	Parking		60 sps
	Acres	4.63	201,683 sf
	Multi Family 3-5 Story		231,844 gsf
O	Units		186 units
	Units/Acre		40.17 u/a
	Parking		483 sps
	Acres	2.64	114,998 sf
	Townhomes SFA		30,000 gsf
	Units		40 units
	Units/Acre		15.15 u/a

<b>P</b>	Acres	2.12	114,127 s/f
	Townhomes SFA		90,000 gsf
	Units		45 units
<b>Q</b>	Units/Acre		17.18 u/a
	Acres	2.15	93,654 s/f
	Multi Family 4-Story		197,684 gsf
<b>R</b>	Units/Acre		146 units
	Acres	2.13	67.91 u/a
	Parking		on "N" side
<b>S</b>	Acres	2.13	92,783 s/f
	Single Fam Detached		34,000 gsf
	Units		17 units
<b>T</b>	Units/Acre		7.98 u/a
	Acres	2.26	98,446 s/f
	Townhomes SFA		40,000 gsf
<b>U</b>	Units		20 units
	Single Fam Detached		8,000 gsf
	Units/Acre		4 units
<b>V</b>	Units/Acre		10.62 u/a
	Acres	2.12	92,783 s/f
	Single Fam Detached		34,000 gsf

T	Acres	0.73	31,759 sf
	Restaurant		10,800 gsf
	FAR		0.371 far
	Building Coverage		42 %
U	Acres	2.20	95,832 sf
	Retail		10,000 gsf
	FAR		0.10 far
	Building Coverage		11 %
V	Parking		363 sps
	Acres	2.77	120,661 sf
	Retail		12,000 gsf
	Parking		0.10 far

W	Acres	2.62	114,127 sf
	Single Fan Detached Units		40,000 gsf 20 units
	Units/Acre		7.63 u/a
Y	Acres	17.36	756,202 sf
	HOA	0.58	25,265 sf
	10X	2.04	88,862 sf
	11X	8.98	391,169 sf
	12X	1.81	78,844 sf
	13X	1.03	44,867 sf
	14X	1.16	50,642 sf
	15X	2.54	67,082 sf



OWNER:  
ROSEWOOD PROPERTY COMPANY  
2101 CEDAR SPRINGS ROAD, STE. 1600  
DALLAS, TX 75201  
CONTACT: TIM HARRIS  
PHONE: 214-849-9015

**ENGINEER/APPLICANT:**  
KFM ENGINEERING & DESIGN  
3501 OLYMPUS BLVD, SUITE 100  
DALLAS, TEXAS 75019  
CONTACT: JOSHUA A. MILLSAP, PE  
PHONE: (817) 416-4536  
E-MAIL: JMILLSAP@KFM-LLC.COM  
TRPE #: F-20821

**APPLICANT/REPRESENTATIVE:**  
WILLIAM DAHLSTROM  
901 MAIN STREET, SUITE 6000  
DALLAS, TEXAS 75202  
PHONE: 214-953-5932

DEVELOPMENT PLAN  
HERITAGE CREEKSIDE  
156.31 ACRES SITUATED IN THE  
WILLIAM BEVERLY SURVEY, ABSTRACT NO. 75  
AND SAMUEL KLEPPER SURVEY, ABSTRACT NO. 216  
CITY OF PLANO, COLLIN COUNTY, TEXAS

MARCH 11, 2021

[illegible]

ROSEWOOD PROPERTY COMPANY

PROJECT  
HERITAGE CREEKSIDE

**SHEET TITLE**  
**BLOCK PLAN**

PROJECT NUMBER 010034001		
DRAWN BY MRP	DESIGNED BY JAN	CHECKED BY KFM
DATE 2021/03/11		
SHEET		

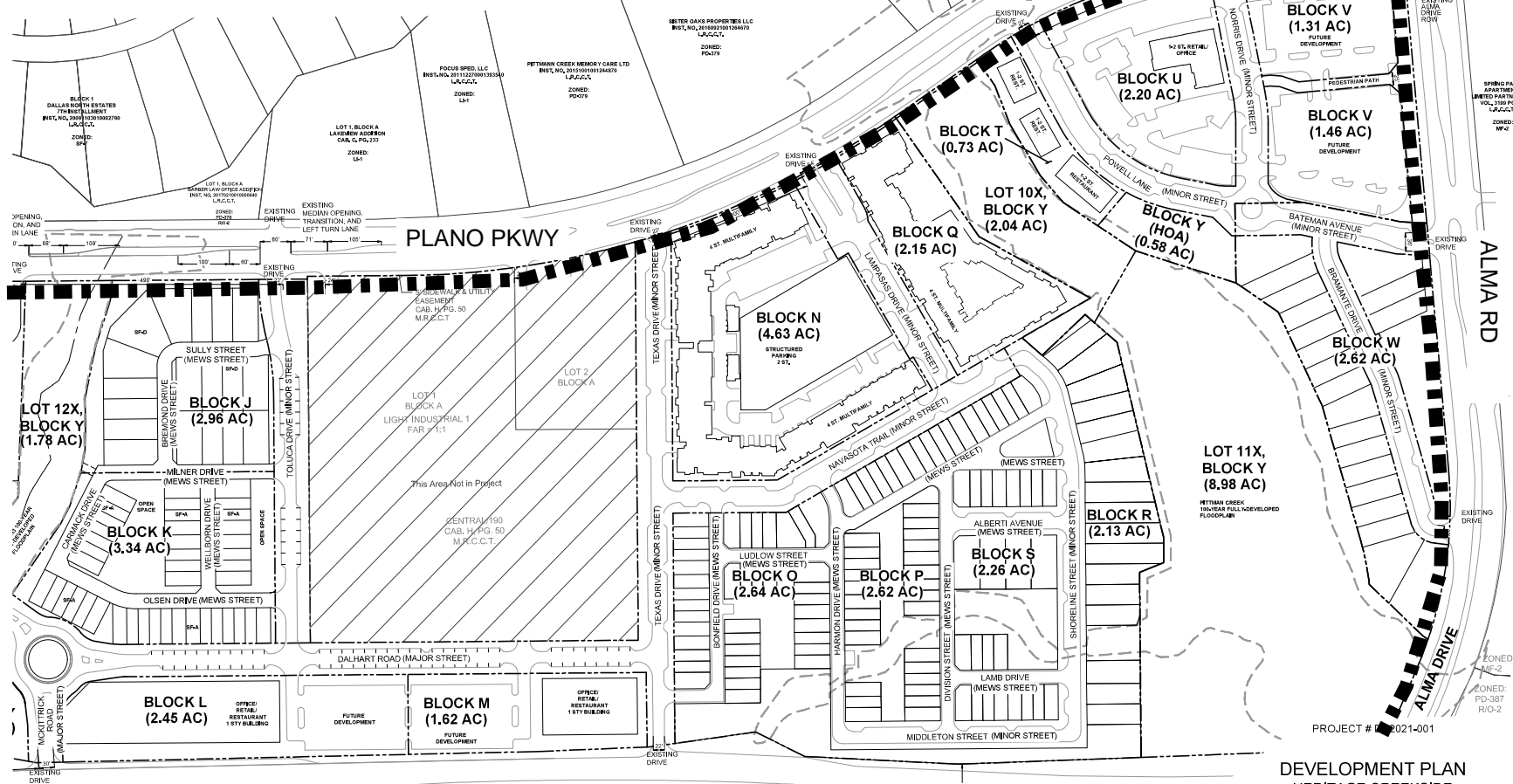




<b>N</b>	Acres	4.63	201,683 of
	Multi Family 3-Story		251,844 gsf
	Units		186 units
	Units/Acre		40.17 u/a
	Parking		483 sps
<b>O</b>	Acres	2.64	114,998 of
	Townhomes SFA		80,000 gsf
	Units		40 units
	Units/Acre		15.15 u/a
<b>P</b>	Acres	2.62	114,127 of
	Townhomes SFA		90,000 gsf
	Units		45 units
	Units/Acre		17.18 u/a
<b>Q</b>	Acres	2.15	93,654 of
	Multi Family 4-Story		197,684 gsf
	Units		146 units
	Units/Acre		67.91 u/a
	Parking		on "N"

R	Acres	2.13	92,783 sq
	Single Fam Detached Units		34,000 gsf
	Units/Acre		17 units
S	Acres	2.26	98,446 sq
	Townhomes SFA		40,000 gsf
	Single Fam Detached Units		20 units
T	Acres		8,000 gsf
	Units/Acre		4 units
	Acres	0.73	10,62 sq
U	Acres	0.73	31,799 sq
	Restaurant		10,000 gsf
	Building Coverage		0.371 fr
U	Parking		42 %
	Acres	2.20	on "U"
	Acres		95,832 sq
U	Retail		10,000 gsf
	Building Coverage		0.101 fr
	Acres		11 %

V	Acres	2.77	120,661 sf
	Retail		12,000 gsf
	FAR		0.10:1 far
	Parking		on "L"
W	Acres	2.62	114,127 sf
	Single Fam Detached		40,000 gsf
	Units/Acre		20 units
			7.63 u/a
Y	Acres	17.36	756,202 sf
	HQA	0.58	25,265 sf
	10X	2.04	88,862 sf
	11X	8.98	391,169 sf
	12X	1.81	78,844 sf
	13X	1.03	44,857 sf
	14X	1.16	50,642 sf
	15X	1.54	57,082 sf



MARCH 11, 2021

[illegible]

ROSEWOOD PROPERTY COMPANY

PROJECT  
HERITAGE CREEKSIDE

SHEET TITLE  
**EAST BLOCK PLAN**

PROJECT NUMBER:  
010034001

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DRAWN BY: DESIGNED BY: CHECKED BY:  
MRP JAN KFM

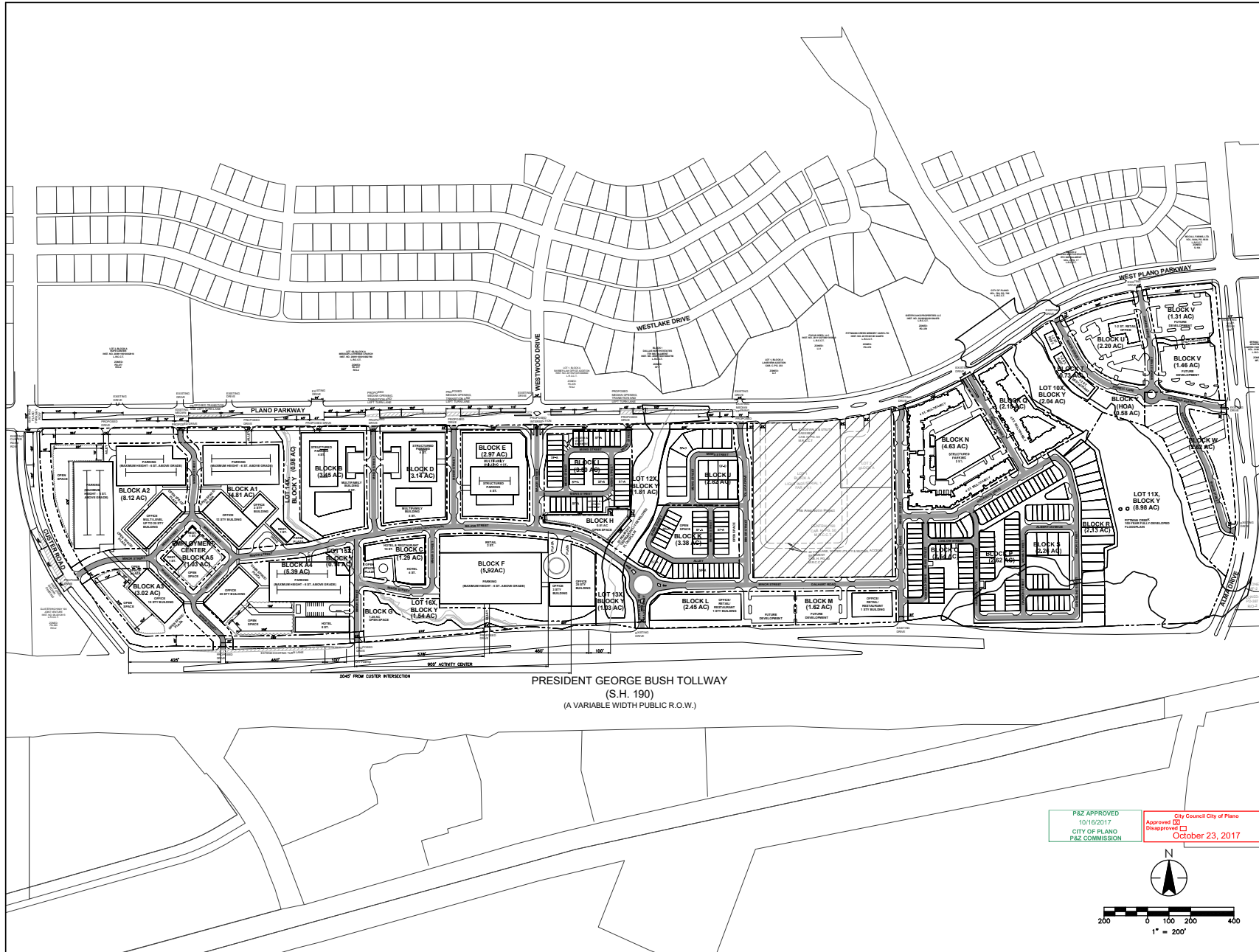
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DATE:  
2021/03/11

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SHEET:

# PREVIOUS APPROVED DEVELOPMENT PLAN



IMU ZONING DISTRICT SUMMARY		
TOTALING	IMU	
GROSS DEVELOPMENT AREA		1,161.31 AC
GROSS IMPROVEMENT AREA		1,161.31 AC
GROSS BLOCK AREA		81,075.00 AC
GROSS LOT AREA		49,000.00 AC
PRIMARY STREET USE		2,367,782.55 - 1,455.00
PRIMARY RESIDENTIAL USE		2,200,225.55 - 1,455.00
TERTIARY INDUSTRIAL USE		363,000.00 - 1,455.00
TOTAL		4,931,008.10 - 1,455.00
IMU UNIT COUNT		1,400 UNITS
IMU UNIT COUNT		232 UNITS
IMU RESIDENTIAL DENSITY		79.36 UNITS/ACR
IMU RESIDENTIAL DENSITY		11.47 UNITS/ACR
AVERAGE TOTAL RESIDENTIAL DENSITY		40.51 UNITS/ACR
PUBLIC OPEN SPACE		
Block A2		1.00 ACR
Block A3		1.00 ACR
Block A4		0.84 ACR
Block A5		0.75 ACR
Block A6		0.75 ACR
Block A7		0.51 ACR
Block A8		0.51 ACR
Block A9		2.04 x 25 = 0.51 ACR
Block A10		8.98 x 25 = 2.25 ACR
Block A11		1.85 x 25 = 0.46 ACR
Block A12		1.85 x 25 = 0.46 ACR
Block A13		0.58 x 25 = 0.15 ACR
Block A14		0.58 x 25 = 0.15 ACR
Block A15		1.14 x 25 = 0.29 ACR
Block A16		1.14 x 25 = 0.29 ACR
LOT COVERAGE		10.111 ACRES (8.3%)
ADDITIONAL ACRES		ADDITIONAL ACRES
IMU AREA RATIO (GROSS BLOCK/LOT)		1.81 x 1.00
ON-STREET PARKING		138 SPACES
ON-STREET PARKING		133 SPACES
OFF-STREET PARKING		133 SPACES
TOTAL PARKING COUNT		1,333 SPACES
MAIN STREET		
MAIN STREET USE VS. GROUND FLOOR		
IMU	AREA	%
ON-STREET PARKING	40,000	37.7%
ON-STREET PARKING	11,400	8.6%
ON-STREET PARKING	41,000	38.3%
ON-STREET PARKING	10,000	7.4%
ON-STREET PARKING	8,000	5.3%
ON-STREET PARKING	14,000	10.5%
TOTAL AREA OF MAIN STREET	106,400	81.2%
MAIN STREET ACTIVITY CENTER UNDER CALCULATION		
BLOCK C - HOTEL USES	775 LF	
BLOCK C - RETAIL USES	400 LF	
TOTAL LENGTH OF ALL ACTIVE USES	1,175 LF	
TOTAL LENGTH OF ALL ACTIVE USES	1,000 LF	
% OF ACTIVITY CENTER WITH ACTIVE USES		80.0%



## HERITAGE 190 DEVELOPMENT PLAN

RPC HERITAGE 190, LLC      OWNER

2101 CEDAR SPRINGS RD. STE. 1600    214.849.9017

DALLAS, TX 75201

MUNOZ • ALBIN      TOWN PLANNER

3800 BUFFALO SPEEDWAY STE 410    972.991.0011

HOUSTON, TX 77058

STANTEC      ENGINEER

12222 MERIT DR. SUITE 400    972.991.0011

DALLAS, TX 75251

WILLIAM DAHLSTROM      APPLICANT

JACKSON WALKER, L.L.P.    REPRESENTATIVE

901 MAIN ST. SUITE 6000    214.903.9022

DALLAS, TX 75202

RPC HERITAGE 190, LLC

PLANO, TX

122,009 ACRES 5,290,445 SF

WILLIAM BEVERLY SURVEY, AB. NO. 75 &

SAMUEL KLEPPER SURVEY, AB. NO. 216

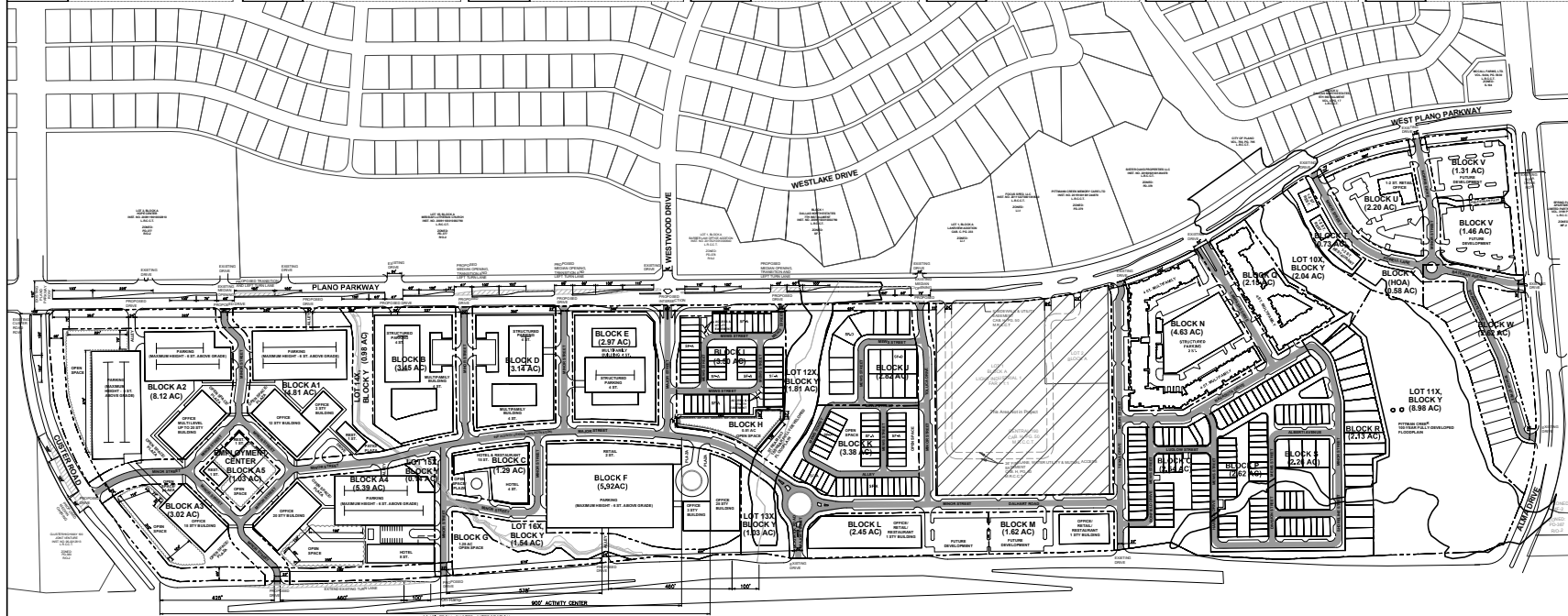
ALL STREETS, DRIVES, MEDIAN OPENINGS, TURN LANES, AND ASSOCIATED IMPROVEMENTS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PLANO'S URBAN MIXED-USE ZONING DISTRICT, THOROUGHFARE RULES AND REGULATIONS AND TxDOT REQUIREMENTS

10-10-2017

1 of 6

# PREVIOUS APPROVED DEVELOPMENT PLAN

<b>A1</b>	Acres Office 20-Story Retail/Resto 1-Story FAR Building Coverage Parking	4.81 209,524 sf 380,000 gsf 6,500 gsf 1,851 far 53 % 2,600 sps
<b>A2</b>	Acres Office 20-Story FAR Building Coverage Parking	8.12 353,707 sf 350,000 gsf 13 far 44 % 1,500 sps
<b>A3</b>	Acres Office 20-Story FAR Building Coverage Parking	3.02 131,553 sf 460,232 gsf 22 % 3,651 far 1,300 sps
<b>A4</b>	Acres Office 20-Story Hotel 8-Story, 200 Key FAR Building Coverage Parking	5.39 234,788 sf 355,000 gsf 105,000 gsf 1,821 far 47 % 1,500 sps
<b>A5</b>	Acres Retail/Resto 1-Story FAR Building Coverage	1.03 44,867 sf 8,000 gsf 0.10 far 18 %
<b>B</b>	Acres Multifamily 4-Story Units/Acre Parking	3.45 150,282 sf 404,073 gsf 323 units 9162 u/a 517 sps
<b>C</b>	Acres Hotel 15-Story 200 Key FAR	1.29 56,192 sf 131,600 gsf 1,421 far
<b>D</b>	Acres Multifamily 4-Story Units Units/Acre Parking	3.14 136,778 sf 404,073 gsf 323 units 103.87 u/a 517 sps
<b>E</b>	Acres Multifamily 4-Story Units Units/Acre Parking	2.97 129,374 sf 402,822 gsf 322 units 108.42 u/a 515 sps
<b>F</b>	Acres Office 25-Story Retail 1-Story FAR Building Coverage	5.92 257,875 sf 750,000 gsf 80,000 gsf 3,193 far 3,200 sps 75 %
<b>G</b>	Acres Open Space	1.25 54,490 sf
<b>H</b>	Acres Open Space	0.51 22,216 sf
<b>I</b>	Acres Townhomes SFA Units Units/Acre	3.5 152,460 sf 96,000 gsf 48 units 13.71 u/a
<b>J</b>	Acres Single Fam Detached/Patio Units/Acre	2.82 122,839 sf 34,000 gsf 17 units 6.03 u/a
<b>K</b>	Acres Townhomes SFA Units Units/Acre	3.38 147,283 sf 96,000 gsf 48 units 14.20 u/a
<b>L</b>	Acres Office Units/Acre FAR Parking	2.45 106,722 sf 43,200 gsf 0.40 far 67.91 u/a 115 sps
<b>M</b>	Acres Office FAR Parking	1.62 70,567 sf 20,350 gsf 0.29 far 50 sps
<b>N</b>	Acres Multifamily 3-5 story Units Units/Acre Parking	4.63 201,683 sf 251,884 gsf 386 units 40.17 u/a 483 sps
<b>O</b>	Acres Townhomes SFA Units Units/Acre	2.64 114,098 sf 80,000 gsf 40 units 11.15 u/a
<b>P</b>	Acres Townhomes SFA Units Units/Acre	2.62 114,127 sf 90,000 gsf 45 units 17.18 u/a
<b>Q</b>	Acres Multifamily 4-Story Units/Acre Parking	2.15 93,694 sf 129,084 gsf 146 units on "W"
<b>R</b>	Acres Single Fam Detached Units Units/Acre	2.13 92,783 sf 34,000 gsf 17 units 7.86 u/a
<b>S</b>	Acres Townhomes SFA Units Units/Acre Parking	2.26 98,446 sf 40,000 gsf 20 units 8,000 gsf 4 units 39.62 u/a
<b>T</b>	Acres Restaurant FAR Parking	0.73 31,799 sf 10,800 gsf 0.17 far on "U"
<b>U</b>	Acres Retail FAR Parking	2.2 95,832 sf 10,000 gsf 10.10 far 503 sps
<b>V</b>	Acres Retail FAR Parking	2.77 120,661 sf 12,000 gsf 0.10 far on "U"
<b>W</b>	Acres Single Fam Detached Units Units/Acre	2.62 114,127 sf 40,000 gsf 20 units 7.63 u/a
<b>Y</b>	HOA 10X 11X 12X 13X 14X 15X 16X	0.58 25,265 sf 2.04 88,862 sf 6.96 393,869 sf 1.81 78,844 sf 1.03 44,867 sf 0.96 42,600 sf 0.14 6,098 sf 1.54 67,082 sf



PRESIDENT GEORGE BUSH TOLLWAY  
(S.H. 190)  
(A VARIABLE WIDTH PUBLIC R.O.W.)



**HERITAGE 190 BLOCK PLAN**

RPC HERITAGE 190, LLC  
2101 CEDAR SPRINGS RD. STE. 1600 DALLAS, TX 75201

MUNOZ • ALBIN  
3800 BUFFALO SPEEDWAY STE 410 HOUSTON, TX 77058

STANTEC  
12222 MERIT DR. SUITE 400 DALLAS, TX 75251

WILLIAM DAHLSTROM  
JACKSON WALKER, L.L.P.  
901 MAIN ST. SUITE 6000 DALLAS, TX 75202

OWNER  
214.849.9017

TOWN PLANNER  
972.991.0011

ENGINEER  
972.991.0011

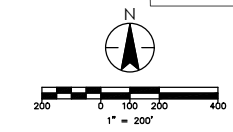
APPLICANT  
214.903.9922

RPC HERITAGE 190, LLC  
PLANO, TX  
122,009 ACRES 5,290,445 SF  
WILLIAM BEVERLY SURVEY, AB. NO. 75 & SAMUEL KLEPPER SURVEY, AB. NO. 216


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PLZ APPROVED  
10/16/2017  
CITY OF PLANO  
PLZ COMMISSION

City Council City of Plano  
Approved 10/16/2017  
Disapproved  
October 23, 2017



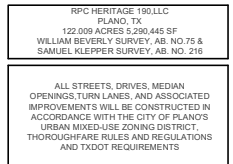
## PREVIOUS APPROVED DEVELOPMENT PLAN



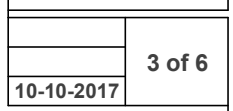
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## HERITAGE 190 WEST BLOCK PLAN

<b>RPC HERITAGE 190, LLC</b> 2101 CEDAR SPRINGS RD. STE. 1600 DALLAS, TX 75201	<b>OWNER</b> 214.849.9017
<b>MUNOZ + ALBIN</b> 3800 BUFFALO SPEEDWAY STE 410 HOUSTON, TX 77058	<b>TOWN PLANNER</b> 212.561.0011
<b>STANTEC</b> 12222 MERIT DR. SUITE 400 DALLAS, TX 75251	<b>ENGINEER</b> 972.991.0011
<b>WILLIAM DAKLSTROM</b> <b>JACKSON WALKER, L.L.P.</b> 901 MAIN ST. SUITE 6000 DALLAS, TX 75202	<b>APPLICANT</b> REPRESENTATIVE 214.9535932

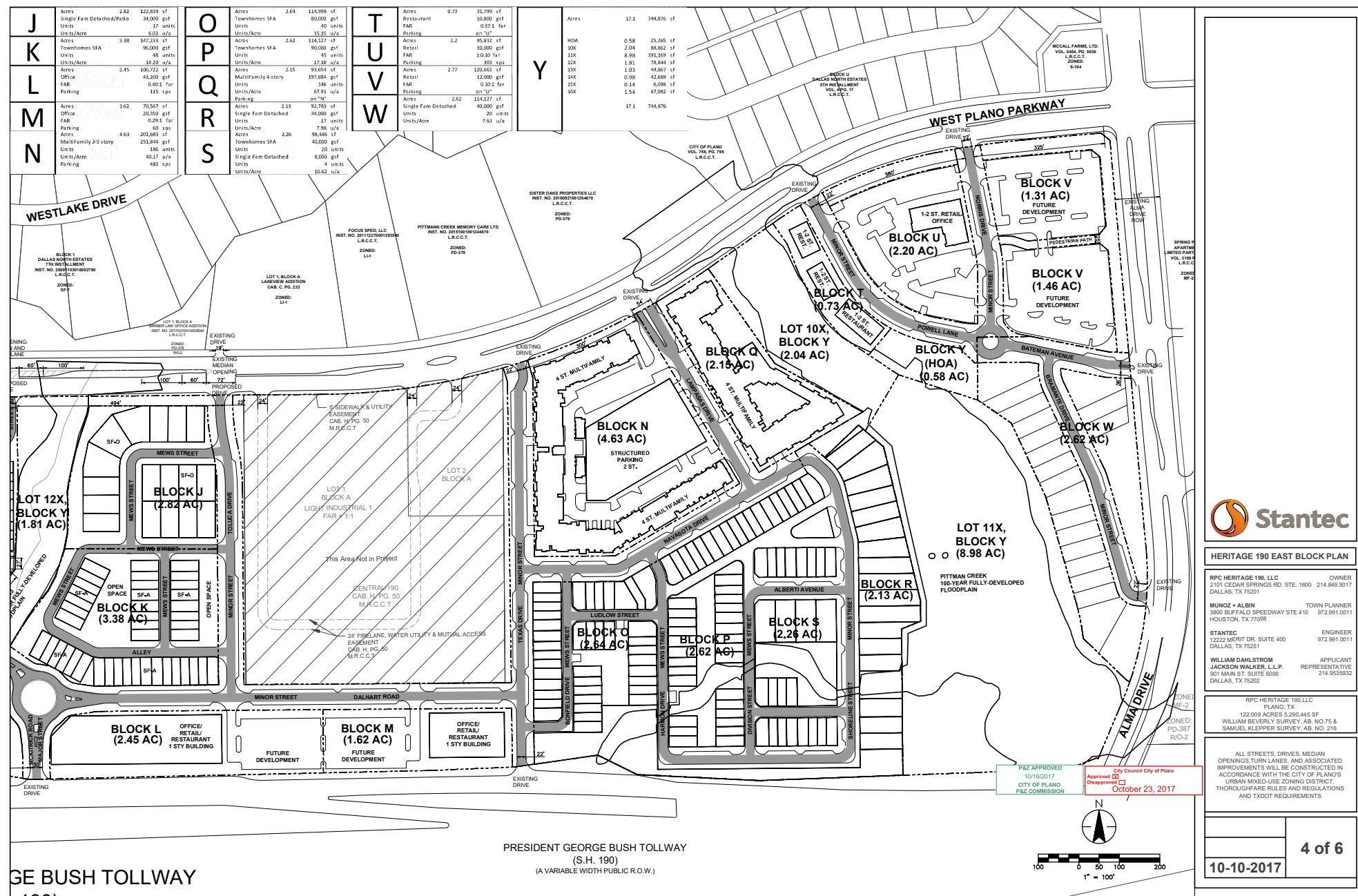


<b>P&amp;Z APPROVED</b> 10/16/2017 <b>CITY OF PLANO</b> <b>P&amp;Z COMMISSION</b>	<b>City Council City of Plano</b> Approved <input checked="" type="checkbox"/> Disapproved <input type="checkbox"/> <b>October 23, 2017</b>
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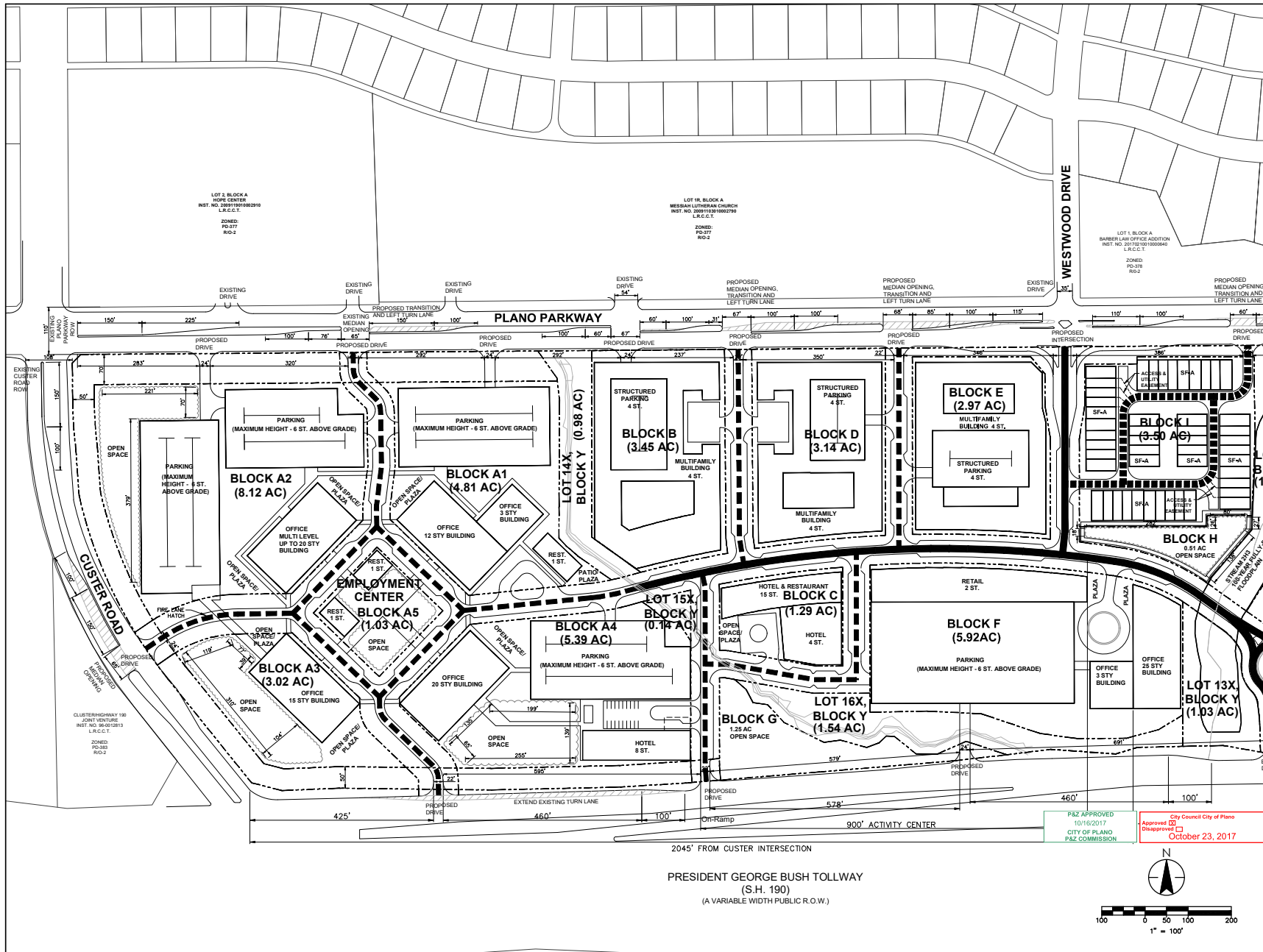




PREVIOUS APPROVED DEVELOPMENT PLAN



# PREVIOUS APPROVED DEVELOPMENT PLAN



- LEGEND**
- MAJOR STREET
  - MINOR STREET
  - MEWS STREET
  - RI/RO - Right-In/Right-Out turns
  - FULL - Right/Left turns allowed



## HERITAGE 190 WEST STREET PLAN

RPC HERITAGE 190, LLC  
2101 CEDAR SPRINGS RD. STE. 1600 DALLAS, TX 75201  
OWNER

MUNOZ + ALBIN  
3800 BUFFALO SPEEDWAY STE 410 HOUSTON, TX 77058  
TOWN PLANNER

STANTEC  
12222 MERIT DR. SUITE 400 DALLAS, TX 75251  
ENGINEER

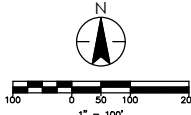
WILLIAM DAHLSTROM  
JACKSON WALKER, L.L.P.  
901 MAIN ST. SUITE 6000 DALLAS, TX 75202  
APPLICANT REPRESENTATIVE

RPC HERITAGE 190, LLC  
PLANO, TX  
122,009 ACRES 5,290,445 SF  
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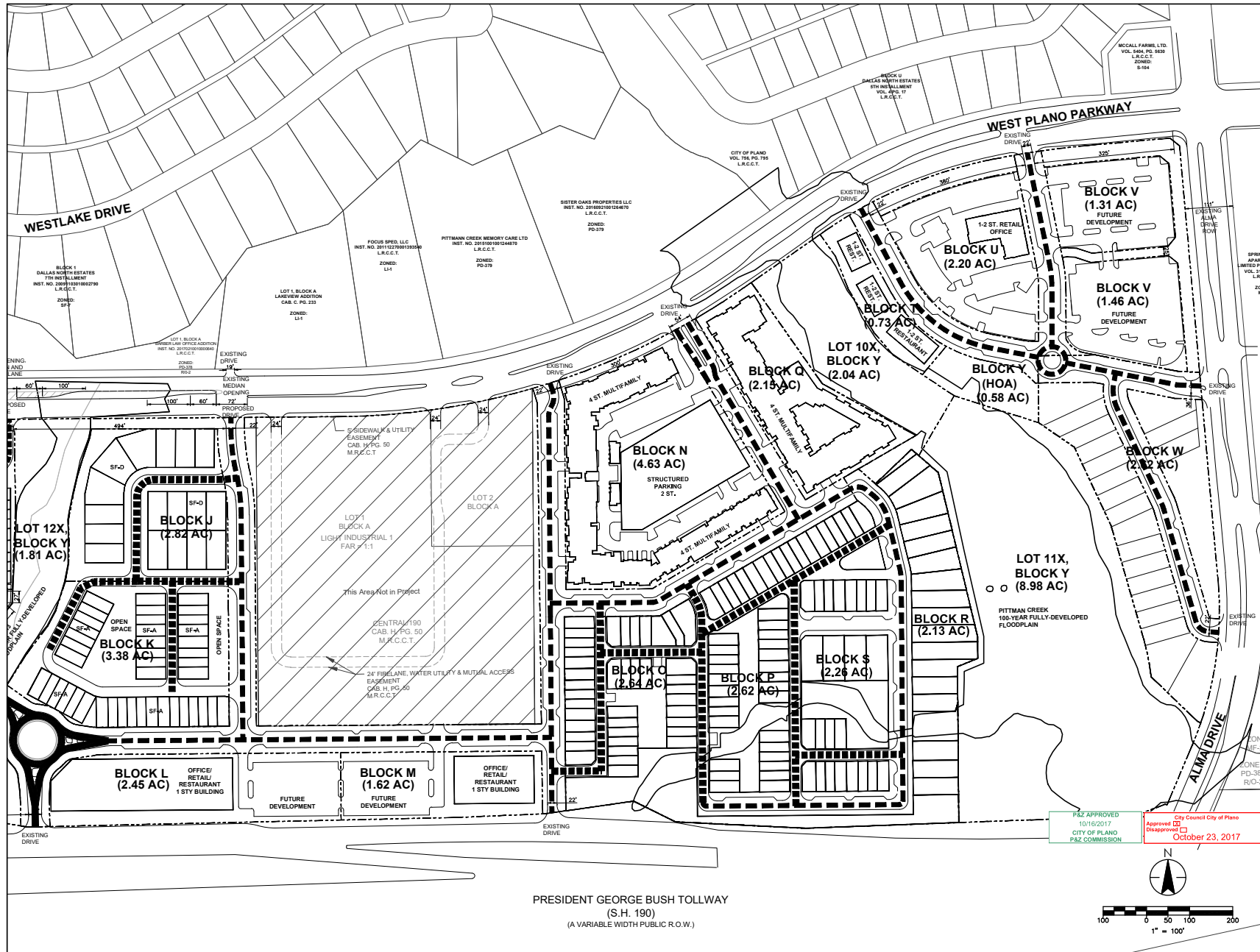
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P&Z APPROVED  
10/16/2017  
CITY OF PLANO  
P&Z COMMISSION

City Council City of Plano  
Approved October 23, 2017



# PREVIOUS APPROVED DEVELOPMENT PLAN







**P L A N O**  
Independent School District

February 26, 2021

Donna Falletta  
Planner  
1520 K Avenue, 2nd Floor  
Suite 250, Plano, Texas 75074

RE: Property located near Alma and Custer Roads and Plano Parkway, Plano

Dear Donna,

You have inquired as to the capacities and enrollment projections for the schools impacted by a potential development property located near Alma Road and Plano Parkway, Plano.

The following table provides both enrollment and capacity figures.

School	2020/21 Enrollment	2021/22 Enrollment (Projected)	2022/23 Enrollment (Projected)	2023/24 Enrollment (Projected)	2024/25 Enrollment (Projected)	Program Capacity	Functional Capacity
Shepard ES	413	447	454	447	449	724	615
Wilson MS	861	851	836	844	839	1470	1249
Vines HS	940	954	1,036	1,021	991	2,165	1,841
Plano Senior HS	2,523	2,504	2,376	2,368	2,504	3,494	2,970

The enrollment figures are derived from our most recent demographer's report. The 2020/2021 column represents actual enrollment as of October 2020. All other enrollment figures are projected and are based on City zoning as it existed in the Fall of 2020. 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



March 10, 2021

Ms. Christina D. Day  
Director of Planning  
City of Plano – Planning Department  
1520 K Avenue, Suite 250  
Plano, Texas 75074

Re: Amendment to Development Plan Associated with UMU-1

Dear Ms. Day:

Rosewood Property Company is submitting a request to amend the development plan associated with the UMU-1 zoning located between President George Bush Highway, Custer Road, Plano Parkway, and Alma Drive. The amendment requested herein pertains to the undeveloped portion of the UMU-1 development and consists of shuffling and right-sizing allowed uses on the associated blocks, block size changes, and clarifications to the existing ordinance pertaining to the new development plan. This application includes a zoning exhibit, development plan, and a red-lined of the UMU-1 ordinance stipulations.

We are requesting this zoning amendment to further enhance our undeveloped portion of the master development, make it more attractive for the existing market conditions, as well as capture a multitude of feedback from the city and surrounding neighborhood groups. In comparison to our current development plan, our proposed development plan will have less traffic impact on the neighborhood, less height impact on the neighborhood, create a better residential experience for residents within the community, hide more parking garages from public view, shift block sizes more uniformly, create a more marketable office plan, and create a more desirable retail and active main street. We believe the changes included in our amendment request will greatly benefit our neighbors within the community, more closely meet the goals of the UMU zoning, as well as provide an opportunity to adapt to current market conditions and enhance the success of this development and partnership with the City.

We look forward to working with the city on this amendment.

Sincerely,

ROSEWOOD PROPERTY CO.

By:   
Tim Harris, Vice President