

DATE: January 17, 2024
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 January 16, 2024

AGENDA ITEM NO. 8A - ZONING CASE 2023-005
PETITIONER: CENTENNIAL WATERFALL WILLOW BEND, LLC, THE NEIMAN MARCUS GROUP, LLC, MACY'S RETAIL HOLDINGS, LLC, AND DILLARD'S, INC.

Request to rezone from Regional Commercial to Planned Development-Regional Commercial and to rescind Specific Use Permits No. 56, 434, 444, 448 for Private Club on 89.1 acres located on the west side of the Dallas North Tollway, 305 feet north of Park Boulevard. Zoned Regional Commercial with Specific Use Permits No. 56, 434, 444, and 448 for Private Club and No. 570 for Automobile Leasing/Renting and located within the Dallas North Tollway Overlay District. Tabled on November 20, 2023. Project #ZC2023-005.

APPROVED: 8-0

Speaker Card(s) Received:	Support:	<u>16</u>	Oppose:	<u>5</u>	Neutral:	<u>0</u>
Letters Received Within 200' Notice Area:	Support:	<u>0</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Petition Signatures Received:	Support:	<u>0</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Other Responses:	Support:	<u>16</u>	Oppose:	<u>46</u>	Neutral:	<u>1</u>

RESULTS:

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

The permitted uses and standards shall be in accordance with the RC, Regional Commercial zoning district, unless otherwise specified herein:

1. Uses:

- a) Additional Permitted Uses:
 - i. Independent Living Facility
 - ii. Mid-rise Residential
 - iii. Multifamily Residence

- iv. Private Club: Receipts must be maintained to ensure compliance with city requirements for 35% minimum food sales

b) Additional Prohibited Uses:

- i. Engine repair shop (small)
- ii. Funeral Parlor/Mortuary
- iii. Manufacturing (Light-intensity)
- iv. Mausoleum/Cemetery
- v. Vehicle Repair (Minor/Fueling Station)

2. Front Yard Setbacks:

- a) Lots fronting public right-of-way: 50 feet; 40 feet for Lot 13, Block 1; 30 feet for Lot 17, Block 1.
- b) Lots fronting quasi-public streets: 75% of the building face must be within 15 feet of the outside edge of quasi-public street easements or fire lanes designed to Type G street standards. If easements are present or public open space, patio dining, plaza, or other public amenity is provided. In that case, 75% of the building face must be built to the easement line, open space, or public amenity.

3. Mid-rise Residential, Multifamily, and Independent Living Facility Development Standards:

a) Area, Yard, and Bulk Requirements

Description	Standard Requirement
Total Maximum Number of Residential Units (<i>total combination of Mid-rise Residential, Independent Living, and Multifamily Residence Units</i>)	965
Maximum number of Mid-rise Residential and Independent Living Units	957
Maximum number of Multifamily Residence Units	40
Minimum Side Yard	None
Maximum Lot Coverage	70%
Maximum Floor Area Ratio	2.7:1

b) Miscellaneous Area, Yard, and Bulk Requirements

- i. No residential uses are permitted within the EHA-1 line, as shown on the open space plan.
- ii. Mid-rise residential development is exempt from the supplemental regulations of Section 15.800 (Multifamily Residence) of the Zoning Ordinance.
- iii. Side yard setbacks are exempt from the provisions of 13.500.3K. (Side Yard Regulations) of the Zoning Ordinance.
- iv. Rear yard setbacks are exempt from the provisions of 13.500.4A. (Rear Yard Regulations) of the Zoning Ordinance.

c) Stoops, Patios, and Balconies

- i. A minimum of 40% of mid-rise residential units must have a balcony with a minimum depth of 5 feet and a minimum width of 7 feet.
 - ii. Except when non-residential uses are provided on the ground floor, each building must include a porch, stoop, or patio at the front façade.
 - iii. Canopies, balconies, stoops, bay windows, and awnings may extend up to 5 feet into the front yard setbacks.
- d) Multifamily Residence units:
- i. Each ground-floor unit must include a porch or stoop at the front façade.
 - ii. Buildings must be three or four stories in height and oriented to directly front to open space on Lot 14 as shown on the adopted open space plan.
- e) Phasing – Refer to Section 11 (Open Space and Phasing) for phasing requirements.

4. Hotel Development Standards:

- a) Area, Yard, and Bulk Requirements

Description	Standard Requirement
Maximum Floor Area Ratio	5.4:1

5. Office Development Standards:

- a) Area, Yard, and Bulk Requirements

Description	Standard Requirement
Maximum Lot Coverage	70%
Maximum Floor Area Ratio	5:1

6. Retail Development Standards: Regulations of Section 15.1100 (Regional Shopping Malls) will apply regardless of the total square footage in this development.

7. Lot Frontage and Access: For purposes of this development, internal lots are not required to have frontage to a public street but are required to have access to a public street through a dedicated easement.

8. Parking: Minimum parking for Retail and Restaurant uses: one space per 300 square feet.

9. Building Design: Building design requirements for structures constructed after [*effective date of this Ordinance*]:

- a) No primary façade (a façade directly facing a public right-of-way or quasi-public street) may exceed a length of 150 feet without articulations. The primary façade must have at least two required articulations separated by no more than 50 feet. Each articulation must have a minimum depth of 1 foot for a minimum length of 5 feet. Articulations may include:
- i. Architectural details such as raised bands and cornices;
 - ii. Architecturally prominent entrance;
 - iii. Attached tower or turret;

- iv. Awnings and trellis;
 - v. Balconies;
 - vi. Columns;
 - vii. Notched setbacks;
 - viii. Variation in fenestration technique; or
 - ix. Other techniques approved by the Director of Planning.
- b) Exterior insulating finish systems (EIFS) are prohibited on the ground floor primary facade and may comprise no more than 10% of the upper-level primary facade.
- c) Window, Doors, and Ceiling Height:
- i. With the exception of parking garages, podium garages, and loading and service areas, 60% of the first floor of nonresidential buildings and live/work/flex space units must consist of windows and doors.
 - ii. Live/work/flex space units must have an exterior entrance.
 - iii. Nonresidential space must have a minimum floor-to-ceiling height of 12 feet; however, live/work/flex space must have a minimum floor-to-ceiling height of ten feet.
- d) Glazing Requirement:
- i. Upper-level primary facades that contain non-residential uses must maintain a minimum 50% glazing.
 - ii. Residential and non-primary facades for non-residential buildings must maintain a minimum of 30% glazing.

10. Parking Structures: For parking garages constructed after [*effective date of this Ordinance*], the following parking garage structure requirements apply:

- a) Except as otherwise provided, parking structures shall be wrapped by the principal building which the structure serves. The parking structure must be screened for portions that are not wrapped so that architectural and landscape components articulate the facade. Structure parking must be designed to minimize the ground-level view of automobiles below their hoodlines and light fixtures. Screening may be achieved through the use of louvered, solid, or opaque vertical screening elements.
- b) When parking structures are located at the intersections of public rights-of-way and/or quasi-public streets, corner architectural elements must be incorporated, such as but not limited to corner pedestrian entrances, glazing, and signage.
- c) Parking structure ramps must be internal to the structure and must not be clearly visible from any adjacent right-of-way except for entrances to parking garage ramps.

11. Open Space and Phasing:

- a) The open space plan is adopted as part of this ordinance.
- b) A minimum of 10 acres of usable (active) open space must be provided in accordance with the open space plan, of which a minimum of 7 acres must be available to the public. The Interior

Public Open Space (both ground floor and second floor), as shown on the open space plan, may count towards public usable open space.

- c) No residential units within Public Open Space Zone B may be issued a Certificate of Occupancy until area B-1 is provided within Zone B in accordance with the open space plan. No more than 360 residential units within Zone B may be issued a Certificate of Occupancy until all open space areas are provided in Zone B in accordance with the open space plan.
- d) No residential units within Public Open Space Zone C may be issued a Certificate of Occupancy until area C-1 is provided within Zone C in accordance with the open space plan.
- e) Private active open spaces shall be provided per the open space plan before issuing a Certificate of Occupancy for adjacent buildings.
- f) At least 2 acres of the total usable open space must be contiguous.
- g) The district must have no usable open space dimension of less than 15 feet.
- h) Usable open space must not include rooftops; accessory buildings, except those portions of any building designed specifically for recreational purposes; parking areas; or rights-of-way or easements for streets or alleys, floodway facilities, or electrical transmission lines.
- i) Usable open space must not have a slope exceeding 10%.
- j) Above-ground utilities may not be located within any public usable (active) open space as shown on the open space plan.

12. Street Design:

- a) The internal drives must be constructed as quasi-public streets and designed in accordance with Type G (Mixed-use) Streets as described in the City of Plano Street Design Standards, except that the design of quasi-public streets connecting to Chapel Hill Boulevard and Dallas Parkway may be modified as shown in the open space plan.
- b) A quasi-public street easement must be dedicated for all quasi-public streets, and a fire lane must be located within all quasi-public street easements.
- c) Lots may derive required access and street frontage from quasi-public streets and may be platted to the center line of quasi-public streets.
- d) Quasi-public streets are required where shown on the open space plan with adjacent development. The quasi-public street connection to Dallas Parkway is required with the development of Lot 15.

13. Screening Requirements:

- a) Screening requirements for loading docks or spaces, trash collection facilities (dumpsters, compactors, and related devices), and vehicle or truck service bays located along the Dallas North Tollway/Dallas Parkway frontage may be modified where screening and circulation is deemed acceptable through the site plan approval process.
- b) Roof-mounted mechanical units must be screened in accordance with Section 20.300 (Mechanical Screening Requirements) of the Zoning Ordinance. Ground-mounted mechanical units must be screened from view by walls constructed of the same materials and finishes as

the building or by a solid landscape screen. These screens must be a minimum of 6 feet in height. Plants must be placed so as to create a minimum 6-foot tall solid screen at the time of installation. All landscaping must be irrigated and must be replaced if damaged.

14. Site Amenities: An enhanced crosswalk must be provided across Chapel Hill Road in accordance with the following standards or alternate standards approved by the Director of Engineering:

- a) Differentiated paving material consisting of pavers or stamped concrete;
- b) Standard Manual of Uniform Traffic Control Devices Traffic Signage and Striping; and
- c) A Rectangular Rapid-Flashing Beacon at each end of the crossing.

15. Building Height: Buildings located equal to or more than 725 feet from the Dallas North Tollway frontage road must be no more than five stories, 80 feet in height.

16. Multiuse Growth Management: No more than 50% of the total square footage within the district is permitted to be residential uses at any time.

17. Governance Association: Building permits for development within the planned development district will not be accepted or approved until a property owner's governance association is established. The association will be responsible for maintaining all common property, improvements, and amenities within the district. It shall have power sufficient to assess and collect dues and charges as required to perform its responsibilities.

To view the hearing, please click on the provided link:

<https://planotx.new.swagit.com/videos/294991?ts=2100>

RP/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](#)

MEETING DATE


Tuesday, January 16, 2024

RESULTS

I, Chair/Commissioner David Downs, after review of the written information and listening to the hearing participants, voted in **SUPPORT** of this case, finding the following:

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: THE PLAN FOCUSES ON REVITALIZATION OF AN ASSET and IMPORTANT TO THE CITIZENS OF PLANO
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: NO GOOD ALTERNATIVE IS and LIKELY TO PRESENT ITSELF WITHIN A TIME FRAME TO PREVENT SERIOUS DEGRADATION OF THE PROPERTY.
3. The request is consistent with other policies, actions, maps:
 - Future Land Use Map and Dashboards – Description & Priorities
 - Future Land Use Map and Dashboards – Character Defining Elements
 - Thoroughfare Plan Map & Cross Sections
 - Bicycle Transportation Plan Map
 - Parks Master Plan Map
 - Expressway Corridor Environmental Health Map
 - Redevelopment of Regional Transportation Corridors Policy
 - Redevelopment & Growth Management Policy – Action 5A (RGM5A)
 - Redevelopment & Growth Management Policy – Action 5B (RGM5B)
 - Redevelopment & Growth Management Policy – Action 5C (RGM5C)
 - Redevelopment & Growth Management Policy – Action 8 (RGM8)
 - Other: _____
4. Comments on any of the above which further explain my position: _____

Overall, I believe the applicant's request should be supported; and the reasons I have indicated above outweigh the project's incompatibility with the mix of uses, density, or building heights favored by the Future Land Use Map Dashboard of the Comprehensive Plan.



Signature

01/16/24

Date

MEETING DATE	TIME	MEETING ID	ZONING CASE
January 16, 2024	6:00 PM	PZ 01.16.24	ZC2023-005

RESULTS for Bennett Ratliff

I, **Bennett Ratliff**, 2nd Vice Chair, after review of the written information and listening to the hearing participants, voted in **SUPPORT** to this case, finding the following:

(1) The request is consistent with the overall Guiding Principles of the Comprehensive Plan because:

Plan accommodates innovation and is a cohesively planned mixed use development in a location appropriate for the proposed density

and

(2) The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because:

Redevelopment of a key area to replace a failing mall and embraces the needs of the community and businesses to 2050 and beyond.

and

(3) The request is consistent with other policies, actions, maps:

- Bicycle Transportation Plan Map
- Expressway Corridor Environmental Health Map & Guidelines
- Future Land Use Map & Dashboards - Character Defining Elements
- Future Land Use Map and Dashboards - Description & Priorities
- Parks Master Plan Map
- Redevelopment & Growth Management Policy - Action 5A (RGM5A)
- Redevelopment & Growth Management Policy - Action 5B (RGM5B)
- Redevelopment & Growth Management Policy - Action 5C (RGM5C)
- Redevelopment & Growth Management Policy - Action 8 (RGM8)
- Redevelopment of Regional Transportation Corridors Policy
- Thoroughfare Plan Map & Cross-Sections
- Other

(4) Comments on any of the above which further explain my position:

Similar to the Collin Creek project, it will revitalize the area to benefit the neighborhood and community as a whole



Signature

January 16, 2024 @ 10:04:35 PM

Date

MEETING DATE	TIME	MEETING ID	ZONING CASE
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RESULTS for Bill Lisle

I, **Bill Lisle**, Commissioner, after review of the written information and listening to the hearing participants, voted in **SUPPORT** to this case, finding the following:

(1) The request is consistent with the overall Guiding Principles of the Comprehensive Plan because:

Yes

and

(2) The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because:

It takes a dead mall and give it a chance at being a relevant contributing vibrant destination in the City of Plano for years to come.

and

(3) The request is consistent with other policies, actions, maps:

- Bicycle Transportation Plan Map
- Expressway Corridor Environmental Health Map & Guidelines
- Future Land Use Map & Dashboards - Character Defining Elements
- Future Land Use Map and Dashboards - Description & Priorities
- Parks Master Plan Map
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- Redevelopment & Growth Management Policy - Action 8 (RGM8)
- Redevelopment of Regional Transportation Corridors Policy
- Thoroughfare Plan Map & Cross-Sections
- Other

(4) Comments on any of the above which further explain my position:

The comp plan needs to be adjusted to align with current and future projects and leave its romantic view of the past in the past!



Signature

January 16, 2024 @ 10:04:34 PM

Date

MEETING DATE	TIME	MEETING ID	ZONING CASE
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RESULTS for Gary Cary

I, **Gary Cary**, 1st Vice Chair, after review of the written information and listening to the hearing participants, voted in **SUPPORT** to this case, finding the following:

(1) The request is consistent with the overall Guiding Principles of the Comprehensive Plan because:

It will provide benefit to the entire community, redevelops property in dire need of this and will create housing stock that is needed.

and

(2) The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because:

Yes this is accurate

and

(3) The request is consistent with other policies, actions, maps:

- Bicycle Transportation Plan Map
- Expressway Corridor Environmental Health Map & Guidelines
- Future Land Use Map & Dashboards - Character Defining Elements
- Future Land Use Map and Dashboards - Description & Priorities
- Parks Master Plan Map
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- Thoroughfare Plan Map & Cross-Sections
- Other

(4) Comments on any of the above which further explain my position:

This is a critical project for Plano. If it does not move ahead, this valuable resource is at risk.



Signature

January 16, 2024 @ 10:06:08 PM

Date

MEETING DATE	TIME	MEETING ID	ZONING CASE
January 16, 2024	6:00 PM	PZ 01.16.24	ZC2023-005

RESULTS for J. Michael Brounoff

I, **J. Michael Brounoff**, Commissioner, after review of the written information and listening to the hearing participants, voted in **SUPPORT** to this case, finding the following:

(1) The request is consistent with the overall Guiding Principles of the Comprehensive Plan because:

The project revitalizes the property and sustains the viability of the neighborhood now and in the future. It supports the economic health and attractiveness of the city for present and future residents and visitors.

and

(2) The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because:

It reverses decline in an underperforming large development and revitalizes the property and the neighborhood.

and

(3) The request is consistent with other policies, actions, maps:

- Bicycle Transportation Plan Map
- Expressway Corridor Environmental Health Map & Guidelines
- Future Land Use Map & Dashboards - Character Defining Elements
- Future Land Use Map and Dashboards - Description & Priorities
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- Redevelopment & Growth Management Policy - Action 8 (RGM8)
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- Thoroughfare Plan Map & Cross-Sections
- Other

(4) Comments on any of the above which further explain my position:

Inconsistencies with the comprehensive plan are well compensated.

J. Michael Brounoff

January 16, 2024 @ 10:07:11 PM

Signature

Date

MEETING DATE	TIME	MEETING ID	ZONING CASE
January 16, 2024	6:00 PM	PZ 01.16.24	ZC2023-005

RESULTS for Michael Bronsky

I, **Michael Bronsky**, Commissioner, after review of the written information and listening to the hearing participants, voted in **SUPPORT** to this case, finding the following:

(1) The request is consistent with the overall Guiding Principles of the Comprehensive Plan because:

I strongly believe that the development of this property is a key to ensuring that Plano today and Plano tomorrow is safe will be greatly enhanced with this development. I believe that we will be able to more fully realize the desires of Plano Today, Plano 2050 and Plano Together by understanding the potential of this site and maintaining the possibilities of this mall and all Centennial will provide.

and

(2) The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because:

By not acting we are not acknowledging the current and future development of properties like this mall.

and

(3) The request is consistent with other policies, actions, maps:

- Bicycle Transportation Plan Map
- Expressway Corridor Environmental Health Map & Guidelines
- Future Land Use Map & Dashboards - Character Defining Elements
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- Thoroughfare Plan Map & Cross-Sections
- Other

(4) Comments on any of the above which further explain my position:

I do have a concern about the multi family but I believe that the possibility of greater apartments in the future if we do not work to maintain the mall rather than meeting the density and housing mix in the Comp Plan.



PLANNING & ZONING COMMISSION
FINDINGS RELATED TO ZONING CASE



MEETING DATE	TIME	MEETING ID	ZONING CASE
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Signature

Date

MEETING DATE	TIME	MEETING ID	ZONING CASE
January 16, 2024	6:00 PM	PZ 01.16.24	ZC2023-005

RESULTS for Tianle Tong

I, **Tianle Tong**, Commissioner, after review of the written information and listening to the hearing participants, voted in **SUPPORT** to this case, finding the following:

(1) The request is consistent with the overall Guiding Principles of the Comprehensive Plan because:

It revitalizes the area and is consistent with the use of the land.

and

(2) The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because:

It brings more business to area and helps surrounding businesses to survive and thrive.

and

(3) The request is consistent with other policies, actions, maps:

- Bicycle Transportation Plan Map
- Expressway Corridor Environmental Health Map & Guidelines
- Future Land Use Map & Dashboards - Character Defining Elements
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- Other

(4) Comments on any of the above which further explain my position:



January 16, 2024 @ 10:04:32 PM

Signature

Date

MEETING DATE	TIME	MEETING ID	ZONING CASE
January 16, 2024	6:00 PM	PZ 01.16.24	ZC2023-005

RESULTS for Tosan Olley

I, **Tosan Olley**, Commissioner, after review of the written information and listening to the hearing participants, voted in **SUPPORT** to this case, finding the following:

(1) The request is consistent with the overall Guiding Principles of the Comprehensive Plan because:

Consistent with the spirit and goal of Plano Today & Plano 2050

and

(2) The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because:

Resurrects a dying asset that is detrimental to the surrounding area. Worked with the community through outreach to incorporate community feedback and retain key cultural community amenities in the area

and

(3) The request is consistent with other policies, actions, maps:

- Bicycle Transportation Plan Map
- Expressway Corridor Environmental Health Map & Guidelines
- Future Land Use Map & Dashboards - Character Defining Elements
- Future Land Use Map and Dashboards - Description & Priorities
- Parks Master Plan Map
- Redevelopment & Growth Management Policy - Action 5A (RGM5A)
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- Thoroughfare Plan Map & Cross-Sections
- Other

(4) Comments on any of the above which further explain my position:



Signature

January 16, 2024 @ 10:06:41 PM

Date

AGENDA ITEM NO. 8A

PUBLIC HEARING: Zoning Case 2023-005

PETITIONERS: Centennial Waterfall Willow Bend, LLC, The Neiman Marcus Group, LLC, Macy's Retail Holdings, LLC, and Dillard's, Inc.

CASE PLANNER: Raha Poladi, Lead Planner

DESCRIPTION: Request to rezone **from** Regional Commercial **to** Planned Development-Regional Commercial and to rescind Specific Use Permit Nos. 56, 434, 444, and 448 for Private Club on 89.1 acres located on the west side of the Dallas North Tollway, 305 feet north of Park Boulevard. Zoned Regional Commercial with Specific Use Permit Nos. 56, 434, 444, and 448 for Private Club and No. 570 for Automobile Leasing/Renting and located within the Dallas North Tollway Overlay District. Tabled on November 20, 2023.

EXECUTIVE SUMMARY:

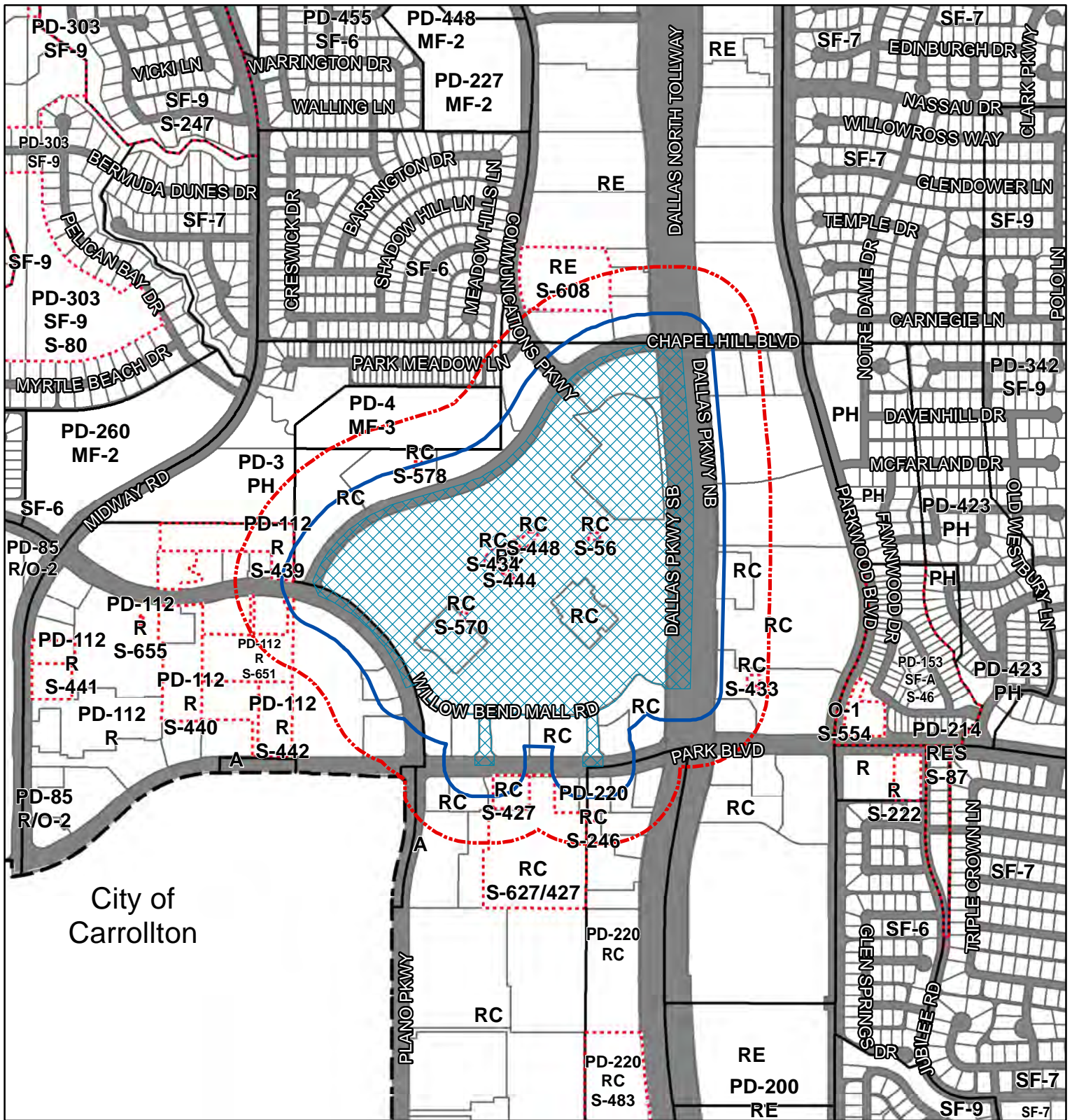
The applicant is requesting to rezone from Regional Commercial (RC) to Planned Development-Regional Commercial (PD-RC) to allow for partial redevelopment of The Shops at Willow Bend regional shopping mall. As shown in the associated concept plan, redevelopment plans include partial demolition of the mall building while maintaining the existing anchor store buildings (currently occupied by Dillard's, Macy's, and Neiman Marcus), the "District" restaurant area, and the three large parking structures. New uses proposed include hotel, office, retail, mid-rise residential, independent living facility, and multifamily. A new, quasi-public street network will be constructed in the development's interior, creating a walkable, urban streetscape central to the site. Major topics of consideration for this request include:

- **Conformance to the Comprehensive Plan** – The subject property is located within the Suburban Activity Center (SA) designation of the Future Land Use Map. The purpose for SA areas is to encourage the transition of traditional commercial centers to destination shopping and entertainment areas with an integrated mix of uses and a highly walkable form and design. This request is aligned with the purpose of the SA designation. The request partially conforms to the desirable character-defining elements of the SA designation, and the applicant also includes stipulations to support phasing and growth management policies. However, the request lacks conformance with the recommendations for mix of uses, density, and open space, and therefore, findings are required to approve the request.
- **Residential Uses** – The request would allow up to 965 total housing units (of which, no more than 957 may be mid-rise residential or independent living units, and 40 may be multifamily residence units) to be constructed outside of areas subject to the Expressway Corridor Environmental Health Map.

- Building Height – The existing RC district allows a maximum of 20 stories of building height, with limitations in proximity to residential zoning districts. Proposed PD stipulations would restrict building height to five stories in areas located greater than 725 feet from the Dallas Parkway right-of-way.
- Design Standards – Proposed PD stipulations would introduce some urban design concepts to complement a pedestrian-friendly environment, including maximum setback lines, higher lot coverage and floor area ratios, and architectural design standards.
- Streets and Streetscape – Internal quasi-public streets will be provided internally to the development and will be designed in accordance with the mixed-use cross-sections of the recently adopted Street Design Standards. These streets foster a walkable, urban streetscape serving the new residential and retail areas.
- Open Space & Amenities – Proposed PD stipulations would require a minimum of ten acres of usable open space, seven of which must be available to the public. Additional open space must be provided with each phase of residential development.
- Phasing – Certificates of Occupancy for residential uses will be contingent upon providing open space in three phases, with the location and acreages of each phase prescribed in the Open Space Plan.
- Rescinding Private Club SUPs – The proposed PD stipulations include permitting private clubs by right, nullifying the need for existing SUPs on this site. Approval of the request includes repealing the existing SUPs for private clubs within the subject property.

Redevelopment of the mall is needed. The applicant's concept plan includes many design features and amenities that support this goal; however, the requested mix of residential uses are inconsistent with the recommendations of the Comprehensive Plan.

An open space plan is included as part of this item, which, if approved, is to be adopted as part of the Ordinance. The associated concept plan is included as Agenda Item No. 8B.











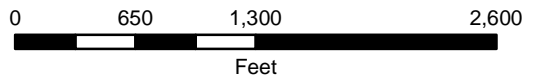
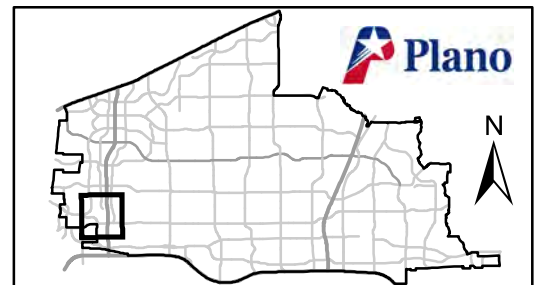
City of Carrollton

Zoning Case: 2023-005

Existing Zoning: Regional Commercial with Specific Use Permits No. 56, 434, 444, and 448 for Private Club and No. 570 for Automobile Leasing/Renting and located within the Dallas North Tollway

Proposed Zoning: Planned Development-Regional Commercial and with Specific Use Permit No. 570 for Automobile Leasing/Renting

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





Zoning Case 2023-005

Area of Request



Source: City of Plano

STAFF PRELIMINARY REPORT - INTRODUCTORY REMARKS

The applicant is requesting to rezone the subject property from Regional Commercial (RC) to Planned Development-Regional Commercial (PD-RC) to allow additional residential uses and modify development standards.

Zoning – Per Section 10.1100 of the Zoning Ordinance, the purpose of the RC district is as follows:

The RC district is a cultural district intended for use in conjunction with a Residential Employment (RE) district in high-visibility locations, which are of regional cultural importance to the community due to its significance for generating economic investment. It provides for retail and service uses at appropriate nodes within the corridor of specified tollways and expressways serving Plano and surrounding communities, in addition to office and limited manufacturing uses. The district's standards are designed to ensure compatibility between various uses within a corridor and surrounding residential neighborhoods.

Planned Developments – A Planned Development (PD) district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off- and onsite conditions. Section 12.100 (Purpose) of Article 12 (Planned Development District) of the Zoning Ordinance guides the establishment of planned development districts. This section states that planned developments are intended for the following purposes:

1. To protect and provide for the public health, safety, and general welfare of the city.
2. To guide the future development of the city in accordance with the Comprehensive Plan.
3. To accommodate innovation by modifying regulations to better accomplish the city's development goals.
4. To mitigate developmental impacts, especially those related to the environment, traffic, public services and facilities, and adjacent and area land uses.
5. To protect and enhance the aesthetic and visual quality of development.

Proposed Planned Development Stipulations

The proposed planned development language is as follows:

The permitted uses and standards shall be in accordance with the RC, Regional Commercial zoning district, unless otherwise specified herein:

1. Uses:

- a) Additional Permitted Uses:
 - i. Independent Living Facility
 - ii. Mid-rise Residential
 - iii. Multifamily Residence

- iv. Private Club: Receipts must be maintained to ensure compliance with city requirements for 35% minimum food sales

b) Additional Prohibited Uses:

- i. Engine repair shop (small)
- ii. Funeral Parlor/Mortuary
- iii. Manufacturing (Light-intensity)
- iv. Mausoleum/Cemetery
- v. Vehicle Repair (Minor/Fueling Station)

2. Front yard setbacks:

- a) Lots fronting public right-of-way: 50 feet; 40 feet for Lot 13, Block 1; 30 feet for Lot 17, Block 1.
- b) Lots fronting quasi-public streets: 75% of the building face must be within 15 feet of the outside edge of quasi-public street easements or fire lanes designed to Type G street standards. If easements are present or public open space, patio dining, plaza, or other public amenity is provided. In that case, 75% of the building face must be built to the easement line, open space, or public amenity.

3. Mid-rise Residential, Multifamily, and Independent Living Facility Development Standards:

a) Area, Yard, and Bulk Requirements

Description	Standard Requirement
Total Maximum Number of Residential Units (<i>total combination of Mid-rise Residential, Independent Living, and Multifamily Residence Units</i>)	965
Maximum number of Mid-rise Residential and Independent Living Units	957
Maximum number of Multifamily Residence Units	40
Minimum Side Yard	None
Maximum Lot Coverage	70%
Maximum Floor Area Ratio	2.7:1

b) Miscellaneous Area, Yard, and Bulk Requirements

- i. No residential uses are permitted within the EHA-1 line, as shown on the open space plan.
- ii. Mid-rise residential development is exempt from the supplemental regulations of Section 15.800 (Multifamily Residence) of the Zoning Ordinance.
- iii. Side yard setbacks are exempt from the provisions of 13.500.3K. (Side Yard Regulations) of the Zoning Ordinance.

iv. Rear yard setbacks are exempt from the provisions of 13.500.4A. (Rear Yard Regulations) of the Zoning Ordinance.

c) Stoops, Patios, and Balconies

- i. A minimum of 40% of mid-rise residential units must have a balcony with a minimum depth of 5 feet and a minimum width of 7 feet.
- ii. Except when non-residential uses are provided on the ground floor, each building must include a porch, stoop, or patio at the front façade.
- iii. Canopies, balconies, stoops, bay windows, and awnings may extend up to 5 feet into the front yard setbacks.

d) Multifamily Residence units:

- i. Each ground-floor unit must include a porch or stoop at the front façade.
- ii. Buildings must be three or four stories in height and oriented to directly front to open space on Lot 14 as shown on the adopted open space plan.

e) Phasing – Refer to Section 11 (Open Space and Phasing) for phasing requirements.

4. Hotel development standards:

a) Area, Yard, and Bulk Requirements

Description	Standard Requirement
Maximum Floor Area Ratio	5.4:1

5. Office development standards:

a) Area, Yard, and Bulk Requirements

Description	Standard Requirement
Maximum Lot Coverage	70%
Maximum Floor Area Ratio	5:1

6. Retail development standards: Regulations of Section 15.1100 (Regional Shopping Malls) will apply regardless of the total square footage in this development.

7. Lot Frontage and Access: For purposes of this development, internal lots are not required to have frontage to a public street but are required to have access to a public street through a dedicated easement.

8. Parking: Minimum parking for Retail and Restaurant uses: one space per 300 square feet.

9. Building Design: Building Design Requirements for structures constructed after [*effective date of this Ordinance*]:

- a) No primary façade (a façade directly facing a public right-of-way or quasi-public street) may exceed a length of 150 feet without articulations. The primary façade must have at least two required articulations separated by no more than 50 feet. Each articulation must have a minimum depth of 1 foot for a minimum length of 5 feet. Articulations may include:
 - i. Architectural details such as raised bands and cornices;
 - ii. Architecturally prominent entrance;
 - iii. Attached tower or turret;
 - iv. Awnings and trellis;
 - v. Balconies;
 - vi. Columns;
 - vii. Notched setbacks;
 - viii. Variation in fenestration technique; or
 - ix. Other techniques approved by the Director of Planning.

- b) Exterior insulating finish systems (EIFS) are prohibited on the ground floor primary façade and may comprise no more than 10% of the upper-level primary facade.

- c) Window, Doors, and Ceiling Height:
 - i. With the exception of parking garages, podium garages, and loading and service areas, 60% of the first floor of nonresidential buildings and live/work/flex space units must consist of windows and doors.

 - ii. Live/work/flex space units must have an exterior entrance.

 - iii. Nonresidential space must have a minimum floor-to-ceiling height of 12 feet; however, live/work/flex space must have a minimum floor-to-ceiling height of ten feet.

- d) Glazing requirement:
 - i. Upper-level primary facades that contain non-residential uses must maintain a minimum 50% glazing.

 - ii. Residential and non-primary facades for non-residential buildings must maintain a minimum of 30% glazing.

10. Parking Structures: For parking garages constructed after [*effective date of this Ordinance*], the following parking garage structure requirements apply:

- a) Except as otherwise provided, parking structures shall be wrapped by the principal building which the structure serves. The parking structure must be screened for portions that are not wrapped so that architectural and landscape components articulate the facade. Structure parking must be designed to minimize the ground-level view of automobiles below their hoodlines and light fixtures. Screening may be achieved through the use of louvered, solid, or opaque vertical screening elements.

- b) When parking structures are located at the intersections of public rights-of-way and/or quasi-public streets, corner architectural elements must be incorporated, such as but not limited to corner pedestrian entrances, glazing, and signage.
- c) Parking structure ramps must be internal to the structure and must not be clearly visible from any adjacent right-of-way except for entrances to parking garage ramps.

11. Open Space and Phasing:

- a) The open space plan is adopted as part of this ordinance.
- b) A minimum of 10 acres of usable (active) open space must be provided in accordance with the open space plan, of which a minimum of 7 acres must be available to the public. The Interior Public Open Space (both ground floor and second floor), as shown on the open space plan, may count towards public usable open space.
- c) No residential units within Public Open Space Zone B may be issued a Certificate of Occupancy until area B-1 is provided within Zone B in accordance with the open space plan. No more than 360 residential units within Zone B may be issued a Certificate of Occupancy until all open space areas are provided in Zone B in accordance with the open space plan.
- d) No residential units within Public Open Space Zone C may be issued a Certificate of Occupancy until area C-1 is provided within Zone C in accordance with the open space plan.
- e) Private active open spaces shall be provided per the open space plan before issuing a Certificate of Occupancy for adjacent buildings.
- f) At least 2 acres of the total usable open space must be contiguous.
- g) The district must have no usable open space dimension of less than 15 feet.
- h) Usable open space must not include rooftops; accessory buildings, except those portions of any building designed specifically for recreational purposes; parking areas; or rights-of-way or easements for streets or alleys, floodway facilities, or electrical transmission lines.
- i) Usable open space must not have a slope exceeding 10%.
- j) Above-ground utilities may not be located within any public usable (active) open space as shown on the open space plan.

12. Street Design:

- a) The internal drives must be constructed as quasi-public streets and designed in accordance with Type G (Mixed-use) Streets as described in the City of Plano Street Design Standards, except that the design of quasi-public streets connecting to Chapel Hill Boulevard and Dallas Parkway may be modified as shown in the open space plan.
- b) A quasi-public street easement must be dedicated for all quasi-public streets, and a fire lane must be located within all quasi-public street easements.

- c) Lots may derive required access and street frontage from quasi-public streets and may be platted to the center line of quasi-public streets.
- d) Quasi-public streets are required where shown on the open space plan with adjacent development. The quasi-public street connection to Dallas Parkway is required with the development of Lot 15.

13. Screening Requirements:

- a) Screening requirements for loading docks or spaces, trash collection facilities (dumpsters, compactors, and related devices), and vehicle or truck service bays located along the Dallas North Tollway/Dallas Parkway frontage may be modified where screening and circulation is deemed acceptable through the site plan approval process.
- b) Roof-mounted mechanical units must be screened in accordance with Section 20.300 (Mechanical Screening Requirements) of the Zoning Ordinance. Ground-mounted mechanical units must be screened from view by walls constructed of the same materials and finishes as the building or by a solid landscape screen. These screens must be a minimum of 6 feet in height. Plants must be placed so as to create a minimum 6-foot tall solid screen at the time of installation. All landscaping must be irrigated and must be replaced if damaged.

14. Site Amenities: An enhanced crosswalk must be provided across Chapel Hill Road in accordance with the following standards or alternate standards approved by the Director of Engineering:

- a) Differentiated paving material consisting of pavers or stamped concrete;
- b) Standard Manual of Uniform Traffic Control Devices Traffic Signage and Striping; and
- c) A Rectangular Rapid-Flashing Beacon at each end of the crossing.

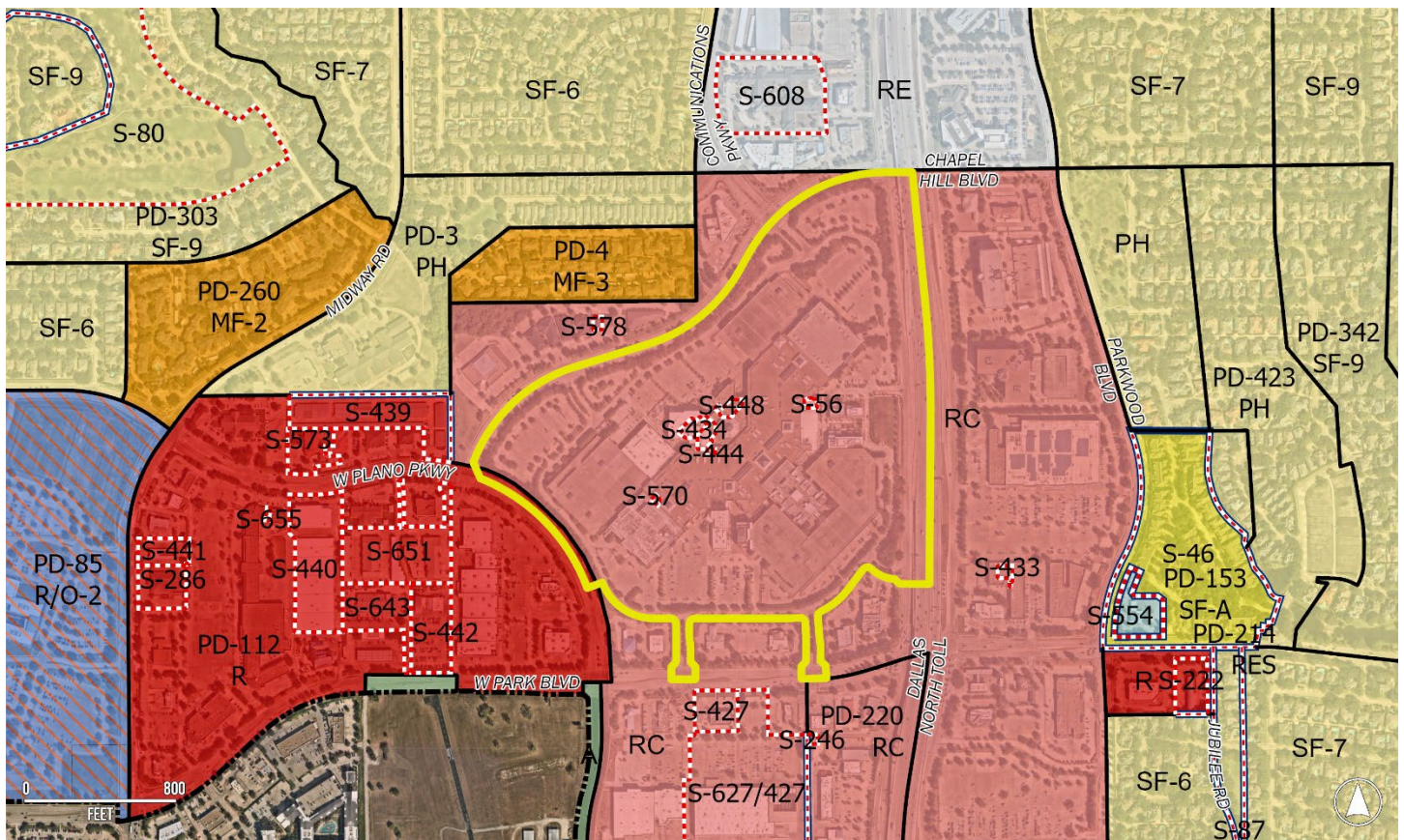
15. Building Height: Buildings located equal to or more than 725 feet from the Dallas North Tollway frontage road must be no more than five stories, 80 feet in height.

16. Multiuse Growth Management: No more than 50% of the total square footage within the district is permitted to be residential uses at any time.

17. Governance Association: Building permits for development within the planned development district will not be accepted or approved until a property owner's governance association is established. The association will be responsible for maintaining all common property, improvements, and amenities within the district. It shall have power sufficient to assess and collect dues and charges as required to perform its responsibilities.

Surrounding Land Use and Zoning

North	The properties across Chapel Hill Boulevard are zoned Regional Commercial (RC), Planned-Development-4-Multifamily Residence-3 (PD-4-MF-3), and Regional Employment (RE). These properties are developed with a government facility, medical offices, general/administrative offices, multifamily residences, a personal service shop, a day care center, and a bank.
East	The properties across the Dallas North Tollway are zoned RC, including one property with Specific Use Permit No. 433 (S-433) for Private Club. These properties are developed with banks, medical offices, professional/general administrative offices, a health/fitness center, restaurants, and retail stores.
South	<p>The properties immediately adjacent to the south are zoned RC and developed with a retail, store, restaurants, and banks.</p> <p>The properties further to the south across Park Boulevard are zoned RC and PD-220-RC, with Specific Use Permits, including S-427 for Building Material Sales, S-627 for Truck/Bus Leasing, and S-246 for Commercial Antenna Support Structure. These properties are developed with banks, restaurants, a medical office, a health/fitness center, minor vehicle repair, and retail stores.</p>
West	The property across Plano Parkway is zoned Planned Development-112-Retail (PD-112-R) and is developed with retail stores, a personal service shop, and a restaurant.



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



Suburban Activity Centers (SA)

PRIORITIES

The Suburban Activity Centers future land use category applies to areas with large commercial and mixed-use developments that serve the specialty shopping, dining, service, and entertainment needs at the intersections of high traffic corridors. These areas are typically 50-100 acres in size and anchored by major retailers, superstores, large grocers, or theaters. Hotels, office, and institutional uses are supportive uses in these centers. When provided, residential uses should be incorporated within cohesively planned, mixed-use developments of moderate density and intensity.

Development Pattern - Suburban Activity Centers transition traditional commercial centers to destination shopping and entertainment areas with an integrated mix of uses and a highly walkable form and design. Pad or strip retail sites line major streets while large retailers, hotels, or offices anchor the interior. Low-to-mid rise residential uses located on minor street frontages support the shopping center. These centers are based on concepts of urban design with pedestrian-friendly amenities such as street trees, on-street parking, and active open-spaces.

Residential Adjacency - As Suburban Activity Centers are often adjacent to established neighborhoods, development in these areas will provide a compatible transition in building height, scale, and intensity.

Park & Preston - The Suburban Activity Center at Park Boulevard and Preston Road is unique from other SA areas in that it is not in the vicinity of an expressway and is surrounded by Neighborhoods. For this reason, the maximum density for this Center should be limited to 22 DUA within 400 feet of single-family zoning districts and 35 DUA elsewhere.

1. Creating destination shopping and entertainment centers
2. Activated open space, quality building materials, and walkable streetscapes internal to the development
3. Thoughtfully and cohesively planned mix of uses

2 | Mix of Uses

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

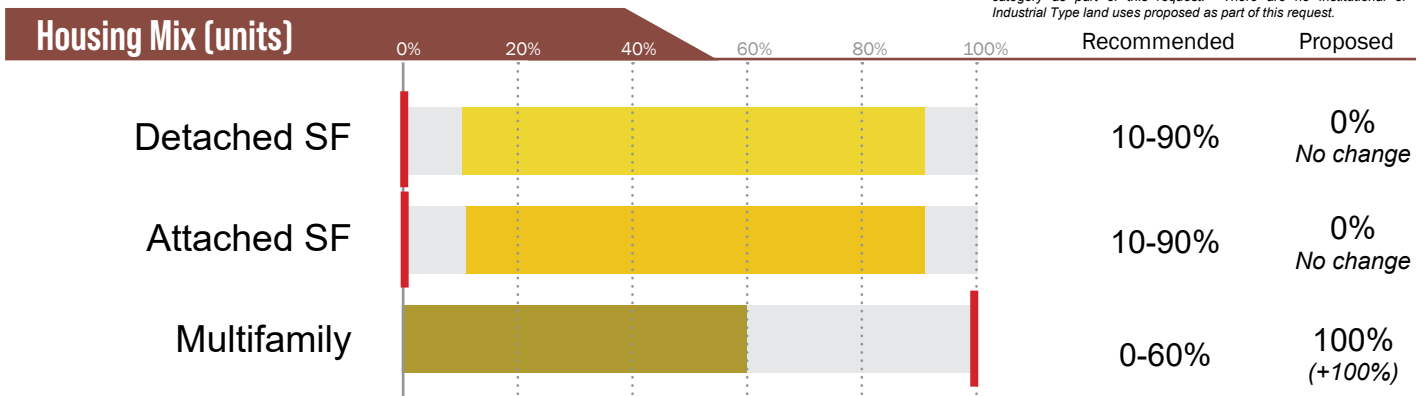
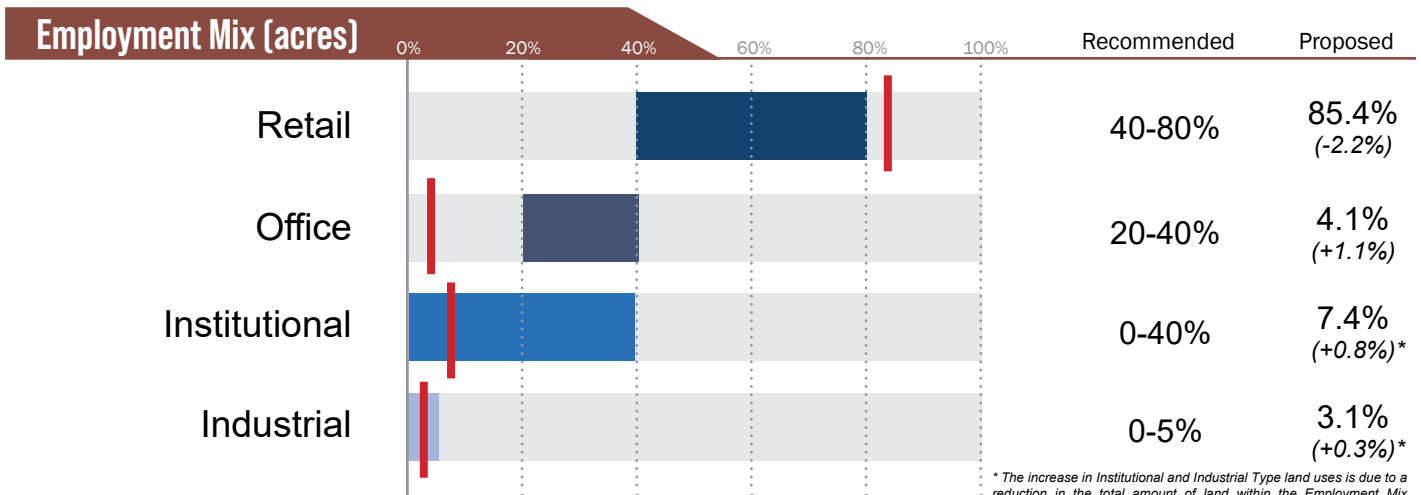
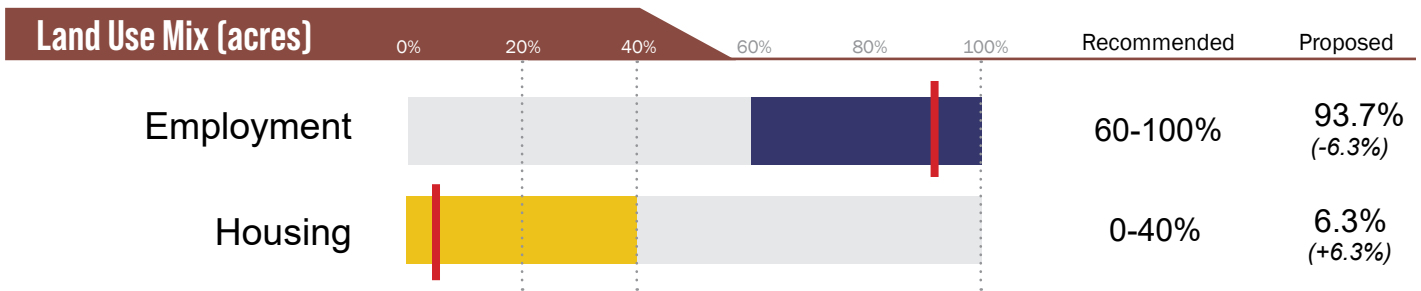
If approved, the request would result in the following Mix of Uses:



Land Use & Housing Inventory (LUHI)

- Employment, Retail Types
- Employment, Office Types
- Employment, Institutional Types
- Employment, Industrial Types
- Housing, Detached SF Types
- Housing, Attached SF Types
- Housing, Multifamily Types
- Housing, Open Space
- Employment, Undeveloped
- Housing, Undeveloped
- General Open Space
- Subject Property

LUHI Snapshot Date: 1/1/2023
 Measurement Area: All properties within the EX Category along US 75



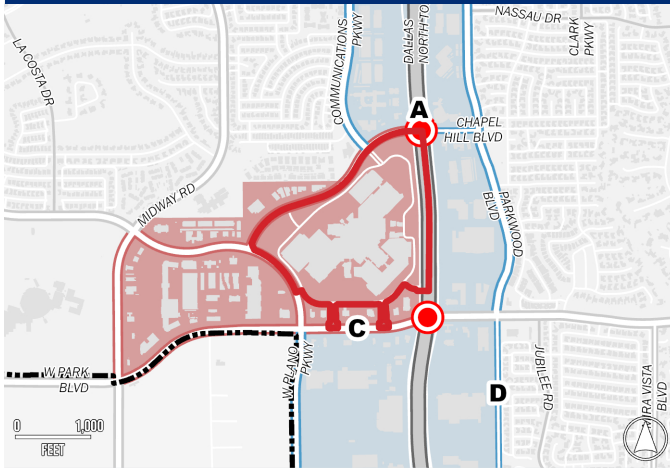
3 | Desirable Character Defining Elements

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

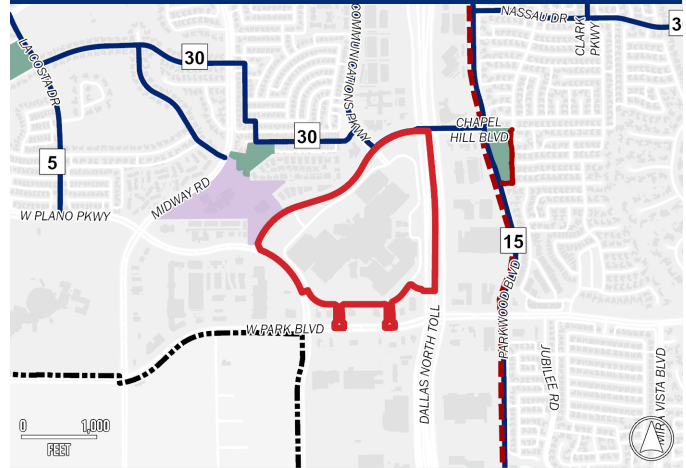
DESIRABLE CHARACTER DEFINING ELEMENT	RECOMMENDED BY COMPREHENSIVE PLAN	APPLICANT PROPOSAL
Building Heights	1 to 5 stories	
Density	SF: 4 to 22 DUA MF: 10 to 50 DUA	
Intensity	Moderate (50 to 75% Lot Coverage)	
Open Space	15% to 20% Active Open Space	
Parking Orientation	Res: structured, on-street Non-res: mix of structured, on-street, surface lots, valet	
Block Pattern & Streetscape	Short to medium block grid Urban and Traditional Streets	
Multimodal Access		
1. Automobiles	MEDIUM: May require short walk to destination	
2. Transit	MEDIUM: Served by bus	
3. Micromobility	MEDIUM: Connected to trails and bike routes	
4. Pedestrians	MEDIUM: High walkability internal to the site	

4 | Other Comprehensive Plan Maps

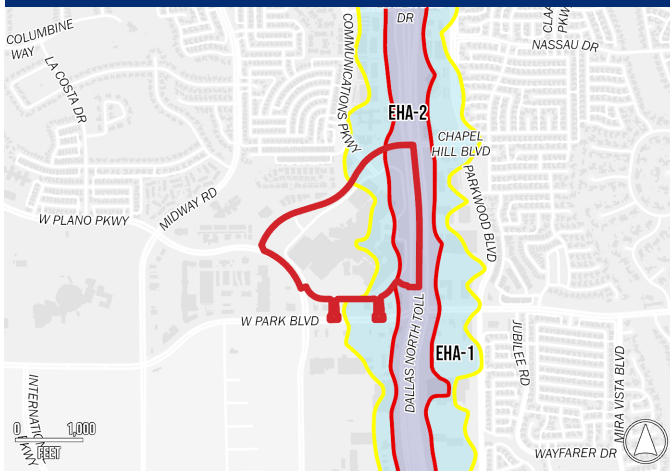
Thoroughfare Plan Map



Bicycle Transportation Plan Map

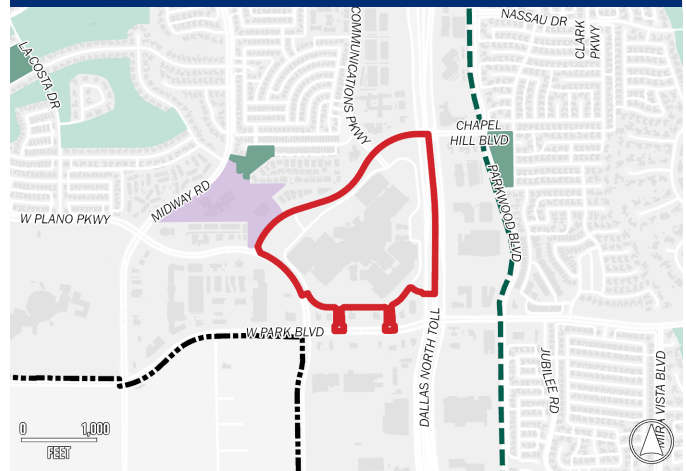


Expressway Corridor Environmental Health Map



EHA-1 EHA-2 Not Applicable

Parks Master Plan Map



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:

- Envision Oak Point (2018)
- Downtown Vision & Strategy Update (2019)
- Spring Creekwalk Master Plan (1990)
- Preservation Plano 150 (2018)

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 based on the request and associated concept plan.

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 Suburban Activity Centers (SA) category of the Future Land Use Map (FLUM). With this request, the applicant is proposing to reduce the size of the existing regional mall in an effort to transition the subject property to a destination shopping and entertainment center with an integrated mix of residential and nonresidential uses. The applicant is proposing quasi-public shared streets through portions of the site, structured and surface parking, and usable open space located both indoors and outdoors.

As mentioned further in this report, the applicant is proposing some elements that are consistent with the SA description. However, the proposal could not achieve the mix of residential uses aligned with this land use category or commit to activated open space. There are challenges with retrofitting an existing site, especially a portion of an existing development. The stipulations proposed move substantially to support the creation of a destination shopping center with a more walkable environment and mix of uses. With these items in mind, the request is generally consistent with the SA land use description.

FLUM - SA Description and Priorities		
Priorities	Creating destination shopping and entertainment centers	Meets
	Activated open space, quality building materials, and walkable streetscapes internal to the development	Meets
	Thoughtfully and cohesively planned mix of uses	Meets

Mix of Uses – The approximately 76-acre site is currently classified as *Retail Types* in the Land Use & Housing Inventory (LUHI) tool. As proposed in the associated concept plan, the request would diversify the mix of uses on the site from *Retail Types* into a mix of *Multifamily*, *Office*, and *Retail Types*, as defined by the Comprehensive Plan.

The request does not conflict with the Land Use or Employment Mix recommendations of the SA Dashboard. However, it would exceed the recommended 0-60% threshold for *Multifamily Types* in the Housing Mix. The proposed 965 units would increase the percentage of *Multifamily Types* from 0% to 100%. The SA Dashboard supports up to 60% multifamily uses, but not without additional housing

types to create an appropriate balance of residential choices. For this reason, this proposed rezoning does not meet the recommended housing mix, and findings will be required to approve the request.

FLUM – SA Mix of Uses	
Land Use Mix	Meets
Employment Mix	Meets
Housing Mix	Does Not Meet

Desirable Character Defining Elements – The request partially complies with the Character Defining Elements of the SA Dashboard, as outlined in the table below. Still, there are four notable variations from the recommendations of the Comprehensive Plan:

- **Density** – The proposed density inclusive of all phases of residential development is 95 dwelling units per acre (DUA) which exceeds the SA Dashboard recommendation of 0-50 DUA. As a result, findings will be required to approve this request.
- **Intensity** – With this request, the lot coverage would be 23.9%. Although this is less than the recommended lot coverage of 50-75%, the request increases lot coverage, bringing the overall percentage closer to the recommended range.
- **Open Space** – As proposed on the open space plan, the applicant is committing to 9.2% active open space, which is less than the 15-20% active open space recommended by the SA Dashboard. However, redevelopment is focused on a limited area of the site; the percentage of open space relative to the redevelopment area would be substantially higher.
- **Block Pattern & Streetscape** – The plan recommends a short to medium block grid, which is difficult to achieve for the site due to the remaining mall development form. The new development pattern achieves this standard; however, the existing mall does not.

FLUM – SA Desirable Character Defining Elements			
Building Height	Meets	Multimodal Access <ul style="list-style-type: none"> • Automobiles • Transit • Micromobility • Pedestrians 	Meets Meets Meets Meets
Maximum Density	Does Not Meet		
Intensity	Does Not Meet		
Open Space	Does Not Meet		
Parking Orientation	Meets		
Block Pattern & Streetscape	Partially Meets		

Other Comprehensive Plan Maps

Thoroughfare Plan, Bicycle Transportation Plan, and Parks Master Plan Map – The proposed planned development stipulations and associated concept plan show quasi-public streets and pedestrian infrastructure, which are required to be designed in accordance with Type G (Mixed-Use) Streets as described in the City of Plano Street Design Standards. This request shows the street, bicycle, and pedestrian infrastructure consistent with the Street Design Standards. The request is in conformance with the recommendations of these maps.

Expressway Corridor Environmental Health Map – Portions of the subject site are located within Environmental Health Area One (EHA-1) and Environmental Health Area Two (EHA-2). However, the applicant is including a planned development stipulation that would require residential uses to be placed

outside of the EHA-1 and EHA-2 boundaries. Therefore, an Environmental Health Area (EHA) Site Analysis and mitigation are not required.

Other Comprehensive Plan Maps	
Thoroughfare Plan Map	Meets
Bicycle Transportation Plan Map	Meets
Parks Master Plan Map	Meets
Expressway Corridor Environmental Health Map	Meets

Policies & Actions of the Comprehensive Plan and Other Studies

Redevelopment and Growth Management Policy: Action 1 (RGM1) – This action recommends that zoning requests conform to the recommended mix of uses, density, and building heights described in the EM dashboard. According to the associated concept plan, the request does not conform to the SA Dashboard housing mix and density recommendations. Thus, the request is inconsistent with RGM1, and findings will be required to approve the request.

Redevelopment of Regional Transportation Corridors (RRTC) Policy – The policy promotes reinvestment and redevelopment in Plano’s regional transportation corridors through well-planned, cohesive developments that are consistent with the Comprehensive Plan. This request furthers the goal of reinvestment in regional transportation corridors by incorporating well-designed commercial, retail, and housing opportunities and bringing new life to a retail-abundant site. This request is consistent with this policy.

Redevelopment and Growth Management Policy: Action 5A (RGM5A) – This action recommends that mixed-use projects include no more than 50% total square footage for residential uses. The applicant proposes a phasing stipulation requiring the subject property to maintain conformance with RGM5A.

Redevelopment and Growth Management Policy: Action 5B (RGM5B) – This action recommends that mixed-use development be phased so that the square footage of residential uses approved for occupancy never exceeds nonresidential uses approved for occupancy by a ratio of more than 2 to 1 (i.e., every 2 square feet of residential development requires at least 1 square foot of nonresidential development). With this request, the applicant proposes to remove nonresidential square footage and replace it with residential uses; however, the requested residential square footage will still allow for the 2 to 1 balance recommended by this policy. This request is consistent with RGM5B.

Redevelopment and Growth Management Policy: Action 5C (RGM5C) – This action recommends key design features be provided prior to or concurrent with any residential uses. These include elements of the development supporting the long-term value to the overall community, specifically any new residents, such as open/green space, amenities, street enhancements, and trails. The planned development stipulations divide the amenities into three phases, requiring open space and pedestrian-oriented streets to be provided with the corresponding phase of residential development. Some key design features, including some commercial redevelopment, are not required or may be part of the final phase of residential development. For this reason, the request may be found partly consistent with RGM5C.

Redevelopment and Growth Management Policy: Action 8 (RGM8) – This action recommends residential uses be limited to areas appropriate based on individual site considerations and the FLUM Dashboards. It also recommends multifamily uses should further the city’s housing diversity or

economic development goals. Although the residential proposed is inconsistent with the SA Dashboard housing mix recommendation, it would contribute to housing diversity in the city, of which mid-rise multifamily comprises approximately 2% of the city’s existing housing stock. Additionally, the request would inject new life into a regional mall with an overabundance of dedicated retail space. With these issues in mind, staff finds that the proposal partially meets RGM8.

Findings Policy – The City Council adopted a Findings Policy requiring justification for approval of zoning cases that exceed the recommended mix of uses, maximum densities, or building heights, as recommended in the [Future Land Use Dashboards](#). This policy is intended to provide greater transparency for the public as to why approval is thought to be beneficial to immediate neighbors, the surrounding community, and the general public interest.

As mentioned previously, findings are required to approve this item due to inconsistency with the Mix of Uses, proposed density, and RGM1.

Comprehensive Plan Policy Summary Table

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 Does Not Meet Partially Meets
Thoroughfare Plan Map Bicycle Transportation Plan Map Parks Master Plan Map Expressway Corridor Environmental Health Map	Meets Meets Meets Meets
Redevelopment of Regional Transportation Corridors Policy	Meets
Redevelopment & Growth Management Policy: <ul style="list-style-type: none"> • RGM – Action 1 • RGM – Action 5A • RGM – Action 5B • RGM – Action 5C • RGM – Action 8 	Does Not Meet Meets Meets Partially Meets Partially Meets

Adequacy of Public Facilities

Wastewater Demand Summary: Analyzing the city’s existing gravity wastewater mains, the increase in sewer demand with the proposed land uses indicates substantial additional offsite wastewater improvements are required to meet the demand flows for the property.

Water Demand Summary: It has been determined, through analysis of the city’s existing water distribution system, that the proposed development can be supported during the existing maximum daily demand conditions and during fire flow demands.

Traffic Impact Analysis (TIA) – A TIA was provided with the request that estimates the redevelopment will generate approximately 1,900 new weekday AM peak hour trips and 1,797 new weekday PM peak hour trips at buildout. Based on the TIA results, the following improvements to the surrounding roadway network will be required:

- Construction of an eastbound right-turn lane from Chapel Hill Boulevard to serve Mall Road C.
- Construction of an eastbound right-turn lane from Chapel Hill Boulevard to serve the North Drive.
- Construction of a westbound left-turn lane from Chapel Hill Boulevard to serve the North Drive.

Additionally, timing adjustments for the intersection of Chapel Hill Boulevard and Dallas Parkway based on recommendations of the TIA will also be considered by the City of Plano at a future date. The TIA concluded the redevelopment could be successfully incorporated into the surrounding roadway networks.

School Capacity – Plano Independent School District has provided a letter regarding school capacity, which staff has included.

Public Safety Response Time – Based on existing personnel, equipment, and facilities, fire emergency response times will be sufficient to serve the site. Residential units in this area will increase EMS and fire calls for service, and may impact future staffing levels and the type of equipment assigned to area fire stations.

Access to and Availability of Amenities and Services

Parks: The subject property is located within Park Fee Service Area 13. Private open space will be provided to serve residents within the subject property per the planned development standards and open space plan.

Libraries: The subject property is within the Parr Library's service area, and service to future residents would be possible with the current library resources.



P L A N O
Independent School District

November 1, 2023

Raha Pouladi
Lead Planner
1520 K Avenue, 2nd Floor
Suite 250, Plano, Texas 75074

RE: Property located along the west side of the Dallas North Tollway and Park Blvd, Plano

Dear Raha,

You have inquired as to the capacities and enrollment projections for the schools impacted by a potential development property located on the west side of the Dallas North Tollway and Park Blvd, Plano

The following table provides both enrollment and capacity figures.


School	2022/23 Enrollment	2023/24 Enrollment (Projected)	2024/25 Enrollment (Projected)	2025/26 Enrollment (Projected)	2026/27 Enrollment (Projected)	Functional Capacity	Program Capacity
Brinker ES	595	580	554	548	525	653	768
Renner MS	1,1215	1,207	1,176	1,121	1,130	1,162	1,367
Shepton HS	1,400	1,362	1,364	1,340	1,335	1,765	2,077
Plano West Senior HS	2,627	2,508	2,458	2,437	2,455	2,632	3,097

The enrollment figures are derived from our most recent demographer's report. The 2022/2023 column represents actual enrollment as of October 2022. All other enrollment figures are projected and are based on City zoning as it existed in the Fall of 2022. The impact of any zoning changes since that time (including this requested rezoning) are not yet factored into the projections. Our Demographer will be updating the 2023-2024 enrollment figures and projections by December 2023.

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

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

Sincerely,


Johnny W. Hill, CPA

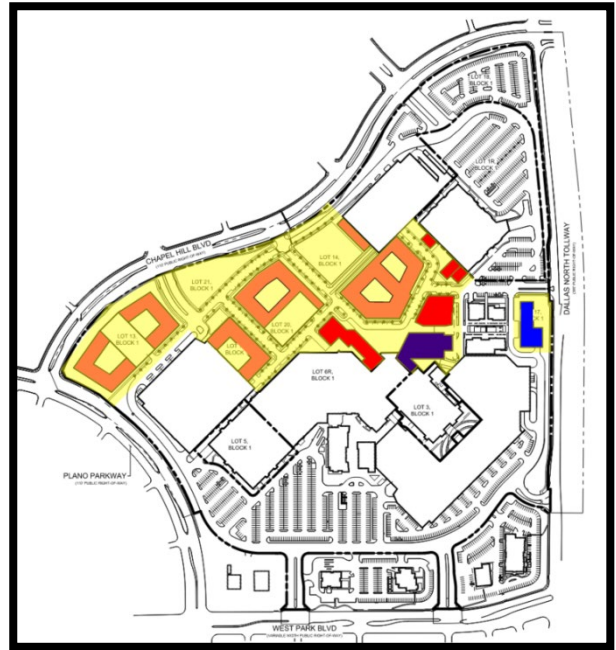
Deputy Superintendent of Business & Employee Services
Plano ISD
2700 W. 15th Street
Plano, Texas 75075
469-752-811

STAFF PRELIMINARY REPORT - ANALYSIS & RECOMMENDATION

The associated concept plan shows that the applicant intends to demolish 530,000 square feet of the existing shopping mall, including the food court and much of the northern wing. The remaining 400,000 square feet of the mall will be maintained, in addition to three large department store buildings (currently occupied by Macy's, Dillard's, and Neiman Marcus), two smaller retail buildings (currently occupied by Crate & Barrel and Equinox), the restaurant area currently branded as "The District," and the three large parking structures.

The scope of new development (shown in yellow to the right) will include:

- An 18-story hotel (blue)
- A 7-story building with six floors of office above ground floor retail (purple)
- Four 1- to 2-story retail buildings (red)
- Four 5-story mid-rise residential buildings and one 3-story multifamily building (orange)
- A new, quasi-public street system
- 10.2 acres of usable open space



Uses – Permitted uses will include those within the base RC district, with the addition of independent living facilities, mid-rise residential, and multifamily, and the prohibition of Small Engine Repair Shop, Funeral Parlor/Mortuary, Light-intensity Manufacturing, Mausoleum/Cemetery, and Vehicle Repair (Minor/Fueling Station). Additionally, Private Clubs would be permitted by right, with a restriction to maintain receipts, rather than with approval of a Specific Use Permit.

Additional Permitted Uses	<ul style="list-style-type: none"> • Independent Living Facility • Mid-rise Residential • Multifamily Residence • Private Club
Additional Prohibited Uses	<ul style="list-style-type: none"> • Small Engine Repair Shop • Funeral Parlor/Mortuary • Light-intensity Manufacturing • Mausoleum/Cemetery • Minor Vehicle Repair

Housing Units – Proposed PD stipulations would allow up to 957 mid-rise residential or independent living facility units and 40 multifamily residence units, but limited to a combined total of no more than 965 housing units. As shown in the associated concept plan, these would be distributed among four 5-story buildings and one 3-story building. PD stipulations also include phasing requirements that limit issuing Certificates of Occupancy until specified amounts of open space are provided, including a provision that all new usable open space be provided before final phases of residential are completed.

While housing is necessary to support a mixed-use redevelopment, staff recommended the applicant also consider providing single-family homes in their proposed housing mix to provide a more balanced variety of housing options aligned with comprehensive plan recommendations. The applicant could not make this work effectively but has instead proposed adding the 40 multifamily units in a 3-story building that will resemble townhomes from the street. Each unit will include a porch or stoop and be oriented to the front on usable open space (Lot 14, as proposed in the concept plan).

Open Space and Phasing – PD stipulations require a minimum of 10 acres of usable (active) open space, of which 7 acres should be accessible to the public. Of the 10.2 acres shown on the concept plan, approximately 4.8 acres are new open space, and 5.4 acres are existing. Of note, existing open space includes 2.4 acres of indoor space that will be maintained in the mall’s central walkways (both ground and second floor) that mall customers often use for health and recreational purposes. An open space plan subdividing the property into four distinct zones will be adopted as part of the ordinance to establish the required open space areas and acreages.

Zone	Units	Open Space
A	n/a	0.9 ac
B	661	4.2 ac
C	304	1.3 ac
D	n/a	3.8 ac
Total	965	10.2 ac

The zones on the open space plan will also be utilized for phasing purposes, with PD stipulations restricting the occupation of residential buildings in three distinct phases:

- Phase 1 (Zone C): According to the applicant, the first residential phase will include 304 mid-rise residential units on Lot 13 of the concept plan. These units shall not be issued a Certificate of Occupancy until the 0.78-acre public open space area denoted as C-1 and the 0.51 acres of private open space on the open space plan are constructed.
- Phase 2 (Zone B): The second phase of residential units will include either the 357 units in Lots 19 and 20 or the 304 units on Lot 15. PD stipulations have been designed to allow either option, with up to 360 units dependent upon the construction of the 1.05-acre open space area shown as B-1 on the open space plan. Depending on the option selected, 0.57 acres or 0.42 acres of private open space will also be required.
- Phase 3 (Zone B): The final residential phase, likely between 304 and 357 units, depending on Phase 2, will be contingent upon constructing the remaining open space in Zone B of the open space plan. The maximum amount of remaining open space required per the plan would be 1.98 acres of public open space and 0.57 acres of private open space; however, some of this may be constructed in prior phases as a matter of practicality.

These stipulations will ensure that all new open space areas shown on the open space plan will be provided prior to the completion of residential development. The open space plan provided equates to approximately 385 square feet of public open space per dwelling unit. Staff supports this request, as that ratio is higher than the average for mixed-use districts in Plano.

Building Height – The existing RC zoning allows up to 20 stories or 325 feet in height, with additional limitations in proximity to residential zoning districts. At the request of staff, the applicant agreed to reduce permitted height allowances to five stories in excess of 725 feet from Dallas Parkway. The existing 20-story height would remain up to this limit. This restriction is intended to help meet the height recommendations of the comprehensive plan while still allowing the 18-story hotel and 7-story office/retail building proposed in the concept plan.

Setbacks – The RC district requires a 50-foot front yard setback. Proposed PD stipulations would maintain this setback from all public streets, with the following exceptions:

Setbacks	Lot	Land Use	Location/Frontage
40 feet	Lot 13	Mid-rise Residential	NE Corner of Chapel Hill Blvd. and Plano Pkwy.
30 feet	Lot 17	Hotel	Dallas Parkway

Setbacks from quasi-public streets will be similar to the Urban Mixed-Use (UMU) District, requiring 75% of the building to be within 15 feet of the outside edge of the quasi-public street easement.

At approximately 90 acres in size, there is adequate space to meet existing setbacks along major perimeter roadways. Staff encouraged the applicant to comply with the existing setbacks along Chapel Hill and Plano Parkway for consistent character with adjacent properties. The applicant agreed to this request, with the exception of Lot 13. The applicant originally proposed a 30-foot setback for this lot but agreed to increase the setback to 40 feet to preserve existing mature trees along the street frontage. Staff finds the proposed setbacks acceptable for meeting the applicant’s vision for greater intensity and walkability internal to the development while maintaining adequate transitions to adjacent properties.

EHA Setback – The subject property includes portions within the EHA-1 and EHA-2 boundaries of the Expressway Corridor Environmental Health Map. Proposed PD stipulations require any residential uses to be located outside the limits of the EHA zones, therefore, no noise study or mitigation measures were required for this site.

Streets/Streetscapes – A private, internal ring road system currently serves the site. Much of this system will be maintained around the eastern and southern sides of the property; however, the applicant proposes constructing new quasi-public streets internal to the development. These streets will be designed in accordance with the mixed-use cross-sections of the recently adopted Street Design Standards, including on-street parking, seven-foot sidewalks, and street trees. These streets foster a walkable, urban streetscape serving the new residential and retail areas.

Design Standards – PD stipulations, including building and parking structure design, that are intended to promote architectural interest. These include requirements for articulation, stoops and patios, windows and glazing, balconies, and screening. Of particular interest is that the applicant agreed to provide full-size balconies on at least 40% of the residential units.

Enhanced Crosswalk on Chapel Hill Boulevard – The applicant is proposing to provide an enhanced crosswalk on Chapel Hill, with the final design to be approved by the Director of Engineering.

Private Clubs – Private Clubs are currently permitted within the RC district with approval of a Specific Use Permit (SUP). Three private club SUPs exist on this property, including S-434, S-444, S-448, and S-56. Approval of the request would permit private clubs by right and rescind the three remaining SUPs. PD stipulations include a requirement that private clubs maintain receipts for compliance with food-to-beverage ratios of the City Code of Ordinances, as was recently stipulated on S-56 in 2023.

FAA Boundary – The subject property is located within the Federal Aviation Administration’s (FAA) 10,000 buffer surrounding Air Park-Dallas, located in Carrollton. The Air Park-Dallas runway is approximately 1,000 feet southwest of the nearest part of this request. Notification to the Air Park-Dallas airport and an issuance of favorable determination from the FAA will be required prior to site plan approval in accordance with Article 15.600 of the Zoning Ordinance.

SUMMARY:

The applicant is requesting to rezone from Regional Commercial (RC) to Planned Development-Regional Commercial (PD-RC) to allow for partial redevelopment of The Shops at Willow Bend regional shopping mall. As shown in the associated concept plan, redevelopment plans include partial demolition of the mall building and construction of new uses, including hotel, office, retail, mid-rise residential, independent living facility, and multifamily. PD stipulations would create an internal quasi-public street network, modify development standards to encourage walkable pedestrian streetscapes, and require new open space to be provided with residential development.

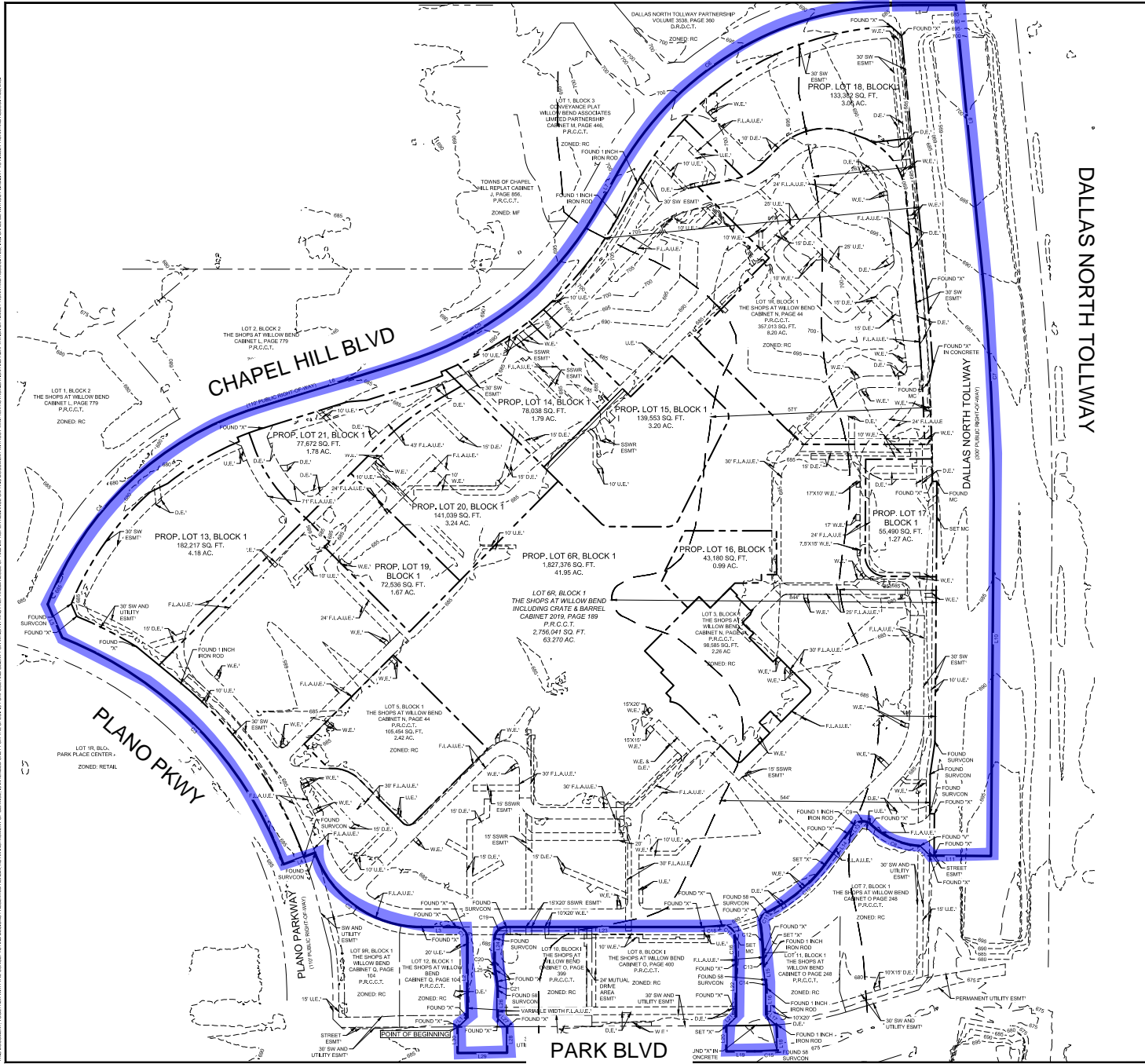
The subject property is located within a Suburban Activity Center of the Comprehensive Plan, intended to encourage the transition of traditional commercial centers to destination shopping and entertainment areas with an integrated mix of uses and a highly walkable form and design. This request is aligned with the purpose of the SA designation and partially conforms to the description and desirable character-defining elements of the SA Dashboard. However, the request lacks conformance with the recommendations for mix of uses, density, and open space.

Redevelopment of the mall is needed. The applicant's concept plan includes many design features and amenities that support this goal; however, the requested mix of residential uses are inconsistent with the recommendations of the Comprehensive Plan. Findings are required to approve the request.

RECOMMENDATION:

This request is disfavored under the Comprehensive Plan. The Planning & Zoning Commission may occasionally allow proposals that do not strictly conform to the plan's standards if the request is found consistent with the Guiding Principles of the Comprehensive Plan and substantially beneficial to the immediate neighbors, surrounding community, and general public interest.

THE SHOPS AT WILLOW BEND, INCLUDING THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS HEREBY AGREED THAT THE CONCEPTS AND DESIGN PRESENTED HEREIN SHALL BE THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND SHALL BE USED ONLY FOR THE PROJECT AND PURPOSES SPECIFIED HEREIN. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.

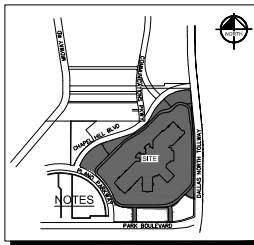


LEGEND

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- ZONING BOUNDARY LINE
- - - EHA SETBACK LINE
- - - EXISTING EASEMENT
- - - EXISTING CONTOURS

NORTH

GRAPHIC SCALE IN FEET
 0 60 120 240
 SCALE: 1"=120' ON 24"x36"



- NOTES**
1. ALL EASEMENTS SHOWN ARE EXISTING AND ARE RECORDED IN CABINET N, SLIDE 44, P.S.C.C.T., UNLESS OTHERWISE NOTED.
 2. APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS CABINET SHALL NOT BE IN FINAL APPROVAL OF ANY ASSOCIATED STUDY, PLAN, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS, PLANNING & ZONING COMMISSION, AND/OR CITY COUNCIL ACTION, ON EITHER, PLATS OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

LEGEND

- W.E. WATER EASEMENT
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- F.L.A.U.E. FIRE LINE, ACCESS & UTILITY EASEMENT

CITY PROJECT #ZC2023-005

ZONING EXHIBIT
 OF
THE SHOPS AT WILLOW BEND
 LOTS 1R, 3, 5, 6R, AND 13-21, BLOCK 1
 89.081 AC

SITUATED IN ROBERT LUDDINGTON SURVEY ABSTRACT, NO. 548
 CITY OF PLANO, COLLIN COUNTY, TEXAS
 DATE: DECEMBER 15, 2023

OWNER/DEVELOPER: THE NEMAN MARQUIS GROUP, LLC
 10101 Main Street
 Dallas, Texas 75231
 Tel. No. - (214) 242-5333
 Contact: Michael D. Lohan

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
 13455 Rockwood
 Two Green Office Tower, Suite 700
 Dallas, Texas 75251
 Tel. No. 972-734-1300
 Contact: Sarah Scott, P.E.

OWNER/DEVELOPER: CENTRAL WATERFALL, WILLOW BEND, LLC
 2707A CentralExpressway, Suite 1740
 Dallas, Texas 75231
 Tel. No. - (214) 242-5333
 Contact: Michael Flat

OWNER/DEVELOPER: MACY'S RETAIL HOLDINGS, LLC
 145 Progress Pl
 Springtown, Texas 75157
 Tel. No. - (817) 588-5858
 Contact: Chris P. Digiovanna

OWNER/DEVELOPER: DILLARD HORSE OPERATING LTD
 P.O. BOX 1004
 4501 N Beach Street
 Fort Worth, Texas 76137
 Tel. No. - (817) 335-1111
 Contact: Chris B. Johnson

Kimley-Horn

13455 ROCKWOOD, TWO GREEN OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75251
 PHONE: (972) 734-1300 FAX: (972) 232-3820
 TEXAS REGISTERED ENGINEERING FIRM #2288

THE SHOPS AT WILLOW BEND
 PLANO, TX

ZONING EXHIBIT

PROJECT No.	00445901
DATE	DEC 2023
SCALE	AS SHOWN
DESIGNED BY	MMH
DRAWN BY	MMH
CHECKED BY	SES

SHEET NUMBER
1 OF 2

NOTES:

BEARINGS BEAD ON THE FINAL RE-PLAT OF THE SHOPS AT WILLOW BEND AS RECORDED IN VOLUME 2011, PAGE 41, P.R.C.C.T.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §18.06, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATOR OR RECONSTRUCTION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

BEING A TRACT OF LAND SITUATED IN THE ROBERT LUDINGTON SURVEY, ABSTRACT NUMBER 948, CITY OF PLANO, COLLIN COUNTY, TEXAS, AND BEING ALL OF LOT 8R, BLOCK 1 OF THE SHOPS AT WILLOW BEND, AN ADDITION TO THE CITY OF PLANO, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 2014-112, PLAT RECORDS OF COLLIN COUNTY, TEXAS, (P.R.C.C.T.), AND BEING DESCRIBED IN THE LIMITED WARRANTY DEED TO DALLAS HERSE OPERATING LIMITED PARTNERSHIP RECORDED IN INSTRUMENT NO. 20082110024988, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, (P.R.C.C.T.), ALL OF LOT 8R, BLOCK 1 OF THE SHOPS AT WILLOW BEND, AN ADDITION TO THE CITY OF PLANO, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 2014-189, P.R.C.C.T., AND ALL OF LOT 3, BLOCK 1 OF THE SHOPS AT WILLOW BEND, AN ADDITION TO THE CITY OF PLANO, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 2014-189, P.R.C.C.T., BOTH LOTS DESCRIBED IN THE SPECIAL WARRANTY DEED TO CENTRAL WATERFALL WILLOW BEND, LLC RECORDED IN INSTRUMENT NUMBER 202002007054, O.P.R.C.C.T., AND BEING ALL OF LOT 8, BLOCK 1 OF SAID SHOPS AT WILLOW BEND, AN ADDITION TO THE CITY OF PLANO, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 2014-189, P.R.C.C.T., AND BEING A PORTION OF PARK BOULEVARD (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, PLANO PARKWAY (A CALLED "SAID SHOPS AT WILLOW BEND, WALKWAY, CABINET 1, PAGE 104, P.R.C.C.T., CONTAINING ALONG THE COMMON LINE OF SAID LOT 8R, BLOCK 1, FOR A TOTAL ARC DISTANCE OF 3846 FEET.

BEING IN THE MOST SOUTHERLY SOUTHWEST CORNER OF LOT 8, BLOCK 1 OF THE SHOPS AT WILLOW BEND, AN ADDITION TO THE CITY OF PLANO, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET Q, PAGE 104, SAID BEING MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 8R, BLOCK 1 AND BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PARK BOULEVARD.

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, WITH THE COMMON LINE OF SAID LOTS 12 AND 6R, THE FOLLOWING CALLS:
NORTH 40°00'00" EAST, A DISTANCE OF 35.55 FEET;
NORTH 80°00'00" EAST, A DISTANCE OF 255.27 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 26.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING AND DISTANCE OF NORTH 49°00'00" WEST, 41.22 FEET;
IN A NORTHERLY DIRECTION, WITH SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 46.34 FEET;
NORTH 90°00'00" WEST, A DISTANCE OF 60.23 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 89°43'00" AND A CHORD BEARING AND DISTANCE OF NORTH 05°05'00" WEST, 338.10 FEET;
IN A NORTHEASTLY DIRECTION, WITH SAID TANGENT CURVE TO THE RIGHT, PASSING AT AN ARC DISTANCE OF 54.44 FEET THE NORTHWEST CORNER OF SAID LOT 32, BLOCK 1, SAME BEING THE NORTHEAST CORNER OF LOT 8R, BLOCK 1 OF THE SHOPS AT WILLOW BEND, AN ADDITION TO THE CITY OF PLANO ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET Q, PAGE 104, P.R.C.C.T., CONTINUING ALONG THE COMMON LINE OF SAID LOT 8R, BLOCK 1, FOR A TOTAL ARC DISTANCE OF 3846 FEET.

THENCE SOUTH 69°47'30" WEST, CONTINUING WITH THE COMMON LINE OF SAID LOT 8R AND LOT 8R, PASSING AT A DISTANCE OF 3166 FEET THE NORTHWEST CORNER OF SAID LOT 8R, AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID PLANO PARKWAY, CONTINUING OVER AND ACROSS SAID PLANO PARKWAY RIGHT-OF-WAY FOR A TOTAL DISTANCE OF 8466 FEET TO THE CENTERLINE OF SAID PLANO PARKWAY AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 1,059.24 FEET, A CENTRAL ANGLE OF 48°25'00" AND A CHORD BEARING AND DISTANCE OF NORTH 44°15'31" WEST, 824.71 FEET.

THENCE WITH THE CENTERLINE OF SAID PLANO PARKWAY, THE FOLLOWING CALLS:
IN A NORTHEASTLY DIRECTION, WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 684.54 FEET;
NORTH 23°30'59" WEST, A DISTANCE OF 54.98 FEET TO THE CENTERLINE OF SAID CHAPEL HILL BOULEVARD, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 850.00 FEET, A CENTRAL ANGLE OF 52°03'28" AND A CHORD BEARING AND DISTANCE OF NORTH 46°46'28" EAST, 740.00 FEET.

THENCE WITH THE CENTERLINE OF SAID CHAPEL HILL BOULEVARD, THE FOLLOWING CALLS:
IN A NORTHEASTLY DIRECTION, WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 772.28 FEET;
NORTH 72°48'00" EAST, A DISTANCE OF 430.28 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 850.00 FEET, A CENTRAL ANGLE OF 43°21'00" AND A CHORD BEARING AND DISTANCE OF NORTH 59°28'00" EAST, 850.00 FEET;
IN A NORTHEASTLY DIRECTION, WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 848.67 FEET;
NORTH 29°23'59" EAST, A DISTANCE OF 165.25 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 850.00 FEET, A CENTRAL ANGLE OF 89°43'00" AND A CHORD BEARING AND DISTANCE OF NORTH 05°05'00" WEST, 850.00 FEET;
IN A NORTHEASTLY DIRECTION, WITH SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 801.18 FEET;
NORTH 89°27'23" EAST, A DISTANCE OF 136.50 FEET TO THE CENTERLINE OF SAID DALLAS NORTH TOLLWAY.

THENCE WITH THE CENTERLINE OF SAID DALLAS NORTH TOLLWAY, THE FOLLOWING CALLS:
SOUTH 00°32'52" EAST, A DISTANCE OF 620.09 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 6,071.02 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING AND DISTANCE OF SOUTH 03°00'00" EAST, 753.07 FEET;
IN A SOUTHERLY DIRECTION, WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 733.62 FEET;
SOUTH 00°27'54" WEST, A DISTANCE OF 882.30 FEET.

THENCE NORTH 89°32'00" WEST, OVER AND ACROSS SAID DALLAS NORTH TOLLWAY AND SAID DALLAS PARKWAY PASSING AT A DISTANCE OF 150 FEET THE SOUTHWEST CORNER OF SAID LOT 8R, BLOCK 1 IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID DALLAS PARKWAY, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 8R FOR A TOTAL DISTANCE OF 191.09 FEET TO THE NORTHEAST CORNER OF LOT 7, BLOCK 1 OF THE SHOPS AT WILLOW BEND, AN ADDITION TO THE CITY OF PLANO ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET Q, PAGE 248, P.R.C.C.T..

THENCE ALONG THE COMMON LINE OF SAID LOT 8R AND LOTS 7 AND 11, BLOCK 1 OF SAID SHOPS AT WILLOW BEND, THE FOLLOWING CALLS:
NORTH 48°35'00" WEST, A DISTANCE OF 36.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 40°17'54" AND A CHORD BEARING AND DISTANCE OF NORTH 66°08'39" WEST, 137.76 FEET;
IN A NORTHWESTERLY DIRECTION, WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 140.67 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT WITH A RADIUS OF 24.69 FEET, A CENTRAL ANGLE OF 89°57'00" AND A CHORD BEARING AND DISTANCE OF SOUTH 89°04'00" WEST, 45.16 FEET;
IN A WESTERLY DIRECTION, WITH SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 48.29 FEET;
SOUTH 29°20'55" WEST, A DISTANCE OF 348.00 FEET;
SOUTH 36°32'29" WEST, A DISTANCE OF 103.35 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 400.50 FEET, A CENTRAL ANGLE OF 28°13'30" AND A CHORD BEARING AND DISTANCE OF SOUTH 03°08'18" WEST, 193.09 FEET;
IN A NORTHWESTERLY DIRECTION, WITH SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 197.08 FEET TO A THE BEGINNING OF A REVERSE CURVE TO THE LEFT WITH A RADIUS OF 29.40 FEET, A CENTRAL ANGLE OF 73°02'16" AND A CHORD BEARING AND DISTANCE OF SOUTH 26°12'58" WEST, 35.11 FEET;
IN A SOUTHERLY DIRECTION, WITH SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 23.81 FEET TO A THE BEGINNING OF A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 70.50 FEET, A CENTRAL ANGLE OF 07°22'22" AND A CHORD BEARING AND DISTANCE OF SOUTH 04°33'22" EAST, 91.34 FEET;
IN A SOUTHERLY DIRECTION, WITH SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 51.61 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT WITH A RADIUS OF 18.00 FEET, A CENTRAL ANGLE OF 07°12'52" AND A CHORD BEARING AND DISTANCE OF SOUTH 01°13'11" EAST, 19.02 FEET;
IN A SOUTHERLY DIRECTION, WITH SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 19.00 FEET;
SOUTH 08°10'18" EAST, A DISTANCE OF 15.56 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 86°10'18" AND A CHORD BEARING AND DISTANCE OF SOUTH 04°09'39" EAST, 21.46 FEET;
IN A SOUTHERLY DIRECTION, WITH SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 21.46 FEET;
SOUTH 09°00'00" EAST, A DISTANCE OF 70.33 FEET;
SOUTH 47°59'00" EAST, A DISTANCE OF 36.82 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PARK BOULEVARD.

THENCE SOUTH 02°07'42" EAST, OVER AND ACROSS SAID PARK BOULEVARD, A DISTANCE OF 66.84 FEET TO THE CENTERLINE OF SAID PARK BOULEVARD AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 836.28 FEET, A CENTRAL ANGLE OF 04°09'01" AND A CHORD BEARING AND DISTANCE OF SOUTH 87°40'25" WEST, 861.65 FEET.

THENCE WITH THE CENTERLINE OF SAID PARK BOULEVARD, THE FOLLOWING CALLS:
IN A WESTERLY DIRECTION, WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 60.11 FEET;
SOUTH 89°44'55" WEST, A DISTANCE OF 74.01 FEET.

THENCE NORTH 09°02'42" WEST, OVER AND ACROSS SAID PARK BOULEVARD, A DISTANCE OF 67.21 FEET TO THE MOST SOUTHERLY SOUTHWEST CORNER OF LOT 8, BLOCK 1 OF THE SHOPS AT WILLOW BEND, AN ADDITION TO THE CITY OF PLANO ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET Q, PAGE 400, P.R.C.C.T., AND BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PARK BOULEVARD.

THENCE WITH THE COMMON LINE OF SAID LOT 8R, BLOCK 1, AND LOTS 8 AND 10, BLOCK 1 OF SAID SHOPS AT WILLOW BEND, THE FOLLOWING CALLS:
NORTH 41°29'27" EAST, A DISTANCE OF 35.28 FEET;
NORTH 90°00'00" EAST, A DISTANCE OF 37.57 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 544.50 FEET, A CENTRAL ANGLE OF 90°23'00" AND A CHORD BEARING AND DISTANCE OF NORTH 03°16'00" WEST, 723.31 FEET;
IN A NORTHERLY DIRECTION, WITH SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 72.35 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT WITH A RADIUS OF 26.50 FEET, A CENTRAL ANGLE OF 91°07'28" AND A CHORD BEARING AND DISTANCE OF NORTH 92°04'44" WEST, 42.13 FEET;
IN A NORTHWESTERLY DIRECTION, WITH SAID COMPOUND CURVE TO THE LEFT, AN ARC DISTANCE OF 48.62 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 07°36'00" AND A CHORD BEARING AND DISTANCE OF SOUTH 89°17'16" WEST, 53.89 FEET;
IN A WESTERLY DIRECTION, WITH SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 53.83 FEET;
NORTH 80°00'00" WEST, A DISTANCE OF 58.81 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 26.50 FEET, A CENTRAL ANGLE OF 89°00'00" AND A CHORD BEARING AND DISTANCE OF SOUTH 49°00'00" WEST, 41.22 FEET;
SOUTH 09°00'00" EAST, A DISTANCE OF 64.85 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 140.50 FEET, A CENTRAL ANGLE OF 89°43'49" AND A CHORD BEARING AND DISTANCE OF SOUTH 04°21'52" EAST, 22.75 FEET;
IN A SOUTHERLY DIRECTION, WITH SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 22.75 FEET;
SOUTH 88°34'49" EAST, A DISTANCE OF 29.82 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 158.50 FEET, A CENTRAL ANGLE OF 88°43'49" AND A CHORD BEARING AND DISTANCE OF SOUTH 04°21'52" EAST, 22.81 FEET;
IN A SOUTHERLY DIRECTION, WITH SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 22.81 FEET TO A POINT FOR CORNER;
SOUTH 00°00'00" EAST, A DISTANCE OF 70.02 FEET;
SOUTH 49°07'32" EAST, A DISTANCE OF 36.43 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PARK BOULEVARD.

THENCE SOUTH 09°04'42" EAST, OVER AND ACROSS SAID PARK BOULEVARD, A DISTANCE OF 68.04 FEET TO THE CENTERLINE OF SAID PARK BOULEVARD;

THENCE WITH THE CENTERLINE OF SAID PARK BOULEVARD, A DISTANCE OF 126.11 FEET;

THENCE NORTH 09°02'42" WEST, OVER AND ACROSS SAID PARK BOULEVARD, A DISTANCE OF 68.04 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 3,880.348 SQUARE FEET OR 88.081 ACRES OF LAND, MORE OR LESS.

LINE TABLE

Table with columns: NO., BEARING, LENGTH. Contains line data for the survey.

CURVE TABLE

Table with columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Contains curve data for the survey.

Table with columns: NO., DATE, REVISIONS. Contains revision information.

13485 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
FORT WORTH, TEXAS 76140
PHONE: 817-427-7430 FAX: 817-573-2830
TXS REG. ENGINEER #8974-2828

PROJECT NO: 240475991
DATE: DEC 2024
SCALE: AS SHOWN
DESIGNED BY: MMH
DRAWN BY: BMM
CHECKED BY: SES

THE SHOPS AT WILLOW BEND
PLANO, TX

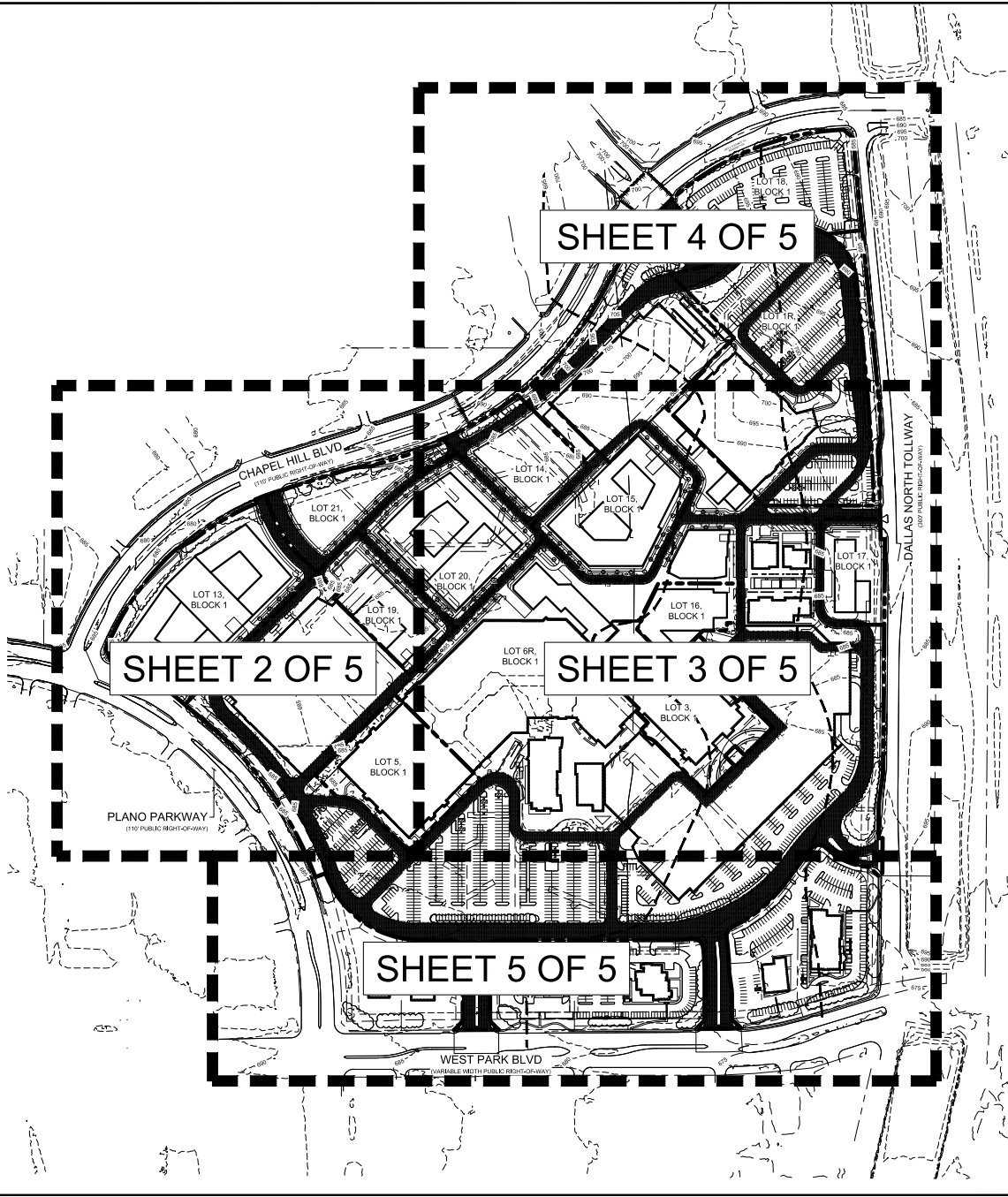
ZONING EXHIBIT

CITY PROJECT #ZC2023-005
ZONING EXHIBIT
OF
SHOPS AT WILLOW BEND
LOTS 1R, 3, 5, 6R, AND 13-21, BLOCK 1
89.081 AC

SITUATED IN ROBERT LUDINGTON SURVEY ABSTRACT, NO. 548 CITY OF PLANO, COLLIN COUNTY, TEXAS DATE: DECEMBER 15, 2023

OWNER/DEVELOPER: THE NEIMAN MARCUS GROUP, L.L.C. 1010 Main Street, Dallas, Texas 75201
CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 13485 Noel Road, Fort Worth, Texas 76140
GENERAL WATERFALL WILLLOW BEND, LLC 6707 N CentralExpressway, Suite 1140 Dallas, Texas 75201
MCCOY'S RETAIL HOLDINGS, L.L.C. 145 Progress Pkwy, Springtown, Texas 75157
DALLAS HERSE OPERATING LTD. PS & MESSCO REALTY CO, INC. 4501 N Beach Street, Springtown, Texas 75157

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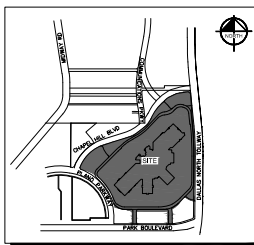


LEGEND

- PROPERTY LINE
- EHA SETBACK LINE
- RESIDENTIAL HEIGHT
- BUFFERLINE

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300
SCALE: 1" = 150' ON 24"X36"



- NOTE:**
1. ALL EASEMENTS SHOWN ARE RECORDED IN CABINET N, SLIDE 44, P.2,3,4,5,6,7,8, UNLESS OTHERWISE NOTED.
 2. REFERENCE SHEETS 1 OF 5 FOR SITE DATA TABLE INFORMATION.
 3. THE PURPOSE OF THIS CONCEPT PLAN IS TO SHOW THE PROPOSED REDEVELOPMENT OF PORTIONS OF THE SITE FOR A NEW MIXED-USE DEVELOPMENT WITH ACTIVE OPEN SPACE.
 4. ALL FIRE LANES ARE 24' WIDE WITH 20' INNER RADIUS UNLESS OTHERWISE LABELED.

CITY PROJECT #CP2023-002

CONCEPT PLAN
OF
SHOPS AT WILLOW BEND
LOTS 1R, 3, 5, 6R, AND 13-21, BLOCK 1
76.15 AC.

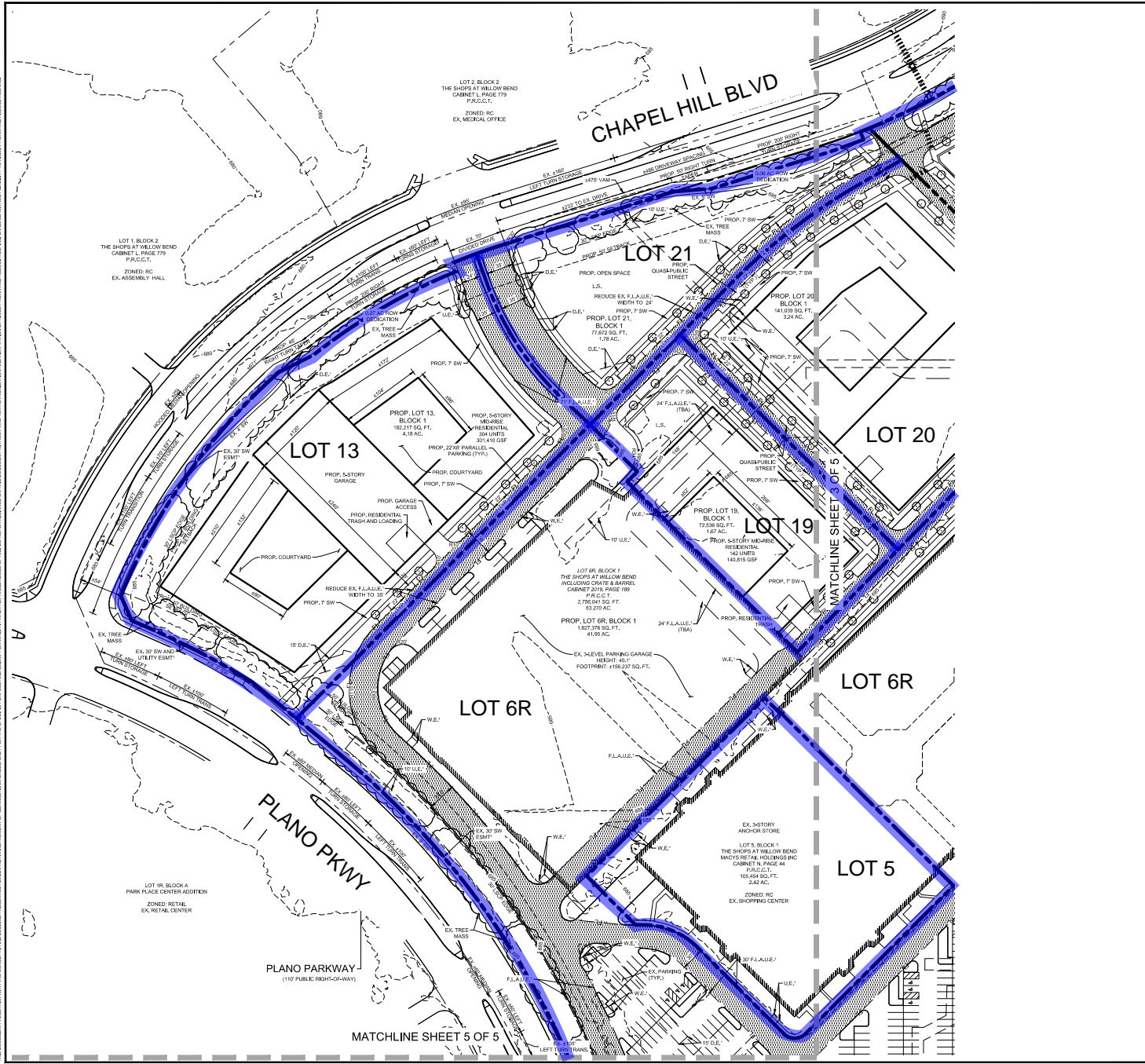
SITUATED IN ROBERT LUDDINGTON
SURVEY ABSTRACT, NO. 548
CITY OF PLANO, COLLIN COUNTY, TEXAS
DATE: JANUARY 11, 2024

OWNER/DEVELOPER: THE NEIMAN MARCUS GROUP LLC 1010 Main Street Dallas, Texas 75201 Tel. No. - Contact: Michael D. Lohan	GOVERNMENT WATERFALL WILLOW BEND, LLC 2707 N. Central Expressway, Suite 1740 Dallas, Texas 75201 Tel. No. 214-642-3333 Contact: Michael Flatt	CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 13455 Rockwood Road Two O'Brien Office Towers, Suite 700 Dallas, Texas 75251 Tel. No. 972-734-1300 Contact: Sarah Scott, P.E.
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MACYS RETAIL HOLDINGS LLC 145 Progress Pt Springdale, Ohio 43086 Tel. No. - Contact: Charles P. DiGiovanna	DELLARD HORSE OPERATING LTD P.S. & MESSICO REALTY CO INC. 4501 N. Beach Street Ft. Worth, Texas 76117 Tel. No. - Contact: Chris B. Johnson
---	---

PROJECT No. 00445691	DATE: JAN 2024	SCALE: AS SHOWN	DESIGNED BY: BMM	DRAWN BY: BMM	CHECKED BY: SES
Kimley»Horn					
13485 NOEL ROAD, TWO GALLEN O'BRIEN TOWER, SUITE 700 PHONE: 972.734.1300 FAX: 972.226.2820 TEXAS REGISTERED ENGINEERING FIRM #228					
THE SHOPS AT WILLOW BEND PLANO, TX					
CONCEPT PLAN					
SHEET NUMBER 1 OF 6					

THESE PLANS ARE THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. (K&H). NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, BY ANY INFORMATION SYSTEM, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC. (K&H). THESE PLANS ARE THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. (K&H). NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, BY ANY INFORMATION SYSTEM, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC. (K&H).

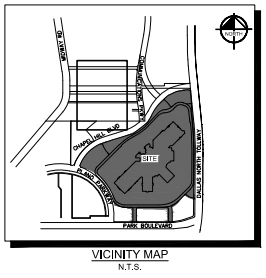


LEGEND

- PROPERTY LINE
- - - EHA SETBACK LINE
- - - ZONING BOUNDARY LINE
- - - EXISTING EASEMENT
- - - RESIDENTIAL HEIGHT BUFFER LINE
- - - BUILDING SETBACK
- - - EXISTING BUILDING
- ==== PROPOSED FIRE LANE
- LS PROPOSED LANDSCAPE AREA
- W.E. EXISTING WATER EASEMENT
- D.E. EXISTING DRAINAGE EASEMENT
- F.L.A.U.E. EXISTING FIRE LANE, ACCESS, AND UTILITY EASEMENT
- U.E. EXISTING UTILITY EASEMENT
- EHA-1 PROPERTIES WITH OUTDOOR NOISE LEVELS BETWEEN 65DBA & 70DBA
- EHA-2 PROPERTIES WITH OUTDOOR NOISE LEVELS > 75DBA

GRAPHIC SCALE IN FEET
0 30 60 120
SCALE: 1" = 60' ON 24"x36"

NORTH



- NOTE:**
1. ALL EASEMENTS SHOWN ARE RECORDED IN CABINET N, SLIDE 4L, P.R.C.C.T., UNLESS OTHERWISE NOTED.
 2. REFERENCE SHEET 6 OF 8 FOR SITE DATA TABLE INFORMATION.
 3. THE PURPOSE OF THIS CONCEPT PLAN IS TO SHOW THE PROPOSED REDEVELOPMENT OF PORTIONS OF THE SITE FOR A NEW MIDDLE-SCALE DEVELOPMENT WITH ACTIVE OPEN SPACE.
 4. ALL FIRE LANES ARE 24' WIDE WITH 20' INNER RADIUS UNLESS OTHERWISE LABELED.

CITY PROJECT #CP2023-002

CONCEPT PLAN
OF
SHOPS AT WILLOW BEND
LOTS 1R, 3, 5, 6R, AND 13-21, BLOCK 1
76.15 AC.

SITUATED IN ROBERT LUDDINGTON SURVEY ABSTRACT, NO. 548
CITY OF PLANO, COLLIN COUNTY, TEXAS

DATE: JANUARY 11, 2024

OWNER/DEVELOPER: THE NEIMAN MARCUS GROUP LLC
1010 Main Street, Dallas, Texas 75201
Tel. No. - (214) 545-5333
Contact: Michael D. Linn

GENERAL WATERFALL: WILLOW BEND, LLC
8701 N. Central Expressway, Suite 1140 Dallas, Texas 75201
Tel. No. - (214) 545-5333
Contact: Michael Platt

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
13455 Rockwood Two Oaks Office Tower, Suite 700 Dallas, Texas 75241
Tel. No. - (972) 734-1300
Contact: Sarah Scott, P.E.

MACY'S RETAIL HOLDINGS LLC: 145 Progress Pk Springsdale, Texas 75167
Tel. No. - (409) 241-1000
Contact: Chris B. Johnson

DELLARD HORSE OPERATING LTD: 4501 N Beach Street Fort Worth, Texas 76137
Tel. No. - (817) 338-1000
Contact: Chris B. Johnson

PROJECT No.	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
00441501	JAN 2024	AS SHOWN	MMH	MMH	SES

THE SHOPS AT WILLOW BEND
PLANO, TX

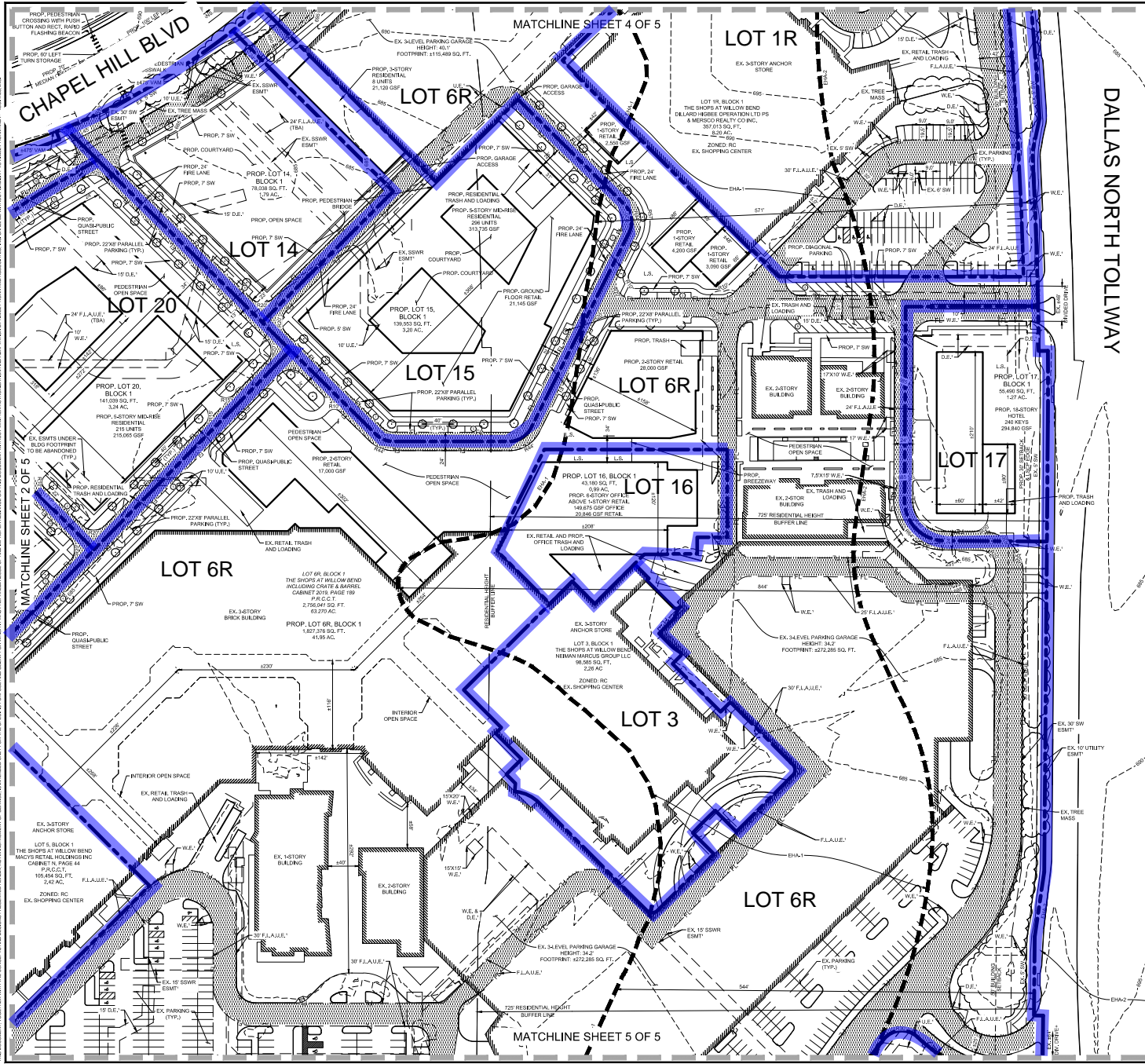
CONCEPT PLAN

SHEET NUMBER
2 OF 6

DATE: _____
REVISIONS: _____
BY: _____

Kimley Horn
13455 NOEL ROAD, TWO OAKS OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75241
PHONE: (972) 734-1300 FAX: (972) 238-3820
TEXAS REGISTERED ENGINEERING FIRM # 2528

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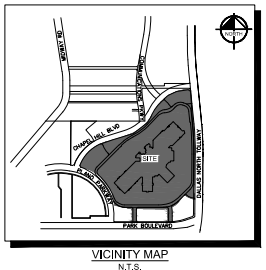


LEGEND

- PROPERTY LINE
- EVA SETBACK LINE
- ZONING BOUNDARY LINE
- EXISTING EASEMENT
- RESIDENTIAL HEIGHT BUFFER LINE
- BUILDING SETBACK
- EXISTING BUILDING
- PROPOSED FIRE LANE
- LS - PROPOSED LANDSCAPE AREA
- W.E. - EXISTING WATER EASEMENT
- D.E. - EXISTING DRAINAGE EASEMENT
- F.L.A.U.E. - EXISTING FIRE LANE, ACCESS, AND UTILITY EASEMENT
- U.E. - EXISTING UTILITY EASEMENT
- EWA-1 - PROPERTIES WITH OUTDOOR NOISE LEVELS BETWEEN 65DBA & 70DBA
- EWA-2 - PROPERTIES WITH OUTDOOR NOISE LEVELS > 75DBA

GRAPHIC SCALE IN FEET
0 30 60 90 120
SCALE: 1" = 60' ON 24"x36"

NORTH



- NOTE:**
- ALL EASEMENTS SHOWN ARE RECORDED IN CABINET N, SLIDE 4L, P.R.C.C.T., UNLESS OTHERWISE NOTED.
 - REFERENCE SHEET 6 OF 8 FOR SITE DATA TABLE INFORMATION.
 - THE PURPOSE OF THIS CONCEPT PLAN IS TO SHOW THE PROPOSED REDEVELOPMENT OF PORTION OF THE SITE FOR A NEW MIDSCALE DEVELOPMENT WITH ACTIVE OPEN SPACE.
 - ALL FIRE LANES ARE 24' WIDE WITH 20' INNER RADIUS UNLESS OTHERWISE LABELLED.

NO.	DATE	REVISIONS

Kimley»Horn

13485 NOEL ROAD, TWO GALLEN OFFICE TOWER, SUITE 700
PHOENIX, ARIZONA 85024
TEXAS REGISTERED ENGINEERING FIRM #2288

PROJECT NO.	02441561
DATE:	JAN 2024
SCALE:	AS SHOWN
DESIGNED BY:	BHM
DRAWN BY:	BHM
CHECKED BY:	SES

THE SHOPS AT WILLOW BEND
PLANO, TX

CONCEPT PLAN

SHEET NUMBER
3 OF 6

CITY PROJECT #CP2023-002

CONCEPT PLAN
OF
SHOPS AT WILLOW BEND
LOTS 1R, 3, 5, 6R, AND 13-21, BLOCK 1
76.15 AC.

SITUATED IN ROBERT LUDDINGTON
SURVEY ABSTRACT, NO. 548
CITY OF PLANO, COLLIN COUNTY, TEXAS

DATE: JANUARY 11, 2024

OWNER/DEVELOPER: THE NIMAN MARQUIS GROUP LLC
GENERAL WATERFALL: WILLLOW BEND, LLC
1010 Main Street
Dallas, Texas 75201
Tel. No. - 214-645-3333
Contact: Michael D. Lirwin

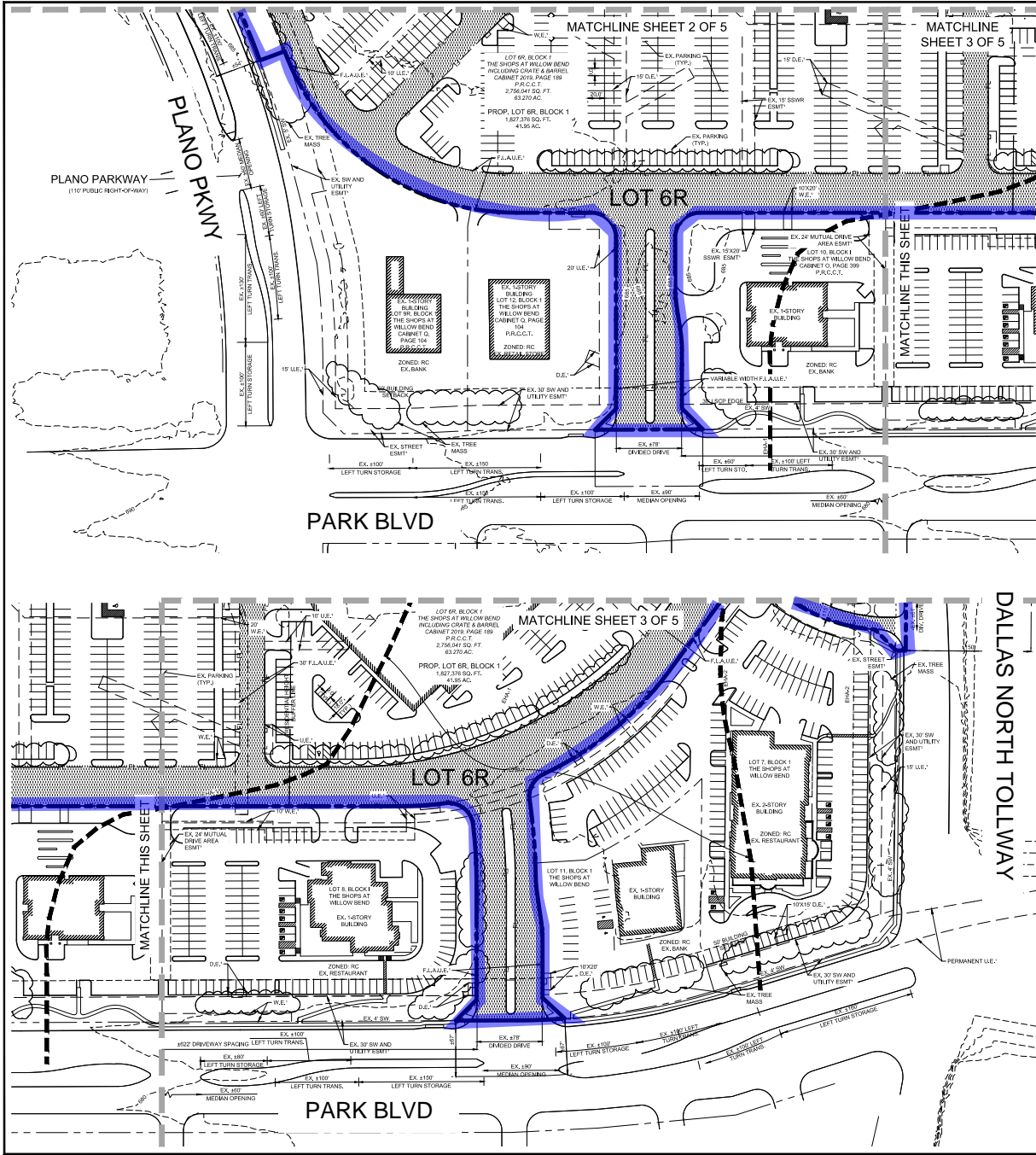
CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
13355 Rockwood
Two Green Office Tower, Suite 700
Dallas, Texas 75251
Tel. No. 972-704-1300
Contact: Sarah Scott, P.E.

MACY'S RETAIL HOLDINGS LLC
165 Progress Pl
Springdale, Texas 45946
Tel. No. - 740. No. -

DELAND HERSE OPERATING LTD
PS & MERSCO REALTY CO INC.
4501 N Beach Street
501 North
748. No. -

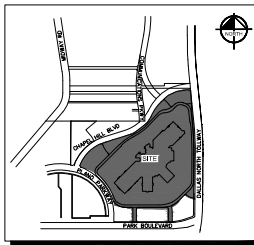
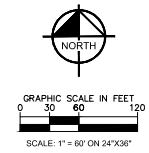
Contact: Chris B. Johnson

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LEGEND

[Symbol]	PROPERTY LINE
[Symbol]	EVA SETBACK LINE
[Symbol]	ZONING BOUNDARY LINE
[Symbol]	EXISTING EASEMENT
[Symbol]	RESIDENTIAL HEIGHT BUFFER LINE
[Symbol]	BUILDING SETBACK
[Symbol]	EXISTING BUILDING
[Symbol]	PROPOSED FIRE LANE
[Symbol]	LS PROPOSED LANDSCAPE AREA
[Symbol]	W.E. EXISTING WATER EASEMENT
[Symbol]	D.E. EXISTING DRAINAGE EASEMENT
[Symbol]	F.L.A.U.E. EXISTING FIRE LANE, ACCESS, AND UTILITY EASEMENT
[Symbol]	U.E. EXISTING UTILITY EASEMENT
[Symbol]	PROPERTIES WITH OUTDOOR NOISE LEVELS BETWEEN 65DBA & 75DBA
[Symbol]	PROPERTIES WITH OUTDOOR NOISE LEVELS > 75DBA



NOTE:

1. ALL EASEMENTS SHOWN ARE RECORDED IN CABINET N. SLIDE 4L P.R.C.C.T., UNLESS OTHERWISE NOTED.
2. REFERENCE SHEET 6 OF 8 FOR SITE DATA TABLE INFORMATION.
3. THE PURPOSE OF THIS CONCEPT PLAN IS TO SHOW THE PROPOSED REDEVELOPMENT OF PORTIONS OF THE SITE FOR A NEW MID-SCALE DEVELOPMENT WITH ACTIVE OPEN SPACE.
4. ALL FIRE LANES ARE 24' WIDE WITH 20' INNER RADIUS UNLESS OTHERWISE LABELED.

PROJECT NO.	00445901
DATE:	JAN 2024
SCALE:	AS SHOWN
DESIGNED BY:	BMH
DRAWN BY:	BMH
CHECKED BY:	SES
DATE:	
REVISIONS:	
NO.	
BY:	

Kimley»Horn

13485 NOEL ROAD, TWO GALLEN GRIFFIN TOWER, SUITE 700
 PHONE: 817.747.7400 FAX: 817.728.2820
 TEXAS REGISTERED ENGINEERING FIRM #2288

PROJECT NO. 00445901
 DATE: JAN 2024
 SCALE: AS SHOWN
 DESIGNED BY: BMH
 DRAWN BY: BMH
 CHECKED BY: SES

THE SHOPS AT WILLOW BEND
 PLANO, TX

CONCEPT PLAN

SHEET NUMBER
5 OF 6

CITY PROJECT #CP2023-002

CONCEPT PLAN
 OF
SHOPS AT WILLOW BEND
 LOTS 1R, 3, 5, 6R, AND 13-21, BLOCK 1
 76.15 AC.

SITUATED IN ROBERT LUDDINGTON SURVEY ABSTRACT, NO. 548
 CITY OF PLANO, COLLIN COUNTY, TEXAS
 DATE: JANUARY 11, 2024

OWNER/DEVELOPER: THE NEIMAN MARCUS GROUP, LLC 1010 Main Street Dallas, Texas 75201 Tel. No. - Contact: Michael D. Litwin	OWNER/DEVELOPER: CENTRAL WATERFALL WILLOW BEND, LLC 1010 Main Street Dallas, Texas 75201 Tel. No. - 214-642-5333 Contact: Michael Flat	CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 13455 Noel Road Two Offices Office Tower, Suite 700 Dallas, Texas 75251 Tel. No. 972.734.1300 Contact: Sarah Scott, P.E.
MACY'S RETAIL HOLDINGS, LLC 145 Progress Pl Springdale, Ohio 43946 Tel. No. - Contact: Charles P. Dickinson	DELLARD HERBEE OPERATING LTD P.O. BOX 100 4501 N Beach Street Springdale, Texas 75137 Tel. No. - Contact: Chris B. Johnson	

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GENERAL SITE DATA	LOT 1R, BLOCK 1	LOT 3, BLOCK 1	LOT 5, BLOCK 1	LOT 6R, BLOCK 1	LOT 13, BLOCK 1	LOT 14, BLOCK 1	LOT 15, BLOCK 1	LOT 16, BLOCK 1	LOT 17, BLOCK 1	LOT 18, BLOCK 1	LOT 19, BLOCK 1	LOT 20, BLOCK 1	LOT 21, BLOCK 1	TOTAL
EXISTING ZONING (FROM ZONING MAP)	RC & DALLAS NORTH TOLLWAY OVERLAY DISTRICT													
PROPOSED ZONING	PD-B/C													
LAND USE	RETAIL STORE	RETAIL STORE	RETAIL STORE	REGIONAL MALL	MID-RISE RESIDENTIAL	OPEN SPACE	MULTIFAMILY RESIDENCE MID-RISE RESIDENTIAL W/ GROUND FLOOR RETAIL	PROFESSIONAL/GENERAL ADMINISTRATIVE OFFICE	HOTEL	PARKING	MID-RISE RESIDENTIAL	MID-RISE RESIDENTIAL	OPEN SPACE	TOTAL
LOT AREA (SQ. FT.)	357,033 SQ. FT.	98,485 SQ. FT.	106,454 SQ. FT.	1,827,376 SQ. FT.	182,212 SQ. FT.	78,038 SQ. FT.	130,543 SQ. FT.	43,180 SQ. FT.	65,490 SQ. FT.	133,382 SQ. FT.	72,536 SQ. FT.	141,039 SQ. FT.	77,672 SQ. FT.	3,311,536 SQ. FT.
LOT AREA (AC.)	8.20 AC.	2.26 AC.	2.42 AC.	41.95 AC.	4.18 AC.	1.79 AC.	3.00 AC.	0.99 AC.	1.27 AC.	3.06 AC.	1.67 AC.	3.24 AC.	1.78 AC.	76.022 AC.
BUILDING FOOTPRINT AREA (SQ. FT.)	86,757 SQ. FT.	63,616 SQ. FT.	80,138 SQ. FT.	249,664 SQ. FT.	107,126 SQ. FT.	N/A	60,466 SQ. FT.	39,217 SQ. FT.	16,380 SQ. FT.	N/A	28,163 SQ. FT.	41,014 SQ. FT.	N/A	794,580 SQ. FT.
GARAGE FOOTPRINT AREA (SQ. FT.)	N/A	N/A	N/A	514,917 SQ. FT.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	514,917 SQ. FT.
LEASABLE FOOTPRINT AREA (SQ. FT.)*	250,000 SQ. FT.	150,000 SQ. FT.	240,000 SQ. FT.	302,374 SQ. FT.	N/A	N/A	31,346 SQ. FT.	170,821 SQ. FT.	N/A	N/A	N/A	N/A	N/A	1,139,640 AC.
TOTAL BUILDING AREA (SQ. FT.)	250,000 SQ. FT.	150,000 SQ. FT.	240,000 SQ. FT.	168,081 SQ. FT.	301,410 SQ. FT.	N/A	224,856 SQ. FT.	170,821 SQ. FT.	204,810 SQ. FT.	N/A	140,815 SQ. FT.	215,065 SQ. FT.	N/A	3,665,687 AC.
BUILDING HEIGHT (STORIES)	3-STORY	3-STORY	3-STORY	1-STORY, 2-STORY, 3-STORY	5-STORY	N/A	3-STORY, 5-STORY	7-STORY	18-STORY	-	5-STORY	5-STORY	N/A	-
BUILDING HEIGHT (FEET - DISTANCE TO TALLEST BUILDING ELEMENT)	63'-0"	67'-0"	67'-0"	63'-0"	79'-0"	N/A	75'-0"	110'-0"	220'-0"	-	55'-0"	55'-0"	N/A	-
LOT COVERAGE (PERCENT, X.XX%)	24.3%	64.6%	75.0%	12.7%	58.8%	N/A	64.8%	67.7%	29.5%	N/A	38.8%	30.5%	N/A	23.99%
FLOOR AREA RATIO (RATIO X.XX:1)	0.70:1	1.52:1	2.28:1	0.26:1	1.85:1	N/A	2.40:1	3.95:1	1.94:1	N/A	1.94:1	1.52:1	N/A	0.77:1
EXISTING OPEN STORAGE (SQ. FT.)	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	N/A	N/A	N/A	0 SQ. FT.
PROPOSED OPEN STORAGE (SQ. FT.)	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	N/A	N/A	N/A	0 SQ. FT.
PROPOSED OPEN SPACE (SQ. FT.)	****	****	****	****	****	45,000 SQ. FT.	****	****	****	N/A	****	****	33,300 SQ. FT.	444,495 SQ. FT.
PROPOSED OPEN SPACE (AC.)	****	****	****	****	****	1.05 SQ. FT.	****	****	****	N/A	****	****	0.78 SQ. FT.	10.20 SQ. FT.
RESIDENTIAL DENSITY (UNITS/NET ACREAGE)*	N/A	N/A	N/A	N/A	72.7	N/A	94.9	N/A	N/A	N/A	85.3	86.4	N/A	N/A
*NET ACREAGE=TOTAL ACREAGE MINUS STREETS AND OPEN SPACE														
MULTIFAMILY UNITS														
# OF STUDIOS/APARTMENTS (MINIMUM XXX SQ. FT.)	N/A	N/A	N/A	N/A	0 UNITS	N/A	0 UNITS	N/A	N/A	N/A	0 UNITS	0 UNITS	N/A	N/A
# OF 1 BEDROOMS (MINIMUM XXX SQ. FT.)	N/A	N/A	N/A	N/A	213 UNITS	N/A	210 UNITS	N/A	N/A	N/A	100 UNITS	150 UNITS	N/A	673 UNITS
# OF 2 BEDROOMS (MINIMUM XXX SQ. FT.)	N/A	N/A	N/A	N/A	91 UNITS	N/A	98 UNITS	N/A	N/A	N/A	42 UNITS	65 UNITS	N/A	292 UNITS
# OF 3 BEDROOMS (MINIMUM XXX SQ. FT.)	N/A	N/A	N/A	N/A	0 UNITS	N/A	0 UNITS	N/A	N/A	N/A	0 UNITS	0 UNITS	N/A	0 UNITS
TOTAL UNIT COUNT	N/A	N/A	N/A	N/A	304 UNITS	N/A	296 MIDRISE UNITS 8 MULTIFAMILY UNITS	N/A	240 KEYS	N/A	142 UNITS	215 UNITS	N/A	965 UNITS 240 KEYS
RESIDENTIAL DENSITY (UNITS/NET ACREAGE)*	N/A	N/A	N/A	N/A	72.7	N/A	94.9	N/A	N/A	N/A	85.3	86.4	N/A	N/A
*NET ACREAGE=TOTAL ACREAGE MINUS STREETS AND OPEN SPACE														
PARKING														
PARKING RATIO	1.0 SPACE / 300 SQ.FT.	1.0 SPACE / 300 SQ.FT.	1.0 SPACE / 300 SQ.FT.	1.0 SPACE / 300 SQ.FT.	1.0 SPACE / 300 SQ.FT.	1.0 SPACE / 300 SQ.FT.	1.0 SPACE / 300 SQ.FT.	1.0 SPACE / 300 SQ.FT.	1.25 SPACE / KEY	1.0 SPACE / 300 SQ.FT.	1.0 SPACE / 300 SQ.FT.	1.0 SPACE / 300 SQ.FT.	1.0 SPACE / 300 SQ.FT.	N/A
REQUIRED PARKING (# OF SPACES)	833 SPACES	500 SPACES	800 SPACES	1,088 SPACES	550 SPACES	N/A	421 SPACES	500 SPACES	300 SPACES	N/A	163 SPACES	348 SPACES	N/A	5,151 SPACES
PROVIDED PARKING (# OF SPACES)	**	**	**	4,158 GARAGE SPACES	400 GARAGE SPACES	N/A	**	**	**	**	**	489 GARAGE SPACES	N/A	5,047 GARAGE SPACES
ACCESSIBLE PARKING REQUIRED (# OF SPACES)	8 SPACES	**	**	800 SURFACE SPACES	10 SURFACE SPACES	18 SURFACE SPACES	21 SURFACE SPACES	**	**	227 SURFACE SPACES	16 SURFACE SPACES	39 SURFACE SPACES	0 SURFACE SPACES	1,234 SURFACE SPACES
ACCESSIBLE PARKING PROVIDED (# OF SPACES)	8 SPACES	**	**	800 SURFACE SPACES	10 SURFACE SPACES	18 SURFACE SPACES	21 SURFACE SPACES	**	**	227 SURFACE SPACES	16 SURFACE SPACES	39 SURFACE SPACES	0 SURFACE SPACES	1,234 SURFACE SPACES
PARKING IN EXCESS OF 110% OF REQUIRED PARKING (# OF SPACES)	N/A	N/A	N/A	N/A	26 SPACES	N/A	N/A	N/A	N/A	N/A	N/A	256 SPACES	N/A	571 SPACES

**NOTE - LEASABLE FOOTPRINT AREA USED FOR REQUIRED RETAIL PARKING CALCULATION PER COP ZONING ORDINANCE 16.200
 ***NOTE - REQUIRED PARKING PROVIDED IN PARKING AGREEMENT WITH LOT 8R
 ****NOTE - LOT 18 PARKING NOT INCLUDED IN TOTAL SITE PARKING COUNT
 *****NOTE - REFERENCE OPEN SPACE PLAN FOR DETAILED OPEN SPACE QUANTITIES

CITY PROJECT #CP2023-002

CONCEPT PLAN

OF

SHOPS AT WILLOW BEND

LOTS 1R, 3, 5, 6R, AND 13-21, BLOCK 1

76.15 AC.

SITUATED IN ROBERT LUDDINGTON SURVEY ABSTRACT, NO. 548 CITY OF PLANO, COLLIN COUNTY, TEXAS

DATE: JANUARY 11, 2024

OWNER/DEVELOPER:
THE NEIMAN MARCUS GROUP LLC
10700 Main Street
Dallas, Texas 75201
Tel. No.: 214-642-5350
Contact: Michael D. Litwin

GENERAL WATERFALL:
WILLOW BEND, LLC
13455 Rockwood Road
6700A Central Expressway, Suite 1740
Dallas, Texas 75201
Tel. No.: 214-642-5350
Contact: Michael Flatt

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 Rockwood Road
Two O'Brien Office Tower, Suite 700
Dallas, Texas 75201
Tel. No.: 972-747-1400
Contact: Sarah Scott, P.E.

MACY'S RETAIL HOLDINGS LLC
145 Progress Rd
Springtown, TX 75466
Tel. No.: 817-592-7200
Contact: Chris P. Digiovanna

DELLARD HORSE OPERATING LTD
P.O. BOX 8800
4501 N. Beach Street
Fort Worth, Texas 76137
Tel. No.: 817-339-3300
Contact: Chris B. Johnson

NO.	REVISIONS	DATE

13455 ROCKWOOD ROAD, TWO O'BRIEN OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75201
PHONE: 972-747-1400 FAX: 972-252-3200
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING #8997 & 2628

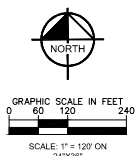
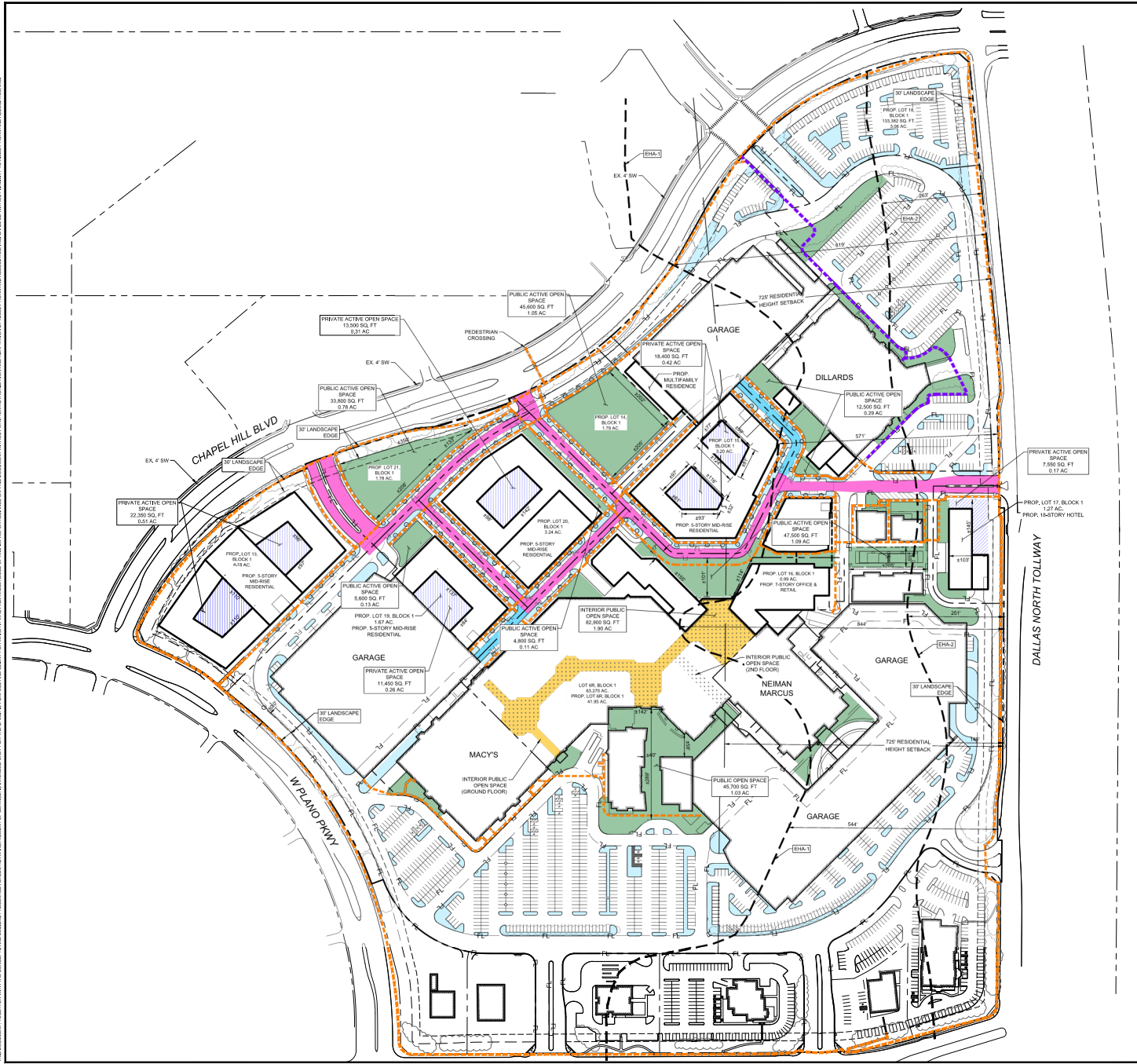
PROJECT NO. 00441901	DATE: JAN 2024	SCALE: AS SHOWN	DESIGNED BY: BMM	DRAWN BY: BMM	CHECKED BY: BES
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THE SHOPS AT WILLOW BEND
 PLANO, TX

CONCEPT PLAN
 SHEET NUMBER
6 OF 6

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LEGEND

- PROPERTY LINE
- PEDESTRIAN PATHS
- FUTURE PEDESTRIAN PATHS BY DILLARDS
- PROPOSED PUBLIC ACTIVE OPEN SPACE
- PROPOSED PRIVATE ACTIVE OPEN SPACE
- INTERIOR PUBLIC OPEN SPACE (GROUND FLOOR)
- INTERIOR PUBLIC OPEN SPACE (SECOND FLOOR)
- INTERNAL LANDSCAPE AREAS
- QUASH-PUBLIC STREET
- FIRE LANE MEETING TYPE G STREET SECTION STANDARDS
- PROPOSED TREES

OPEN SPACE SUMMARY	
OVERALL DISTRICT AREA	76.15 ACRES / 3,317,094 SQ. FT.
PUBLIC OPEN SPACE	6.13 ACRES / 266,979 SQ. FT.
INTERIOR PUBLIC OPEN SPACE	2.30 ACRES / 104,317 SQ. FT.
PRIVATE OPEN SPACE	1.68 ACRES / 73,198 SQ. FT.
TOTAL	10.20 ACRES / 444,495 SQ. FT.

LANDSCAPE SUMMARY	
INTERNAL LANDSCAPE AREA REQUIRED	0.23 ACRES / 9,848 SQ. FT.
INTERNAL LANDSCAPE AREA PROVIDED	3.58 ACRES / 156,075 SQ. FT.
LANDSCAPE EDGE	4.97 ACRES / 216,383 SQ. FT.
TOTAL	8.55 ACRES / 372,458 SQ. FT.

CITY PROJECT #OSP2023-002
OPEN SPACE PLAN
 OF
SHOPS AT WILLOW BEND
LOTS 1R, 3, 5, 6R, AND 13-21, BLOCK 1
76.15 AC
 SITUATED IN ROBERT LUDINGTON
 SURVEY ABSTRACT, NO. 548
 CITY OF PLANO, COLLIN COUNTY, TEXAS
 DATE: JANUARY 11, 2024

OWNER/DEVELOPER:
 THE NEIMAN MARCUS GROUP LLC
 10700 Main Street
 Dallas, Texas 75201
 TEL No. - 214-642-6339
 Contact: Michael D. Litwin

CIVIL ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 Noel Road
 Suite 1700
 Dallas, Texas 75201
 TEL No. - 972-701-1100
 Contact: Sarah Scott, P.E.

MACY'S RETAIL HOLDINGS LLC
 145 Progress Pkwy
 Springtown, Texas 75286
 TEL No. - 972-419-8200
 Contact: Charles P. DiGiovanna

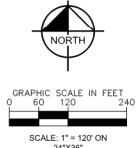
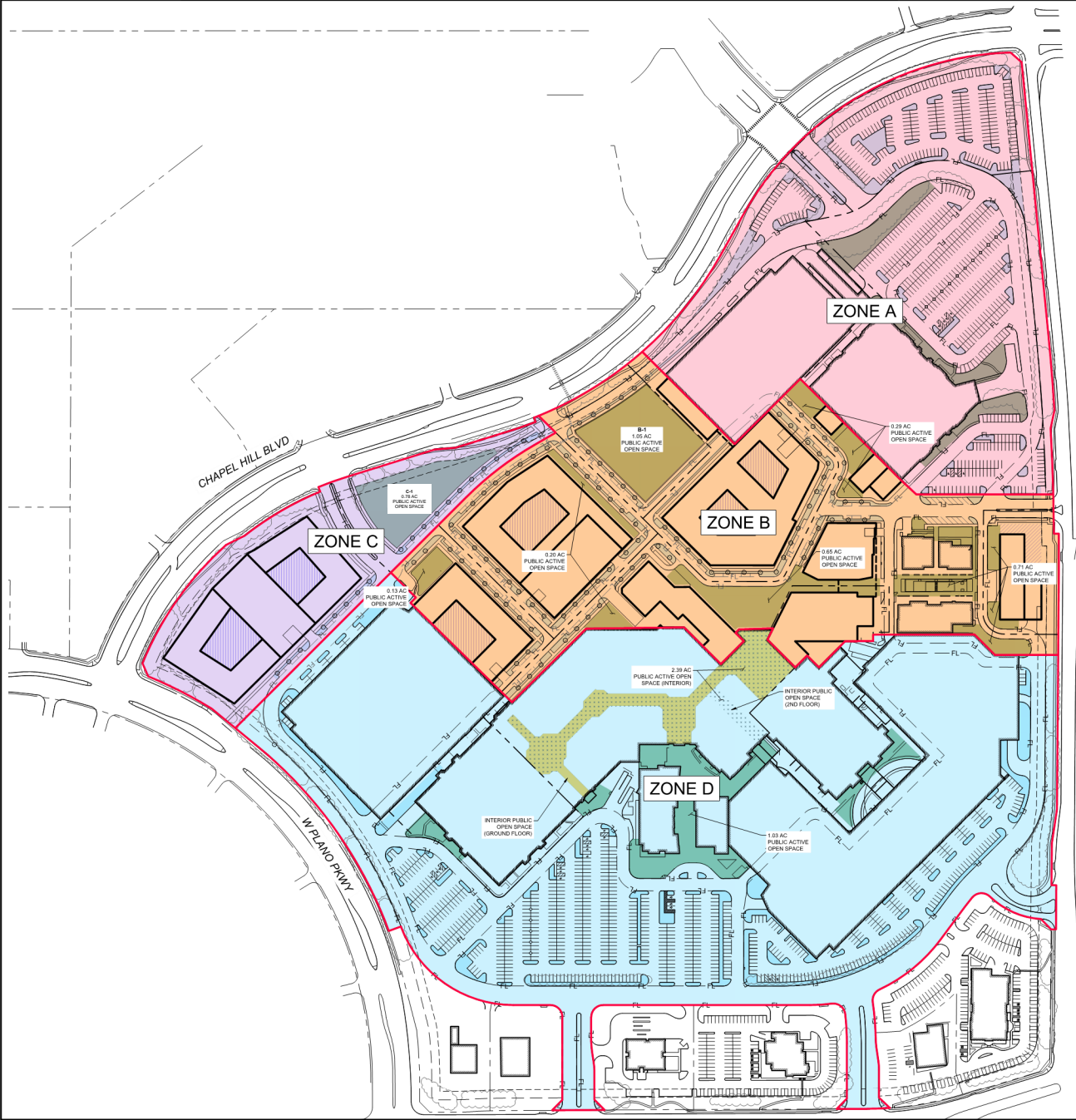
DILLARD HORSE OPERATING LTD
 P.O. BOX 1000
 4501 N. Branch Street
 Springtown, Texas 75217
 TEL No. - 972-419-8200
 Contact: Chris B. Johnson

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 1700
 PHONE: (972) 701-1100 FAX: (972) 239-3830
 TEXAS REGISTERED ENGINEERING PROFESSIONAL FIRM #288

THE SHOPS AT WILLOW BEND
PLANO, TX

OPEN SPACE PLAN
1 OF 1

THE SHOPS AT WILLOW BEND, PLANO, TEXAS, IS A DEVELOPMENT OF THE SHOPS AT WILLOW BEND, PLANO, TEXAS, PROJECT. THE SHOPS AT WILLOW BEND, PLANO, TEXAS, IS A DEVELOPMENT OF THE SHOPS AT WILLOW BEND, PLANO, TEXAS, PROJECT. THE SHOPS AT WILLOW BEND, PLANO, TEXAS, IS A DEVELOPMENT OF THE SHOPS AT WILLOW BEND, PLANO, TEXAS, PROJECT. THE SHOPS AT WILLOW BEND, PLANO, TEXAS, IS A DEVELOPMENT OF THE SHOPS AT WILLOW BEND, PLANO, TEXAS, PROJECT. THE SHOPS AT WILLOW BEND, PLANO, TEXAS, IS A DEVELOPMENT OF THE SHOPS AT WILLOW BEND, PLANO, TEXAS, PROJECT.



LEGEND

--- (dashed line)	PROPERTY LINE
█ (pink)	PUBLIC OPEN SPACE ZONE A
█ (orange)	PUBLIC OPEN SPACE ZONE B
█ (purple)	PUBLIC OPEN SPACE ZONE C
█ (blue)	PUBLIC OPEN SPACE ZONE D

OPEN SPACE SUMMARY

OVERALL DISTRICT AREA	76.15 ACRES	3,317,094 SQ. FT.
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LANDSCAPE EDGE	4.97 ACRES	216,383 SQ. FT.
TOTAL	8.55 ACRES	372,458 SQ. FT.

NO.	DATE	BY

Kimley»Horn
 13455 HOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
 FORT WORTH, TEXAS 76137-1100 FAX 817-239-3830
 TEXAS REGISTERED ENGINEERING FIRM # 208

PROJECT NO: 08475491
 DATE: JAN 2024
 SCALE: AS SHOWN
 DESIGNED BY: BMM
 DRAWN BY: BMM
 CHECKED BY: SES

THE SHOPS AT WILLOW BEND
 PLANO, TX

OPEN SPACE PLAN

SHEET NUMBER
1 OF 1

CITY PROJECT #OSP2023-002
OPEN SPACE PLAN
 OF
SHOPS AT WILLOW BEND
 LOTS 1R, 3, 5, 6R, AND 13-21, BLOCK 1
 76.15 AC
 SITUATED IN ROBERT LUDDINGTON SURVEY ABSTRACT, NO. 549
 CITY OF PLANO, COLLIN COUNTY, TEXAS
 DATE: JANUARY 11, 2024
 OWNER/DEVELOPER: THE NEMAN MARCUS GROUP LLC
 1618 Main Street, Dallas, Texas 75201
 Tel No. Contact: Michael D. Litwin
 CENTENNIAL WATERFALL, WILLOW BEND, LLC
 2706 N. Center Expressway, Suite 1740 Dallas, Texas 75231
 Tel No. Contact: Michael Platt
 CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
 13455 Noel Road, Two Galleria Office Tower, Suite 700 Dallas, Texas 75251
 Tel No. Contact: Sarah Scott, P.E.
 MACYS RETAIL HOLDINGS LLC
 145 Progress Pl Springfield, Ohio 45246
 Tel. No. Contact: Charles P. Digiovanna
 DALLARD HIGBEE OPERATING LTD
 P/S & MICROSOFT REALTY CO INC
 4001 N Branch Street Fort Worth, Texas 76137
 Tel. No. Contact: Chris B. Johnson

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MEETING DATE

Monday, February 12, 2024

RESULTS

I, Mayor/Councilmember _____, after review of the written information and listening to the hearing participants, voted in **SUPPORT** of this case, finding the following:

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: _____;
and
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: _____;
and
3. The request is consistent with other policies, actions, maps:
 - Future Land Use Map and Dashboards – Description & Priorities
 - Future Land Use Map and Dashboards – Character Defining Elements
 - Thoroughfare Plan Map & Cross Sections
 - Bicycle Transportation Plan Map
 - Parks Master Plan Map
 - Expressway Corridor Environmental Health Map
 - Redevelopment of Regional Transportation Corridors Policy
 - Redevelopment & Growth Management Policy – Action 5A (RGM5A)
 - Redevelopment & Growth Management Policy – Action 5B (RGM5B)
 - Redevelopment & Growth Management Policy – Action 5C (RGM5C)
 - Redevelopment & Growth Management Policy – Action 8 (RGM8)
 - Other: _____
4. Comments on any of the above which further explain my position: _____.

Overall, I believe the applicant's request should be supported; and the reasons I have indicated above outweigh the project's incompatibility with the mix of uses, density, or building heights favored by the Future Land Use Map Dashboard of the Comprehensive Plan.

Signature

Date

City Council Findings Form

The Guiding Principles establish overarching themes that apply to all policies and actions and express values for Today, 2050, and Together. These Principles are not intended to stand alone but to be 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 of the other principles to be fully and accurately understood.

Guiding Principle 1 | Plano Today

- 1.1. The Plan enhances the quality of life in the near term, continually striving to meet the needs and priorities of current residents, businesses, and institutions of Plano.
- 1.2. The Plan promotes the safety, viability, and vibrancy of Plano's existing neighborhoods, managing growth and shaping change that complements the city's suburban character and rich history.
- 1.3. The Plan promotes the educational, recreational, and cultural centers of the community, providing an environment for world-class facilities, businesses, and institutions that support a vital economy.
- 1.4. The Plan respects the suburban character of Plano and seeks to preserve and enhance the built environment.
- 1.5. The Plan acknowledges that Plano is mostly developed and does not anticipate significant changes in population or residential development in the future.
- 1.6. Implementation of the Plan will be open and transparent, with a high standard for exceptions to land use principles, proactively seeking community input, and updated when needed with opportunities for the public to continually share their needs and priorities with community leaders and inform the decision-making process.

Guiding Principle 2 | Plano 2050

- 2.1. The Plan enhances the quality of life in the long term, preparing for future generations of residents, businesses, and institutions of Plano who may not yet have a voice but are impacted by the decisions of today.
- 2.2. The Plan successfully manages Plano's transition to a mature city, seeking innovative approaches and best practices to accommodate emerging trends, technologies, and opportunities that improve the quality of life and allow the city to remain attractive and vibrant into the future.
- 2.3. The Plan builds on Plano's strong history of thoughtful planning, guiding future development and redevelopment where it is safe, attractive, appropriate, and convenient; contributes to a variety of housing, employment, and social opportunities; and respects the natural environment.
- 2.4. Implementation of the Plan will be fiscally responsible, ensuring that alternatives are considered and completion of actions provides the greatest long-term value.

Guiding Principle 3 | Plano Together

- 3.1. The Plan serves people of all backgrounds, striving to meet the needs of an inclusive and vibrant community that calls Plano "home."
- 3.2. The Plan promotes a community that is safe, engaged, and rich in educational, cultural, and recreational opportunities that are highly desirable to residents and visitors alike.
- 3.3. The Plan embraces Plano's position as a leader in the region, demonstrating the city's standard of excellence and supporting our neighbors through linkages including health, economy, culture, transportation, and sense of community.
- 3.4. The Plan manages growth and redevelopment in a gradual manner, ensuring changes are beneficial to neighbors and the surrounding community based on real, city-level demand.
- 3.5. Implementation of the Plan will be done in partnership with the community and educational, nonprofit, civic, cultural, faith-based, and governmental organizations, promoting cooperation towards common goals that enhance the quality of life for the residents, businesses, and institutions of Plano.

MEETING DATE

Monday, February 12, 2024

RESULTS

I, Mayor/Councilmember _____, after review of the written information and listening to the hearing participants, voted in **OPPOSITION** to this case, finding the following:

I agree with the conclusions in the preliminary report provided by staff because:

_____.

or

The project is incompatible with the Future Land Use Map Dashboard of the Comprehensive Plan because: _____.

The request is inconsistent with the overall Guiding Principles of the Comprehensive Plan because: _____.

The request is not substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: _____.

The request is inconsistent with other policies, actions, maps:

- Future Land Use Map and Dashboards – Mix of Uses
- Future Land Use Map and Dashboards – Character Defining Elements
- Redevelopment & Growth Management Policy – Action 1 (RGM1)
- Redevelopment & Growth Management Policy – Action 5C (RGM5C)
- Redevelopment & Growth Management Policy – Action 8 (RGM8)
- Other: _____

Comments on any of the above which further explain my position: _____.

Overall, I believe the applicant's request should be opposed due to the reasons I have indicated above.

Signature

Date

City Council Findings Form

The Guiding Principles establish overarching themes that apply to all policies and actions and express values for Today, 2050, and Together. These Principles are not intended to stand alone but to be 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 of the other principles to be fully and accurately understood.

Guiding Principle 1 | Plano Today

- 1.1. The Plan enhances the quality of life in the near term, continually striving to meet the needs and priorities of current residents, businesses, and institutions of Plano.
- 1.2. The Plan promotes the safety, viability, and vibrancy of Plano's existing neighborhoods, managing growth and shaping change that complements the city's suburban character and rich history.
- 1.3. The Plan promotes the educational, recreational, and cultural centers of the community, providing an environment for world-class facilities, businesses, and institutions that support a vital economy.
- 1.4. The Plan respects the suburban character of Plano and seeks to preserve and enhance the built environment.
- 1.5. The Plan acknowledges that Plano is mostly developed and does not anticipate significant changes in population or residential development in the future.
- 1.6. Implementation of the Plan will be open and transparent, with a high standard for exceptions to land use principles, proactively seeking community input, and updated when needed with opportunities for the public to continually share their needs and priorities with community leaders and inform the decision-making process.

Guiding Principle 2 | Plano 2050

- 2.1. The Plan enhances the quality of life in the long term, preparing for future generations of residents, businesses, and institutions of Plano who may not yet have a voice but are impacted by the decisions of today.
- 2.2. The Plan successfully manages Plano's transition to a mature city, seeking innovative approaches and best practices to accommodate emerging trends, technologies, and opportunities that improve the quality of life and allow the city to remain attractive and vibrant into the future.
- 2.3. The Plan builds on Plano's strong history of thoughtful planning, guiding future development and redevelopment where it is safe, attractive, appropriate, and convenient; contributes to a variety of housing, employment, and social opportunities; and respects the natural environment.
- 2.4. Implementation of the Plan will be fiscally responsible, ensuring that alternatives are considered and completion of actions provides the greatest long-term value.

Guiding Principle 3 | Plano Together

- 3.1. The Plan serves people of all backgrounds, striving to meet the needs of an inclusive and vibrant community that calls Plano "home."
- 3.2. The Plan promotes a community that is safe, engaged, and rich in educational, cultural, and recreational opportunities that are highly desirable to residents and visitors alike.
- 3.3. The Plan embraces Plano's position as a leader in the region, demonstrating the city's standard of excellence and supporting our neighbors through linkages including health, economy, culture, transportation, and sense of community.
- 3.4. The Plan manages growth and redevelopment in a gradual manner, ensuring changes are beneficial to neighbors and the surrounding community based on real, city-level demand.
- 3.5. Implementation of the Plan will be done in partnership with the community and educational, nonprofit, civic, cultural, faith-based, and governmental organizations, promoting cooperation towards common goals that enhance the quality of life for the residents, businesses, and institutions of Plano.