

**DATE:** September 21, 2021

**TO:** Honorable Mayor & City Council

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

**SUBJECT:** Results of Planning & Zoning Commission Meeting of September 20, 2021

**AGENDA ITEM NO (3) - ZONING CASE 2021-016**

**APPLICANT: MM CCM 48M, LLC**

Request to amend Urban Mixed-Use-3 on 103.6 acres located on the east side of Alma Drive and 760 feet south of 15th Street in order to modify development standards. Zoned Urban Mixed-Use-3. Project #ZC2021-016.

**APPROVED:** 7-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

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

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

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

Other Responses: Support: 1 Oppose: 1 Neutral: 0

**STIPULATIONS:**

Recommended for approval as follows: (Additions are indicated by underlining; deletions are indicated by strikethrough.)

**10.700.2 Permitted Uses - Uses in Addition to Those Permitted in the UMU**

Use Category	Use Type	Symbol or Designation Allowed	Restrictions	Blocks
<b>Accessory and Incidental Uses</b>	Car Wash	P	Limited to parking garage only	M, N, P, R – X, Z
	Concrete/Asphalt Batch Plant (Temp.)	36		All except A-D
<b>Educational, Institutional, Public, and Special Uses</b>	Community Center	P		All
	Fire Station/Public Safety Building	P		X, Z
	Helistop	S		S, X, Z
	Independent Living	P	Sec. 13.200.3, Sec. 13.300.2, and Sec. 15.1300.3 - .5 shall not apply	M, N, P – X, Z
	Private Recreation Facility	P		All
<b>Residential Uses</b>	Single-Family Residence (Detached)	P		A – L, Q
	Two-Family Residence	P	Sec. 9.1100 shall not apply	A – L, Q
<b>Retail Uses</b>	Shopping Center	P		S

<b>Service Uses</b>	Amusement, Commercial (Outdoor)	S	Endnote 15 in Section 14.300 does not apply except for Item 6:  Provide perimeter fencing / landscaping of the site at the time of site plan approval.	<u>S</u> , X, <u>Y</u> , Z
	Arcade	P		M, N, P, R – X, Z
	Artisan’s Workshop	P		M, N, P, R – W
	Business Service	P		M, N, P, R – X, Z
	Cabinet/Upholstery Shop	P		S
	Kennel (Indoor)/Commercial Pet Sitting	P		S
	Veterinary Clinic	P		S
<b>Transportation, Utility, Communication Uses</b>	Electrical Substation	S		X, Z
<b>Vehicle and Related Uses***</b>	Motorcycle Sales & Service	P	Indoor only/No repair services	S
	Vehicle Dealer (New)	P	Indoor only/No repair services	S
	Vehicle Leasing and Renting	P	Parking of vehicles in garage only/No repair services	S
<b><u>Wholesale</u></b>	<u>Public Storage /Mini-Warehouse</u>	<u>S</u>	<u>A maximum of 40,000 sf with storage units restricted to below street level</u>	<u>S</u>
<p>P = Use permitted in block(s) indicated  S = Use may be approved in block(s) indicated upon approval of a specific use permit (See Sec. 6.100)  Numbers = Additional conditions/restrictions apply per Zoning Ordinance. See the Table Notes in Sec. 14.300.  *** = Vehicle and Related Uses are limited to a total allocation of 30 parking spaces for inventory storage.</p>				

#### 10.700.11 Usable Open Space

- A. Usable public open space must be adopted by the development plan and must be maintained by the governance association or by the City of Plano.
- B. Private open space is permitted as shown on the development plan and may consist of interior courtyards, and patios, playgrounds, dog parks, trails, and similar uses required for private amenities and activities for and individual business and residential uses. Fencing and other enclosures may be used for building security, or protection of the above private open spaces and activities ~~play and pool areas, or~~ as may be required for business and individual residential use. Exterior yards may not be fenced, except front yards assigned to individual residential units, and townhouses may be enclosed with a maximum four-foot-tall vertical rail metal fence.
- C. Single-family residences are exempt from Sec. 13.800.
- D. Smaller usable open space areas must be no larger than three acres or smaller than 1,800 square feet and must have a minimum width of 30 feet and a minimum length of 60 feet.

#### 10.700.14 Single-Family Regulations

- A. The following area, yard, and bulk requirements shall apply to all single-family residential development in the UMU district unless otherwise expressly stated:

Description	Single-Family Residences (Attached)	Single-Family Residence (Detached) and Two-Family Residence
Minimum Lot Area	700 square feet	800 square feet
Maximum Lot Area	4,000 square feet	4,000 square feet
Minimum Lot Width	20 feet (see D.iii. below)	20 feet (see D.iii. below)
Maximum Lot Width	40 feet (see D.iv. below)	40 feet (see D.iv. below)
Minimum Lot Depth	35 feet	35 feet
Front Yard Setbacks	75% of the building face shall be within 10 feet of the <del>street-curb</del> property line, common area, or open space. If easements are present, 75% of the building face shall be built <u>within 10 feet of</u> the easement line.	75% of the building face shall be within 10 feet of the <del>street-curb</del> property line, common area, or open space. If easements are present, 75% of the building face shall be built <u>within 10 feet of</u> the easement line.
Side Yard Setbacks		
Interior Lot	None	0 – 3 feet (as further defined below)
Corner Lot	Same as front	Same as front
Minimum Rear Yard	None	None
Minimum Height	one story	one story
Maximum Height	three story, 50 feet (See D.ii. below)	three story, 50 feet (See D.ii. below)
Maximum Lot Coverage	100%	100%
Minimum Lot Coverage	60% (See D.v. below)	60% (See D.v. below)

#### 10.700.15 Additional Requirements and Restrictions

- A. A UMU district or a group of buildings within the district may not be walled, fenced, or restricted from general public access, except as provided in Sec. 10.700.11.B., or where single-family residences abut a major thoroughfare or non-residential district that is not a part of the UMU development. Screening walls or Fencing would be subject to the approval of the Director of Planning or designee.
- F. A Pattern Book shall be approved by the Planning & Zoning Commission as part of the site plan approval process for all phases of development and may be amended by subsequent revisions as determined by the Director of Planning.

#### Exceptions by Designated Block:

##### Block B

- i. Maximum Block Length: 1,000 feet if mews or other streets, and adequate internal pedestrian access are is provided
- ii. Maximum Block Size: 3.6 acres

##### Block S

- i. Maximum Block Length: 1,350–20 feet if ~~two~~ paseo(s) are provided consistent with the development plan
- ii. Maximum Block Size: 9.2 acres
- iii. The 60% requirement for uses along the main street may include primary, secondary, and tertiary uses

##### Block Y

- i. Maximum Block Size: 5.1 acres
- ii. Minimum Building Height: One story

- iii. Minimum Freestanding Nonresidential Building Size: None
- iv. Minimum FAR: None
- v. Minimum Lot Coverage: None

Block AA

- i. Maximum Block Length: 1,800 feet

EH/kob

cc: Mehrdad Moayedi, MM CCM 48M, LLC  
J. Prabha Cinclair, Miklos Cinclair, PLLC  
Jeanna Scott, Building Inspections Manager

<https://goo.gl/maps/tsEaV1W39bgEsxmS9>



CITY OF PLANO  
PLANNING & ZONING COMMISSION

September 20, 2021

**Agenda Item No. 3**

**Public Hearing:** Zoning Case 2021-016

**Applicants:** MM CCM 48M, LLC and VM Fund I, LLC

(Submitted under the Interim Comprehensive Plan)

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**DESCRIPTION:**

Request to amend Urban Mixed-Use-3 on 103.6 acres located on the east side of Alma Drive, 760 feet south of 15th Street, to include the following major changes: modify outdoor commercial amusement locations and standards; add public storage/mini-warehouse as a use allowed by specific use permit within Block S; modify usable open space locations and standards; update building setback standards; modify standards related to walls and fences; update the approval process for the pattern book; adjust the length of Block S; modify the floor area ratio and lot coverage for Block Y; add a new Block AA with block length exception; and update exception language for clarity. Zoned Urban Mixed-Use-3. Project #ZC2021-016.

**SUMMARY:**

The applicant is proposing to modify the development plan and exceptions to refine a variety of development conditions. The request is in conformance with the Comprehensive Plan. The proposed changes are consistent with the mixed-use pedestrian-oriented nature of the UMU-3 district and provide more clarity to the development as it gets closer to construction. Staff recommends approval as noted in the recommendation section below.

**REMARKS:**

This is a request to amend Urban Mixed-Use-3 to request certain major changes to the development plan and associated exceptions. 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 various 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.

UMU-3 was initially adopted in 2019, and the district has been amended twice, once in May 2020 and again in January 2021. The Planning & Zoning Commission waived the two-year waiting period for consideration of a rezoning request for UMU-3 on April 5, 2021, so that the applicant could move forward with this current zoning case.

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

North	Immediately to the north of the subject property are existing shopping centers with retail, restaurant, and minor vehicle repair uses zoned Corridor Commercial (CC) along 15th Street.
East	Existing shopping center developments with retail, restaurant, and service uses zoned CC with Specific Use Permits No. 238 and No. 507 for Private Club along the U.S. Highway 75 frontage road.
South	Existing shopping center developments with retail, restaurant, and personal service shop uses zoned CC with Specific Use Permit No. 104 for Private Club along Plano Parkway.
West	Across Alma Drive are existing single-family residences and a religious facility zoned Single-Family Residence-7.

### **Outdoor Commercial Amusement**

The applicant is proposing to adjust the location and standards of outdoor commercial amusement uses. These uses are defined as an outdoor area or structure, open to the public, which provides entertainment or amusement primarily by and for participants for a fee or admission charge. Typical uses include batting cages, miniature golf, go-kart tracks, and carnivals.

Currently, these uses are allowed in Blocks X and Z with the approval of a Specific Use Permit (SUP). This request would allow them within Block S (the mall block) and Block Y (open space to the east of the mall), also subject to the approval of SUPs.

Additionally, the city has outdoor commercial amusement guidelines, as listed below. The applicant is proposing that only Item 6 would apply to the subject property, and the other items would not apply as discussed below:

- 1. Be located within a minimum of 20 contiguous acres within the allowed zoning districts not separated by a major or secondary thoroughfare.*
- 2. Shall be located generally within 1,000 feet of U.S. 75 and maintain a minimum setback of 500 feet from residentially zoned property within the U.S. 75 corridor. Outdoor Commercial Amusements shall maintain a minimum of 1,000 feet from the residentially-zoned district in the remainder of the City. The Planning & Zoning Commission and City Council may reduce the minimum setback requirement to not less than 300 feet if there would be no negative impact on the adjacent residential district due to existing topography or vegetation.*

Items 1 and 2 discuss site requirements that may not be met by a specific property due to existing site acreage limitations and allowances for residential uses within the UMU-3 development.

3. *Any illumination provided shall be in accordance with the Code of Ordinances Outdoor Lighting Provision.*

All developments will have to comply with the city's lighting requirements. Therefore, Item 3 is requested to be removed since it is redundant.

4. *Screen parking areas with a living screen of three feet in height.*
5. *Provide a 10-foot landscape buffer along street frontages.*

The UMU district requires a five-foot landscape edge with shrubs for surface parking lots in the UMU district. The Zoning Ordinance also requires shrubs to be planted to screen headlights of parked cars along the perimeter of parking areas. A 10-foot landscape buffer would often not be consistent with the UMU development form established by the street design and building setbacks in the district.

6. *Provide perimeter fencing/landscaping of the site at the time of site plan approval.*

This item would still apply.

7. *Conform to the approved site plan. Any revisions to the site plan shall require a public hearing to reconsider the Specific Use Permit.*
8. *Require rescission of the SUP if the business ceases operation for six months or longer.*

Properties are already required to comply with approved site plans as stated in Item 7. The city already has the ability, though not the requirement, to rescind SUPs per the requirements of the Zoning Ordinance.

The proposed changes will allow additional areas to be used for outdoor commercial amusement uses if approved via an SUP. Additionally, if specific development restrictions are necessary to ensure the appropriate development of these uses, restrictions can be required as part of an SUP request. Staff is in support of these proposed changes.

#### Public Storage/Mini-Warehouse Use

The applicant is requesting to allow public storage/mini-warehouse use within Block S (the mall block) with approval of an SUP, and only at a maximum of 40,000 square feet and placed below street level. This proposal is intended to utilize some of the ancillary spaces within the parking garage located out of the public view. Storage spaces could benefit future residents and businesses, and with the proposed restrictions, the staff is in support of this request.

#### Open Space

With this request, the applicant is making several changes to the adopted development plan and exception language related to open space:

1. Several public open space areas were reduced as noted below, with reasoning following:

	Previous Development Plan	Current Development Plan
<b>Block O</b>	1.9 acres	1.9 acres
<b>Block Q2</b>	0.8 acre	0.7 acre
<b>Block R</b>	1.4 acres	0.9 acre
<b>Block Y</b>	4.3 acres	3.9 acres
<b>Block Z</b>	1.3 acres	1.3 acres
<b>Total Acres</b>	9.7 acres	8.7 acres
<b>Percentage of Development</b>	9.4%	8.4%

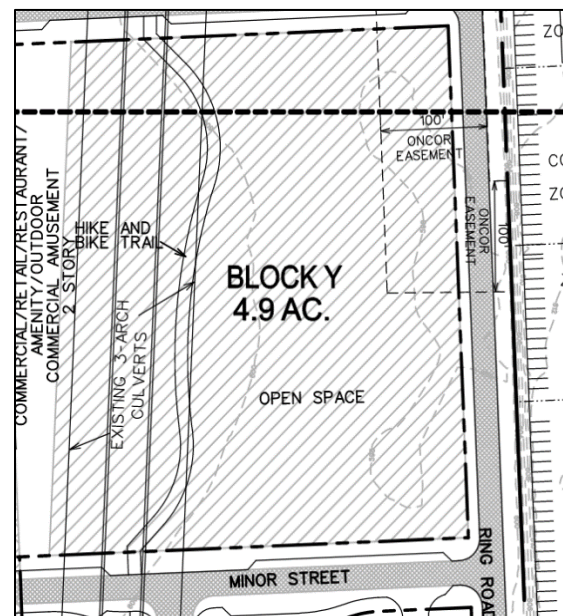
Block Q2: The change was made due to an additional street which was added to serve the future single-family residential development.

Block R: The reduction was made due to an increase in the size of the building containing multifamily residential, retail, and restaurant uses.

Block Y: The change was updated to reflect future commercial buildings and uses, which may be placed along the western edge, adjacent to the mall. These uses have been indicated generally on previous plans. Still, the location distinguishing public (such as park and trail) and private areas (such as restaurant outdoor dining and outdoor amusement) are being further refined.

Although these add up to a reduction of one acre of public open space, the applicant is still providing 8.4% of the overall development as public open space, which is consistent with the 5-10% threshold mandated by the base UMU requirements. Additionally, there are various private open space areas, such as the substantial area under the power lines along the northern ring road, which will also serve residents and patrons.

2. Public open space areas are now delineated by specific hatching on the development plan, an example of which is shown in the adjacent image. The exception language also clarifies maintenance responsibility for public open space to be by the governance association or City of Plano.



3. The applicant has updated exception language to clarify that private open space as shown on the development plan may consist of various uses such as playgrounds, dog parks, trails, and similar uses.

Overall, the development provides an extensive open space network, including both public and private areas that will serve residents and patrons of the district. As such, staff is in support of these changes.

### Building Setbacks

While reviewing a recent site plan, staff and the applicant noted that there were challenges meeting the setbacks previously established by the district adjacent to major streets. Due to the requirement for wide sidewalks along major streets, utilizing the curb as the established line for setbacks would be problematic. Therefore, the applicant is proposing the following language (additions are shown in underlined text; deletions are shown in strikethrough text):

75% of the building face shall be within 10 feet of the ~~street curb~~ property line, common area, or open space. If easements are present, 75% of the building face shall be built within 10 feet of ~~to~~ the easement line.

The updated language is consistent with typical UMU development standards and will ensure that buildings meet a pedestrian-oriented aesthetic. Staff is in support of this change.

### Block AA

A portion of the street adjacent to Block S is being proposed as Block AA. This area was previously shown as right-of-way and was not placed within a block. However, due to a situation regarding the financing of the parking garage, the applicant requested that this portion of the street be placed in a new block. The design, maintenance, and other street requirements remain unchanged; however, due to the length of this block, an exception is needed to allow it as currently designed. Staff is in support of this technical change to the site.

### Additional Changes

Several other changes are being proposed to the exception language and development plan:

1. Modify standards related to walls and fences – this update would allow the Director of Planning to approve screening or retention walls where appropriate and consistent with the development plan and UMU-3 standards.
2. Update the approval process for the pattern book – this language clarifies that after approval of the Pattern Book by the Planning & Zoning Commission, some revisions may be approved by the Director of Planning or designee. This situation may be necessary to ensure an efficient construction process if minor changes are proposed by the applicant that are consistent with the established Pattern Book. True to standard practice, staff will bring major changes to the Commission.

3. Adjust the length of Block S – the applicant is proposing to extend the maximum length of Block S from 1,320 feet to 1,350 feet to align with the current layout of the development. Additionally, language is proposed to clarify the paseo, or paseos which subdivide the block will be consistent with the development plan.
4. Modify the floor area ratio and lot coverage for Block Y – these amendments are related to clarifying that there will be minimal development on Block Y because it is primarily used as a public open space.
5. Update exception language for clarity – a change has been made to a header in the permitted use table to match standard language within the Zoning Ordinance.

The proposed updates are necessary clarifications and refinements of the development plan and exception language and are consistent with the UMU-3 development form and standards. Staff is in support of these changes.

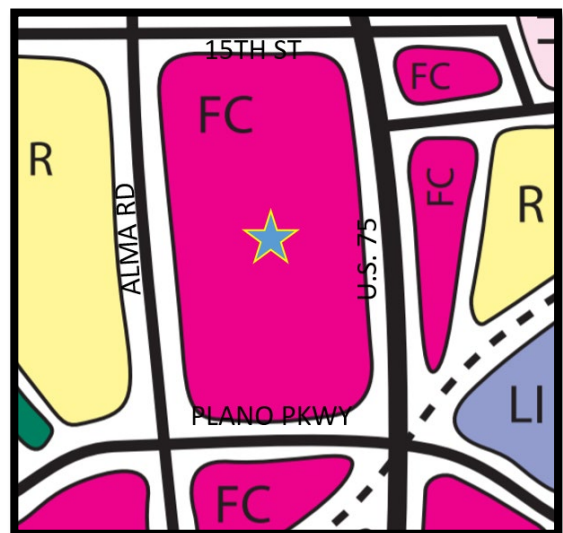
### **Conformance with the Interim Comprehensive Plan**

This resubmittal was reviewed for conformance with the currently adopted *Interim Comprehensive Plan (1986 based)*.

#### **Land Use Element**

The Land Use Plan (2011) designates the subject property as **Freeway Commercial (FC)**.

In the Appendix of the Land Use Element, the Freeway Commercial is defined as including major retail development, along with general commercial, entertainment, lodging, and office uses. The only use changes associated with this request are the addition of public storage/mini-warehouse within Block S and outdoor commercial amusement within Blocks S and Y. Both of these are commercial uses and would be appropriate within the development with approval of an SUP, utilizing the same zoning process to consider necessary development restrictions.



### **SUMMARY:**

The applicant is proposing to modify the development plan and exceptions to refine a variety of development conditions. The request is in conformance with the Comprehensive Plan. The proposed changes are consistent with the mixed-use pedestrian-oriented nature of the UMU-3 district and provide more clarity to the development as it gets closer to construction. Staff recommends approval as noted in the following recommendation section.

## RECOMMENDATION:

Recommended for approval as follows: (Additions are indicated by underlining; deletions are indicated by strikethrough.)

### 10.700.2 Permitted Uses - Uses in Addition to Those Permitted in the UMU

Use Category	Use Type	Symbol or Designation	Restrictions	Blocks
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	Independent Living	P	Sec. 13.200.3, Sec. 13.300.2, and Sec. 15.1300.3 - .5 shall not apply	M, N, P – X, Z
	Private Recreation Facility	P		All
<b>Residential Uses</b>	Single-Family Residence (Detached)	P		A – L, Q
	Two-Family Residence	P	Sec. 9.1100 shall not apply	A – L, Q
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<b>Service Uses</b>	Amusement, Commercial (Outdoor)	S	Endnote 15 in Section 14.300 does not apply except for Item 6:  Provide perimeter fencing / landscaping of the site at the time of site plan approval.	S, X, Y, Z
	Arcade	P		M, N, P, R – X, Z
	Artisan's Workshop	P		M, N, P, R – W
	Business Service	P		M, N, P, R – X, Z
	Cabinet/Upholstery Shop	P		S
	Kennel (Indoor)/Commercial Pet Sitting	P		S
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<b>Vehicle and Related Uses***</b>	Motorcycle Sales & Service	P	Indoor only/No repair services	S
	Vehicle Dealer (New)	P	Indoor only/No repair services	S
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<u>Wholesale</u>	<u>Public Storage /Mini-Warehouse</u>	<u>S</u>	<u>A maximum of 40,000 sf with storage units restricted to below street level</u>	<u>S</u>

P = Use permitted in block(s) indicated

S = Use may be approved in block(s) indicated upon approval of a specific use permit (See Sec. 6.100)

Numbers = Additional conditions/restrictions apply per Zoning Ordinance. See the Table Notes in Sec. 14.300.

\*\*\* = Vehicle and Related Uses are limited to a total allocation of 30 parking spaces for inventory storage.

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- A. The following area, yard, and bulk requirements shall apply to all single-family residential development in the UMU district unless otherwise expressly stated:

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Maximum Lot Width	40 feet (see D.iv. below)	40 feet (see D.iv. below)
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Front Yard Setbacks	75% of the building face shall be within 10 feet of the <del>street curb</del> <u>property line, common area, or open space</u> . If easements are present, 75% of the building face shall be built <u>within 10 feet of</u> <del>to</del> the easement line.	75% of the building face shall be within 10 feet of the <del>street curb</del> <u>property line, common area, or open space</u> . If easements are present, 75% of the building face shall be built <u>within 10 feet of</u> <del>to</del> the easement line.
Side Yard Setbacks		
Interior Lot	None	0 – 3 feet (as further defined below)
Corner Lot	Same as front	Same as front
Minimum Rear Yard	None	None
Minimum Height	1 story	1 story
Maximum Height	3 story, 50 feet (See D.ii. below)	3 story, 50 feet (See D.ii. below)
Maximum Lot Coverage	100%	100%
Minimum Lot Coverage	60% (See D.v. below)	60% (See D.v. below)

### 10.700.15 Additional Requirements and Restrictions

- A. A UMU district or a group of buildings within the district may not be walled, fenced, or restricted from general public access, except as provided in Sec. 10.700.11.B., or where single-family residences abut a major thoroughfare or non-residential district that is not a part of the UMU development. Screening walls or ~~F~~fencing would be subject to the approval of the Director of Planning or designee.



F. A Pattern Book shall be approved by the Planning & Zoning Commission as part of the site plan approval process for all phases of development or and may be amended by subsequent revisions as determined by the Director of Planning.

**Exceptions by Designated Block:**

**Block B**

- i. Maximum Block Length: 1,000 feet if mews or other streets, and adequate internal pedestrian access are ~~is~~ provided
- ii. Maximum Block Size: 3.6 acres

**Block S**

- i. Maximum Block Length: 1,350–20 feet if ~~two~~ paseo(s) are provided consistent with the development plan
- ii. Maximum Block Size: 9.2 acres
- iii. The 60% requirement for uses along the main street may include primary, secondary, and tertiary uses

**Block Y**

- i. Maximum Block Size: 5.1 acres
- ii. Minimum Building Height: One story
- iii. Minimum Freestanding Nonresidential Building Size: None
- iv. Minimum FAR: None
- v. Minimum Lot Coverage: None

**Block AA**

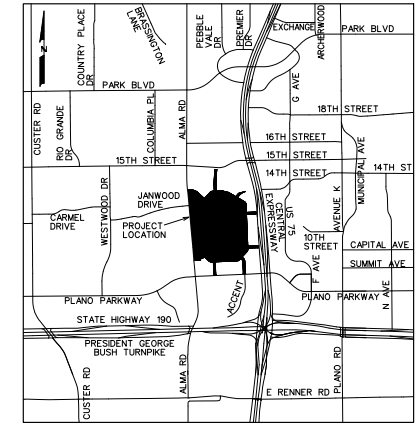
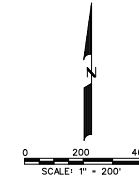
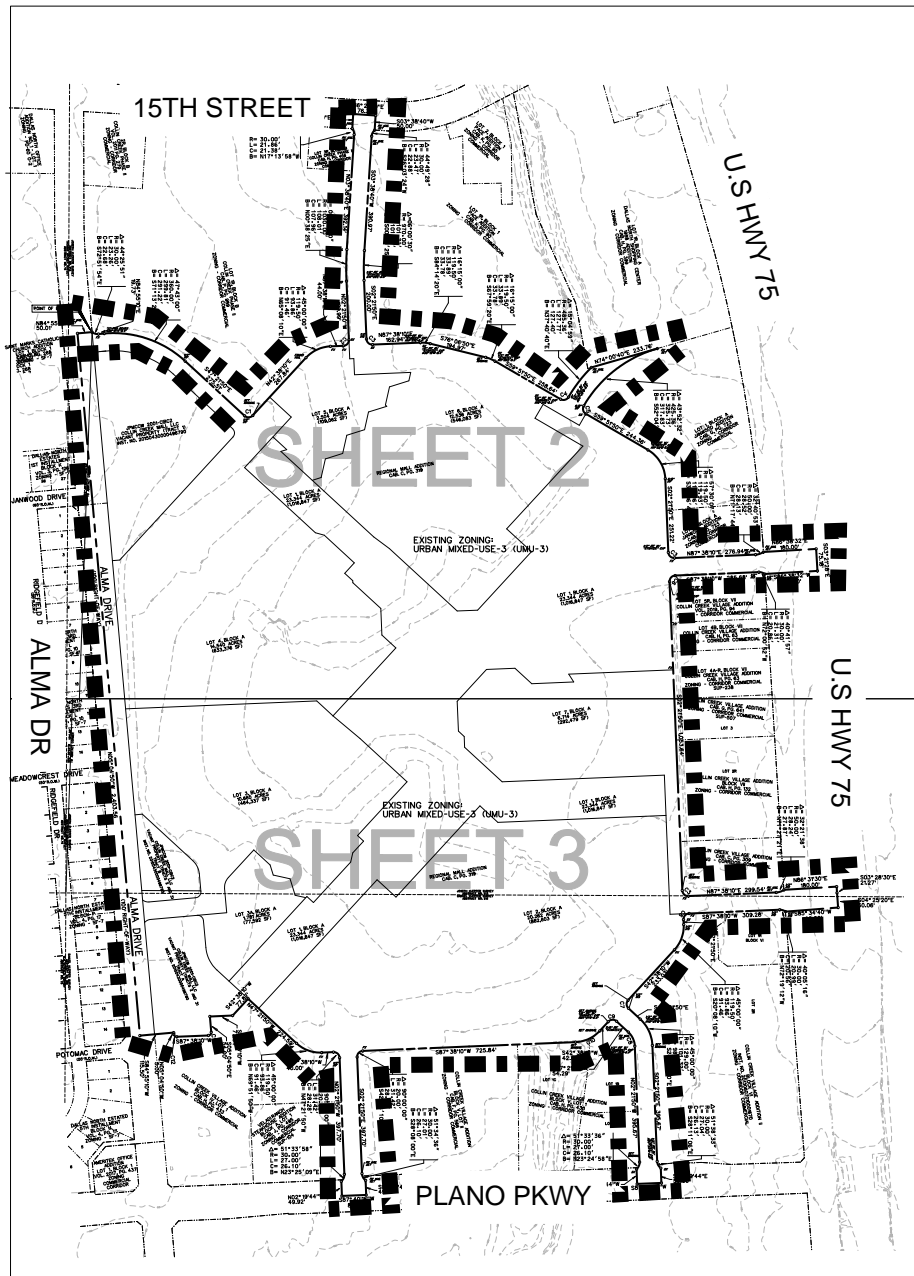
- i. Maximum Block Length: 1,800 feet











VICINITY MAP  
SCALE: 1"=2000'

TOTAL ACRES 103.615

ZONING CASE #2021-016  
ZONING EXHIBIT  
REGIONAL MALL  
ADDITION  
LOTS 1-7, BLOCK A

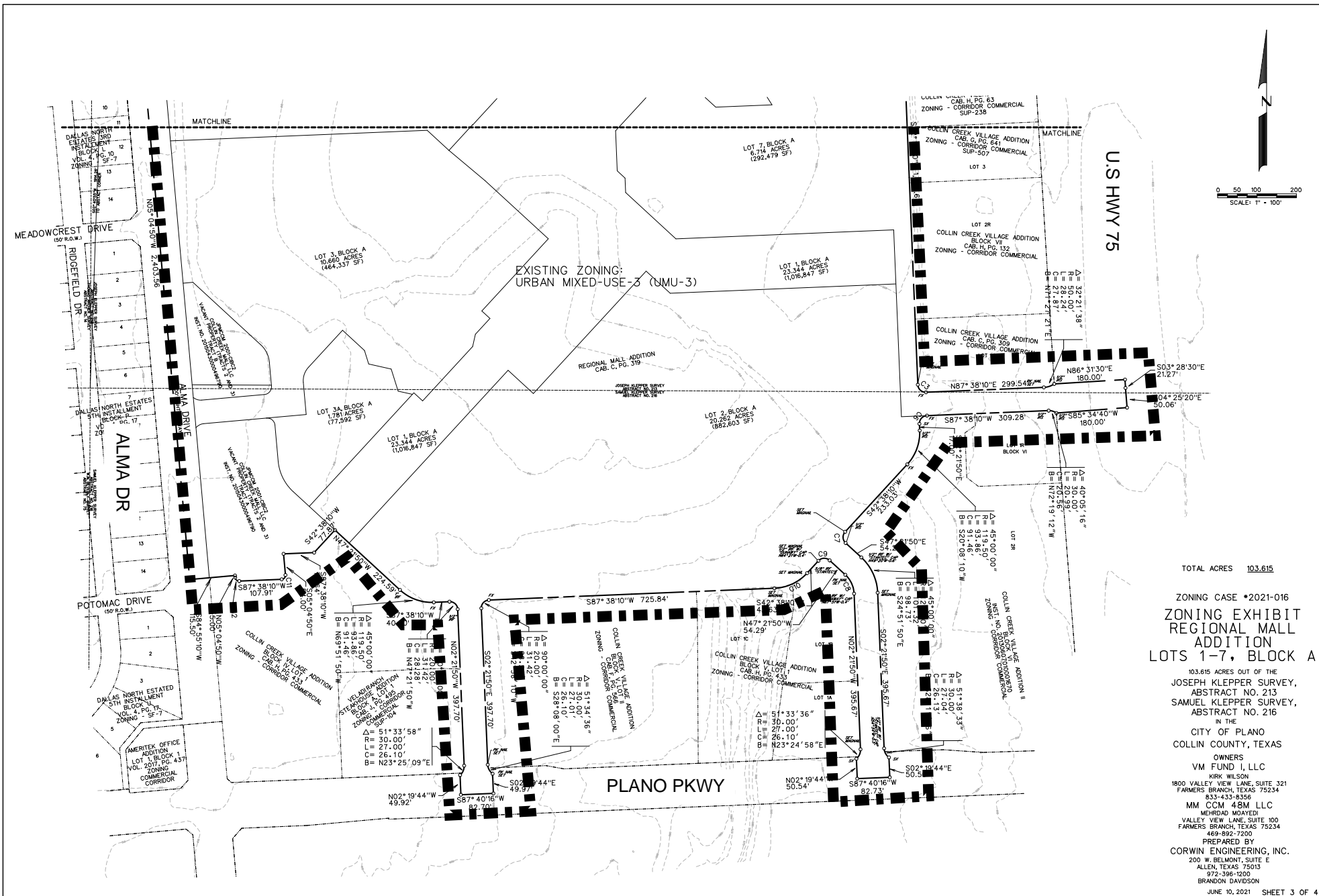
103.615 ACRES OUT OF THE  
JOSEPH KLEPPER SURVEY,  
ABSTRACT NO. 213  
SAMUEL KLEPPER SURVEY,  
ABSTRACT NO. 216

IN THE  
CITY OF PLANO  
COLLIN COUNTY, TEXAS

OWNERS  
VM FUND I, LLC  
KIRK WILSON  
1800 VALLEY VIEW LANE, SUITE 321  
FARMERS BRANCH, TEXAS 75234  
833-433-8356  
MM CCM 48M LLC  
MEHRDAD MOAYEDI  
VALLEY VIEW LANE, SUITE 100  
FARMERS BRANCH, TEXAS 75234  
469-892-7200

PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
BRANDON DAVIDSON  
JUNE 10, 2021 SHEET 1 OF 4





TOTAL ACRES 103.615

ZONING CASE #2021-016

**ZONING EXHIBIT  
REGIONAL MALL  
ADDITION  
LOTS 1-7, BLOCK A**

103.615 ACRES OUT OF THE  
JOSEPH KLEPPER SURVEY,  
ABSTRACT NO. 213  
SAMUEL KLEPPER SURVEY,  
ABSTRACT NO. 216  
IN THE  
CITY OF PLANO  
COLLIN COUNTY, TEXAS

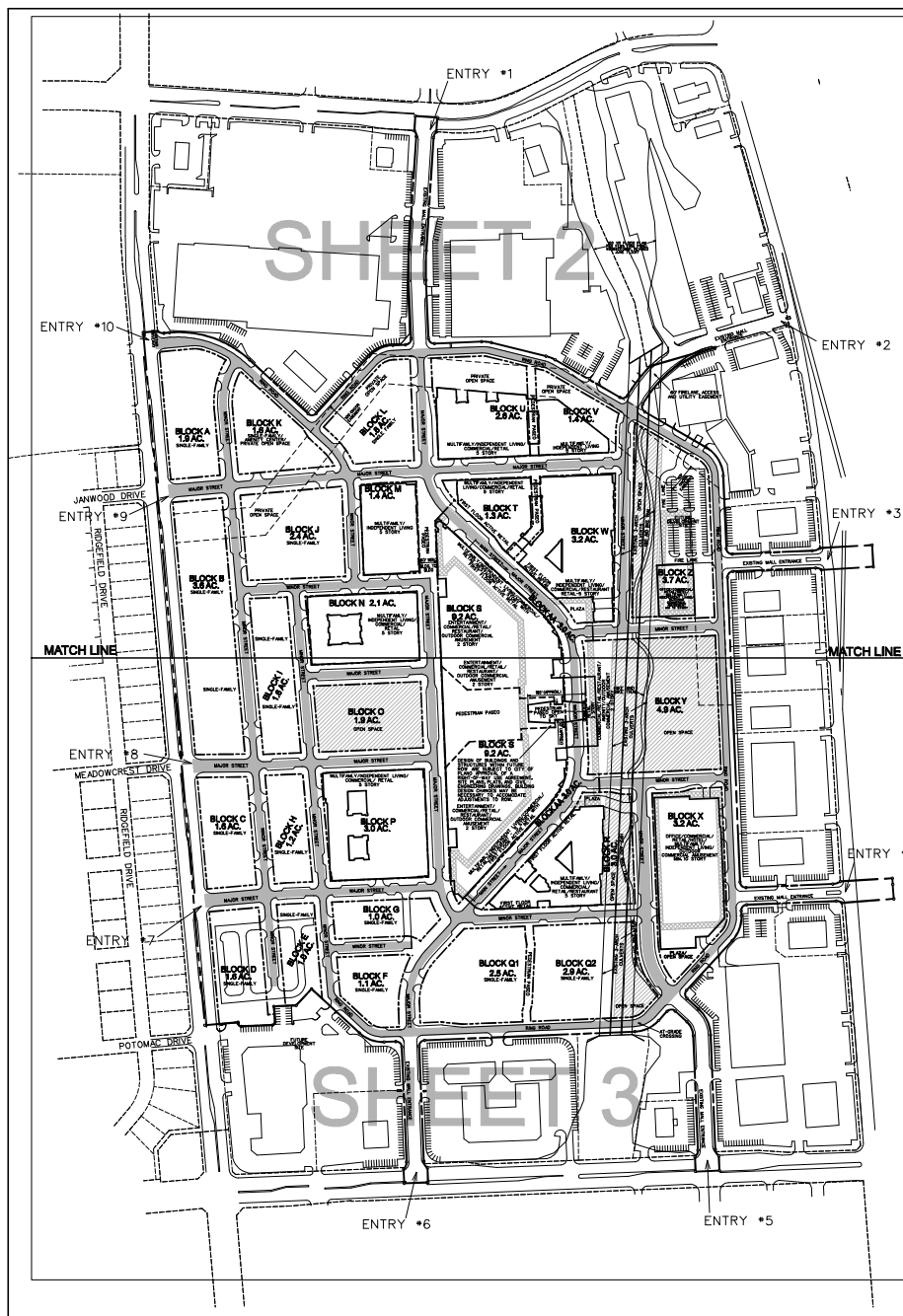
OWNERS  
VM FUND I, LLC  
KIRK WILSON  
1800 VALLEY VIEW LANE, SUITE 321  
FARMERS BRANCH, TEXAS 75234  
833-433-8356

MM CCM 48M LLC  
MEHRAD MOAYEDI  
VALLEY VIEW LANE, SUITE 100  
FARMERS BRANCH, TEXAS 75234  
469-892-7200

PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
BRANDON DAVIDSON

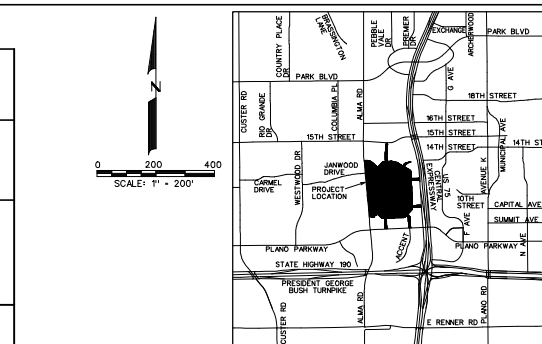
JUNE 10, 2021 SHEET 3 OF 4

1



## BLOCK TABLE

A	Block A		Phase 1	1.9	87,500 sq ft (approx.)	35 units	48 units	15.0 sq ft	74	182
	Single Family									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
B	Block B		Phase 1	3.6	170,000 sq ft (approx.)	48 units	31 units	16.0 sq ft	150	382
	Single Family									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
C	Block C		Phase 1	1.6	75,000 sq ft (approx.)	31 units	16 units	10.0 sq ft	65	72
	Single Family									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
D	Block D		Phase 2	1.6	77,500 sq ft (approx.)	31 units	16 units	10.0 sq ft	65	72
	Single Family									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
E	Block E		Phase 1	1.0	55,000 sq ft (approx.)	22 units	14 units	8.0 sq ft	59	66
	Single Family									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
F	Block F		Phase 1	1.1	60,000 sq ft (approx.)	24 units	15 units	8.0 sq ft	59	66
	Single Family									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
G	Block G		Phase 2	1.0	70,000 sq ft (approx.)	28 units	16 units	10.0 sq ft	65	72
	Single Family									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
H	Block H		Phase 2	1.2	80,000 sq ft (approx.)	28 units	16 units	10.0 sq ft	65	72
	Single Family									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
I	Block I		Phase 1	1.0	55,000 sq ft (approx.)	22 units	14 units	8.0 sq ft	59	66
	Single Family									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
J	Block J		Phase 2	1.4	112,000 sq ft (approx.)	40 units	25 units	12.0 sq ft	101	133
	Single Family									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
K	Block K		Phase 1	1.6	55,000 sq ft (approx.)	22 units	14 units	8.0 sq ft	59	66
	Single Family									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
L	Block L		Phase 1	1.8	62,000 sq ft (approx.)	25 units	15 units	10.0 sq ft	65	72
	Single Family									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
M	Block M		Phase 1	1.4	129,500 sq ft (approx.)	40 units	25 units	12.0 sq ft	101	133
	Single Family									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
N	Block N		Phase 1	1.9	87,500 sq ft (approx.)	35 units	48 units	15.0 sq ft	74	182
	Single Family									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
O	Block O		Phase 1	1.9	87,500 sq ft (approx.)	35 units	48 units	15.0 sq ft	74	182
	Single Family									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
P	Block P		Phase 2	3.0	678,220 sq ft (approx.)	475 units	183 units	10.0 sq ft	382	778
	Single Family									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
Q1	Block Q1		Phase 1	2.5	135,520 sq ft (approx.)	44 units	27 units	12.0 sq ft	101	133
	Single Family									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
Q2	Block Q2		Phase 1	2.9	113,400 sq ft (approx.)	44 units	27 units	12.0 sq ft	101	133
	Single Family									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
R	Block R		Phase 1	3.0	678,220 sq ft (approx.)	475 units	183 units	10.0 sq ft	382	778
	Single Family									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
S	Block S		Phase 1	3.0	678,220 sq ft (approx.)	475 units	183 units	10.0 sq ft	382	778
	Single Family									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
T	Block T		Phase 1	3.0	678,220 sq ft (approx.)	475 units	183 units	10.0 sq ft	382	778
	Single Family									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
U	Block U		Phase 1	2.6	432,370 sq ft (approx.)	250 units	125 units	12.0 sq ft	101	133
	Single Family									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
V	Block V		Phase 1	1.4	296,580 sq ft (approx.)	135 units	67 units	12.0 sq ft	101	133
	Single Family									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
	Units (Approx.)									
W	Block W		Phase 1	3.2	429,857 sq ft (approx.)	200 units	100 units	12.0 sq ft	101	133
	Single Family									
	Units (Approx.)									
	Units (Approx.)		</							



UNR/ DISTRICT SUMMARY		UNR/3
ZONING		
GROSS DEVELOPMENT AREA		405.8 AC
GROSS BLOCK AREA		69.72 AC
GROSS LANDSIDE W/IN AREA		51.5 AC
PUBLIC OFFICE SPACE		8.72 AC
LOT COVERED AREA		10.5 AC
PRIMARY RESIDENTIAL USE	72%	4,952,272 sf
OFFICE USE (SECONDARY)	17%	1,306,000 sf
IND. USE (TERTIARY)	4%	279,840 sf
HOTEL USE (TERTIARY)	4%	280,000 sf
RECREATION/AMUSEMENT/USE (TERTIARY)	4%	280,000 sf
TOTAL	100%	6,818,112 sf
PERCENT TOTAL UNR/MULTI-USE UNIT COUNT		500 units
PER UNIT COUNT		833.77 units/acre
PER RESIDENTIAL DENSITY (AC/1)		86 units/acre
AVERAGE TOTAL RESIDENTIAL DENSITY		82 units/acre
PUBLIC OFFICE SPACE		
	BLOCK O	1.9 AC
	BLOCK C(S)	0.9 AC
	BLOCK R	0.9 AC
	BLOCK S	0.9 AC
	BLOCK 2	1.9 AC
	TOTAL	6.7 AC
LOT COVERAGE (APPROX)		2.0%
FLOOR AREA RATIO (GROSS BLOCK NON SP)		2.0%
SINGLE FAMILY (STREET PARKING) (APPROX)		324
SINGLE FAMILY (MULTI-LEVEL PARKING)		324
SINGLE FAMILY (ON STREET PARKING)		324
OTHER ON ST PARKING		280
INDEPENDENT LIVING/MULTIFAMILY UNITS/RETAIL GARAGES		324
OFFICE PARKING GARAGE SPACE (APPROX)		3,000
OFFICE SURFACE PARKING (APPROX)		177
OFFICE SURFACE PARKING SPACE (APPROX)		3,000
TOTAL PARKING SPACES		3,577

	MAIN STREET USE % @ GROUND FLOOR		
	USE	AREA (SF)	%
PRIMARY	RESIDENTIAL	1,500	1%
SECONDARY	OFFICE	0	0%
TERTIARY	RETAIL	146,000	84%
TERTIARY	RESTAURANT	25,300	15%

DEVELOPMENT PLAN  
PROJECT • DP2021-002  
**COLLIN CREEK**  
103.615 ACRES OUT OF THE  
JOSEPH KLEPPER SURVEY  
ABSTRACT NO. 213  
SAMUEL KLEPPER SURVEY  
ABSTRACT NO. 216

IN THE  
CITY OF PLANO  
COLLIN COUNTY, TEXAS  
OWNER

VM FUND I, LLC  
KIRK WILSON  
1800 VALLEY VIEW LANE, SUITE 321

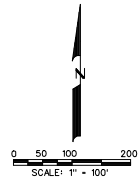
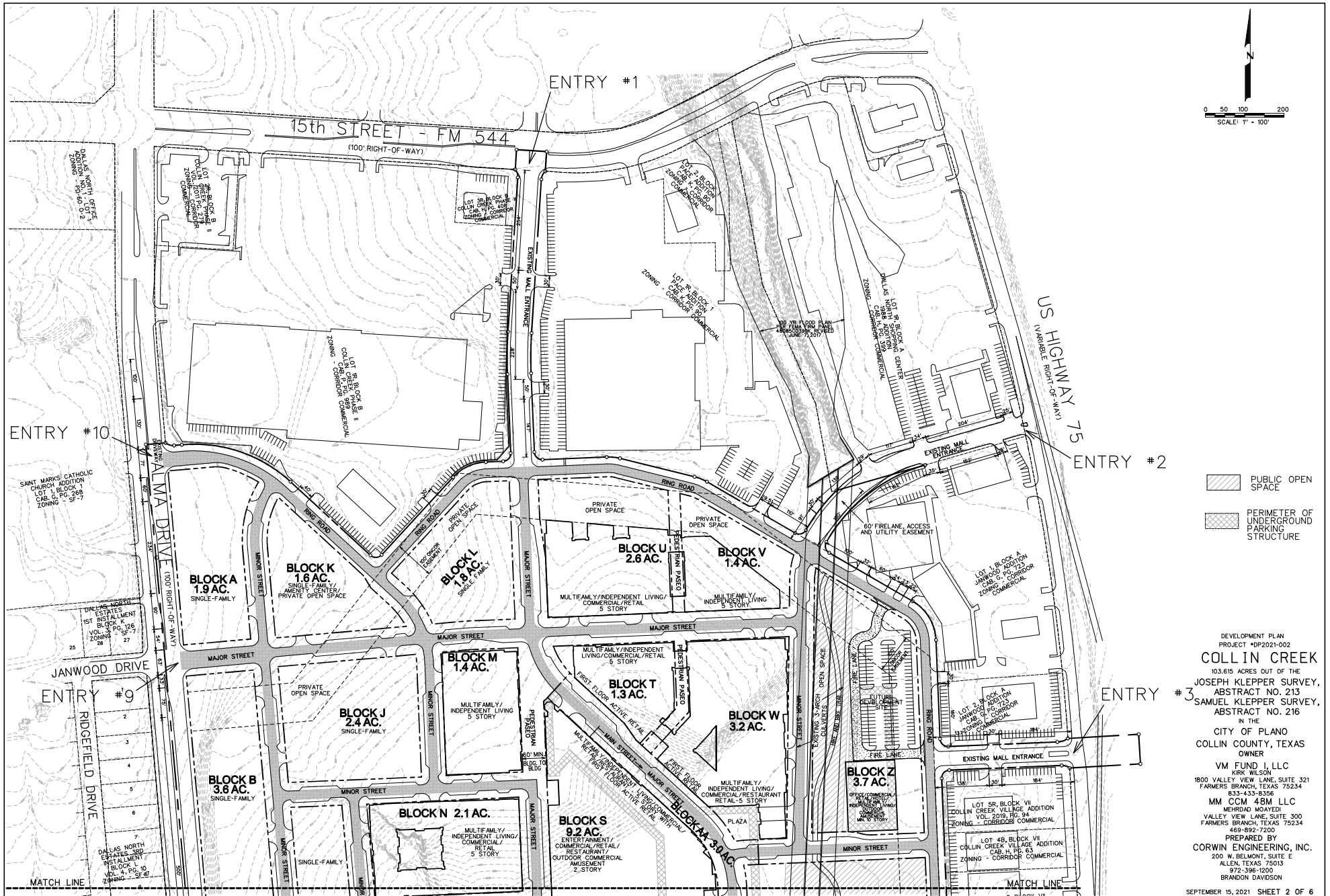
FARMERS BRANCH, TEXAS 75234  
833-433-8356  
MM CCM 48M LLC  
MEHRDAD MOAYEDI

VALLEY VIEW LANE, SUITE 300  
FARMERS BRANCH, TEXAS 75234  
469-892-7200  
PREPARED BY

CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013

972-396-1200  
BRANDON DAVIDSON

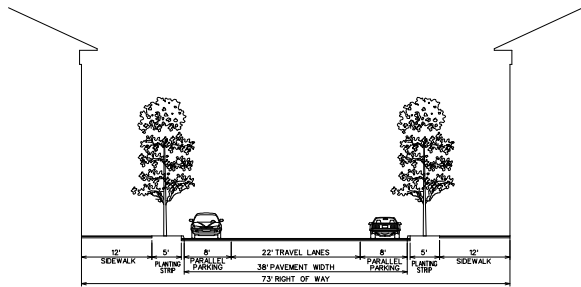




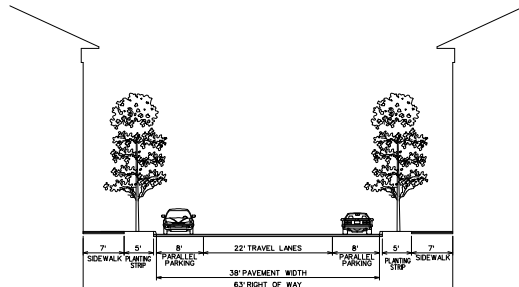
PUBLIC OPEN SPACE  
PERIMETER OF UNDERGROUND PARKING STRUCTURE

DEVELOPMENT PLAN  
PROJECT #DP2021-002  
**COLLIN CREEK**  
103.615 ACRES OUT OF THE  
JOSEPH KLEPPER SURVEY,  
ABSTRACT NO. 213  
SAMUEL KLEPPER SURVEY,  
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IN THE  
CITY OF PLANO  
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OWNER  
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PREPARED BY  
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BRANDON DAVIDSON  
SEPTEMBER 15, 2021 SHEET 2 OF 6

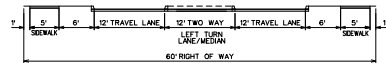




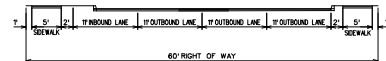
**MAJOR STREET-73' RIGHT OF WAY**



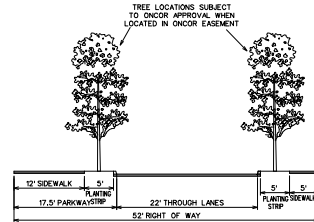
**MINOR STREET-63' RIGHT OF WAY**



**RING ROAD TO US 75  
60' RIGHT OF WAY**

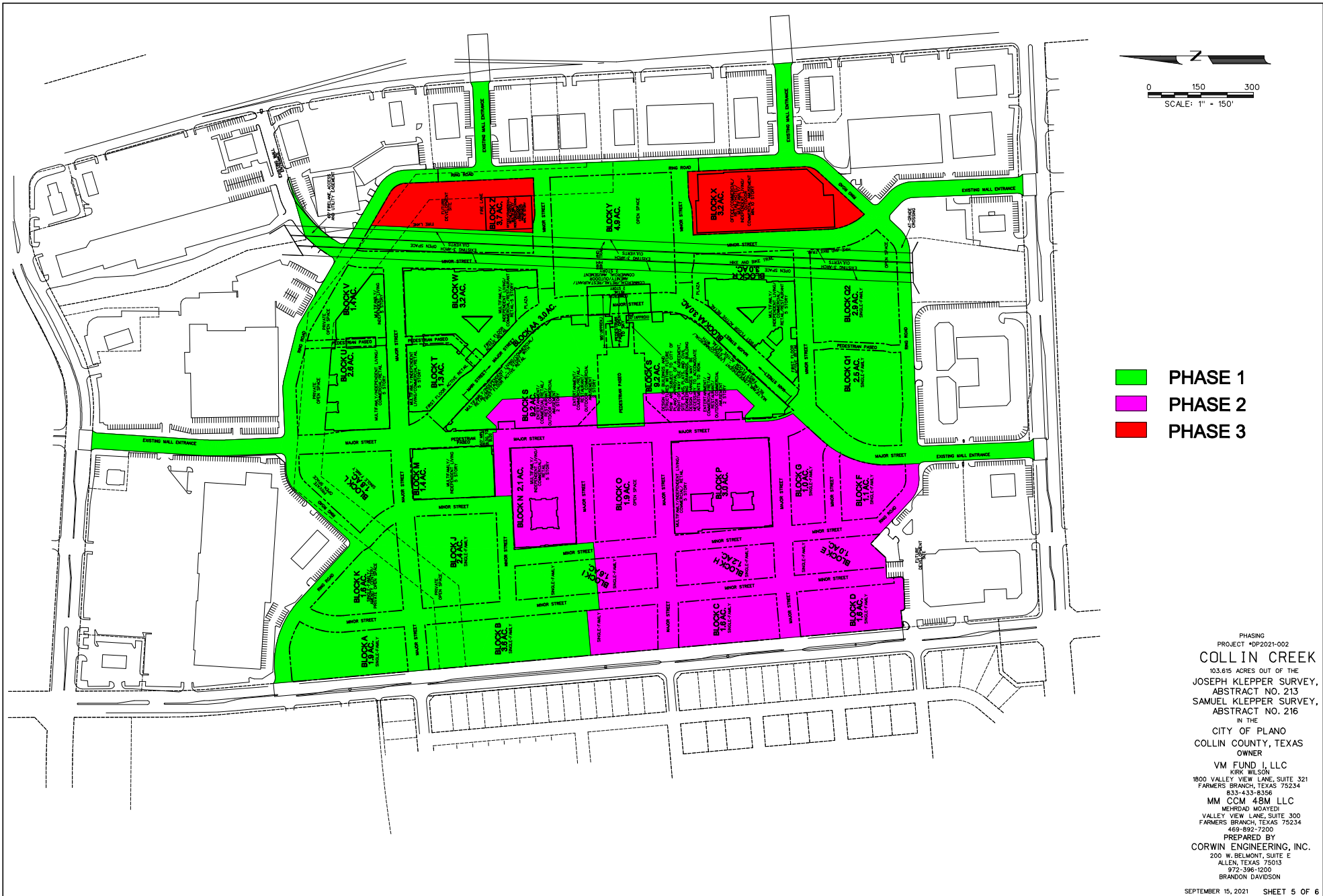


**RING ROAD TO PLANO PARKWAY  
AND 15TH STREET  
60' RIGHT OF WAY**



**RING ROAD - 50' RIGHT OF WAY**

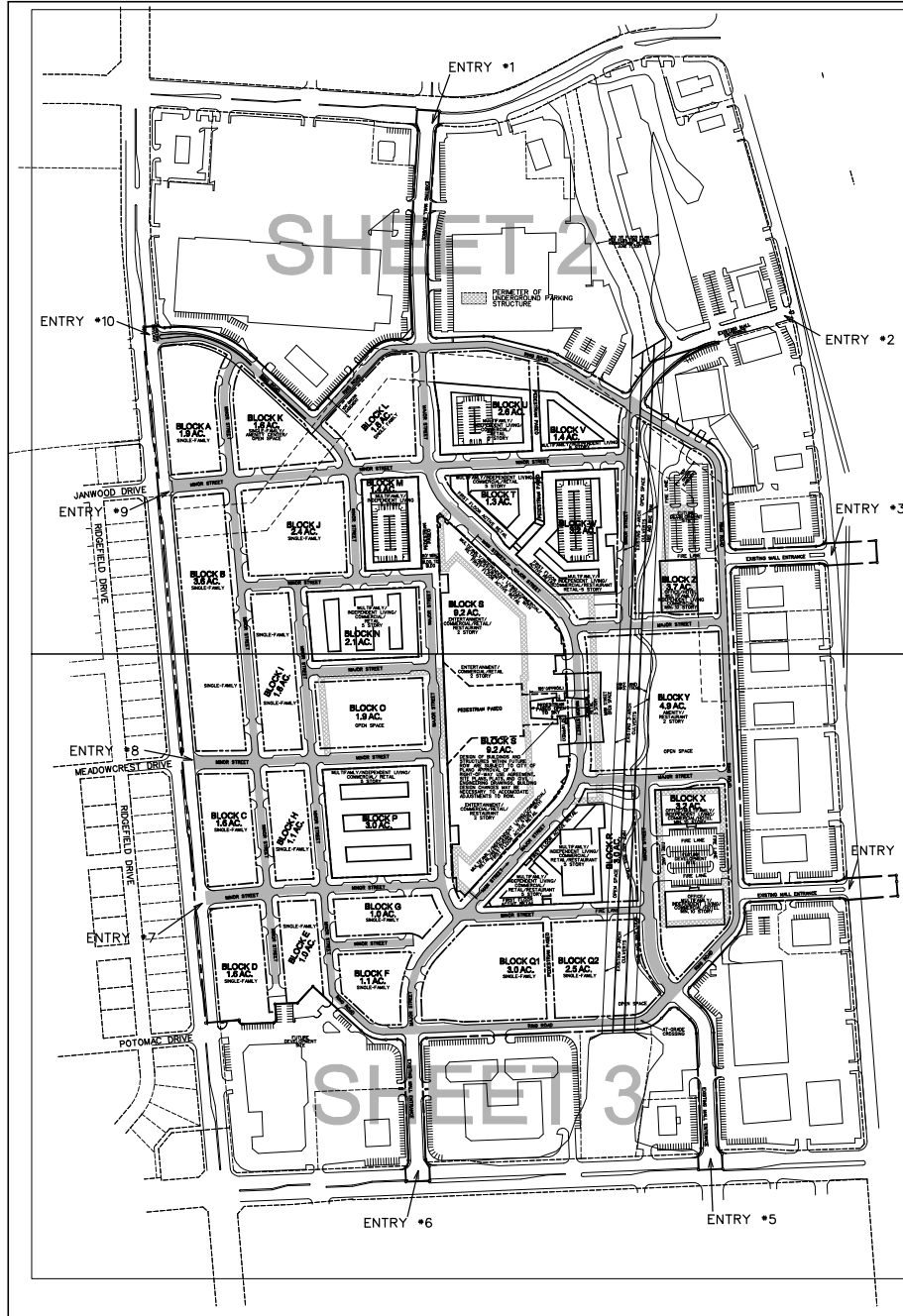
STREET SECTIONS  
PROJECT #DP2021-002  
**COLLIN CREEK**  
103.615 ACRES OUT OF THE  
JOSEPH KLEPPER SURVEY,  
ABSTRACT NO. 213  
SAMUEL KLEPPER SURVEY,  
ABSTRACT NO. 216  
IN THE  
CITY OF PLANO  
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OWNER  
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BRANDON DAVIDSON





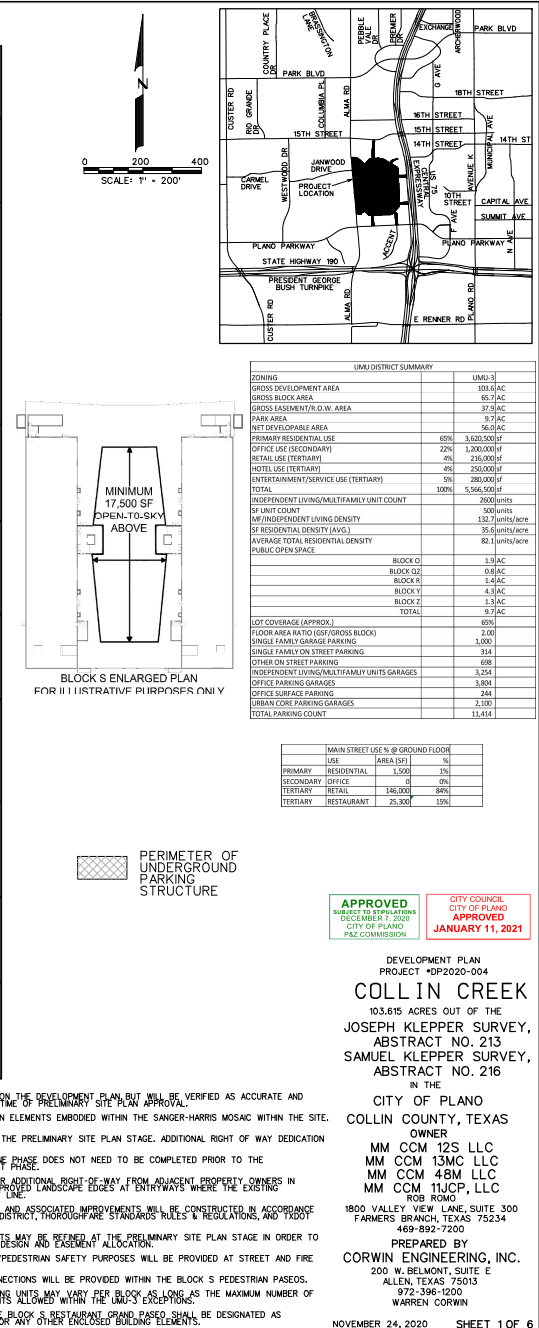


# Previously Approved Development Plan

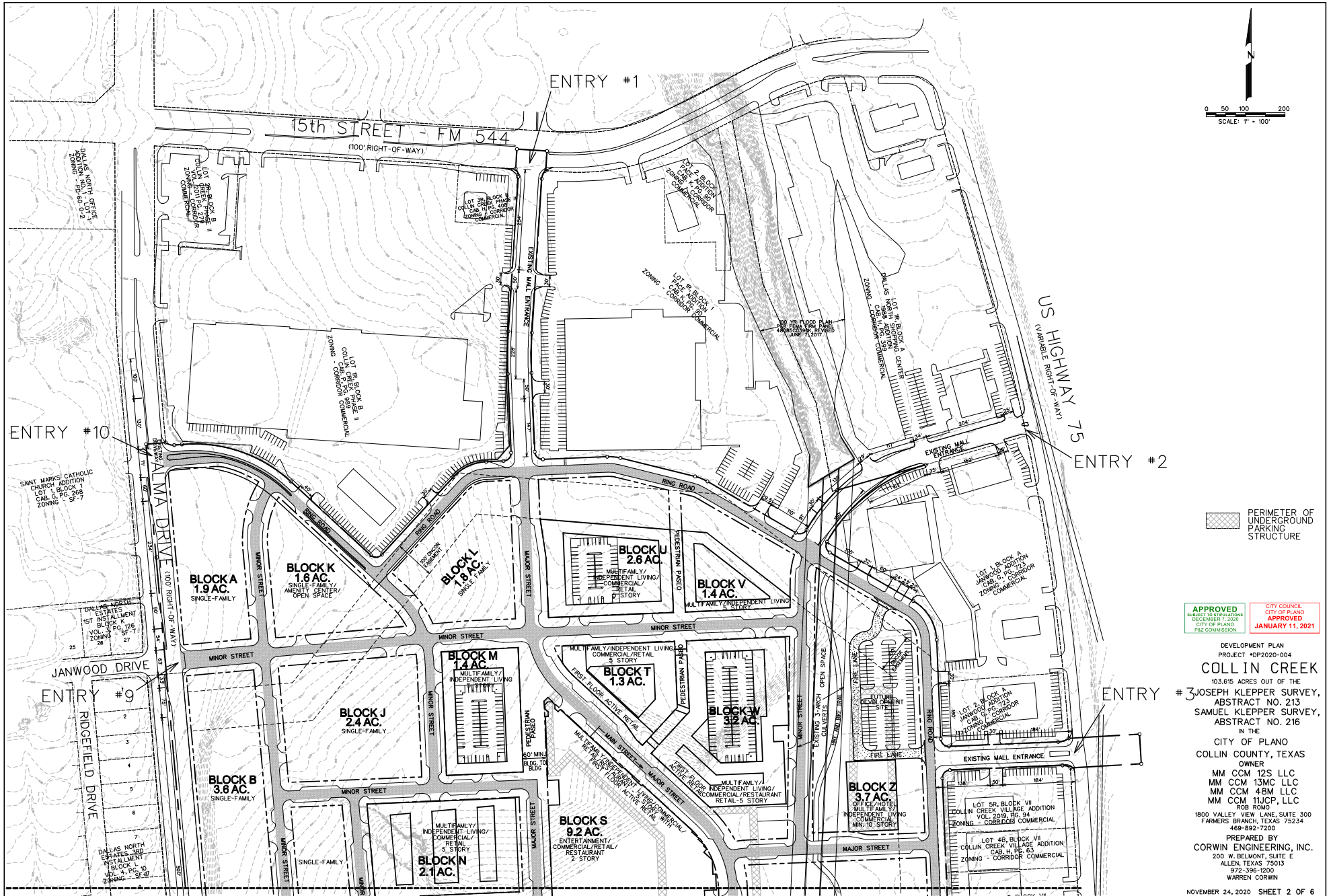


## BLOCK TABLE

<b>A</b>	<b>Block A</b> Phase 1 Acres: 1.9 Single Family Units (Approx): 87,500 gsf (approx) Units/Acre (Approx): 46 u/a Parking (Req'd) (Approx): 74 Parking (Provided) (Approx): 88	<b>Q1</b>	<b>Block Q1</b> Phase 1 Acres: 2.5 Single Family Units (Approx): 35,000 gsf (approx) Units/Acre (Approx): 14 u/a Parking (Req'd) (Approx): 171 Parking (Provided) (Approx): 173
<b>B</b>	<b>Block B</b> Phase 1 Acres: 1.6 Single Family Units (Approx): 170,000 gsf (approx) Units/Acre (Approx): 106 u/a Parking (Req'd) (Approx): 150 Parking (Provided) (Approx): 152	<b>Q2</b>	<b>Block Q2</b> Phase 1 Acres: 2.5 Single Family Units (Approx): 77,000 gsf (approx) Units/Acre (Approx): 30 u/a Parking (Req'd) (Approx): 82 Parking (Provided) (Approx): 93 Open Space Acres: 0.8 acres
<b>C</b>	<b>Block C</b> Phase 2 Acres: 1.6 Single Family Units (Approx): 75,000 gsf (approx) Units/Acre (Approx): 47 u/a Parking (Req'd) (Approx): 65 Parking (Provided) (Approx): 72	<b>R</b>	<b>Block R</b> Phase 1 Acres: 3.0 Independent Living/Multi-Family Units Per UMG-3: 240,000 gsf Units/Acre: 80 u/a Commercial/Retail: 30,000 gsf Restaurant: 1,000 gsf FAR: 2.6 far Parking: 400 spaces Lot Coverage: 68%
<b>D</b>	<b>Block D</b> Phase 2 Acres: 1.6 Single Family Units (Approx): 77,000 gsf (approx) Units/Acre (Approx): 48 u/a Parking (Req'd) (Approx): 68 Parking (Provided) (Approx): 75	<b>S</b>	<b>Block S</b> Phase 1 Acres: 3.0 Independent Living/Multi-Family Units Per UMG-3: 350,000 gsf Units/Acre: 117 u/a Commercial/Retail: 350,000 gsf Restaurant: 1,000 gsf FAR: 2.6 far Parking: 400 spaces Lot Coverage: 68%
<b>E</b>	<b>Block E</b> Phase 2 Acres: 1.0 Single Family Units (Approx): 55,000 gsf (approx) Units/Acre (Approx): 55 u/a Parking (Req'd) (Approx): 46 Parking (Provided) (Approx): 56	<b>T</b>	<b>Block T</b> Phase 1 Acres: 3.3 Independent Living/Multi-Family Units Per UMG-3: 171,000 gsf Units/Acre: 52 u/a Commercial/Retail: 167,7 u/a Restaurant: 18,000 gsf FAR: 3.4 far Parking: 388 spaces Lot Coverage: 77%
<b>F</b>	<b>Block F</b> Phase 2 Acres: 1.1 Single Family Units (Approx): 100,000 gsf (approx) Units/Acre (Approx): 91 u/a Parking (Req'd) (Approx): 59 Parking (Provided) (Approx): 62	<b>U</b>	<b>Block U</b> Phase 1 Acres: 2.6 Independent Living/Multi-Family Units Per UMG-3: 270,000 gsf Units/Acre: 104 u/a Commercial/Retail: 104 u/a FAR: 2.6 far Parking: 373 spaces Lot Coverage: 77%
<b>G</b>	<b>Block G</b> Phase 2 Acres: 1.0 Single Family Units (Approx): 70,000 gsf (approx) Units/Acre (Approx): 70 u/a Parking (Req'd) (Approx): 61 Parking (Provided) (Approx): 71	<b>V</b>	<b>Block V</b> Phase 1 Acres: 1.4 Independent Living/Multi-Family Units Per UMG-3: 206,000 gsf Units/Acre: 147 u/a Commercial/Retail: 147 u/a FAR: 1.9 far Parking: 323 spaces Lot Coverage: 76%
<b>H</b>	<b>Block H</b> Phase 2 Acres: 1.1 Single Family Units (Approx): 70,000 gsf (approx) Units/Acre (Approx): 64 u/a Parking (Req'd) (Approx): 61 Parking (Provided) (Approx): 80	<b>W</b>	<b>Block W</b> Phase 1 Acres: 3.2 Independent Living/Multi-Family Units Per UMG-3: 278,000 gsf Units/Acre: 87 u/a Commercial/Retail: 14,000 gsf Restaurant: 9,000 gsf FAR: 2.3 far Parking: 486 spaces Lot Coverage: 77%
<b>I</b>	<b>Block I</b> Phase 1 Acres: 1.6 Single Family Units (Approx): 105,000 gsf (approx) Units/Acre (Approx): 66 u/a Parking (Req'd) (Approx): 72 Parking (Provided) (Approx): 133	<b>X</b>	<b>Block X</b> Phase 3 Acres: 3.2 Office - 20 story: 725,000 gsf Commercial/Retail/Hotel: 104 u/a Independent Living/Multi-Family Units Per UMG-3: 104 u/a FAR: 5.0 far Parking: 1,902 spaces (approx) Lot Coverage: 90%
<b>J</b>	<b>Block J</b> Phase 1 Acres: 2.4 Single Family Units (Approx): 112,000 gsf (approx) Units/Acre (Approx): 47 u/a Parking (Req'd) (Approx): 39.9 u/a Parking (Provided) (Approx): 138	<b>Y</b>	<b>Block Y</b> Phase 1 Acres: 4.0 Commercial/Retail: 26,000 gsf Restaurant: 106 spaces (structure) FAR: 0.4 far Lot Coverage: 88%
<b>K</b>	<b>Block K</b> Phase 1 Acres: 1.6 Single Family Units (Approx): 55,000 gsf (approx) Units/Acre (Approx): 34.4 u/a Parking (Req'd) (Approx): 44 Parking (Provided) (Approx): 59	<b>Z</b>	<b>Block Z</b> Phase 3 Acres: 3.7 Office - 20 story: 475,000 gsf Commercial/Retail/Hotel: 250,000 gsf Independent Living/Multi-Family Units Per UMG-3: 104 u/a FAR: 4.7 far Parking: 1,902 spaces (approx) Lot Coverage: 92%
<b>L</b>	<b>Block L</b> Phase 1 Acres: 1.8 Single Family Units (Approx): 62,500 gsf (approx) Units/Acre (Approx): 35 u/a Parking (Req'd) (Approx): 55 Parking (Provided) (Approx): 66		
<b>M</b>	<b>Block M</b> Phase 1 Acres: 1.4 Independent Living/Multi-Family Units Per UMG-3: 180,000 gsf Units/Acre: 129 u/a FAR: 2.0 FAR Parking: 215 spaces Lot Coverage: 67%		
<b>N</b>	<b>Block N</b> Phase 2 Acres: 1.1 Independent Living/Multi-Family Units Per UMG-3: 215,000 gsf Units/Acre: 195 u/a Commercial/Retail: 104 u/a FAR: 3.4 far Parking: 480 spaces Lot Coverage: 69%		
<b>O</b>	<b>Block O</b> Phase 2 Acres: 1.9 Independent Living/Multi-Family Units Per UMG-3: 400,000 gsf Units/Acre: 211 u/a Commercial/Retail: 104 u/a FAR: 3.5 far Parking: 708 spaces		
<b>P</b>	<b>Block P</b> Phase 2 Acres: 3.0 Independent Living/Multi-Family Units Per UMG-3: 400,000 gsf Units/Acre: 133 u/a Commercial/Retail: 104 u/a FAR: 3.5 far Parking: 708 spaces		

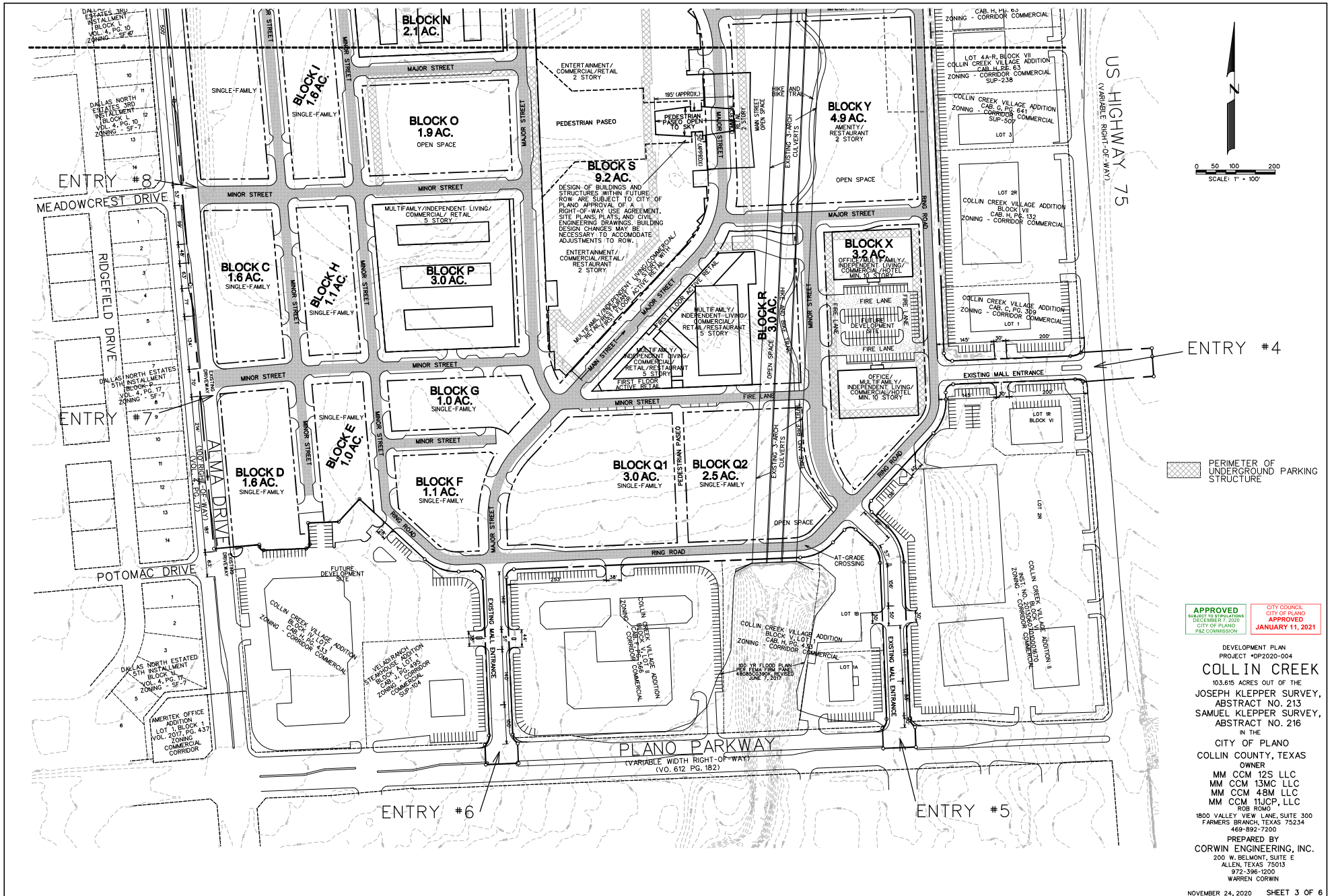


# Previously Approved Development Plan





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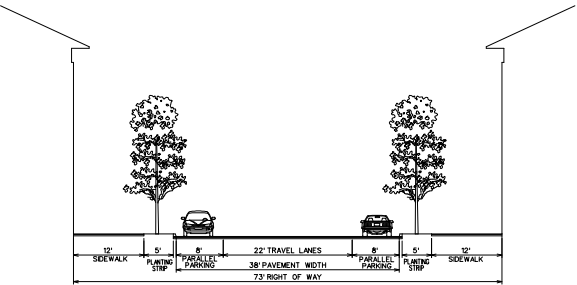
**APPROVED**  
SUBJECT TO STIPULATIONS  
DECEMBER 7, 2020  
CITY OF PLANO  
PLANNING COMMISSION

**APPROVED**  
CITY COUNCIL  
CITY OF PLANO  
APPROVED  
JANUARY 11, 2021

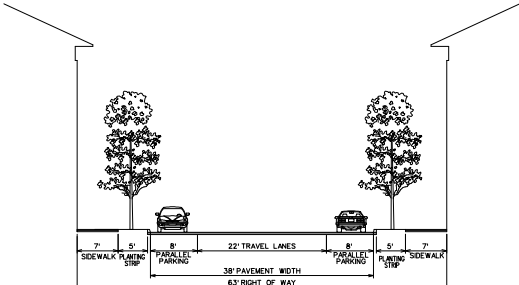
DEVELOPMENT PLAN  
PROJECT -DP2020-004  
**COLLIN CREEK**  
103.615 ACRES OUT OF THE  
JOSEPH KLEPPER SURVEY,  
ABSTRACT NO. 213  
SAMUEL KLEPPER SURVEY,  
ABSTRACT NO. 216  
IN THE  
CITY OF PLANO  
COLLIN COUNTY, TEXAS  
OWNER  
MM CCM 12S LLC  
MM CCM 13MC LLC  
MM CCM 48M LLC  
MM CCM 11JCP, LLC  
ROB ROMO  
1800 VALLEY VIEW LANE, SUITE 300  
FARMERS BRANCH, TEXAS 75234  
469-892-7200  
PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
WARREN CORWIN



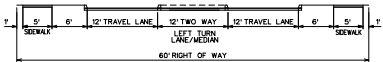
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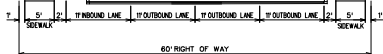
MAJOR STREET-73' RIGHT OF WAY



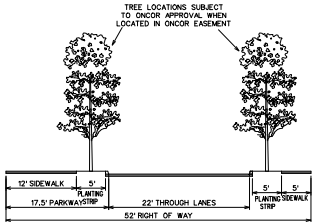
MINOR STREET-63' RIGHT OF WAY



RING ROAD TO US 75  
60' RIGHT OF WAY



RING ROAD TO PLANO PARKWAY  
AND 15TH STREET  
60' RIGHT OF WAY



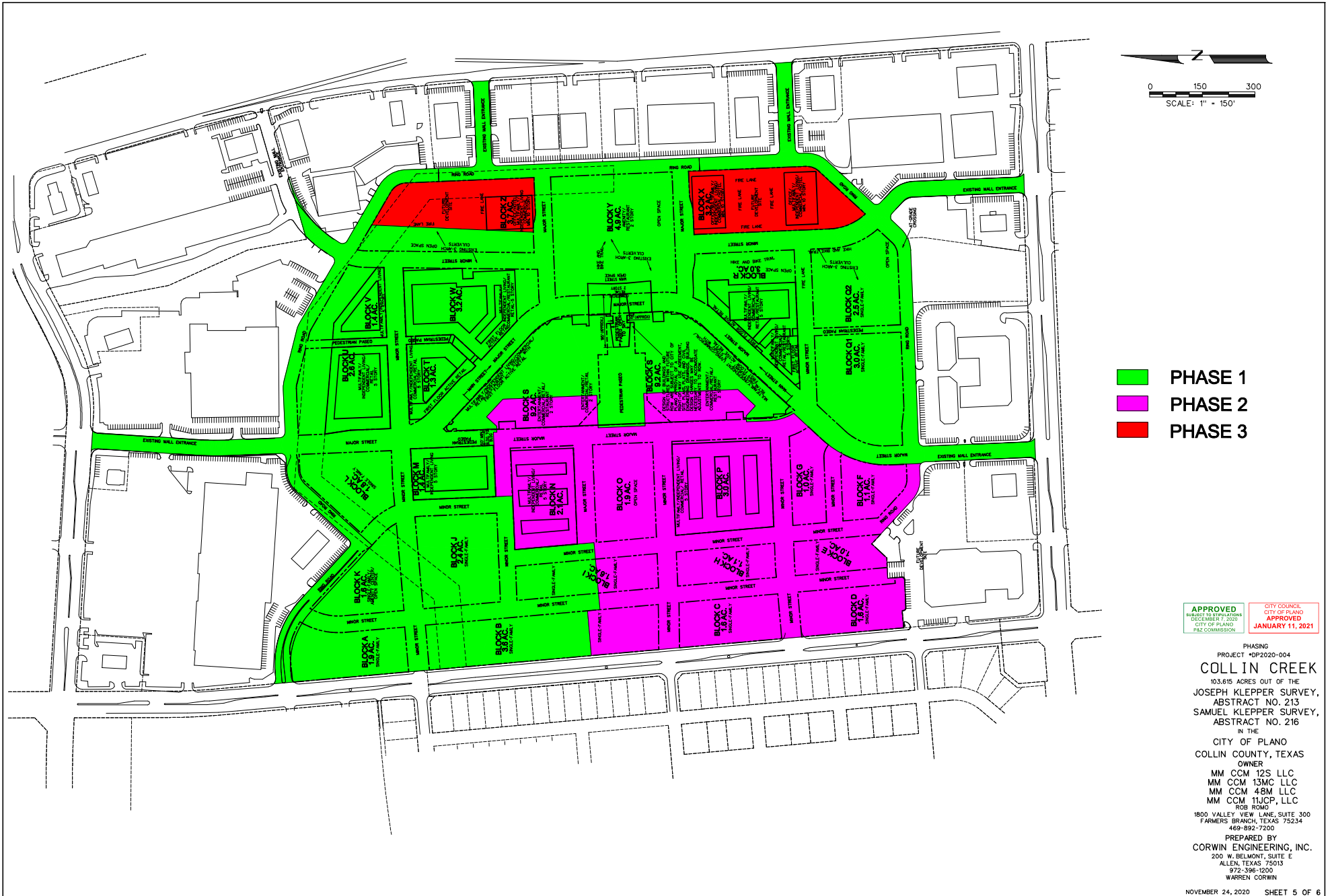
RING ROAD - 50' RIGHT OF WAY

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STREET SECTIONS  
PROJECT #DP2020-004  
**COLLIN CREEK**  
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JOSEPH KLEPPER SURVEY,  
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