PLANNING & ZONING COMMISSION

ZONING CASE FINAL REPORT



DATE: November 21, 2023

TO: Honorable Mayor & City Council

FROM: Planning & Zoning Commission

VIA: Mike Bell, AICP, Development Review Manager acting as Secretary of the Planning & M////

Zoning Commission

Christina D. Day, AICP, Director of Planning

SUBJECT: Results of Planning & Zoning Commission Meeting of November 20, 2023

AGENDA ITEM NO. 3A - ZONING CASE 2023-015 PETITIONERS: MM CCM 48M, LLC, VM FUND 1, LLC, MATTAMY HOMES, ASHTON DALLAS RESIDENTIAL, LLC, AND BRIGHTLAND HOMES, LTD.

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, in order to modify development standards. Zoned Urban Mixed-Use-3. Project #ZC2023-015.

APPROVED: 8-0							
Speaker Card(s) Received:	Support:	1	Oppose:	0	_ Neutral:	0	
Letters Received Within 200' Notice Area:	Support:	0	Oppose:	0	Neutral:	0	
Petition Signatures Received:	Support:	0	Oppose:	0	Neutral:	0	
Other Responses:	Support:	0	Oppose:	1	Neutral:	0	

RESULTS:

The Commission recommended the item for approval subject to the following stipulations:

Section 10.700.2 of the Urban Mixed-Use-3 Exceptions to be amended as follows:

10.700.2 Permitted Uses – Uses in Addition to Those Permitted in the UMU

Use Category	Use Type	Allowed	Restrictions	Blocks
Accessory and Incidental Uses	Car Wash	Р	Limited to parking garage only	M, N, P, R - X, Z
	Concrete/Asphalt Batch Plant (Temp.)	36		All except A-D

	Community Center	Р		All
	Fire Station/Public	<u>.</u> Р		X, Z
Falso de la	Safety Building			·
Educational,	Helistop	S		S, X, Z
Institutional, Public, and Special Uses	Independent Living	Р	Sec. 13.200.3, Sec. 13.300.2, and Sec. 15.1300.35 shall not apply	M, N, P, <u>S,</u> X, Z
	Private Recreation Facility	Р		All
Residential Uses	Single-Family Residence (Detached)	Р		A – L, Q
	Two-Family Residence	Р	Sec. 9.1100 shall not apply	A – L, Q
Retail Uses	Shopping Center	Р		S
	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
Service Uses	Arcade	Р		M, N, P, R - X, Z
	Artisan's Workshop	Р		- X, Z M, N, P, R - W
	Business Service	Р		M, N, P, R - X, Z
	Cabinet/Upholstery Shop	Р		S
	Kennel (Indoor)/Commercial Pet Sitting	Р		S
Transportation	Veterinary Clinic	Р		S
Transportation, Utility, Communication Uses	Electrical Substation	S		X, Z
	Motorcycle Sales & Service	Р	Indoor only/No repair services	S
Vehicle and Related Uses***	Vehicle Dealer (New)	Р	Indoor only/No repair services	S
	Vehicle Leasing and Renting	Р	Parking of vehicles in garage only/No repair services	S
Wholesale	Public Storage/Mini- Warehouse	S	A maximum of 40,000 sf with storage units restricted to below street level	S

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.

Section 10.700.14.I. of the Urban Mixed-Use-3 Exceptions to be amended as follows:

I. Encroachments:

- <u>i.</u> Stoops and landscape areas adjacent to the building may extend a maximum distance of five feet into the area between the front facade of the building and the back of the street curb.
- ii. Canopies, balconies, bay windows, awnings, planter boxes, and other building projections may extend a maximum distance of two feet and at a height not less than eight feet into public rights-of-way or street easements with approval of a license agreement from the City of Plano. Building projections are intended to be decorative in nature and shall not be used to create additional building square footage. Where such encroachments are located within eight feet of a city utility, the minimum height shall increase to not less than 14 feet.

Exceptions for Block AA in The Exceptions by Designated Block of the Urban Mixed-Use-3 Exceptions to be amended as follows:

Block AA

i. Maximum Block Length: 1,800 feet

ii. Minimum FAR: None

To view the hearing, please click on the provided link: https://planotx.new.swagit.com/videos/281566?ts=1908

DS/kob

cc: Eric Hill, Assistant Director of Planning
Christina Sebastian, Land Records Planning Manager
Melissa Kleineck, Lead Planner
Justin Cozart, Sr. GIS Technician
Jeanna Scott, Building Inspections Manager
Dorothy Alatorre, Sr. Administrative Assistant - Neighborhood Services

Google Link

PLANNING & ZONING COMMISSION

STAFF PRELIMINARY REPORT: NOVEMBER 20, 2023



AGENDA ITEM NO. 3A

PUBLIC HEARING: Zoning Case 2023-015

PETITIONERS: MM CCM 48M, LLC, VM Fund 1, LLC, Mattamy Homes, Ashton Dallas Residential,

LLC, and Brightland Homes, Ltd.

CASE PLANNER: Donna Sepulvado

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, in order to modify development standards. Zoned Urban Mixed-Use-3. Project #ZC2023-015.

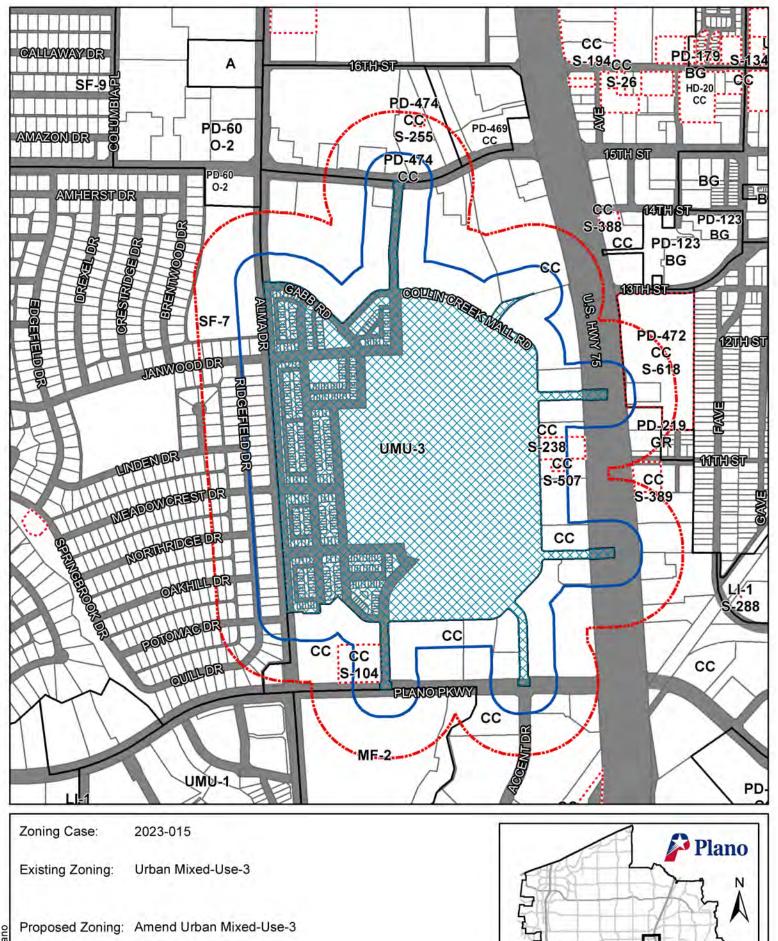
SUMMARY:

This is a request to amend the Urban Mixed-Use-3 district to allow certain architectural projections of single-family buildings to encroach into city right-of-way with a city-approved license agreement and other minor clarification edits. Major topics of consideration in this request include:

- Conformance to the Comprehensive Plan The request is consistent with the general description of the Urban Activity Center category of the Future Land Use Map.
- Right-of-way Encroachments The applicant proposes to allow architectural encroachments, such as roof overhangs, balconies, planter boxes, bay windows, and awnings, to encroach into city right-of-way with a license agreement by the City of Plano. These projections will be restricted with minimum heights to maintain a clear pedestrian zone at ground level and allow access to utilities. The requested encroachments are consistent with allowances in similar zoning districts where a mixed-use, urban form is encouraged.
- Minor Amendments Staff, with agreement of the applicant, is requesting minor amendments to the UMU-3 language for clarity and consistency.

The request complies with the Comprehensive Plan and is consistent with development standards in similar zoning districts and planned developments. For these reasons, staff is supportive of the request.

A revised site plan, Collin Creek Single-Family, Blocks A-L, accompanies this request as Agenda Item No. 3B.



Zoning Boundary

· · · Specific Use Permit

500

1,000

Feet

2,000

Source: City of Plano

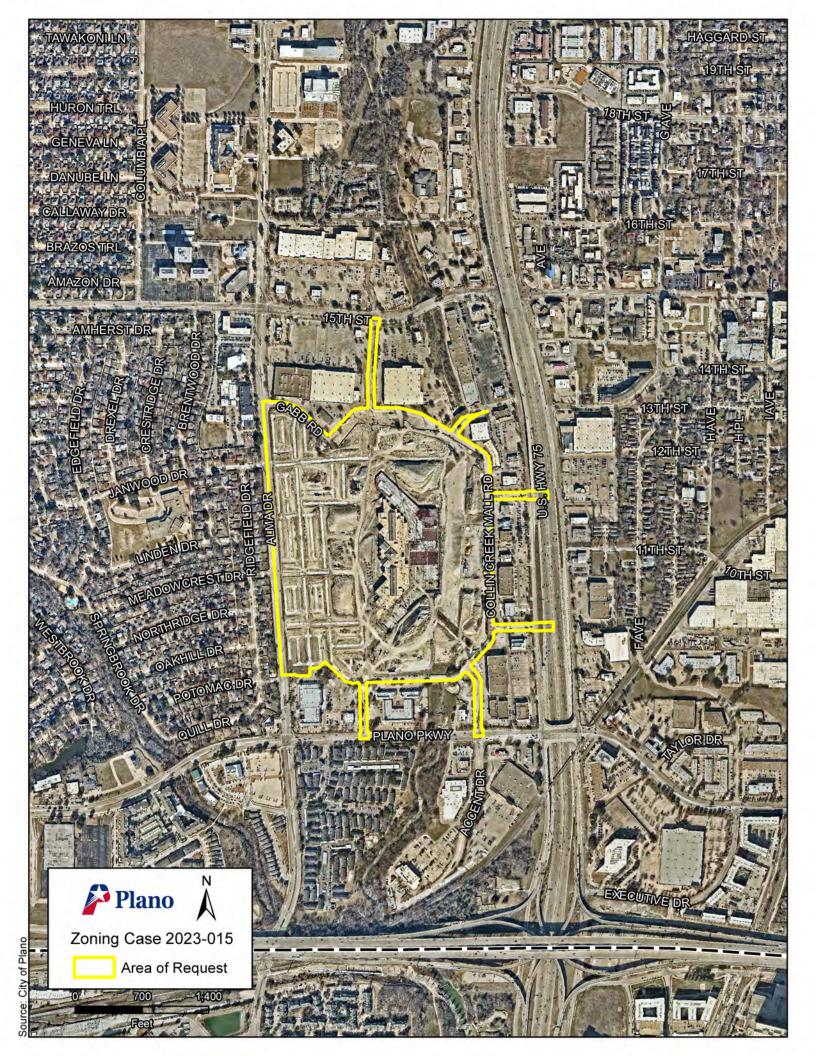
500' Courtesy Notification Buffer Streets

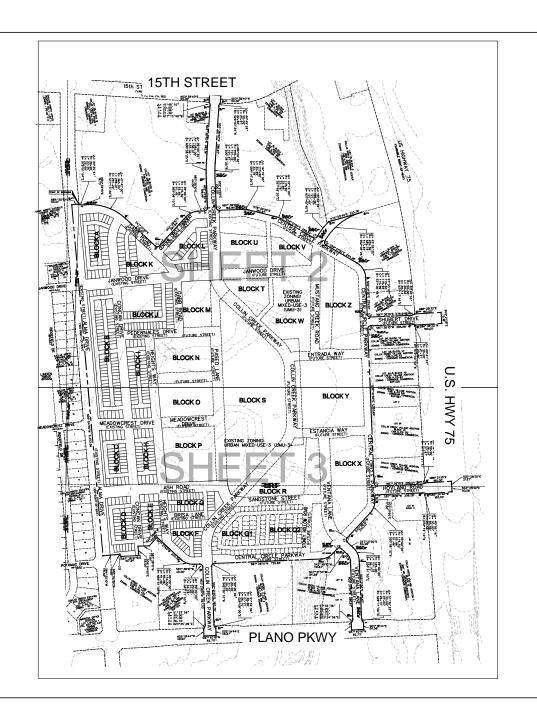
Municipal Boundaries

Zoning Boundary Change/SUP

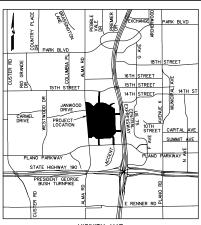
200' Notification Buffer

Subject Property









VICINITY MAP

TOTAL ACRES 103.615

ZONING CASE *2023-015

ZONING EXHIBIT COLLIN CREEK SINGLE FAMILY BLOCKS A-L COLLIN CREEK BLOCK M, LOT 1

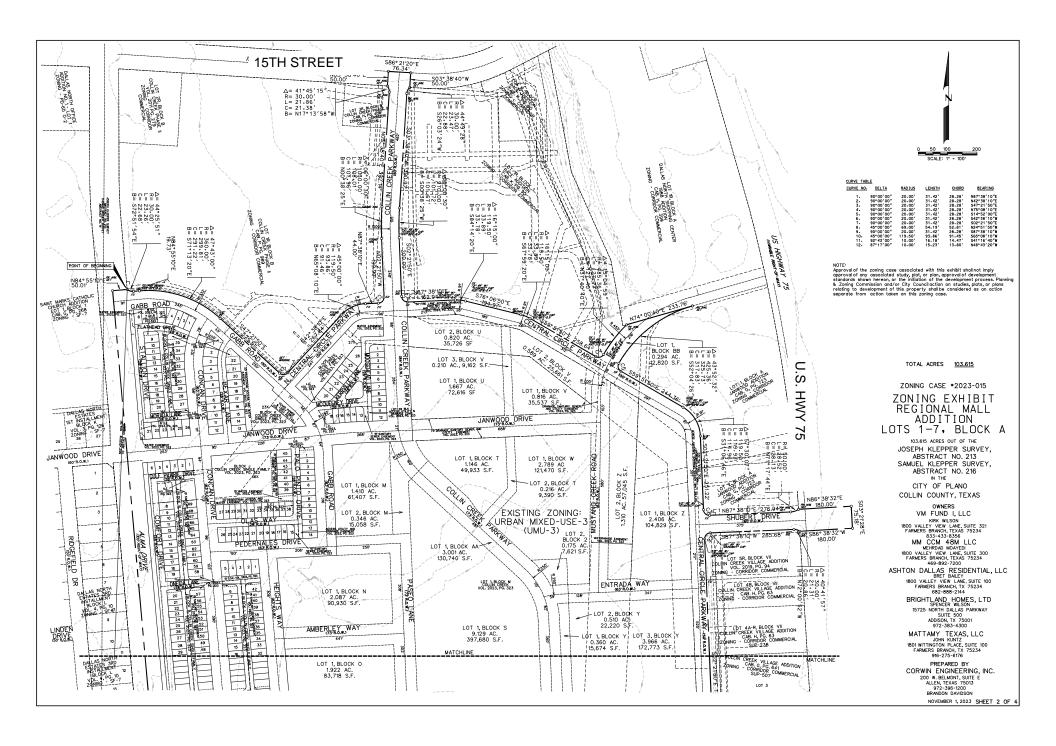
103.615 ACRES OUT OF THE JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213 SAMUEL KLEPPER SURVEY, ABSTRACT NO. 216

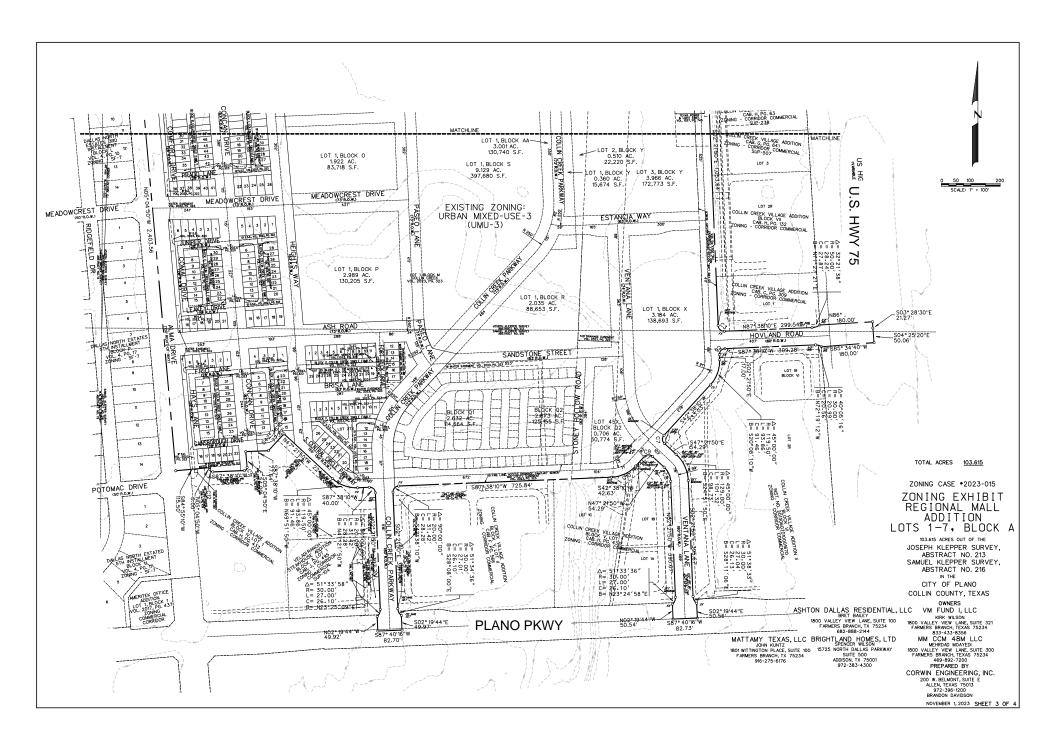
CITY OF PLANO COLLIN COUNTY, TEXAS

BRIGHTLAND HOMES, LTD
SPENCE WILSON
15729 NORTH 500
ADDISON, TX 75001
972-383-4300
ADDISON, TX 75001
A

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

NOVEMBER 1, 2023 SHEET 1 OF 4





BEING a tract of land situated in the Joseph Kiepper Survey, Abstract No. 213 and the Sarryel-Kiepper Survey, Abstract No. 26, in the City of Plan, Colin County, I east, being of of Colin Creek, Single Farm, 2023, Pages 323-331, in the Map Reports of Colin Creek, Project Farm, 2023, Pages 323-331, in the Map Reports of Colin Creek, Project Y in deed to W FUND. LLLC, resorded in Instrument No. 2012/2200039970.

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BECINNING at 0 FK Notices to a continuest correr of soid Collis Creek Single Family Addition, some being the southwest correr of Lori Block B, Collin Creek Phose is, an addition to the City of Plano, records in Cabinet P. Page 1895, in soid Map Records, being in the east time of Amo Drive Colled OD-foot of Add degrees 25 minutes 15 sections: Curve to the left, howing or cases of 30.00 feet onside central angle

THENCE with the northerly line of sold Collin Creek Single Family Addition and the south line of sold Collin Creek Phase II, an arc distance of 23.26 feet (Chard Bearing South 72 degrees 51 minutes 54 seconds East 22.68 feet), to an "X" lound in concrete at the point of tangency!

THENEX here has disagreed 55 minutes 10 seconds East, continuing with the normal referry her of sed 10 din February 10 seconds of 10 din 10 seconds 10 sec THENCE continuing with the northerly line of sold Collin Creek Single Family. Addition and with the south line of sold Collin Creek Piscel I, and with sold curve to the right, and or clistance of 298.81 feet (Chord Begring, South 71 degrees 13 minutes 20 seconds East 291.22 feet) to a 1/2-inch iron rod found at the point of tangency:

THENCE continuing with the northerly line of said Collin Creek Single Family Addition and with the south line of said Collin Creek Phase II, and with said curve to the left, an arc distance of 31.42 feet (Chord North 87 degrees 38 minutes 10 seconds East 28.26 feet), to a Magnaliset of the point of tangency: THENCE North 42 degrees 35 minutes 10 seconds East, continuing with the northerly line of said Colin Creek Single Family addition and with the south line of said Collin Creek Phase It, a distance of 263.44 teet to a nail found of the point of curvature of a curve to the right, having a radius of 119.50 feet and a central angle 45 degrees 00 minutes 00 seconds:

THENCE continuing with the northerly line of sold Collin Creek Single Family Addition and with the south the continuing with the south Bearing North 63 degrees 08 minutes 10 seconds East 91.46 feet), to an "North In Cond

THESICS North 87 decrees 38 minutes 10 seconds East continuing with the nurtherly line of sold Cullin Creek Singler flowly delibin on with the south line of sold Callin Creek Phone 3. of attence of 44.00 feet to an "X" found in concrete at the point of curyottre of a curve to the left, having a rodius of 20.00 feet and a central angle of 90 degrees 00 minutes 00 seconds:

T-ESEC continuing, with the northerly line of cold Colin Creek Single Family, Addition and with the earth sine of raids Colin Creek Proses, from with sold or vive to the left, on an or distance of 31.4.2 text (Chard Bearing North 4.2 degrees 38 minutes 10 seconds East 28.28 feet), to an "X" set in concrete at the point of tangency, being in the east lime of said Lot IR.

TRENCE North 22 degrees 27 minutes 50 seconds West, continuing with the northerly line of said Collin Creek Promy Addition and with the east time of said Collin Creek Promy Addition and with the east time of said Collin Creek Promy Addition and with the said to a said time of the Said Collin Creek Promy Addition (Said Collin Creek) and the said of the Said Collin Creek Promy Addition (Said and a certain dangle of degrees 00 minutes 30 seconds:

THENCE, continuing with the northerly line of said Collin Creek Single Family Addition and the east line of said Collin Creek Phase II, an arc distance of 108.01 feet (Chord Bearing North 00 degrees 38 minutes 25 seconds East 107.96 feet) to a PK Nailset at the point of tangency.

THENCE North 0.3 degrees 38 minutes 40 seconds East, continuing with the northerly line of said Collin Creek Single Family Addition and with the dast lines of said Collin Creek Phase II and Let 3R, Black B, Collin Creek Phases II, and addition to the City of Phase, recorded in Collinet H, peak 94.06, it said May Records, a distance of 392.14 feet to a PR Majest at the point of curvature of a curve to the left, having a radius of 30.00 feet and a central angle of 41 degrees 45 minutes 15 seconds.

THENCE continuing with the northerty line of sold Collin Creek Single Family Addition and with the east line of sold Collin Creek Single Family Addition and with the east line of sold to 13%, or are fatteness of Ziebe et Choror Bearing North To Sepress 13 moutes 58 seconds West. Street (100-100 clin) and the control of the Collins of

THENCE North 03 degrees 38 minutes 40 seconds East, for a distance of 50.00 feet to the centerline of said FM 544 15th Street, to a PK Nailset: THENCE, South 86 degrees 21 minutes 20 seconds East, for a distance of 76.34 feet to a PK Nail set;

THENCE, South 0.3 degrees 38 minutes 40 seconds West for a distance of 50,00 feet to a PK liablest at the northwest corner of Poec Addition, an addition to the (5t) of Phono, recorded in Cobertik F, poeg 90, in sold Map Records, said point being on a curve to the left, having a radius of 30,00 feet and a central angle of 44 degrees 49 minutes 28 secondary.

THENCE continuing with the northerly line of said Collin Creek Addition and with the west line of said Pace Addition, and with said curve to the left, an arc distance of 23.47 feet (Chord Bearing South 26 degrees 03 minutes 24 seconds West 22.88 feet), to a PK Noilset at the point of tangency:

THENCE South 03 degrees 35 minutes 40 seconds West, continging with the northern line of said Collin Creak storaged PLBI SURVEYING's set at the point of curvature of a curve to the left, having a radius 970.00 ed cap feet and a central angle of 05 degrees 00 minutes 30 seconds:

THENCE continuing with the northerry line of soid Colin Creek Addition and with the west line of soid Pace Addition, and with soid curve to the left on arc distance of 101.72 feet (Chord Bearing South 00 degrees 35 minutes point of transpare) 0.105 feet. No a VZ-such ran ord with red copy attempted "PSD SWYF-RIN" est of Unity PSD or 101 of Transpare 101.05 feet. No a VZ-such ran ord with red copy attempted "PSD SWYF-RIN" est of Unity PSD or 101 of Transpare 101.05 feet. No arc VZ-such ran ord with red copy attempted "PSD SWYF-RIN" est of Unity PSD or 101 ord VZ-such ran ord with red copy attempted "PSD SWYF-RIN" est of Unity PSD ord VZ-such ran ord with red copy attempted "PSD SWYF-RIN" est of Unity PSD ord VZ-such ran ord with red copy attempted to the PSD ord VZ-such ran ord VZ-such ra

THENCE South 02 degrees 21 minutes 50 seconds East, continuing with the northerly line of soid Collin Creek storaged "R.B. SURKYTNIO" set on the point of curvature of a curve to the left, laving a radius of 20.00 feet and a central radie of 90 degrees 00 minutes 00 seconds:

THENCE continuing with the retherty fine of spic Colin. Creek Addition and with the west fine of said Pace Addition, and with said curve to the left, on are distance of 3142 feet (Dand Bearing South 47 degrees 21 minutes 50 seconds East 28.28 feet), to an "X" set in concrete at the point of tangency, being in the south line of said Pace Addition.

THEMES North 87 depress 38 minutes to seconds East, continuing eith the northerly line of said Colin Creek and the sputh line of said Pool Adellion, a distinct or 192,24 feet to a 1/2-inch from rod with red cap stamped PuB SURVEYRIGH sat at the point of curyoture of a curve to the right, having a radius of 18.50 feet and a central ongle of 16 degrees 15 minutes 00 seconds:

THENCE continuing with the northerly line of said Collin Creek Additionland the south line of said Pace Addition, and with said curve to the right, an arc distance of 33.89 feet (Chard Bearing South 84 degrees 14 minutes 20 seconds East 3.3.78 feet), to an ""X" set in concrete at the point of tangency;

THENCE South 76 degrees 06 minutes 50 seconds East, continuing with the northerly line of said Collin Creek and the south line of said Pace Addition, a distance of 194.97 feet to a Magnali set at the point of curvature of a curve to the right, having a radius of 19.50 feet and a central angle of 16 degrees 15 minutes of the correct of the right, having a radius of 19.50 feet and a central angle of 16 degrees 15 minutes of the correct of the right, having a radius of 19.50 feet and a central angle of 16 degrees 15 minutes of the correct of the results of the right of the

THENCE continuing with the northerly line of said Collin Creek Addition and the south line of said Pace Addition, and with said curve to the right, an arc distance of 33.89 feet (Chard Bearing South 67 degrees 59 minutes 20 seconds East 33.78 feet), to an "X" set in concrete at the point of tangency;

THERECT, continuing with the northerly line of adid Colin Creek Addition and the auth line of adid Pace Addition, and according to the control of the contro

T-ENCC continuing with the northerly, line of soid Collin Creek Addition and the south line of soid Pose Addition, and with soid curve to the right, on an Celanose of 1277 feet (Chord Beering Borth 37 Geeres 40 minute), as soon as the continuing the control of the control of

THENCE North 74 degrees 00 minutes 40 seconds East, continuing with the northerly line of soid Colin Creek Addition and with the south file of seld Deles North Stopping Center, a detance of 233.76 feet to a PK holl set in the northerly line of Jamosoft Addition, and addition to file City of Plano, recorded in Cabeles Q. Poggaza in soid Mag Records, said point being on a curve to the left, having a radius of 425.36 feet and a central engine of 33 degrees 52 minutes 23 seconds:

T-KENCE, with the easterly fine of said collin Creek Addition and the northerly fine of said Jarvecod Addition and with said curve to the left, an arc glatines of 325,73 feet (Nord Bearing South 52 degrees of minutes 26 seconds West 317,83 feet) to a 5/8-inch iron rod found at the point of compound curvature of a curve to the left, having a radius of 20.00 feet and a central onigle of 90 degrees 00 minutes 00 seconds.

THENCE continuing with the easterly line of said Collin Creek Addition and the northerly line of said Janwood Addition, an arc distance of 31.42 feet (Chord Bearing South 14 degrees 52 minutes 00 seconds East 28.28 feet), to an "X" set in concrete at the point of tangency;

THENCE South 59 degrees 51 minutes 50 seconds East, continuing with the easterly line of soid Collin Creek concrete at the point of curvature of a curve to the right, having a radius of 119.50 feet and a central angle of 57 degrees 30 minutes 07 seconds: THENCE continuing with the easterly line of said Collin Creek Addition and the westerly line of said Janwood Addition, an arc distance of 119,93 feet (Chord Bearing South 31 degrees 06 minutes 46 seconds East 114,96 feet), to a 5/8-inch iron rod found at the point of transency:

THENCE South 02 degrees 2 minutes 50 seconds East, continuing with the easterly line of role Colin Creek red continuing with the easterly line of role Colin Creek red cop stamped "PUB SIMYCYNO" set of the point of curvature of a curve to the left, having a rodus of 20.00 refer and a central range of 90 degrees 00 minutes 00 seconds:

THENCE continuing with the easterly line of said Collin Creek Addition and the westerly line of said Janwood Addition, on arc distance of 31.42 feet (Chord Bearing South 47 degrees 21 minutes 50 seconds East 28.28 feet), to an "X" found in concrete at the point of tangency:

THENCE continuing with the scatterly line of said Colin Creek, Addition and the south line of said Janwood south for the south care of said Janwood Addition, to PK Noiset at the southeast corner of said Janwood Addition, being in the west line of US Highway 75 Vorables with right or Iwo Si.

THENCE, North 86 degrees 38 minutes 32 seconds East, for a distance of 180.00 feet, to the centerline of said U.S. Highway 75:

THENCE, South 03 degrees 21 minutes 28 seconds East, along the centerline of said US Highway 75, for a distance of 75.18 feet, to a point:

THENCE, South 86 degrees 38 minutes 32 seconds West, deporting said centerline for a distance of 180,00 feet to a 1/2-inch iron rod with red cop stamped "PuB SURVEVINC" sat at the northeast corner of Lot SR, Block VII of Collin Creek Village Addition, and addition to the City of Plane, recorded in Volume 2019, Page 44 in said Map Records, said point being on a curve to the left, having a radius of 30,00 feet and a central angle of 40 degrees 4 firmilities 57 seconds?

THENCE continuing with the easterly line of said Collin Creek Addition and with the north line of said Lot 5R, an arc distance of 21.31 feet (Chord Bearing North 72 degrees 00 minutes 52 seconds West 20.86 feet), to a 1/2-inch iron rod with red cap stamped "PJB SURVEVING" set at the point of tangency: TISSUE South 87 dagrees 35 minutes 10 seconds Wast continuing with the austry, file of sold Colin Creek Addition Switch the destroy of the continuing with the continuing and the continuing the continuing and con

THENCE continuing with the easterly line of said Collin Creek Addition and with the north line of said Lot 5R, and with said curve to the left, arc distance of 51.42 feet (Chord Bearing South 42, degrees 38 minutes 10 seconds West 28.28 feet) to 1/2-inch in on with red cap stamped "Fuß SUNVEYNM" set at the point of the point of

tongency.

TENECS South 02 degrees 21 minutes 80 seconds East, continuing with the easterly line of sold Colin Creek Addition and with the west fine of sold Lot \$54, with the west lines of Lot 4.4% and 48, Block VI, of Colin Creek Village Addition, and addition to the City of Plann, recorded in Cabhet II, Page 54, in sold Man Records, or Lot 3, Block VI, of sold colin Creek Village Addition recorded in Cabhet C, Page 641, of Lot 18, Block VI, or Colin Creek Village Addition recorded in Cabhet C, Page 641, of Lot 18, Block VI, or Colin Creek Village Addition, and addition to the City of Plann, recorded in Cabhet C, Page 39, in sold Man Records, a distance of 1,033.64 feet to a Magnidiset of the point of curvature of a curvate to the left, having a rodules of 2,000 feet and a central rangle 630 degrees 00 minutes 00 seconds:

THENCE continuing with the easterly line of sold Collin Creek Addition, with the west line of sold Lot 1, and with sold curve to the left, an arc distance of 31.42 feet (Chard Bearing South 47 degrees 21 minutes 50 seconds East 28.28 feet) to an "X" Yound in concrete at the point of tangency:

THENCE North 87 degrees 38 minutes 10 seconds East, continuing with the easterly line of said Collin Creek Addition and with the south line of said Lot i, a distance of 299.35 feet to a PK Nailset at the point of curved to the left, having a radius of 50.00 feet and a central angle of 32 degrees 21 minutes

THENCE, North 86 degrees 31 minutes 30 seconds East, for a distance of 180.00 feet, to a point in the centerline of said US. Highway 75: THENCE, South 0.3 degrees 28 minutes 30 seconds East, along the centerline of said US Highway 75, for a distance of 21,27 feet:

THENCE, South 04 degrees 25 minutes 20 seconds East, continuing along said centerline for a distance of 50.06

THENCE, South 85 degrees 34 minutes 40 seconds West, describing said centerine, for a distance of 180,00 fast to a V/2-inch aron and with red cone stamped "PUB SIRVEYNIC" et all the northeast corner of Collin Creak Village Addition I, an addition I, an addition I, and addition I the City of Planch, recorded in instrument No. 2010s0/2010p01970, in the Deed Records of Collin County, 1 seas, said point being an a curve to the left, having a radius of 30,00 feet and a central angle of 40 adgrees 50 minutes 18 seconds:

THENCE South 87 degrees 38 minutes 10 seconds West continuing with the easterly fine of sold Collin Creak in Control of the Co

ongle of 90 degrees 00 minutes 00 seconds:

**HENCE continuom with the easterly line of sold Collin Creek Addition, with the northwesterly line of sold Collin Creek Addition, with the northwesterly line of sold Collin Creek (Ridge Addition land with sold curve to the left on orc distance of 31.4.2 (seet (Chord Bearing South 22 degrees 38 minutes 10 seconds West 28.2.8 feet), to on "X's et in concrete of the point of traignery: TIESUES bouth 0.2 degrees 21 imitates 50 seconds East continuing eith the easterly line of said Colin Creek Addition and the northmesterful ne of said Colin Creek Millors addition 1 and denone of 17,00 electron 1/2-inch iron rod with red cap stamped "PJB SURVETNOT" set at the point of curvature of a curve to the right, howing a rodius of 118,50 lect and a central change of 45 degrees 00 minutes 00 seconds:

THENCE continuing with the easterly line of said Collin Creek Addition and the northwesterly line of said Collin Creek Village Addition II, and with said curve to the right, an arc distance of 93.86 feet (Chord Bearing South 20 degrees 08 minutes 10 seconds West 19.46 feet) on "X" found in concrete at the point of tondency: T-FENCE South 42 degrees 38 minutes 10 seconds West, continuing with the easterly line of gold Colin Creek Addition and the northeresterly line of sold colin Creek Villogo Addition 1, a delatone of 233.05 feet to a Magnaliset at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of 90 degrees 00 minutes 00 seconds:

THENCE continuing with the satiety line of sold Callin Creek Addition and the nor threatery rine of sold Callin Creek Addition and the continuence of sold Callin Creek Addition and the Callin Creek Charles and Callin Creek Charles Count Creek Charles South Creek Charles Count Creek Charles South Creek Sold Sold Creek Charles Count Creek Charles South Creek Charles Charles

TIESUC South 47 degrees 21 minutes 30 seconds East continuing with the easterly line of sed colin Creek Addition and with the east time 1 and Colin Creek Vilago Addition 1 in distance 17 d 4.20 feet to on 1/2-inch howing or distance of 12-30.0 feet and central continuing continuing the 10-30 seconds:

THENCE continuing with the easterly line of said Collin Creek Addition and the west line of said Collin Creek Village Addition II, an arc distance of 101.32 feet (Chord Bearing South 24 degrees 51 minutes 50 seconds East 98.73 feet), to a Magnaliset at the point of tangency: THESEC South 0.2 degrees 24 inductes 50 seconds East, continuing sith the easterly line of rold Colin Creek Addition and the weekings of sold Colin Creek Addition and the weekings of sold Colin Creek (long Addition at Celebrate of 1955). Week to 472-mich from rold with red cop stomped "PuB SURVETNIC" set of the point of curvature of a curve to the left, having a rodue of 1950 feet and a central angle of 5 minutes 33 seconds:

THENCE continuing with the easterly line of said Collin Creek Addition and the west line of said Collin Creek Village Addition, I and with said curve to the left, on and caltance of 27.04 feet (Chord Bearing South 28 degrees Il minutes 06 seconds East 26.13 feet), to an "X" set in concrete at the southeast corner of said Collin Creek Addition, being in the north line of Plano Parksay (variable width right-of-way):

THENCE South 02 degrees 19 minutes 44 seconds East, for a distance of 50.56 feet, to centerline of said Plana Parkway:

THENCE, South 87 degrees 40 minutes 16 seconds West, along the centerline of said Plano Parkway, for a

THENCE continuing with the southerly fine of said Colin Creak Addition and with the cost fee of Colin Creak. Village Addition Block V, Lot 1 and addition to the City of Planon, recorded in Colonier H, Proge 433, in said Mag. Records, and with said curve to the left, an arc distance of 27.00 feet (Chard Bearing North 23 degrees 24 minutes 58 seconds said 26.01 feet), to a Magnaliset at the point of tangency:

THESCS borth 0.2 degrees 21 minutes 50 ascends West pointing with the southern fine of soil Colin Creek, Addition but with the uses film of colon Creek and the colon colon Creek and the colon colon Creek and the colon colo

THENCE continuing with the southerly line of said Collin Creek Addition and with the east line of Collin Creek Village Addition Block V. Lot 1, and with said curve to the left, an arc distance of 54.19 feet (Chord Bearing North 24 degrees 51 minutes 50 seconds West 52.81 feet), to a PK Nallset at the point of tangency: THENCE North 47 degrees 21 minutes 50 seconds West, continuing with the southerly line of said Color Creek properties of the continuing of the continuing of the continuing with the southerly line of said seek to 65/4-inch properties of the continuing of continuing

THENCE continuing with the southerly line of said Collin Creek Addition and with the north line of said Collin Creek Vilage Addition Block V, Lot 1, an arc distance of 31,42 feet (Chord Bearing South 87 degrees 38 minutes 10 seconds West 28,28 feet), to a Magnaliset at the point of tangency:

THENCE South 42 degrees 38 minutes 10 seconds West continuing with the southerly line of said Calin Creek set of the point of curvature of a curve to the right, having a radius of 119,50 feet and a central angle of 44,50 degrees 00 minutes 00 seconds:

THENCE continuing with the southerly line of said Collin Creek Addition and the north line of Collin Creek Village Addition Block V, Lot 1, and with said curve to the right, an arc distance of 93.56 feet (Chord Bearing South 65 degrees 05 minutes 10 seconds West 91.45 feet), to a Maggaille at the point of traggery:

THEMES South 87 degrees 38 minutes 10 seconds West continuing with the southerly fine of seld Colin Creek Addition and the north lines of seld Colin Creek Wings Addition Bloom College Addition and the north lines of seld Colin Creek Wings Addition Bloom College Addition Bloo

THENCE continuing with the southerly fire of soid Colin Creek Addition and, the north fine of soid Colin Creek Villoge Addition Block V Lot II, and with soid, cave to the left on an or distonce of 31.42 feet (Chord Bearing South 42, degrees 38 minutes 10 seconds West 28.28 feet), to a 1/2-inch iron rod with red cop stamped "PJB SURVE/NIO" set of the point of tragency.

THENCE South 02 degrees 21 minutes 50 seconds East continuing sith the southerty line of said Collin Creek to a PK Naliset at the point of curvature of a curve to the left, having a radius of 30.00 feet and a central only

THENCE South 02 degrees 19 minutes 44 seconds East, for a distance of 49.97 feet, to point in the centerline of said Plano Parkway;

THEMES borth 0.2 degrees 19 minutes 44 seconds West, Jeans in soid centerins for a distance of 49.9.2 feet, to 1/2-inch from for with free dops stamped "0.8 SIME*SIME" as an a curve to the left, having a radius of 30.00 feet and a central angle of 31 degrees 33 minutes 38 seconds:

THEMES continuing with the southerly live, of said Collan Creek Addition and with the goat line of Vedel Ranch States of the contract of the contra

TRENE North 02 degrees 21 minutes 50 seconds West, continuing with the southerly line of said Collin Creek Addition and the east line of said Veladi Ranch Steakhouse, and with the Collin Creek Village Addition, Black IV, Lot 1, an addition to the City of Planor, recorded in Cobinet H, page 433, in said Map Records, a distance of 397.70 (Feet to a 1/2-inch iron rol found at the paint of curvature of a curva to the left, having a radius of 20.00 feet and a central rangle of 30 degrees 00 minutes 00 seconds:

THENCE continuing with the southerty line of said Colin Creek Single Family, Addition and the east line of said degrees 21 minutes 50 seconds West 28.28 feet), to a 1/2-inch iron rod with red cop stamped "PJB SUNCYTING" eat the point of tragnecy:

THENCE coults 87 degrees 38 minutes 10 seconds West, politiming with the positherly line of said Colls Creek (15 per 16 p

THENCE continuing with the southerly line of said Collin Creek Single Family Addition and the northerly line of said Collin Creek Village Addition, Block IV, Lot 1, an arc distance of 93.86 feet (Chord Bearing North 69 degrees 51 minutes 50 seconds West 91.46 feet), to a 1-inch incom rod found at the point of tangency

THENCE North 4.7 degrees 27 minutes 50 seconds West, continuing with the southerty line of soid Colin Creek Single Family Addition and the northerty line of soid Colin Creek Village Addition, Block VI, Lot 1, o distance corner of soid Colin Creek Village Addition, Block VI, Lot 1 and the southeast Corner of a control of the Colin Creek Village Addition, Block VI, Lot 1 and the southeast Corner of a control of the Colin Creek Village Addition, Block VI, Lot 1 and the southeast Corner of a tract of land described as "Vacont Property - Tract A" in a deed to APRICCM 2201-CBIC2 Colin Creek Mail, LLC, recorded in Instrument No. 2010440000045780, in a dolbed Record.

THENCE South 42 degrees 38 minutes 10 seconds West, continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and with the southerly line of said "Vocant Property Tract A", a distance of 77.87 feet to a 1/2-inch Iron rod with red cap stamped "PuB SURVEYING" set:

THENCE South 87 degrees 38 minutes 10 seconds West, continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and the southerly line of said "Vaccant Property Tract A", a distance of 77.64 feet to a 1/2 rinch ron rod with red cap stamped "PJB SUNYEYINO" set:

"HENCE South 15 degrees 0.4 minutes 30 seconds East, continuing eith the protherty fire of seld Colfs. Creat Wigge Addition, Block VI, Lot 1 and the southerty line of seld "Vocath Property. Trapt A", a distance of \$4,00 feet to a 1/2-inch iron rod with red. cop stomped "PJB SURVEYING" set of the point of cuyofutre of a curve to the right, howing a radius of 10.00 feet and a central onige of 20 degrees 4.3 minutes 00 seconds.

THENCE continuing with the northerly line of sold Collin Creek Village Addition, Block IVI. Lot 1 and the southerly HENCE continuing with the northerly line of sold Collin Creek Village Addition, Block IVI. Lot 1 and the southerly Bacring South 41 degrees to minutes 40 seconds West 14.47 feet), to a 1/2-inch iron rod with red cap stamped "All SUMEVENING" set the point of tongency:

THENCE South BY degrees US minutes in second selection in the continuing sith the notherly line of soil Calin Creek (Second Second Seco

to the right, flowing a robust of 10.00 feet and a central angle of 37 degrees 17 minutes to 0.5 centres in the THENEC continuously with the northery fixer of soid Colin Creek, Vilagos 44dition, Block (Nr. Lot and the southerly Backing Nerth 48 degrees 43 minutes 20 seconds West 13.00 feet), to a 172-inch Yorn rod with red copy stamped 7-83 SWINTYNKT set of the point of tongother.

THENCE North 05 degrees 04 minutes 50 seconds West, continuing with the northerly line of said Collin Creel Village Addition, Block IV, Lot 1 and the southerly line of said "Vacant Property" Tract A", a distance of 5.00 feet to a 1/2-inch iron rod with red cap stamped "PJS SURVEYING" set:

THEXEC South 84 degrees 55 minutes to second west, continued with the northerly line of said Colin Creek Village Addison, Block IV. Lot 1 and the southerly line of said "Vaccati Property Track A", at 65,49 feet, passing a 1/2-linch is nor of with red on partnership 1/8 and 1/8 line hortiferest corner of said Colin Creek and 1/2-linch is nor of with red on partnership 1/8 and 1/8 line hortiferest corner of said Colin content in the cest line of Almo Drive (100 foot right-of-way), for a total distance of 15.50 feet to a PK Noil set in the centerline of said Almo Drive.

THENCE North 05 degrees 04 minutes 50 seconds West, with the centerline of said Alma Drive, a distance of 2,403.56 feet to a point:

THENCE, North 84 degrees 55 minutes 10 seconds East, departing said centerline, a distance of 50.01 feet to the POINT OF BEGINNING and containing 103.615 acres of land.

TOTAL ACRES 103,615

ZONING CASE #2023-015

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 LIIC

VM FUND 1, LLC
WR WILSON
1800 VALLEY VIEW LANE, SUITE 321
FARNERS BRANCH, TEXAS 75234
833-433-8356
MM CCM 48M LLC
MEHRDAD MOAYED
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
469-892-7200

ASHTON DALLAS RESIDENTIAL, LLC 1800 VALLEY VIEW LANE, SUITE 100

FARMERS BRANCH, TX 75234 682-888-2144 BRIGHTLAND HOMES, LTD SPENCER WILSON ' 15725 NORTH DALLAS PARKWAY SUITE 500 ADDISON, TX 75001 972-383-4300

MATTAMY TEXAS, LLC JOHN KUNTZ 1801 WITTINGTON PLACE, SUITE 100 FARMERS BRANCH, TX 75234

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

NOVEMBER 1, 2023 SHEET 4 OF 4

The subject property is currently zoned Urban Mixed-Use-3 (UMU-3). Established in 2018, UMU-3 includes a <u>development plan and list of exceptions</u> to the base Urban Mixed Use (UMU) district standards that are specific to the Collin Creek Mall redevelopment site. The primary purpose of the request is to modify Section 10.700.14 (Single-Family Regulations) of the UMU-3 exceptions to allow architectural projections of single-family buildings into city right-of-way with approval of a license agreement from the City of Plano. Other minor edits include updating the UMU-3 standards related to Block AA and Block S for clarity and consistency.

<u>Urban Mixed Use</u> – The subject property is one of three UMU districts in the city. Section 10.700 of the Zoning Ordinance states the purpose of the UMU district is as follows:

The UMU district is intended to provide a planning, regulatory, and management framework for the design, development, and operation of urban mixed-use centers that 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 district is applicable primarily to large undeveloped properties where higher-density residential and commercial uses are appropriate.

<u>UMU-3 Background</u> – The UMU-3 district was established in 2018 to facilitate redevelopment of the Collin Creek Mall. Development plans include repurposing a portion of the original mall building along with a mix of single-family, duplex, multifamily, independent living facilities, office, retail, and various other commercial uses. The development will also provide two city park sites, a hike-and-bike trail, and other open-space amenities.

As shown on the parcel map to the right, the first construction phase includes many of the single-family and duplex blocks on the west side of the development along Alma Drive. These lot sizes range from approximately 1,000 to 2,500 square feet. Most of these blocks have received plat and site plan approvals and are nearing street and utility construction completion.

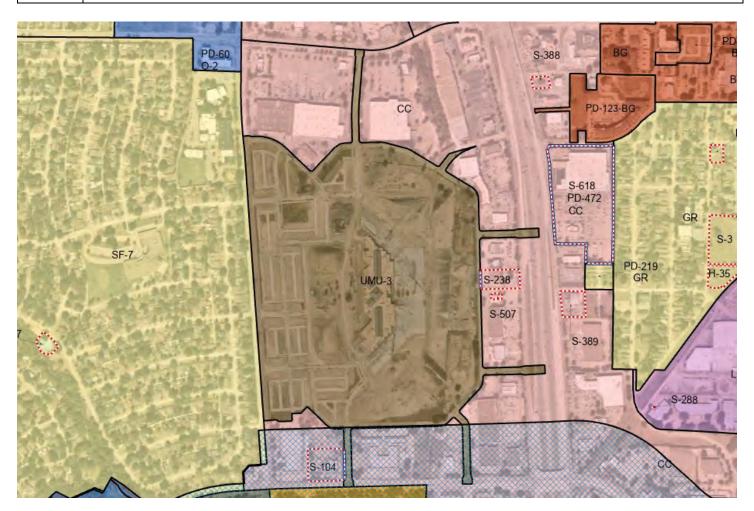
Upon review of the building permit applications for the homes, it was discovered that the proposed building



plans included roof projections into the city's right-of-way. Only awnings, canopies, and other detachable features may extend into the public right-of-way per the UMU district standards. According to the applicant, other non-detachable projections were intended from the beginning; however, the associated UMU-3 exceptions were not expressly written to allow this. The purpose of this request is to amend the UMU-3 exceptions to allow other non-detachable features, including roof overhangs and bay windows, to extend up to two feet into city right-of-way with approval of a license agreement from the City of Plano.

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.





ZC2023-015

November 8, 2023

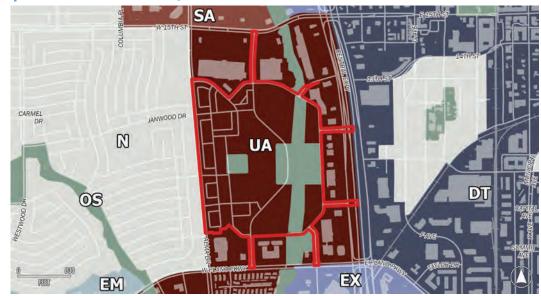
Findings Required

✓ Findings Not Required

VISION: "Plano is a global leader, excelling in exceptional education, abounding with world class businesses and vibrant neighborhoods" GUIDING PRINCIPLES: Plano Today. Plano 2050. Plano Together.

1 | Future Land Use Map

City of Plano
COMPREHENSIVE PLAN 2021



- Neighborhoods (N)
- Neighborhood Corners (NC)
- Community Corners (CC)
- Suburban Activity Centers (SA)
- Urban Activity Centers (UA)
- Downtown Corridors (DT)
- Employment Centers (EM)
- Expressway Corridors (EX)
- Social Network (SN)
- Open Space Network (OS)
- Subject Property

The Future Land Use Map shall not constitute zoning regulations or establish zoning district

Urban Activity Centers (UA)

The Urban Activity Centers future land use category applies to areas designated for significant development or redevelopment with high intensity mixed-use activity centers attracting large corporations, specialty shopping, dining, and entertainment, and high density residential development. These areas are typically a minimum of 100 acres and include mid- to high-rise buildings with a compact block structure, and human-scale street and building design, which create a highly walkable urban form.

Complete Neighborhoods - Uses should be highly integrated, creating self-contained neighborhoods with a variety of housing types, convenient access to jobs, active open spaces, bicycle and pedestrian connections, cultural activities, and supporting services. Parking structures should be provided to reduce surface parking and encourage efficient use of land. Where possible, these areas should incorporate principles of Transit-Oriented Development to accommodate future transit connections.

Design Standards - These areas will be developed on the principles of mixed-use and urban form, creating active and engaging social hubs for residents and visitors. Structured parking and high-rise buildings will allow maximum efficiency of the land, while also providing active, usable open space with plazas, fountains, public art, and linear greenspaces

PRIORITIES

- 1. Attracting corporate headquarters and promoting economic development
- 2. High standards for mixed-use form, amenities, and open space
- 3. Providing amenities in early phases of developmentcommercial centers



1 | Future Land Use Map



- Neighborhoods (N)
- Neighborhood Corners (NC)
- Community Corners (CC)
- Suburban Activity Centers (SA)
- Urban Activity Centers (UA)
- Downtown Corridors (DT)
- Employment Centers (EM)
- Expressway Corridors (EX)
- Open Space Network (OS)
- Subject Property

The Future Land Use Map shall not constitute zoning regulations or establish zoning district

Open Space Network (OS)

The Open Space Network future land use category includes major public open space preserves, community parks, neighborhood parks, linear parks, and trails. These areas are intended to retain their character to provide regional recreation and leisure opportunities

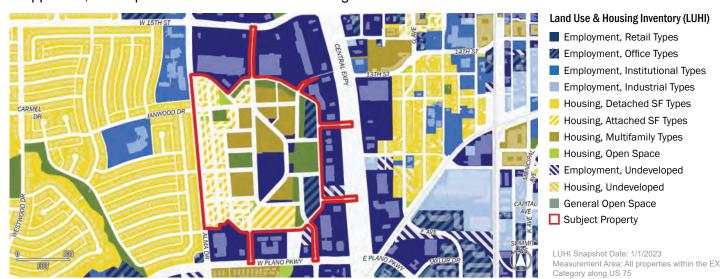
PRIORITIES

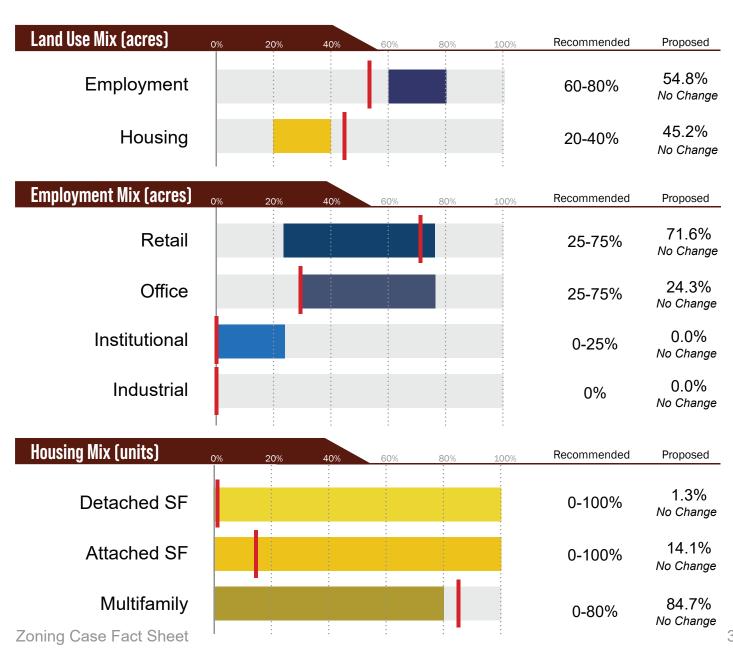
- Maintain and upgrade parks and open spaces as needed to serve the health and recreational needs of the diverse community.
- Improve access to these areas through transit and micromobility options.

2 | Mix of Uses



If approved, the request would result in the following Mix of Uses:





3 | Desirable Character Defining Elements



•		The Dashboards
DESIRABLE CHARACTER DEFINING ELEMENT	RECOMMENDED BY COMPREHENSIVE PLAN	APPLICANT PROPOSAL
Building Heights	1 to 20 stories	No changes proposed
Density	SF: 10 to 40 DUA MF: 30 to 120 DUA	No changes proposed
Intensity	High (75 to 100% Lot Coverage)	No changes proposed
Open Space	10% to 15% Active Open Space	No changes proposed
Parking Orientation	Structured, on-street, and valet; surface lots limited to single aisles	No changes proposed
Block Pattern & Streetscape	Short block grid Urban Streets	No changes proposed
Multimodal Access		
1. Automobiles	MEDIUM: May require short walk to destination	No changes proposed
2. Transit	HIGH: Integrated bus and rail when possible	No changes proposed
3. Micromobility	HIGH: Integrated bike routes and trails	No changes proposed
4. Pedestrians	HIGH: Highly Walkable	No changes proposed

4 Other Comprehensive Plan Maps

Thoroughfare Plan Map Downtown Streets L6TH ST JANWOOD DR

Alma Drive, W 15th Street and Plano Parkway bound the north, west, and south sides of the property and are designated as a Type C - Major Arterial (Mixed-Use Context). U.S. Highway 75 is designated as a Type A - Expressway and is located east of the site. No improvements are required as part of this request.

Bicycle Transportation Plan Map E 16TH ST W 15TH ST 65 13TH S 18 75 FEET

On-Street Bike Route 18 connects to the site along Collin Creek Parkway to Gabb Road. Additionally, a proposed shared use path will be constructed that runs through the development as a portion of Chisholm Trail. No improvements are required as part of this request.



Portions of the site are located within the Environmental Health Area-1 and Environmental Health Area-2. Because the proposal does not include a request to add any sensitive land uses, an EHA Site Analysis is not required.

✓ EHA-1

✓ EHA-2

Not Applicable



The site will be served by 8.7 acres of Public Usable Open Space, the future sites for Sunrise Park and Starlight Park. Harrington Park is located north of the site and will be connected via the proposed shared use path which will be part of Chisholm Trail. No improvements are required as part of this request.

5 | Comprehensive Plan Policies & Actions

CORE POLICIES: The following policies are applicable to all zoning cases. No specific analysis of these policies are provided in the staff report as these serve as the fundamental basis for all staff recommendations.



Land Use: Plano will support a system of organized land use to provide housing and employment choices aligned with the market, where new and redevelopment areas respect the viability and quality of life for existing neighborhoods, businesses, and institutions.



Redevelopment & Growth Management: Plano will protect and preserve the well-established built environment of Plano and prevent overcrowding by requiring new growth and redevelopment to respect the unique development patterns, suburban character, housing needs, infrastructure capacity considerations, and fiscal constraints of our community.

	unique development patterns, suburban chara and fiscal constraints of our community.	cter, housing needs, infrastructure capaci	ty con	isiderations,
ocation, and ge	LATED POLICIES: The following policies are apeneral nature of the request. Refer to the staff g change, where applicable.			
	Redevelopment of Regional Transportare reinvestment and redevelopment of identification create cohesive developments that incorporate housing opportunities, where those uses are a Use Map and other related Comprehensive Plantage 1.	ed regional transportation corridors to te well-designed commercial, retail, and appropriate according to the Future Land		Applicable Not Applicable
	Revitalization of Retail Shopping Center revitalization, and redevelopment of underperaccommodate a viable combination of local uses. Where appropriate transitions can be reopportunities to introduce residential uses and	rforming neighborhood retail corners to commercial, retail, and entertainment naintained, redevelopment may present	<u> </u>	Applicable Not Applicable
	Special Housing Needs: Plano will support including seniors, people with disabilities, and through inclusive regulations and programs in the Consolidated Plan. Proposed location afforded the same health and safety considerations.	d low- to moderate-income households and actions furthering the goals stated as for special housing needs should be	<u> </u>	Applicable Not Applicable
	Transit-Oriented Development: Plano w within walking distance of existing and planne mix of uses including residential, employment	d transit stations to create an integrated	<u></u> ✓	Applicable Not Applicable
	Undeveloped Land: Plano will reserve its quality development with distinctive characte employment. New housing in these areas wi it is consistent with the Future Land Use Map standards.	r, prioritizing businesses offering skilled Il only be considered appropriate where	<u></u> ✓	Applicable Not Applicable
OTHER POLIC	IES/DOCUMENTS: Additional policies may app	ly where applicable:	•••••	
There are no of	ther policies applicable to this request.	Envision Oak Point (2018)Downtown Vision & Strategy UpdateSpring Creekwalk Master Plan (1996)	•	9)

Zoning Case Fact Sheet

Growth Management (RGM) Policy are applicable to requests for mixed-use developments:	·
RGM5: Ensure that any rezoning requests for multiuse development include:	pplicable
A) No more than 50% square footage for residential uses. Requests should also conform with other identifying elements (density, building heights, etc.) in the applicable Dashboard descriptions.	lot Applicable
B) Phasing requirements that prevent the disproportionate completion of residential uses prior to nonresidential uses within the development. Nonresidential square footage must constitue a minimum of 33% of all square footage approved for occupancy during development (e.g., every 2 square feet of residential development requires at least 1 square foot of nonresidential development; and	
C) Key design features provided prior to, or concurrent with, the construction of any residential uses. These include elements of the development supporting the long-term value to the overall community, and specificially any new residents, such as open/green space, amenities, street enhancements, and trails.	
considerations and consistency with the Future Land Use Man and Dashboards Multifamily developments	Applicable lot Applicable
6 Findings Policy	
RGM1: Mix of Uses, Density, & Building Height	
In accordance with the Redevelopment and Growth Management (RGM) Policy Action 1, zoning change reques not conform to the mix of uses, density, and building heights as described in the Dashboards are disfavored . that do not conform to these criteria may be occasionally allowed when found:	
Consistent with the Guiding Principles of the Comprehensive Plan; and	
Substantially beneficial to the immediate neighbors, surrounding community, and general public interest.	
RGM5: Mixed-Use Developments	
In addition, the Redevelopment and Growth Management (RGM) Policy Action 2 requires findings when ap mixed-use development that exceeds 50% square footage for residential uses and/or does not conform to other i elements (density, height, etc.) in the applicable Dashboard.	
Are Findings Required?	
Yes, because the request does not comply with the Mix of Uses of the associated Dashboard. Yes, because the request does not comply with the Building Heights of the associated Dashboard. Yes, because the request does not comply with the Maximum Density of the associated Dashboard. Yes, because the request dis inconsistent with Action RGM5 (for mixed-use developments).	

FOR RESIDENTIAL AND MIXED-USE DEVELOPMENTS ONLY: The following actions from the Redevelopment &

No, findings are not required.

STAFF PRELIMINARY REPORT - CONFORMANCE TO THE COMPREHENSIVE PLAN

The proposed request has been reviewed for conformance with the Comprehensive Plan. Major factors included in the analysis are provided below, but the Comprehensive Plan Fact Sheet has more specific details about the request.

<u>Guiding Principles</u> – This set of Guiding Principles to the Comprehensive Plan establishes overarching themes that apply to all policies and actions and express values for Plano Today, Plano 2050, and Plano Together. Since the principles do not stand alone but are used in concert with one another and carry across the Plan as a whole, each principle must be judged through a lens that incorporates all other principles to be fully and accurately understood. As such, the Commission is encouraged to review the full list of Guiding Principles and judge zoning requests through the lens of all principles.

Future Land Use Map Category & Dashboard

<u>Puture Land Use Category</u> – The subject property is located in the <u>Urban Activity Centers (UA)</u> and <u>Open Space Network (OS)</u> categories of the Future Land Use Map (FLUM). The Urban Activity Centers future land use category applies to areas designated for significant development or redevelopment, with high-intensity mixed-use activity centers attracting large corporations, specialty shopping, dining, and entertainment, and high-density residential development. These areas typically have a minimum of 100 acres and include mid- to high-rise buildings with a compact block structure and human-scale street and building design, which create a highly walkable urban form.

The Open Space Network future land use category includes major public open space preserves, community parks, neighborhood parks, linear parks, and trails. These areas are intended to retain their character to provide regional recreation and leisure opportunities.

The request to amend the Urban Mixed-Use-3 (UMU-3) exceptions to allow certain architectural projections of single-family buildings into city rights-of-way does not impact the previously approved existing land use types, mix of uses, portions of the subject property within the UA category, or any other policies of the Comprehensive Plan. Staff finds the request consistent with the description and priorities of the UA category.

FLUM – UA Description and Priorities				
Description		Meets		
Priorities	Attracting corporate headquarters and promoting economic development	N/A		
	High standards for mixed-use form, amenities, and open space	Meets		
	Providing amenities in early phases of development	N/A		

<u>Mix of Uses</u> – The subject property is currently classified as a mix of *Retail, Multifamily, Attached and Detached SF, Open Space, and General Open Space Types,* as defined by the Comprehensive Plan. Approval of the request for an amendment to UMU-3 to allow for revised architectural standards would result in no changes to the Mix of Uses.

FLUM – UA Mix of Uses

No Change

<u>Desirable Character Defining Elements</u> – The proposed UMU-3 amendment would not result in any significant changes to the site. Therefore, the UA dashboard's Desirable Character Defining Elements section does not apply to this request.

FLUM – UA Desirable Character Defining Elements Not Applicable

Other Comprehensive Plan Maps

The scope of the request would not require improvements applicable to the Thoroughfare Plan Map, Bicycle Transportation Plan Map, Parks Master Plan Map, or Expressway Corridor Environmental Health Map.

Other Comprehensive Plan Maps	
Thoroughfare Plan Map	N/A
Bicycle Transportation Plan Map	N/A
Parks Master Plan Map	N/A
Expressway Corridor Environmental Health Map	N/A

Comprehensive Plan Summary

As the request does not impact the previously approved existing land use types, mix of uses, or any other policies, staff finds the proposed amendments to UMU-3 consistent with the Comprehensive Plan.

Comprehensive Plan Policy Summary

Policy or Study	Analysis
Future Land Use Map and Dashboards:	
Description & Priorities	Meets
Mix of Uses	No Change
Character Defining Elements	N/A
Thoroughfare Plan Map	N/A
Bicycle Transportation Plan Map	N/A
Parks Master Plan Map	N/A
Expressway Corridor Environmental Health Map	N/A

Adequacy of Public Facilities - Water and sanitary sewer services are available to serve the subject property.

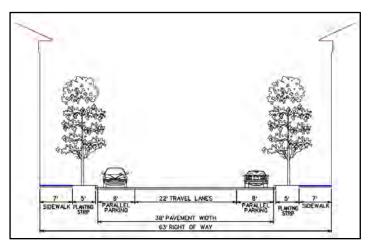
<u>Traffic Impact Analysis (TIA)</u> - A TIA is not required for this rezoning request.

<u>Public Safety Response Time</u> - Fire emergency response times will be sufficient to serve the site based on existing personnel, equipment, and facilities.

STAFF PRELIMINARY REPORT - ANALYSIS & RECOMMENDATION

Building Projections

The applicant is requesting to allow canopies, balconies, bay windows, awnings, planter boxes, and other building projections to extend up to two feet into the public right-of-way with approval of a city-issued license agreement. Detachable features are already permitted to the right-of-way under existing UMU-3 standards; therefore, this request would broaden the allowance to include certain non-detachable features and larger homes on the lots. The street cross-section graphic from the UMU-3 development plan to the right shows an example of a roof projection



(shown in red) into the sidewalk area (shown in blue), which is a public right-of-way. As proposed, the projections must have a minimum height of eight feet to maintain a pedestrian clear zone at ground level. If city utilities are present, the minimum height is increased to 14 feet to allow access to maintenance equipment.

These types of encroachment allowances are not uncommon for areas that promote a mixed-use, urban form, with similar allowances in the city's zoning districts covering Downtown Plano (BG), the Legacy area (PD-64 and PD-65), Plano Gateway (PD-207), and the Aura190 Apartments (PD-491).

Clarification Edits

With agreement from the applicant, staff is requesting two additional clarification edits in the UMU-3 language as part of this request:

- The first amendment is updating the table of permitted uses to clarify Independent Living Facilities are permitted on Block S. The development plan approved in 2018 shows an independent living facility in this block; however, the table of permitted uses in the UMU-3 exception language did not match. The purpose of this edit is to correct this oversight. This does not allow any additional units beyond those previously approved.
- The second amendment is to clarify that no minimum floor area ratio is necessary for the private street lot on Block AA. It was never intended that Block AA be developed with large buildings, although there is an overhang extending from Block S planned above the street. This overhang will serve as a canopy above the ground-level street and outdoor patio dining on the second floor. This edit would clarify the minimum FAR does not apply in this unique condition.

SUMMARY:

This is a request to amend Urban Mixed-Use-3 to allow architectural projections of single-family buildings into city right-of-way with a city-approved license agreement and other minor clarification edits. The request is in conformance with policies of the Comprehensive Plan. Staff is supportive of the request to amend Urban Mixed-Use-3.

RECOMMENDATION:

Recommended for approval as follows: (Additions are indicated by underlining; deletions are indicated by strike-through)

Section 10.700.2 of the Urban Mixed-Use-3 Exceptions to be amended as follows:

10.700.2 Permitted Uses – Uses in Addition to Those Permitted in the UMU

Use Category	Use Type	Allowed	Restrictions	Blocks
Accessory and	Car Wash	Р	Limited to parking	M, N, P,
Incidental Uses	Concrete/Asphalt Batch Plant (Temp.)	36	garage only	R – X, Z All except A-D
	Community Center	Р		All
	Fire Station/Public Safety Building	Р		X, Z
Educational,	Helistop	S		S, X, Z
Institutional, Public, and Special Uses	Independent Living	Р	Sec. 13.200.3, Sec. 13.300.2, and Sec. 15.1300.35 shall not apply	M, N, P, <u>S,</u> X, Z
	Private Recreation Facility	Р		All
Residential Uses	Single-Family Residence (Detached)	Р		A – L, Q
Uses	Two-Family Residence	Р	Sec. 9.1100 shall not apply	A – L, Q
Retail Uses	Shopping Center	Р		S
Service Uses	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	Р	- Approvan	M, N, P, R – X, Z
	Artisan's Workshop	Р		M, N, P, R – W
	Business Service	Р		M, N, P, R – X, Z

	Cabinet/Upholstery Shop	Р		S
Service Uses (cont.)	Kennel (Indoor)/Commercial Pet Sitting	Р		S
	Veterinary Clinic	Р		S
Transportation, Utility, Communication Uses	Electrical Substation	S		X, Z
	Motorcycle Sales & Service	Р	Indoor only/No repair services	S
Vehicle and	Vehicle Dealer (New)	Р	Indoor only/No repair services	S
Related Uses***	Vehicle Leasing and Renting	Р	Parking of vehicles in garage only/No repair services	S
Wholesale	Public Storage/Mini- Warehouse	S	A maximum of 40,000 sf with storage units restricted to below street level	S

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

Section 10.700.14.I. of the Urban Mixed-Use-3 Exceptions to be amended as follows:

I. Encroachments:

- i. Stoops and landscape areas adjacent to the building may extend a maximum distance of five feet into the area between the front facade of the building and the back of the street curb.
- ii. Canopies, balconies, bay windows, awnings, planter boxes, and other building projections may extend a maximum distance of two feet and at a height not less than eight feet into public rights-of-way or street easements with approval of a license agreement from the City of Plano. Where such encroachments are located within eight feet of a city utility, the minimum height shall increase to not less than 14 feet.

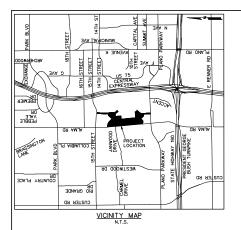
^{*** =} Vehicle and Related Uses are limited to a total allocation of 30 parking spaces for inventory storage.

Exceptions for Block AA in The Exceptions by Designated Block of the Urban Mixed-Use-3 Exceptions to be amended as follows:

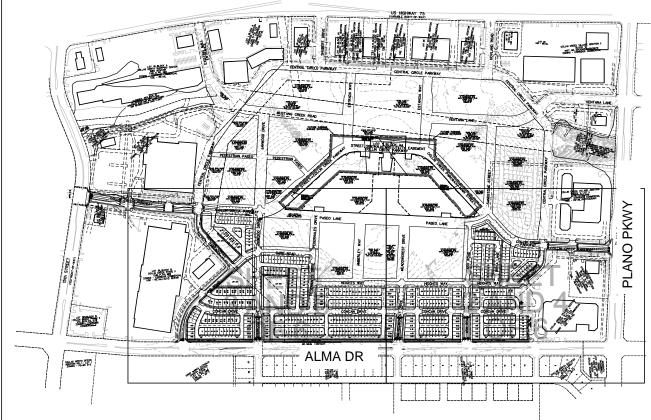
Block AA

i. Maximum Block Length: 1,800 feet

ii. Minimum FAR: None



Black	A	В	C	D	E	F	G	Н		J	K	L
Lots	1-35	1-73	1-32	1-32	1-24	1-28	1-30	1-29	1-43	1-46	1-23	1-27
General Site Data												
Zoning	UMU-	UMU-3	UMU-3			UMU-3		UMU-3	UMU-3	UMU-3	UMU-3	UMU-3
Proposed Land Use	Single-Family											
	Residence											
	(Detached),	(Detached),	(Detached),	(Detached),	(Detached),	(Attached)	(Attached)	(Detached),	(Detached),	(Attached)	(Detached),	(Detached),
	Single-Family	Single-Family	Single-Family	Single-Family	Single-Family			Single Family	Single-Family		Single-Family	Single-Family
	Residence	Residence	Residence	Residence	Residence			Residence	Residence		Residence	Residence
	(Attached)	(Attached)	(Attached)	(Attached)	(Attached)			(Attached)	(Attached)		(Attached)	(Attached)
Block Area (sf)	72,735	137,683	59,306	63,283	29,969	46,314	46,650	48,717	70,156	104,555	67,277	
Block Area (acres)	1.670	3.161	1.362	1.453	0.688	1.063	1.071	1.118	1.611	2.400	1.544	1.752
Residential Lot Area	46,99	76,813	39,090	42,166	21,96	29,686	30,885	35,558	52,408	49,411	30,807	31,095
Open Space Area	-	7,824		6,050		1,935	5,315			39,023	27,767	26,446
Building Footprint Area	34,531	63,860	30,040	29,664	18,336	24,900	26,680	28,444	42,152	43,500	24,061	23,947
Total Building Area	87,500	170,000	75,000	77,500	55,000	65,000	70,000	70,000	105,000	112,500	55,000	62,500
Building Height Maximum (stories)		3	3	3		3	3	3	3		3	3
Building Height Maximum (feet)	54	50	50	50	50	50	50	50	50	50	50	50
Lot Coverage (Min. 60% per UMU-3 except for end units)	73.489	83.14%	76.85%	70.35%	83.49%	83.88%	85.38%	79.99%	80.43%	88.04%	78.10%	85.05%
Floor Area Katio	1.2	1.23	1.20	1.22	1.84	1.40	1.50	1.44	1.50	1.00	0.82	0.82
Single-Family Density (units/acre)	32.4	38.0	33.4	32.0	43.0	38.2	39.5	34.3	34.9	39.1	31.1	35.0



Block	A	В	С	D	Ε	F	G	Н	- 1	J	K	L
Lots	1-35	1.73	1-32	1-32	1-24	1-28	1-30	1-29	1.43	1.46	1-23	1-27
Parking												
Detached/Duplex: 2/unit; Attached: 2.25/unit - Ratios												
Detached/Duplex Units - 2 Story (Total 104 - 26%)	19	12	12	6	6	0	0	10	10	0	22	7
Attached Units - 3 Story (Total - 298 - 74%)	16	56	18	25	16	26	28	18	32	45	0	18
Total Required Parking Spaces	74	150	65	69	48	59	63	61	92	102	44	55
Garage Spaces Provided	70	136	60	62	44	52	56	56	84	90	44	50
On Street Parking Provided	18	46	1.4	1.4	12	14	21	74	35	74	19	15
Total Parking Provided	88	182	74	76	56	66	78	80	119	114	63	65
Faiking in Excess of 110% of Required Faiking	0	0	0	0	0	0	0	0	0	0	0	0
On-street Parking Required (0.25/unit fronting on a street with on-street parking and 0.75/unit on mews												
Lots fronting street with on-street parking	21	56	18	18	22	19	28	18	42	23	12	18
Lots fronting mews or street without on-street parking	14	12	12	13	0	7	0	10	0	19	10	7
On-street Parking Required	16	23	14	14	6	10	7	12	11	20	11	10
On-street Parking Provided	18	46	14	14	12	14	21	24	35	24	19	15
Lot Frontage												
Residential Lots Fronting Street (Total 353 - 88%)	35	68	30	24	22	26	22	28	42	26	12	18
Residential Lots Fronting Mews (Total 49 - 12%)	0	0	0	7	0	0	- 6	0	0	19	10	7
Lot Type												
Maximum 75% Attached Townhomes - Total 298 (74%)	16	56	18	25	16	26	28	18	32	45	0	18
Minimum 25% with a Max. Height of 2 stories and 35												
feet - Total 104 - (26%)	19	12	12	6	6	0	0	10	10	0	22	7
Lot Width												
Lot width between 18' and 20' (Maximum 50)	0	0	0	0	0	0	0	0	0	0	0	0
Lot width of 50' (Maximum 50) - 10tal 2	U	U	U	U	U	U	U	U	U	U	1	1
Density												
Units	35	68	30	31	22	26	28	28	42	45	22	25
Lot Area	1.08	1.78	0.90	0.83	0.63	0.68	0.70	0.82	1.20	1.13	0.71	0.71
Density (Maximum 40, Minimum 18)	32	38	33	37	35	38	40	34	35	40	31	35
1 Car Carages (Maximum D) for units with less than											- 11	
1500 sf and 1.5 stories)												

SITE PLAN GENERAL NOTES

1. Buildings 6,000 square feet or greater shall be 100% fire sprinkled.

2. Fire lanes shall be designed and constructed per city standards.

Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code.

4. Four-foot wide sidewalks shall be provided 2.5 feet off of the property line within the rights-of-way, unless a sidewalk easement is provided for a meandering sidewalk or an afternative design is approved by the city. Borrier-free ramps, per city standards, shall be provided on sidewalks at all curb crossings.

- 5. Mechanical units, dumpsters, and trash compactors shall be screened in accordance with the Zoning Ordinance.
- 6. All signage contingent upon approval by Building Inspections Department.
- 7. Approval of the site plan is not final until all engineering plans are approved.
- 8. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- 9. Building facades within this development shall be compatible, as provided in the Retail Corner Design Guidelines.
- Outdoor lighting shall comply with illumination standards within Section 6-466 of the Code of Ordinances.
- 11. Please contact the Building Inspections Department to determine the type of construction and occupancy group.
- 12. All electrical transmission, distribution, and service lines must be
- 13. Uses shall conform in operation, location, and construction to the following performance standards in Article 24 of the Zoning Ordinance: noise, smake and particulate matter, odorous matter, five or explosive hazard material, toxic and noxious matter, vibration, and/or other performance standards.



- 1. All parallel parking spaces are 8' wide x 22' long.
- 2. All proposed pavement is concrete.
- All turn lanes, median openings and driveways on ring road and surrounding thoroughfares are existing unless noted otherwise.
- 4. An effort will be made to obtain easements or additional right-of-way from adjacent property owners in order to provide padestrian refuge areas and improved landscape edges at entryways where the existing paving/curbing abuts the development's property line.
- A variance request has been approved for Block F, Lot 20 to allow the garage entry to be less than or equal to 13 feet from the outside edge of the travellane.

LEGEND:

10 PARKING COUNT FIRE LANE

A DETACHED OR DUPLEX UNITS

PROPOSED RIGHT-OF-WAY

----- PROPOSED BLOCK LINE

=== PROPOSED SUBSURFACE PARKING

OWNERS VM FUND I, LLC KIRK WILSON 1800 VALLEY VIEW LANE, SUITE 316 FARMERS BRANCH, TEXAS 75234 972-740-3256

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

MATTAMY HOMES JOHN KUNTZ 1801 WITTINGTON PLACE, SUITE 100 FARMERS BRANCH, TX 75234 916-275-6176

ASHTON DALLAS RESIDENTIAL BRET BALEY

1800 VALLEY VIEW LANE, SUITE 100

FARMERS BRANCH, TX 75234

682-888-2144

BRIGHTLAN HOMES
SPENCER WILSON
15725 NORTH DALLAS PARKWAY
SUITE 500
ADDISON, TX 75001
972-383-4300 PREPARED BY CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 972-396-1200 BRANDON DAVIDSON

CITY PROJECT *RSP2023-076 REVISED SITE PLAN COLLIN CREEK SINGLE-FAMILY BLOCKS A-L

104 SINGLE FAMILY RESIDENCE-DETACHED LOTS 298 SINGLE FAMILY Z98 SINGLE FAMILY
RESIDENCE-ATTACHED LOTS
25 COMMON AREA LOTS
35.051 GROSS ACRES
18.893 NET ACRES OUT OF THE
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213 SAMUEL KLEPPER SURVEY, ABSTRACT NO. 216

CITY OF PLANO COLLIN COUNTY, TEXAS

NOVEMBER 1, 2023 SHEET 1 OF 6

