

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 & Zoning Commission *MB*
 Christina D. Day, AICP, Director of Planning *CD*

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	P	Limited to parking garage only	M, N, P, R – X, Z
	Concrete/Asphalt Batch Plant (Temp.)	36		All except A-D

Educational, Institutional, Public, and Special Uses	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, <u>S</u> , X, Z
	Private Recreation Facility	P		All
Residential Uses	Single-Family Residence (Detached)	P		A – L, Q
	Two-Family Residence	P	Sec. 9.1100 shall not apply	A – L, Q
Retail Uses	Shopping Center	P		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	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
Transportation, Utility, Communication Uses	Electrical Substation	S		X, Z
Vehicle and Related Uses***	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
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:

- 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. 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](#)

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.

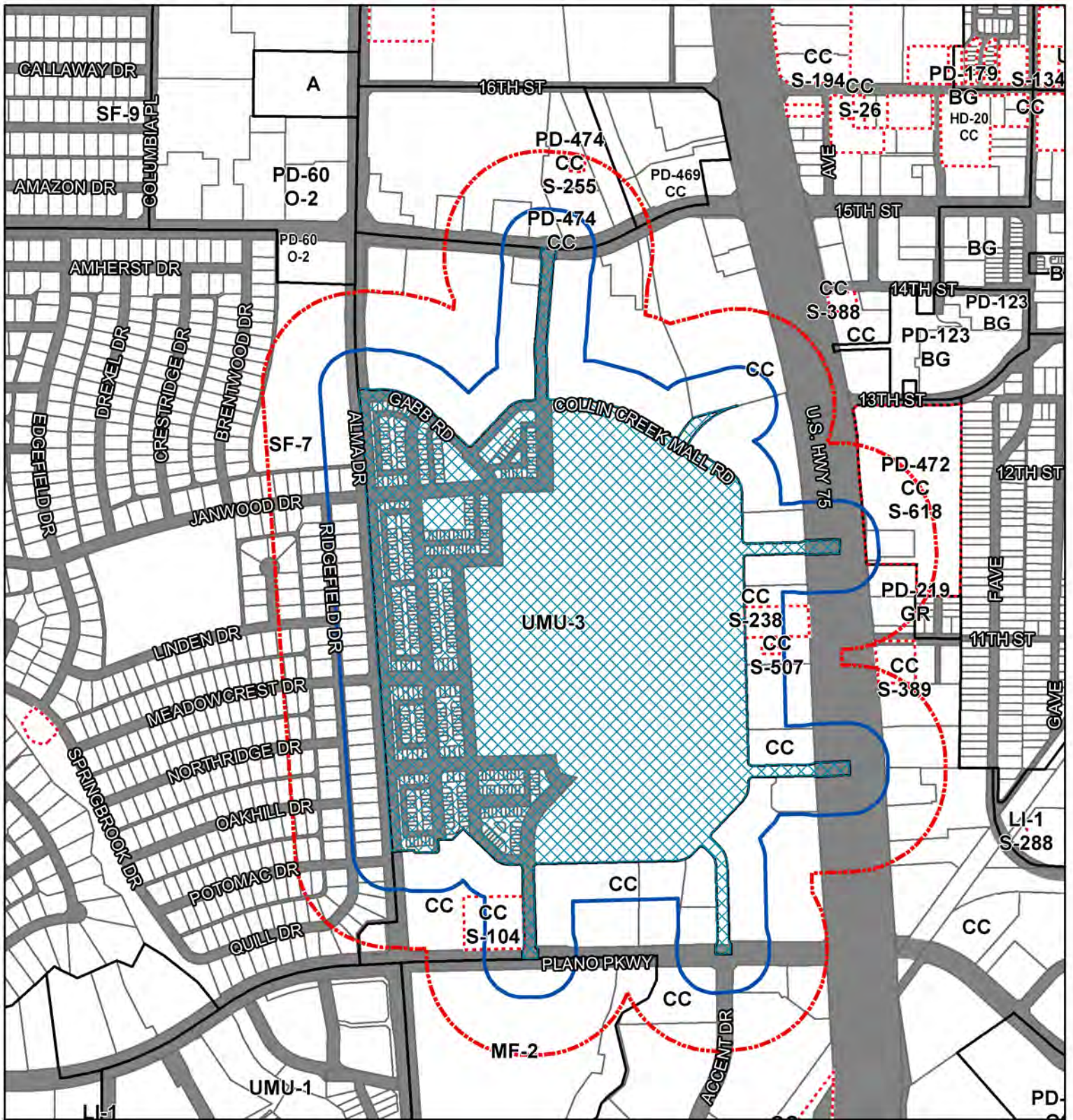
SUMMARY:

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.

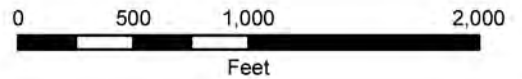
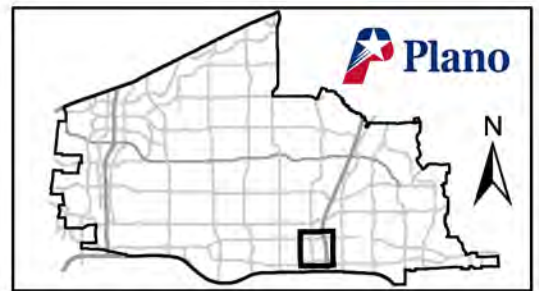


Zoning Case: 2023-015


Existing Zoning: Urban Mixed-Use-3

Proposed Zoning: Amend Urban Mixed-Use-3


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



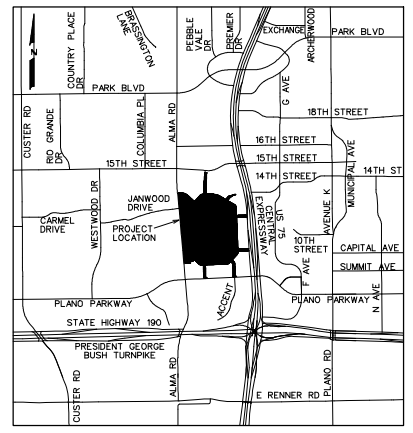
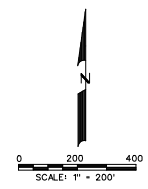
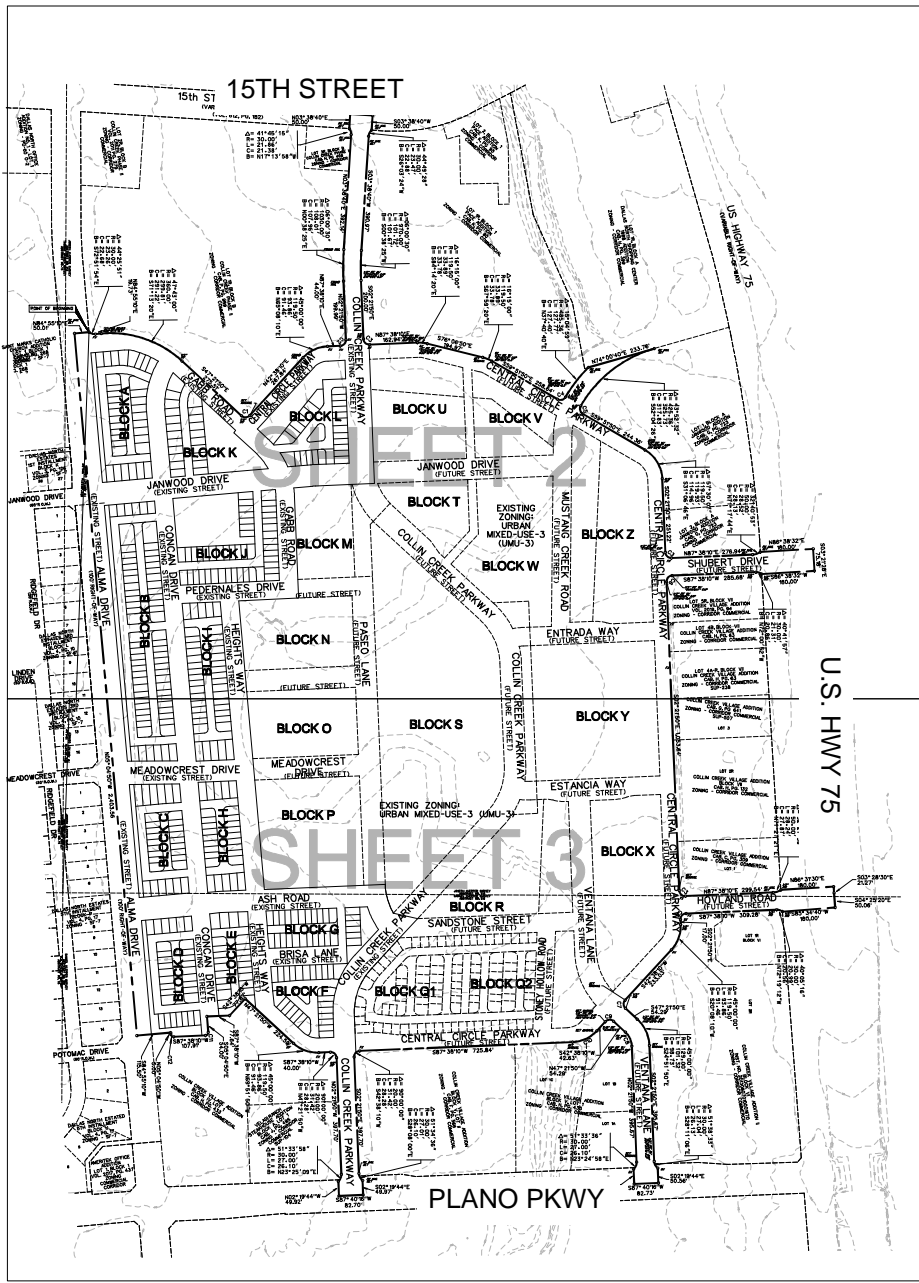


 **Plano**

Zoning Case 2023-015

 **Area of Request**





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
 IN THE
 CITY OF PLANO
 COLLIN COUNTY, TEXAS

OWNERS
BRIGHTLAND HOMES, LTD
 SPENCER WILSON
 15725 NORTH DALLAS PARKWAY
 SUITE 500
 ADDISON, TX 75001
 972-383-4300

MATTAMY TEXAS, LLC
 JOHN KORTZ
 1801 WITTINGTON PLACE, SUITE 100
 FARMERS BRANCH, TX 75234
 972-275-6176

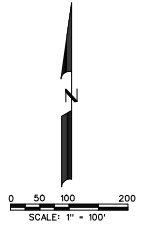
ASHTON DALLAS RESIDENTIAL, LLC
 BRET BAILEY
 1800 VALLEY VIEW LANE, SUITE 100
 FARMERS BRANCH, TX 75234
 682-888-2144

VM FUND I, LLC
 KIRK WILSON
 1800 VALLEY VIEW LANE, SUITE 321
 FARMERS BRANCH, TEXAS 75234
 833-433-8256

MM OCM 48M LLC
 MEHRAD MOAYEDI
 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
 BRANDON DAVIDSON
 NOVEMBER 1, 2023 SHEET 1 OF 4

15TH STREET



CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	90°00'00"	20.00'	31.42'	28.28'	N87°38'10"E
2.	90°00'00"	20.00'	31.42'	28.28'	N42°38'10"E
3.	90°00'00"	20.00'	31.42'	28.28'	S47°21'50"E
4.	90°00'00"	20.00'	31.42'	28.28'	N75°08'10"E
5.	90°00'00"	20.00'	31.42'	28.28'	S14°33'00"E
6.	90°00'00"	20.00'	31.42'	28.28'	S42°38'10"E
7.	90°00'00"	20.00'	31.42'	28.28'	S02°21'50"E
8.	48°00'00"	69.00'	54.19'	24.81'	N24°19'10"W
9.	90°00'00"	20.00'	31.42'	28.28'	S87°38'10"W
10.	48°00'00"	118.50'	93.88'	41.45'	S68°08'10"W
11.	92°43'00"	10.00'	16.18'	14.47'	S41°18'40"W
12.	87°17'00"	10.00'	15.29'	13.80'	N48°43'20"W

NOTE:
Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plan or plat, approval of development standards shown hereon, or the initiation of the development process. Planning & Zoning Commission and/or City Council action on studies, plans, or plats relating to development of this property shall be considered as an action separate from action taken on this zoning case.

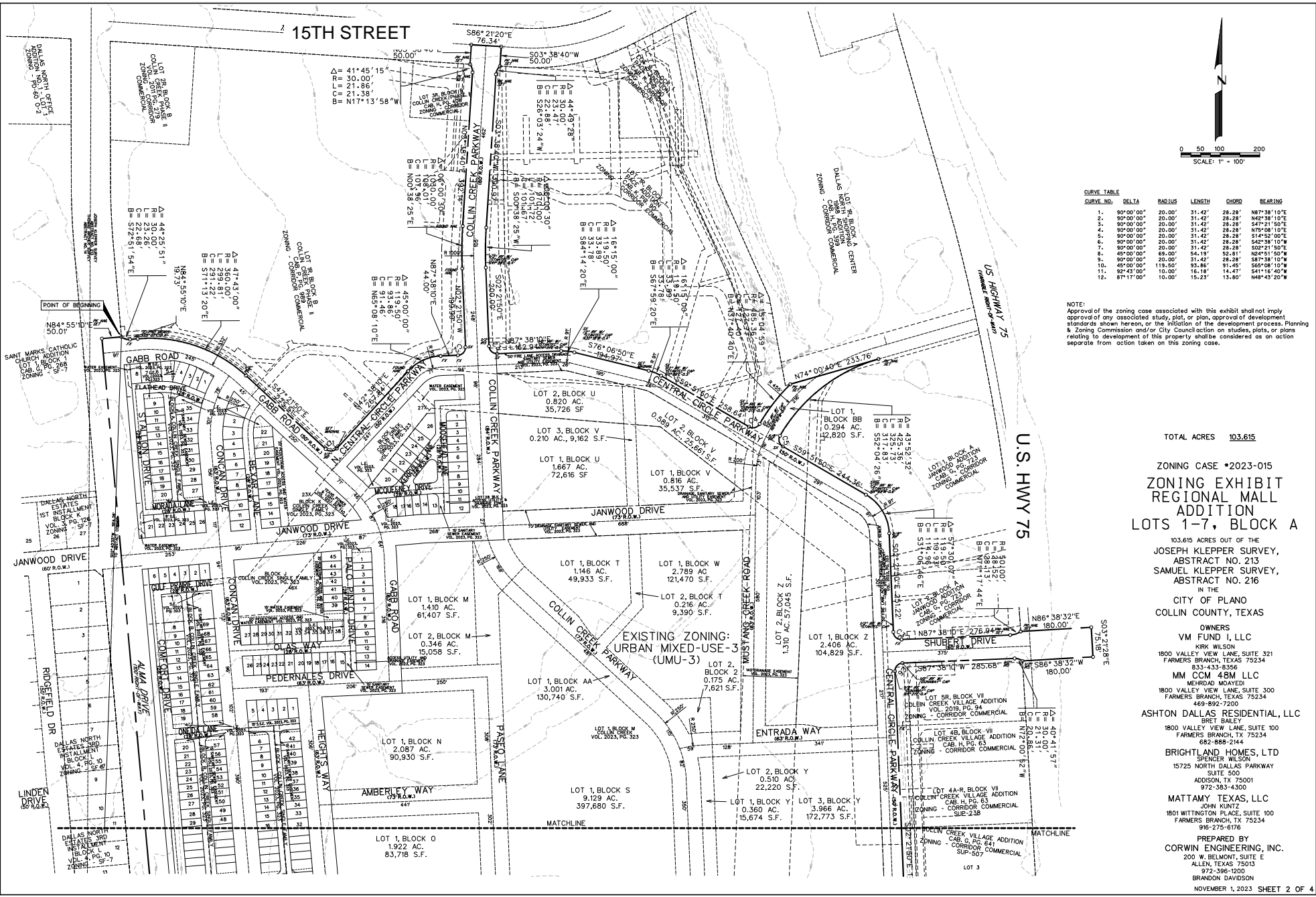
TOTAL ACRES 103.615

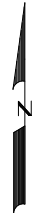
ZONING CASE #2023-015
**ZONING EXHIBIT
REGIONAL MALL
ADDITION
LOTS 1-7, BLOCK A**

103.615 ACRES OUT OF THE
JOSEPH KLEPPER SURVEY,
ABSTRACT NO. 213
SAMUEL KLEPPER SURVEY,
ABSTRACT NO. 216
IN THE
CITY OF PLANO
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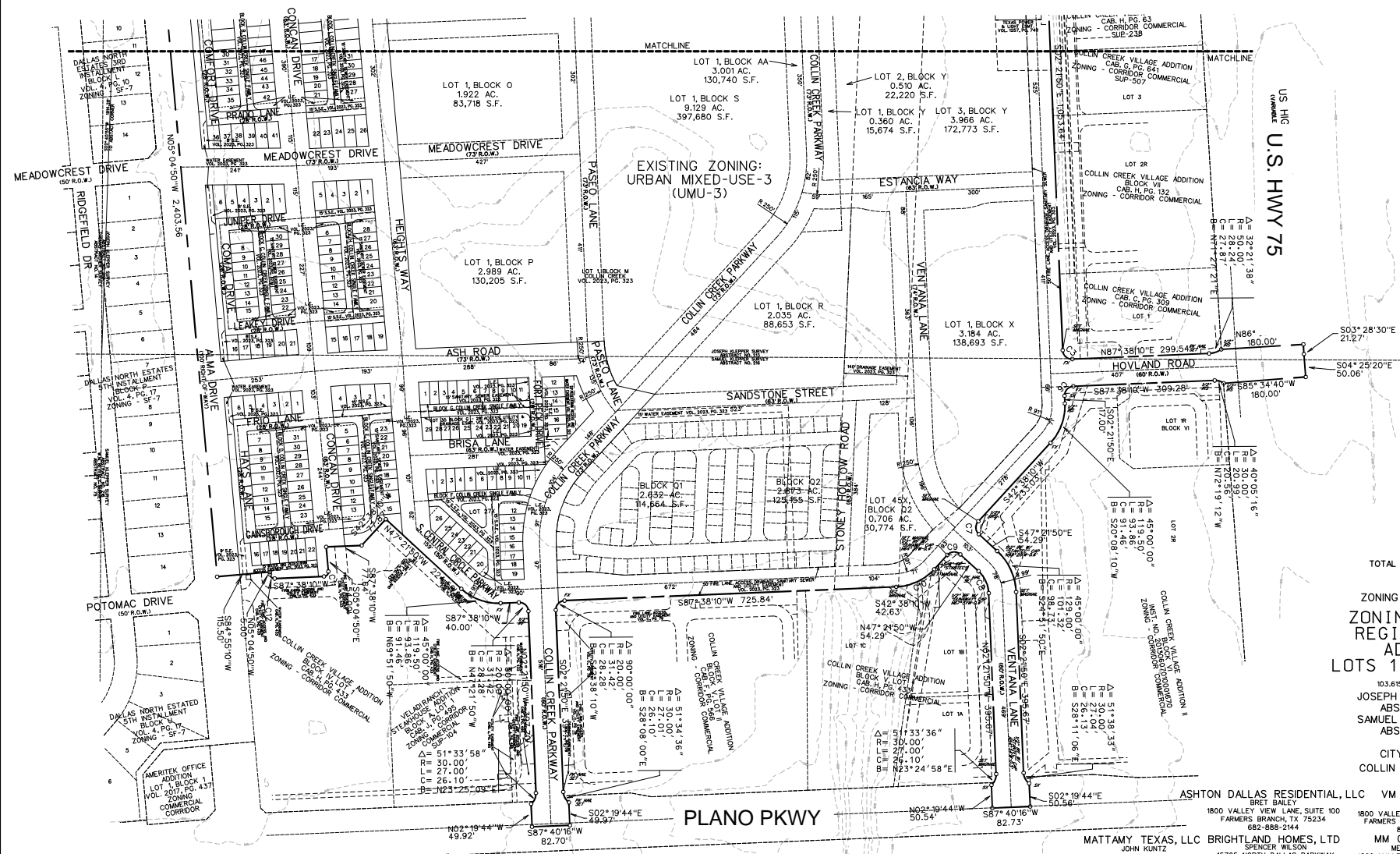
OWNERS
VM FUND I, LLC
KIRK WILSON
1800 VALLEY VIEW LANE, SUITE 321
FARMERS BRANCH, TEXAS 75234
833-433-8356
MM CCM 48M LLC
MURKIN ROAD
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
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916-275-6176

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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
BRANDON DAVIDSON
NOVEMBER 1, 2023 SHEET 2 OF 4





0 50 100 200
SCALE: 1" = 100'



US HIGHWAY 75

EXISTING ZONING:
URBAN MIXED-USE-3
(UMU-3)

TOTAL ACRES 103.615

ZONING CASE #2023-015
ZONING EXHIBIT
REGIONAL MALL
ADDITION
LOTS 1-7, BLOCK A

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NOVEMBER 1, 2023 SHEET 3 OF 4

STAFF PRELIMINARY REPORT - INTRODUCTORY REMARKS

The subject property is currently zoned Urban Mixed-Use-3 (UMU-3). Established in 2018, UMU-3 includes a [development plan and list of exceptions](#) 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.

Urban Mixed Use – 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.

UMU-3 Background – 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.

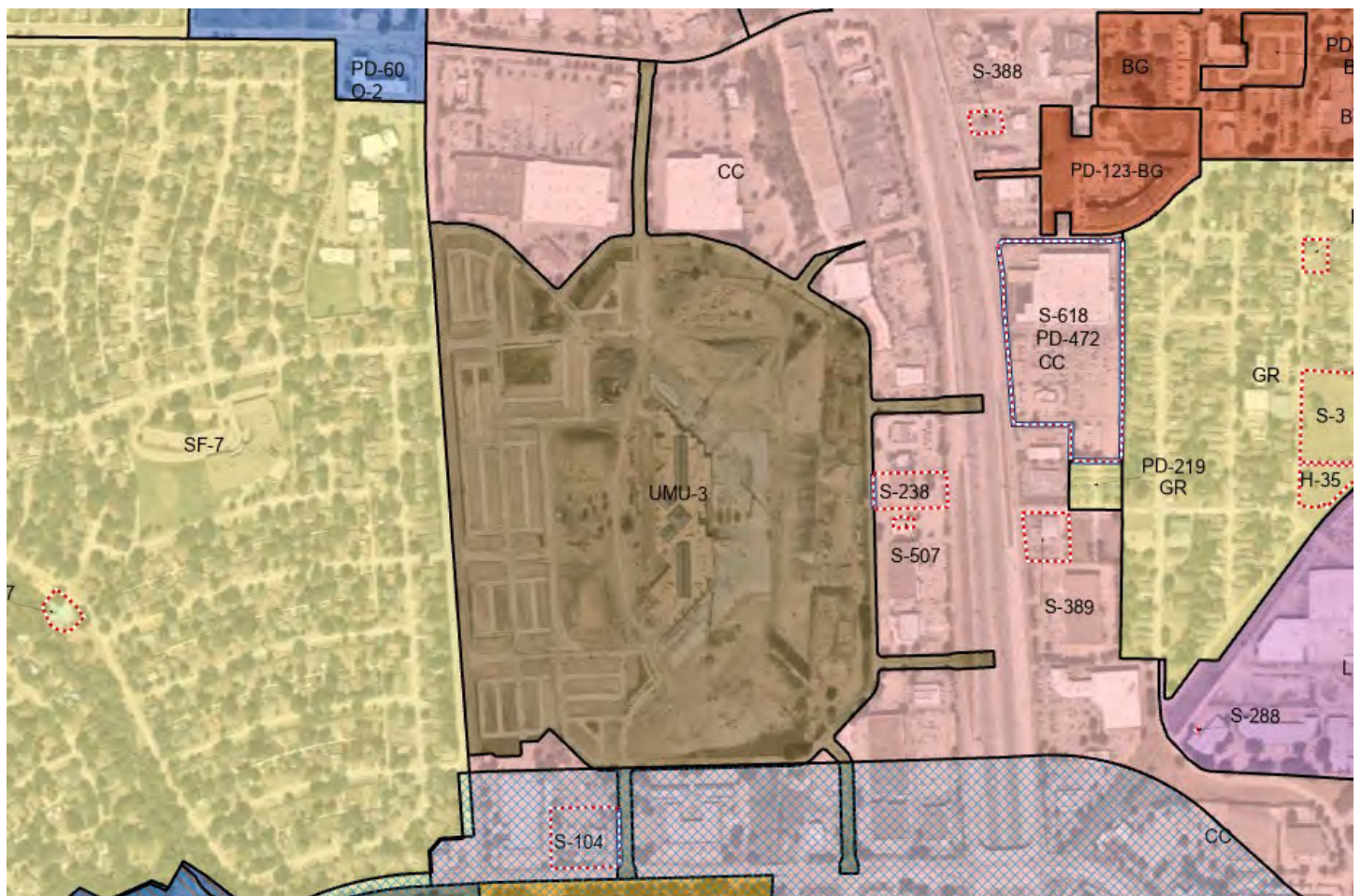
As shown on the parcel map to the right, the first construction phase includes many of the single-family and duplex blocks on the west side of the development along Alma Drive. These lot sizes range from approximately 1,000 to 2,500 square feet. Most of these blocks have received plat and site plan approvals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



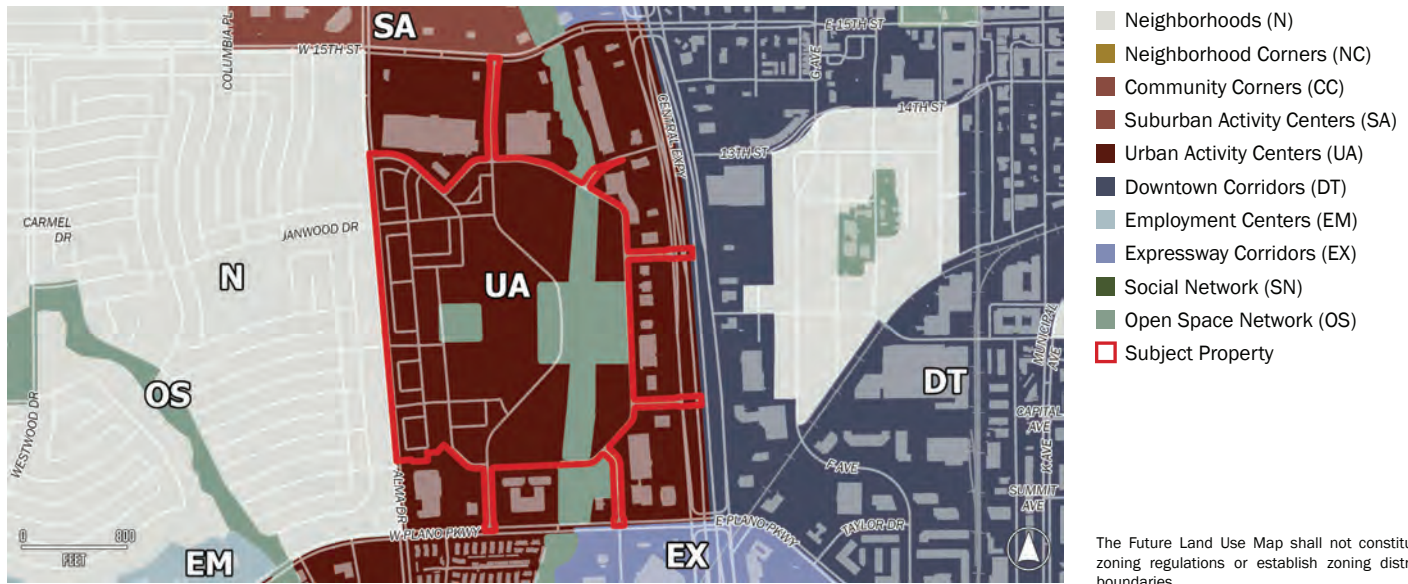
Surrounding Land Use and Zoning

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.



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



Urban Activity Centers (UA)

PRIORITIES

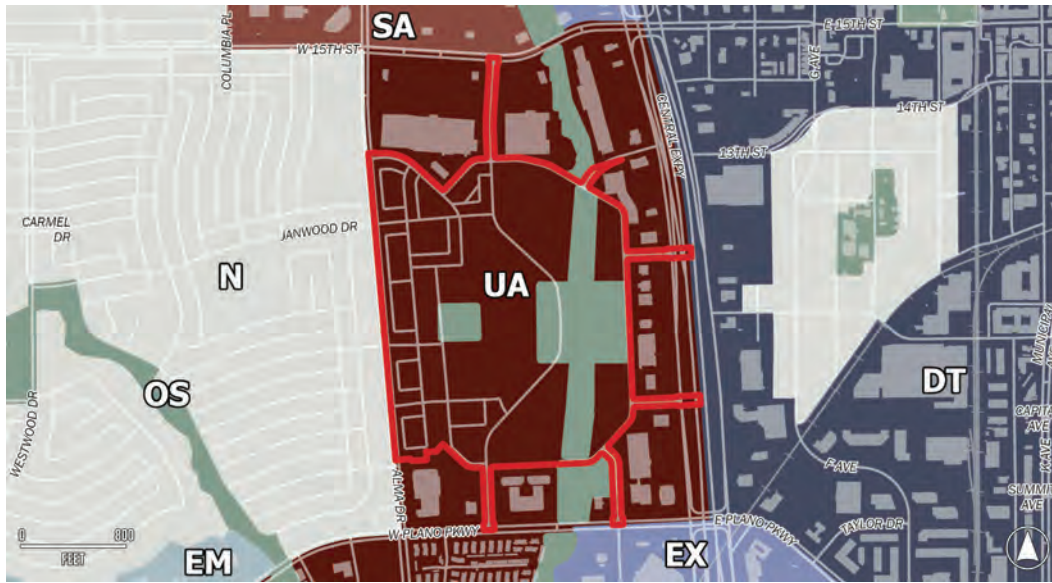
The Urban Activity Centers future land use category applies to areas designated for significant development or redevelopment with high intensity mixed-use activity centers attracting large corporations, specialty shopping, dining, and entertainment, and high density residential development. These areas 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

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 development commercial 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)
- Social Network (SN)
- Open Space Network (OS)
- Subject Property

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

Open Space Network (OS)

PRIORITIES

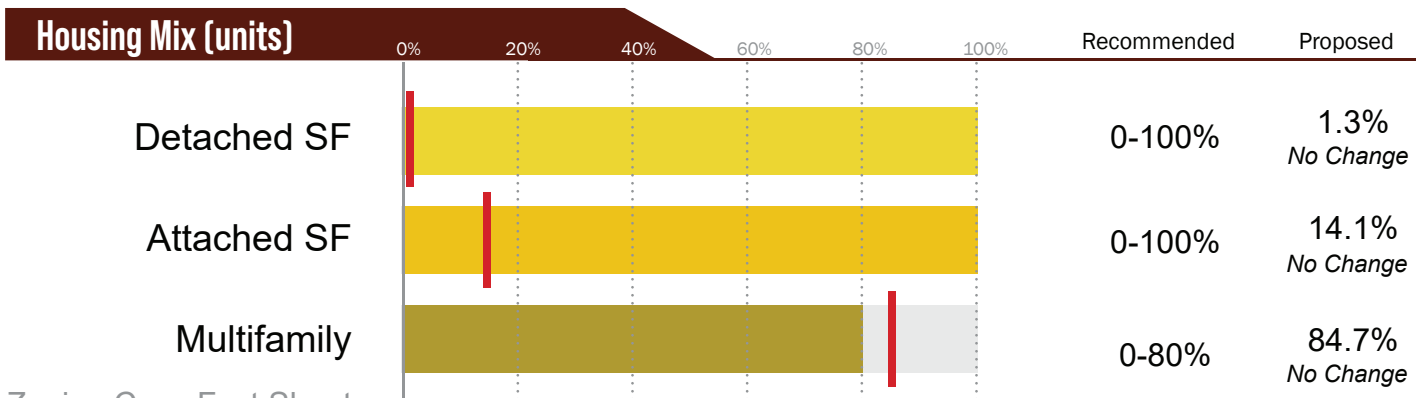
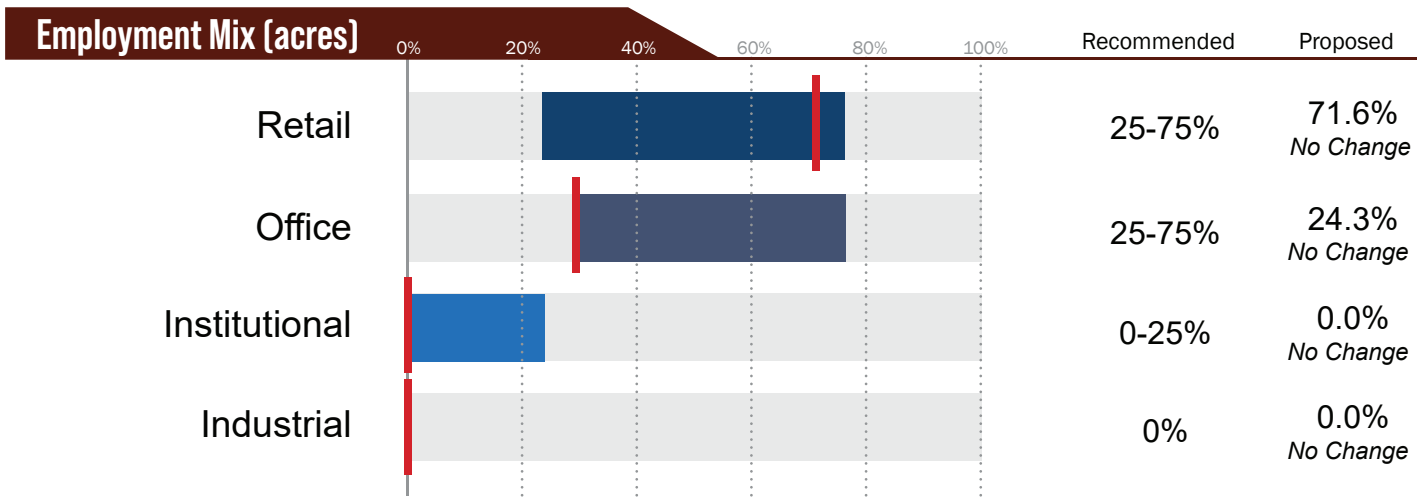
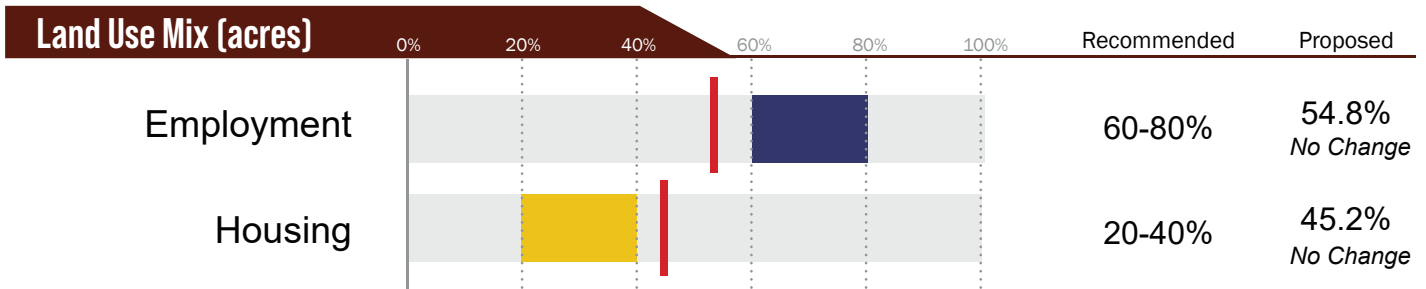
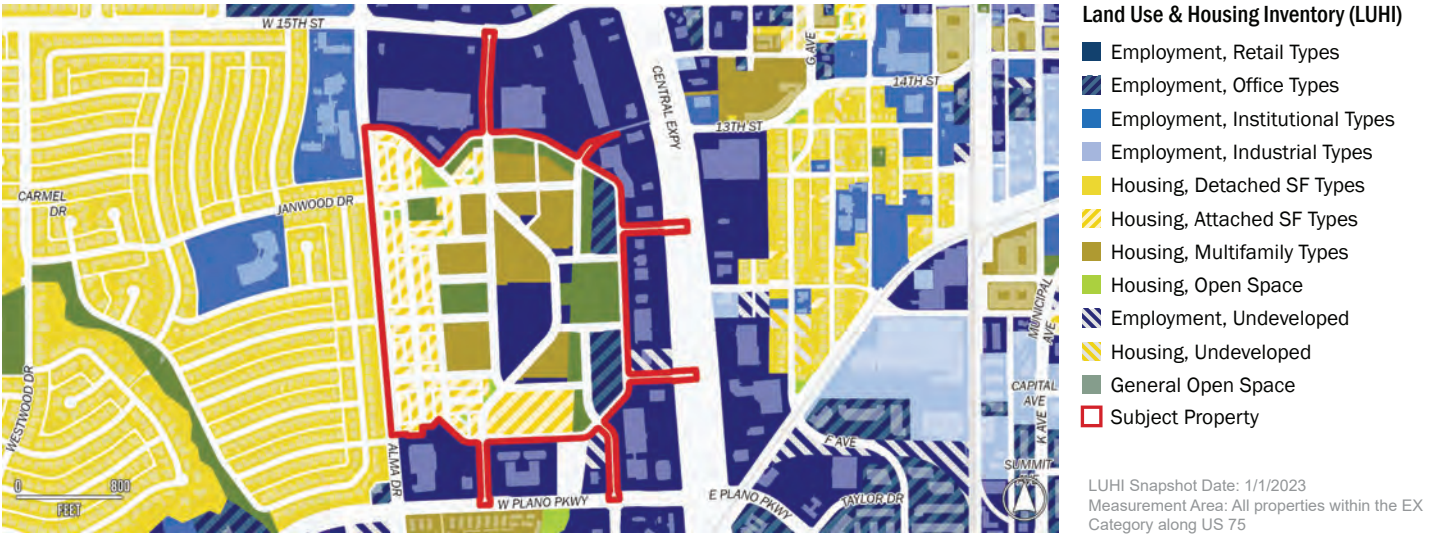
The Open Space Network future land use category includes major public open space preserves, community parks, neighborhood parks, linear parks, and trails. These areas are intended to retain their character to provide regional recreation and leisure opportunities

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

2 | Mix of Uses

[Click here for "How to Read The Dashboards"](#)

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



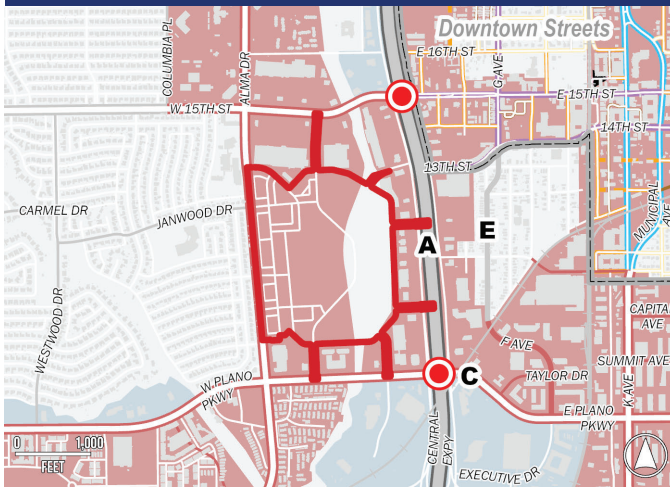
3 | Desirable Character Defining Elements

 [Click here for "How to Read 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

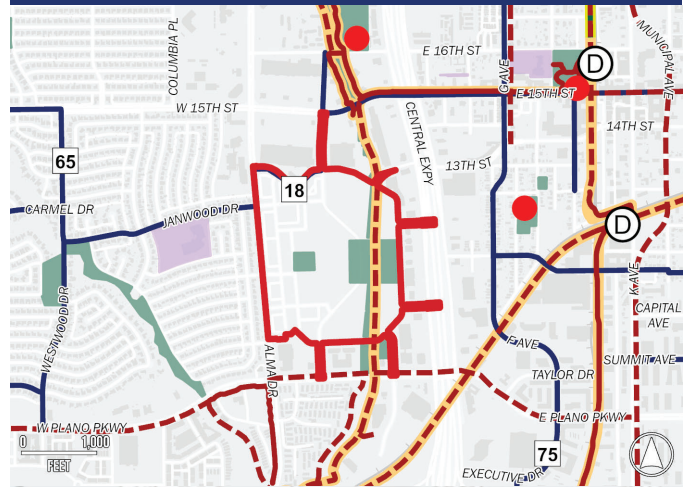
4 | Other Comprehensive Plan Maps

Thoroughfare Plan Map



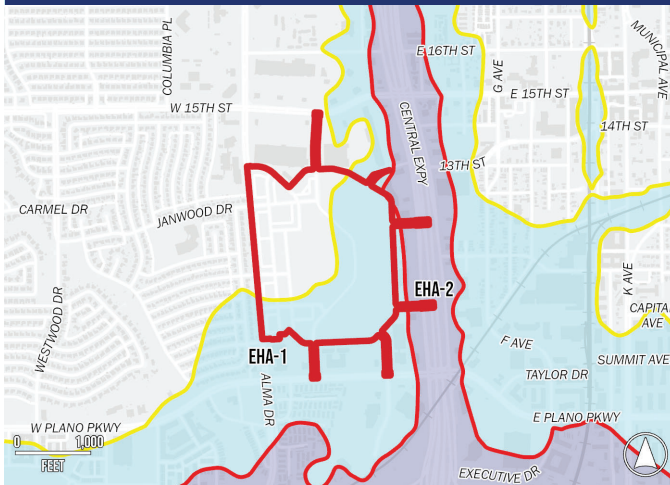
Alma Drive, W 15th Street and Plano Parkway bound the north, west, and south sides of the property and are designated as a Type C - Major Arterial (Mixed-Use Context). U.S. Highway 75 is designated as a Type A - Expressway and is located east of the site. No improvements are required as part of this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

Bicycle Transportation Plan Map



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.

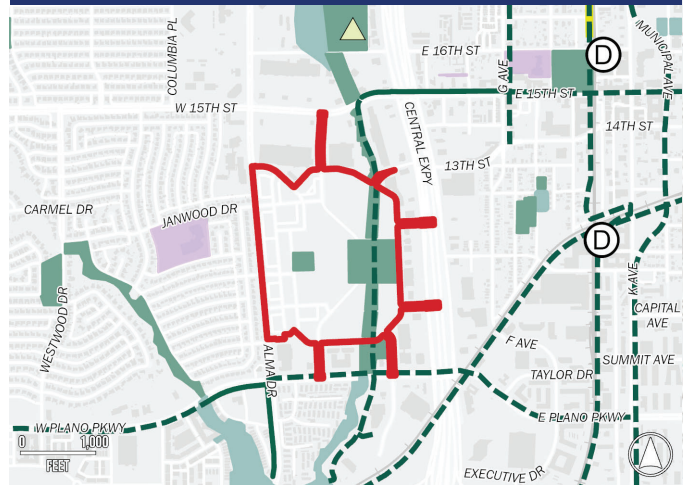
Expressway Corridor Environmental Health Map



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

Parks Master Plan Map



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.

LAND USE-RELATED POLICIES: The following policies are applicable on a case-by-case basis depending upon the type, location, and general nature of the request. Refer to the staff report for analysis of these policies with the respect to the proposed zoning change, where applicable.



Redevelopment of Regional Transportation Corridors: Plano will encourage reinvestment and redevelopment of identified regional transportation corridors to create cohesive developments that incorporate well-designed commercial, retail, and housing opportunities, where those uses are appropriate according to the Future Land Use Map and other related Comprehensive Plan standards.

- Applicable
 Not Applicable



Revitalization of Retail Shopping Centers: Plano will encourage reinvestment, revitalization, and redevelopment of underperforming neighborhood retail corners to accommodate a viable combination of local commercial, retail, and entertainment uses. Where appropriate transitions can be maintained, redevelopment may present opportunities to introduce residential uses and improve access.

- Applicable
 Not Applicable



Special Housing Needs: Plano will support the special housing needs of residents including seniors, people with disabilities, and low- to moderate-income households through inclusive regulations and programs and actions furthering the goals stated in the Consolidated Plan. Proposed locations for special housing needs should be afforded the same health and safety considerations as other housing.

- Applicable
 Not Applicable



Transit-Oriented Development: Plano will proactively encourage development within walking distance of existing and planned transit stations to create an integrated mix of uses including residential, employment, retail, and civic spaces.

- Applicable
 Not Applicable



Undeveloped Land: Plano will reserve its remaining undeveloped land for high quality development with distinctive character, prioritizing businesses offering skilled employment. New housing in these areas will only be considered appropriate where it is consistent with the Future Land Use Map and other related Comprehensive Plan standards.

- Applicable
 Not Applicable

OTHER POLICIES/DOCUMENTS: Additional policies may apply where applicable:

There are no other policies applicable to this request.

- Envision Oak Point (2018)
 Downtown Vision & Strategy Update (2019)
 Spring Creekwalk Master Plan (1990)

FOR RESIDENTIAL AND MIXED-USE DEVELOPMENTS ONLY: The following actions from the Redevelopment & Growth Management (RGM) Policy are applicable to requests for mixed-use developments:

RGM5: Ensure that any rezoning requests for multiuse development include:

- Applicable
 Not Applicable

- 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.
- B) Phasing requirements that prevent the disproportionate completion of residential uses prior to nonresidential uses within the development. Nonresidential square footage must constitute 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 specifically any new residents, such as open/green space, amenities, street enhancements, and trails.

RGM8: Limit new residential development to areas that are appropriate based on individual site considerations and consistency with the Future Land Use Map and Dashboards. Multifamily developments should also meet a housing diversification or economic development need of the city, including transit-oriented development, special housing needs (as defined by the city's Consolidated Plan), or be constructed as part of a high-rise 10 stories or greater.

- Applicable
 Not 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 requests that do not conform to the mix of uses, density, and building heights as described in the Dashboards are **disfavored**. Requests 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 approving a mixed-use development that exceeds 50% square footage for residential uses and/or does not conform to other identifying 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 is inconsistent with Action RGM5 (for mixed-use developments).
- 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.

Guiding Principles – 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

Future Land Use Category – The subject property is located in the [Urban Activity Centers \(UA\)](#) and [Open Space Network \(OS\)](#) 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

Mix of Uses – 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

Desirable Character Defining Elements – 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: <ul style="list-style-type: none"> • Description & Priorities • Mix of Uses • Character Defining Elements 	Meets No Change 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.

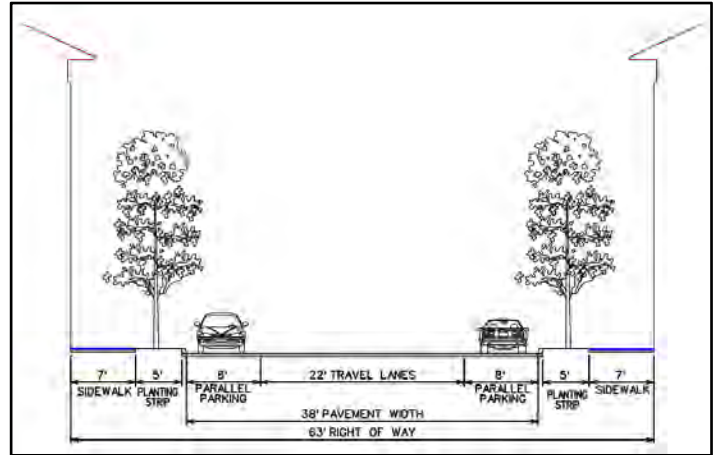
Traffic Impact Analysis (TIA) - A TIA is not required for this rezoning request.

Public Safety Response Time - 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 Incidental Uses	Car Wash	P	Limited to parking garage only	M, N, P, R – X, Z
	Concrete/Asphalt Batch Plant (Temp.)	36		All except A-D
Educational, Institutional, Public, and Special Uses	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, <u>S</u> , X, Z
	Private Recreation Facility	P		All
Residential Uses	Single-Family Residence (Detached)	P		A – L, Q
	Two-Family Residence	P	Sec. 9.1100 shall not apply	A – L, Q
Retail Uses	Shopping Center	P		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	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

Service Uses (cont.)	Cabinet/Upholstery Shop	P		S
	Kennel (Indoor)/Commercial Pet Sitting	P		S
	Veterinary Clinic	P		S
Transportation, Utility, Communication Uses	Electrical Substation	S		X, Z
Vehicle and Related Uses***	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
Wholesale	Public Storage/Mini-Warehouse	S	A maximum of 40,000 sf with storage units restricted to below street level	S
<p>P = Use permitted in block(s) indicated</p> <p>S = Use may be approved in block(s) indicated upon approval of a specific use permit (See Sec. 6.100)</p> <p>Numbers = Additional conditions/restrictions apply per Zoning Ordinance. See the Table Notes in Sec. 14.300</p> <p>*** = Vehicle and Related Uses are limited to a total allocation of 30 parking spaces for inventory storage.</p>				

Section 10.700.14.1. of the Urban Mixed-Use-3 Exceptions to be amended as follows:

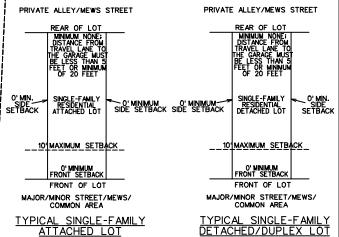
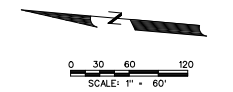
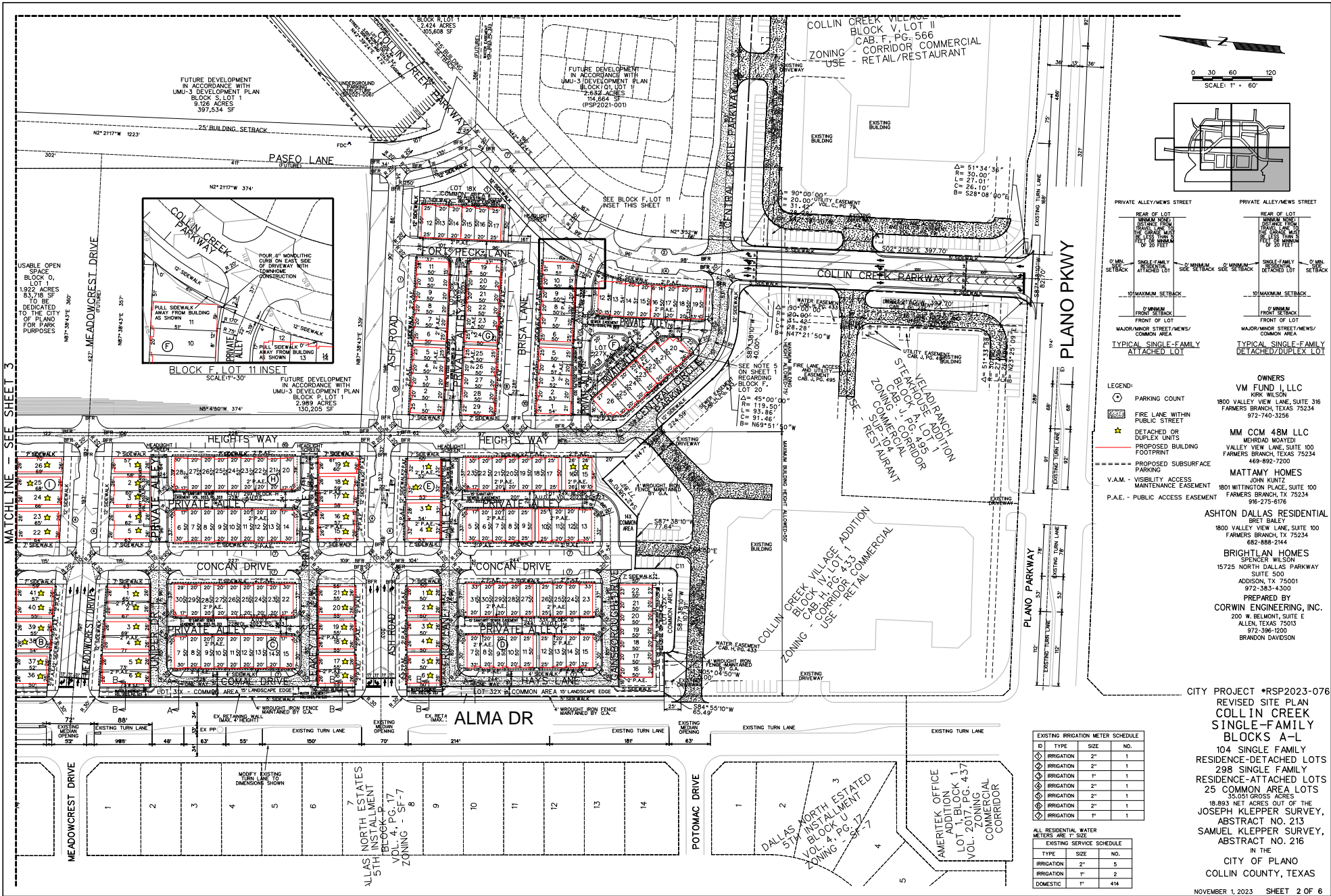
I. Encroachments:

- 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.

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



- OWNERS**
- VM FUND I, LLC**
1800 VALLEY VIEW LANE, SUITE 316
FARMERS BRANCH, TEXAS 75234
972-740-3256
 - MM CCM 48M LLC**
MERRIDAO MOVED
VALLEY VIEW LANE, SUITE 100
FARMERS BRANCH, TEXAS 75234
469-892-7200
 - MATTAM HOMES**
JOHN KUNTZ
1801 WITTINGTON PLACE, SUITE 100
FARMERS BRANCH, TX 75234
980-275-0076
 - ASHTON DALLAS RESIDENTIAL**
BRET BAILEY
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 75015
972-396-1000
BRANDON DAVIDSON

CITY PROJECT *RSP2023-076
REVISED SITE PLAN
COLLIN CREEK VILLAGE
SINGLE-FAMILY
BLOCKS A-L
104 SINGLE FAMILY
RESIDENCE-DETACHED LOTS
298 SINGLE FAMILY
RESIDENCE-ATTACHED LOTS
25 COMMON AREA LOTS
18,893 NET ACRES OUT OF THE
JOSEPH KLEPPER SURVEY,
ABSTRACT NO. 213
SAMUEL KLEPPER SURVEY,
ABSTRACT NO. 216

IN THE
CITY OF PLANO
COLLIN COUNTY, TEXAS

EXISTING IRRIGATION METER SCHEDULE

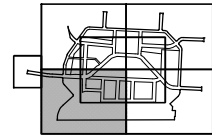
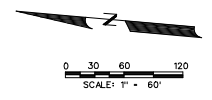
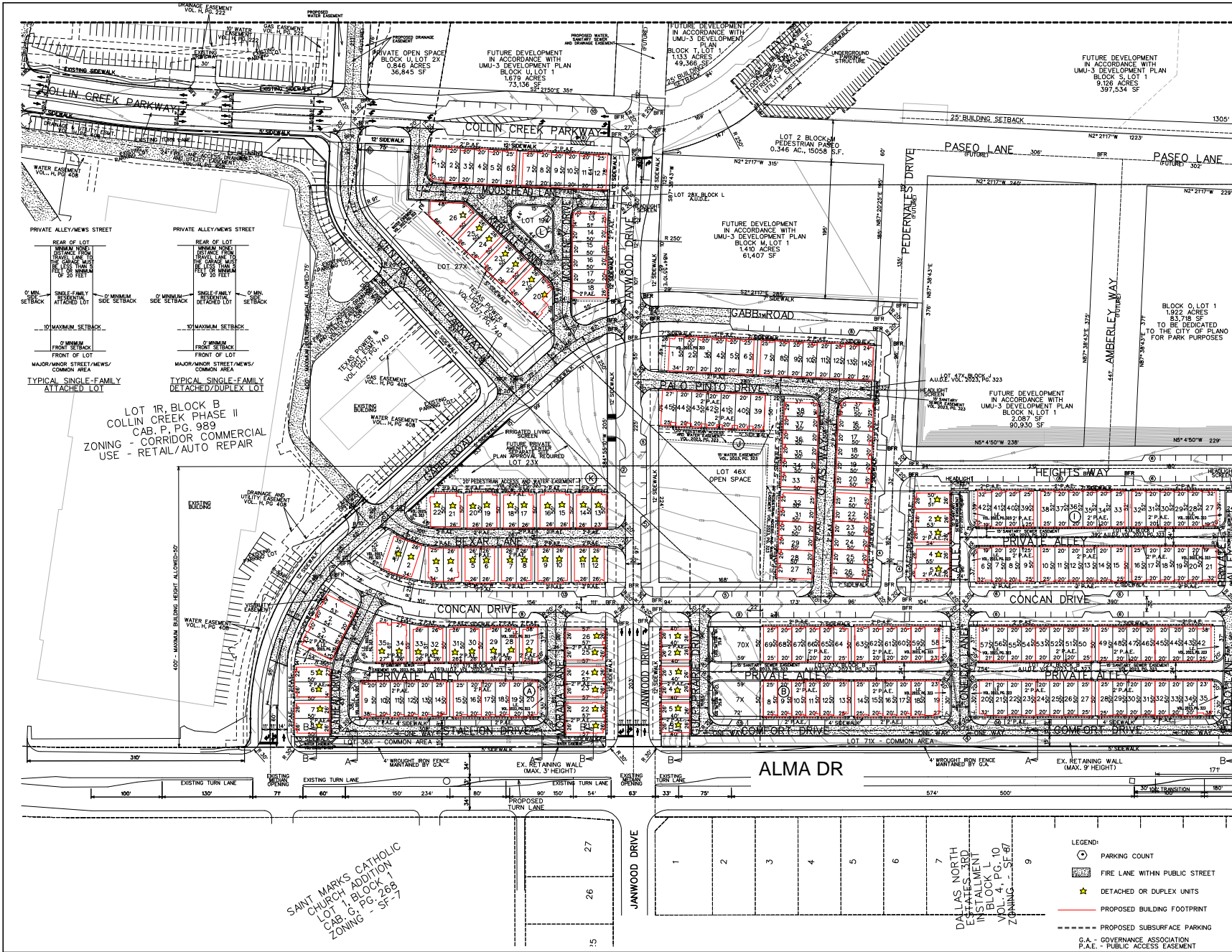
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2	IRRIGATION	2"	1
3	IRRIGATION	1"	1
4	IRRIGATION	2"	1
5	IRRIGATION	2"	1
6	IRRIGATION	2"	1
7	IRRIGATION	1"	1
8	IRRIGATION	1"	1

ALL RESIDENTIAL WATER METERS ARE 1/2" SIZE

EXISTING SERVICE SCHEDULE

TYPE	SIZE	NO.
IRRIGATION	2"	5
IRRIGATION	1"	2
DOMESTIC	1"	414

MATCH LINE - SEE SHEET 3



EXISTING IRRIGATION METER SCHEDULE

TYPE	SIZE	NO.
IRRIGATION	2"	1
IRRIGATION	2"	1
IRRIGATION	1"	1
IRRIGATION	2"	1
IRRIGATION	2"	1
IRRIGATION	1"	1

ALL RESIDENTIAL WATER METERS ARE 1" SIZE

EXISTING SERVICE SCHEDULE

TYPE	SIZE	NO.
IRRIGATION	2"	5
IRRIGATION	1"	2
DOMESTIC	1"	414

OWNERS

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

MM CCM 48M LLC
 MERRAD MOATED
 VALLEY VIEW LANE, SUITE 100
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 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75015
 972-396-1020
 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
 RESIDENCE-ATTACHED LOTS
 25 COMMON AREA LOTS
 18,893 NET ACRES OUT OF THE
 JOSEPH KLEPPER SURVEY,
 ABSTRACT NO. 213
 SAMUEL KLEPPER SURVEY,
 ABSTRACT NO. 216
 IN THE
 CITY OF PLANO
 COLLIN COUNTY, TEXAS

NOVEMBER 1, 2023 SHEET 3 OF 6

LOT 1R, BLOCK B
 COLLIN CREEK PHASE II
 C.A.B. P. PG. 989
 ZONING - CORRIDOR COMMERCIAL
 USE - RETAIL/AUTO REPAIR

TYPICAL SINGLE-FAMILY ATTACHED LOT

REAR OF LOT
 MINIMUM SIDE SETBACK
 MINIMUM FRONT SETBACK
 MINIMUM SIDE SETBACK
 MINIMUM FRONT SETBACK

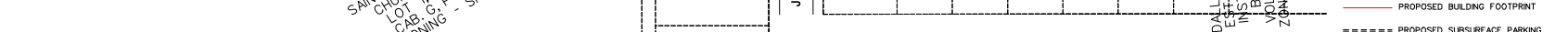
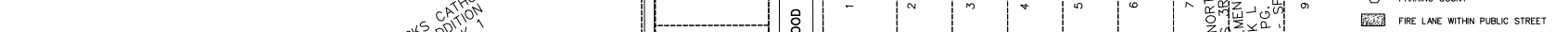
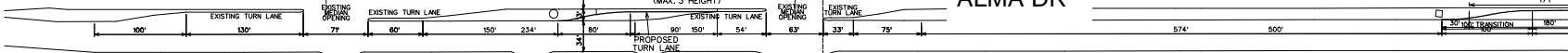
TYPICAL SINGLE-FAMILY DETACHED/DUPLEX LOT

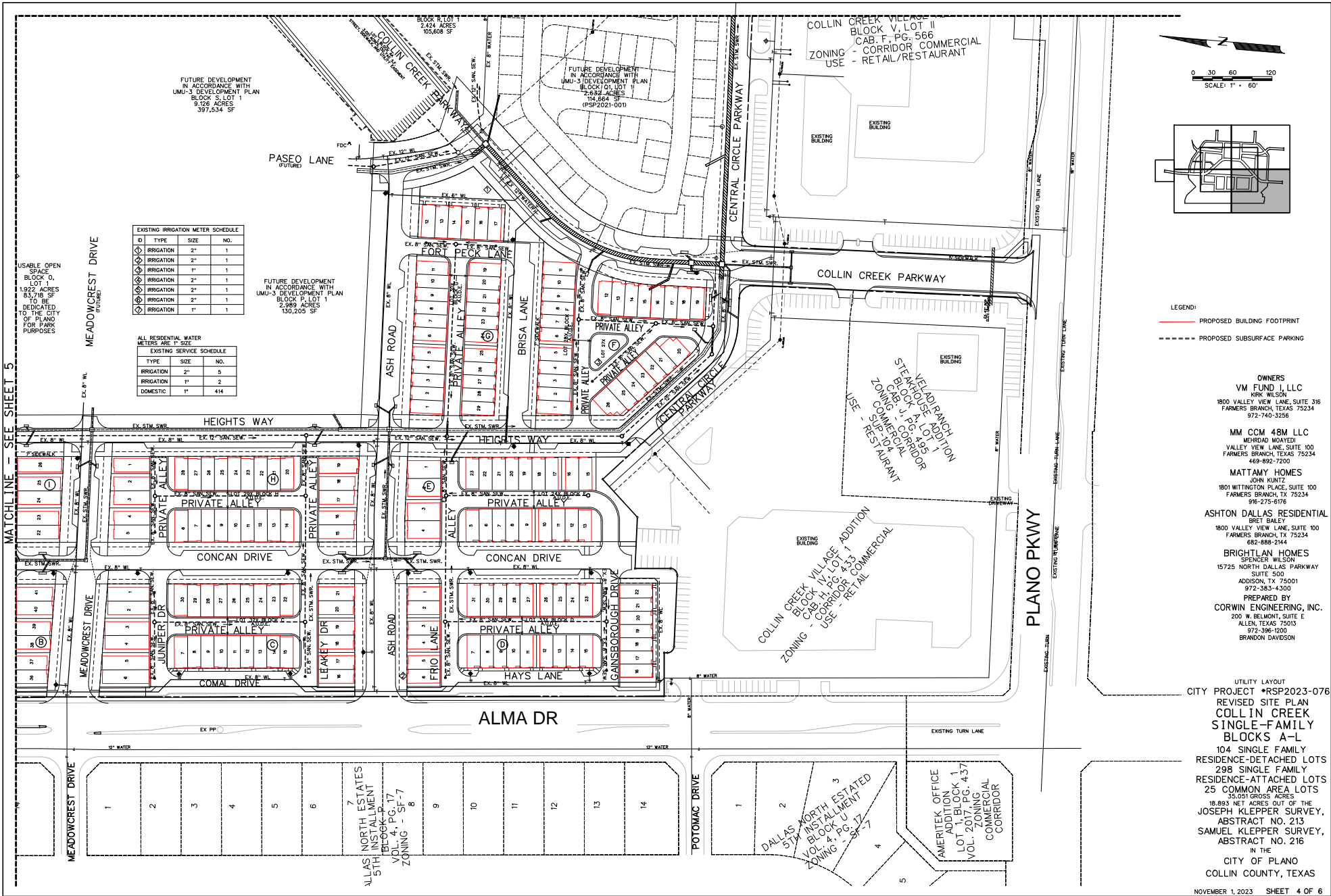
REAR OF LOT
 MINIMUM SIDE SETBACK
 MINIMUM FRONT SETBACK
 MINIMUM SIDE SETBACK
 MINIMUM FRONT SETBACK

SANIT MARKS CATHOLIC
 CHURCH ADDITION
 LOT BLOCK 1
 C.A.B. P. PG. 288
 ZONING - SF-7

LEGEND:

- (P) PARKING COUNT
- (F) FIRE LANE WITH PUBLIC STREET
- (★) DETACHED OR DUPLEX UNITS
- (---) PROPOSED BUILDING FOOTPRINT
- (---) PROPOSED SUBSURFACE PARKING
- G.A. - GOVERNANCE ASSOCIATION
- P.A.E. - PUBLIC ACCESS EASEMENT





FUTURE DEVELOPMENT
IN ACCORDANCE WITH
UMU-3 DEVELOPMENT PLAN
BLOCK S, LOT 1
9.126 ACRES
397,534 SF

FUTURE DEVELOPMENT
IN ACCORDANCE WITH
UMU-3 DEVELOPMENT PLAN
BLOCK P, LOTS 1
2, 889 ACRES
130,205 SF

EXISTING IRRIGATION METER SCHEDULE

ID	TYPE	SIZE	NO.
1	IRRIGATION	2"	1
2	IRRIGATION	2"	1
3	IRRIGATION	1"	1
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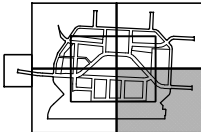
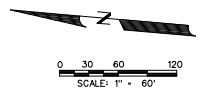
ALL RESIDENTIAL WATER METERS ARE 1" SIZE

EXISTING SERVICE SCHEDULE

TYPE	SIZE	NO.
IRRIGATION	2"	5
IRRIGATION	1"	2
DOMESTIC	1"	414

USABLE OPEN SPACE
BLOCK D,
LOT 1
1,822 ACRES
63,718 SF
TO BE
DEDICATED TO THE CITY
OF PLANO
FOR PARK
PURPOSES

MATCHLINE - SEE SHEET 5



LEGEND:
 - - - - - PROPOSED BUILDING FOOTPRINT
 - - - - - PROPOSED SUBSURFACE PARKING

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

MM CCM 48M LLC
 MERRAD MOAVED
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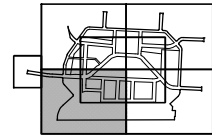
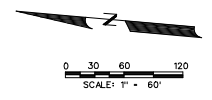
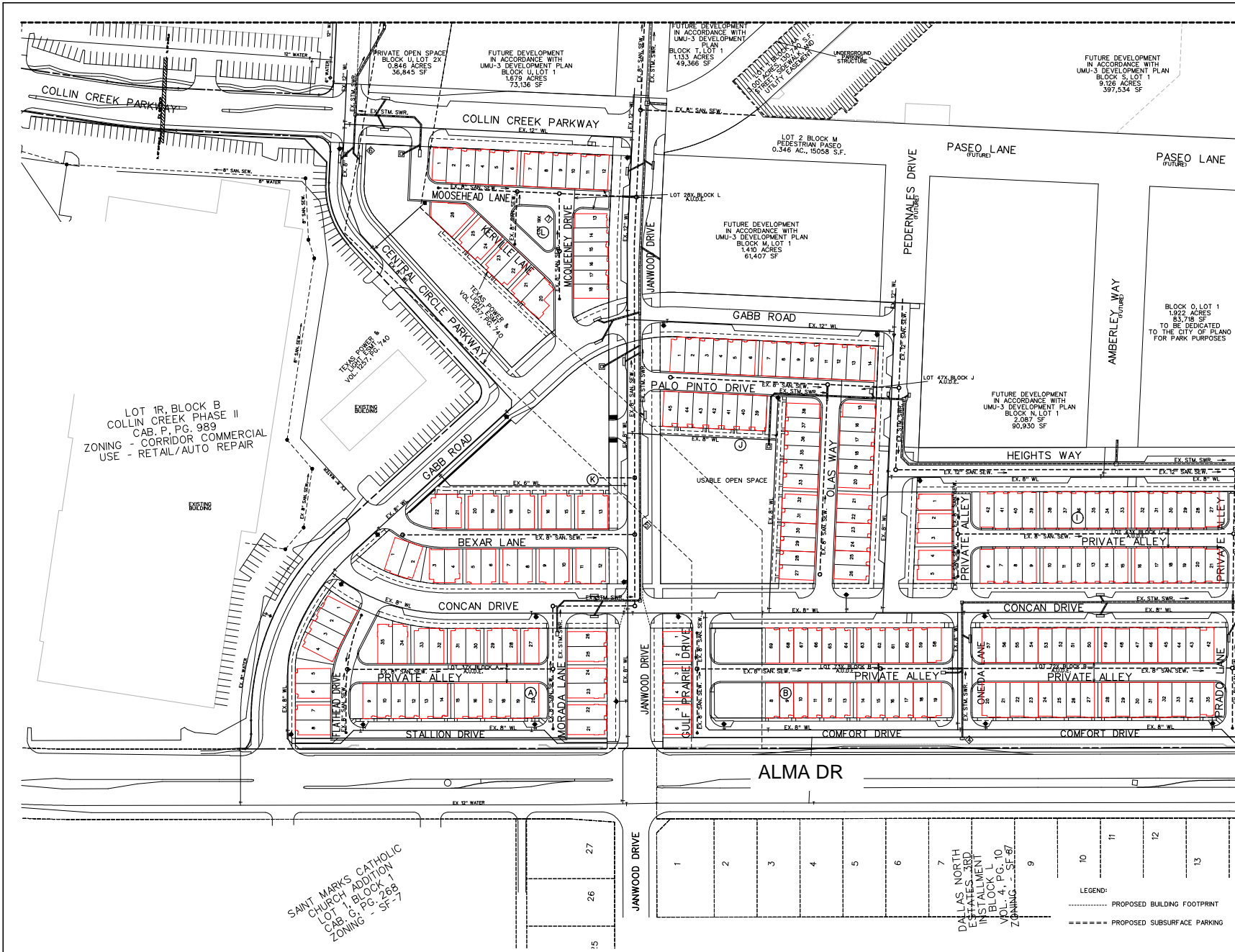
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 200 W. BELMONT, SUITE E
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 972-396-1020
 BRANDON DAVIDSON

UTILITY LAYOUT
 CITY PROJECT *RSP2023-076
 REVISED SITE PLAN
 COLLIN CREEK
 SINGLE-FAMILY
 BLOCKS A-L
 104 SINGLE FAMILY
 RESIDENCE-DETACHED LOTS
 298 SINGLE FAMILY
 RESIDENCE-ATTACHED LOTS
 25 COMMON AREA LOTS
 35,051 GROSS AREA
 18.893 NET ACRES OUT OF THE
 JOSEPH KLEPPER SURVEY,
 ABSTRACT NO. 213
 SAMUEL KLEPPER SURVEY,
 ABSTRACT NO. 216

IN THE
 CITY OF PLANO
 COLLIN COUNTY, TEXAS



EXISTING IRRIGATION METER SCHEDULE

TYPE	SIZE	NO.
IRRIGATION	2"	1
IRRIGATION	2"	1
IRRIGATION	1"	1
IRRIGATION	2"	1
IRRIGATION	2"	1
IRRIGATION	1"	1

ALL RESIDENTIAL WATER METERS ARE 1" SIZE

EXISTING SERVICE SCHEDULE

TYPE	SIZE	NO.
IRRIGATION	2"	5
IRRIGATION	1"	2
WATER SNIPE	1"	414

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 972-740-3256

MM CCM 48M LLC
 MERHARD WOODARD
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UTILITY LAYOUT
 CITY PROJECT *RSP2023-076
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IN THE
 CITY OF PLANO
 COLLIN COUNTY, TEXAS

LOT 1R, BLOCK B
 COLLIN CREEK PHASE II
 CAB. P. PG. 989
 ZONING - CORRIDOR COMMERCIAL
 USE - RETAIL/AUTO REPAIR

SAINT MARKS CATHOLIC
 CHURCH ADDITION
 LOT BLOCK 1
 CAB. G. PG. 288
 ZONING - SF-7

15
 26
 27

DALLAS NORTH
 ESTATES 3RD
 INSTALLMENT
 BLOCK L
 VOL. 4, PG. 10
 ZONING - SF-67

LEGEND:
 - - - - - PROPOSED BUILDING FOOTPRINT
 = = = = = PROPOSED SUBSURFACE PARKING

MATCHLINE - SEE SHEET 4

