

PLANNING & ZONING COMMISSION
ZONING CASE FINAL REPORT



DATE: February 4, 2025

TO: Honorable Mayor & City Council

FROM: Planning & Zoning Commission

VIA: Mike Bell, AICP, Assistant Director of Planning 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 February 3, 2025

AGENDA ITEM NO. 4A – ZONING CASE 2024-020

PETITIONER: CENTENNIAL WATERFALL WILLOW BEND, LLC, THE NEIMAN MARCUS GROUP, LLC, MACY’S RETAIL HOLDINGS, LLC, AND DILLARD’S, INC.

Request to amend Planned Development-71-Regional Commercial to include development standards for single-family residences and modify standards for phasing, open space, and other related standards on 89.1 acres located on the west side of the Dallas North Tollway, 305 feet north of Park Boulevard. Located within the Dallas North Tollway Overlay District with Specific Use Permit No. 570 for Automobile Leasing/Renting. Project #ZC2024-020.

APPROVED: 4-1

Speaker Card(s) Received:	Support:	<u>3</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Letters Received Within 200’ Notice Area:	Support:	<u>2</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Letters Received Within the Subject Property	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>6</u>	Oppose:	<u>4</u>	Neutral:	<u>1</u>

RESULTS:

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

1. Uses:

a. Additional Permitted Uses:

- i. Independent Living Facility
- ii. Mid-rise Residential
- iii. Multifamily Residence
- iv. Private Club

- a) Private Clubs 8,000 square feet or less in gross floor area are allowed by right;
- b) Private Clubs greater than 8,000 square feet in gross floor area are allowed with approval of a Specific Use Permit; and
- c) Receipts must be maintained to ensure compliance with city requirements for 35% minimum food sales.
- v. Single-Family Residence (Attached)
- vi. Single-Family Residence (Detached)

- b. Additional Prohibited Uses:
 - i. Engine repair shop (small)
 - ii. Funeral Parlor/Mortuary
 - iii. Manufacturing (Light-intensity)
 - iv. Mausoleum/Cemetery
 - v. Vehicle Repair (Minor/Fuel Station)

2. Front Yard Setbacks (exclusive of Single-Family Residence (Attached) and Single-Family Residence (Detached) uses):

- 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, 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~~ Residential Development Standards:

- a. Maximum Number of Units:

Description	Standard Requirement
Total Maximum Number of Residential Units (<i>total combination of <u>Single-family Residence (Attached)</u>, <u>Single-Family Residence (Detached)</u>, <u>Mid-rise Residential</u>, <u>Independent Living</u>, and <u>Multifamily Residence Units</u></i>)	965
Maximum number of <u>Mid-rise Residential</u> , <u>Independent Living</u> , <u>Single-Family Residence (Attached)</u> , and <u>Single-Family Residence (Detached)</u> Units	957
Maximum number of Multifamily Residence Units	40

- b. No off-street loading docks shall be required for buildings containing residential uses. Off-street loading docks for nonresidential uses may not be located adjacent to or across a street or alley from buildings containing residential uses unless the loading dock is screened in accordance with the following:
 - i. Solid metal gates
 - ii. Masonry screening walls (in accordance with Article 20)
 - iii. Overhead doors
 - iv. Any combination of the above

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

i. Area, Yard, and Bulk Requirements:

Minimum Side Yard	None
Maximum Lot Coverage	70% 75%
Maximum Floor Area Ratio	2.7:1

ii. Miscellaneous Area, Yard, and Bulk Requirements:

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

iii. Stoops, Patios, and Balconies:

- a) 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.
- b) Except when non-residential uses are provided on the ground floor, each building must include a porch, stoop, or patio at the front façade.
- c) Canopies, balconies, stoops, bay windows, and awnings may extend up to 5 feet into the front yard setbacks.

iv. Multifamily Residence units:

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

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

d. Single-Family Residence (Attached) Development Standards.

- i. Except as provided in 3.d.ii. below, Single-Family Residence (Attached) uses shall comply with Urban Mixed-Use District area, yard, and bulk requirements regarding Single-Family Residence (Attached) uses, except as otherwise noted below.
- ii. All of the lots within a development may abut a mews street as the only point of street frontage and access.

e. Single-Family Residence (Detached) Development Standards

- i. Minimum Lot Area: 875 square feet
- ii. Minimum Lot Width: 25 feet
- iii. Front Yard Setbacks:
 - a) Minimum Setback from a Public Street, Quasi-public Street, Mews Street, Slip Road, or Access and Utility Easement: None, except the distance from any garage to the right-of-way or easement line shall be 8 feet or less, or 20 feet or greater in length.
 - b) Maximum Setbacks: From all other Public Streets, Mews Streets, Slip Roads, or Access and Utility Easements: 20 feet from back of street curb or easement line to building.
- iv. Minimum Side Yard Setback: None
- v. Maximum Height: 3 story; 50 feet. Outdoor living areas, patios, and or decks are allowed on second and third stories of buildings as long as they are within the 50-foot maximum building height.
- vi. Buildings must be separated by a minimum distance of 3 feet. A minimum 3-foot-wide maintenance easement shall be placed between lots to allow for property owner maintenance. The easement may be split between lots as long as the minimum 3-foot distance is provided.
- vii. Easements shall be provided with the final plat over, across, and upon each lot for the benefit of adjoining lots where necessary for the following on said adjoining lots: (i) roof overhangs not exceeding 2 feet in width, (ii) brick ledges which support exterior veneer walls, and (iii) associated brick and veneers not exceeding 6 inches in width.
- viii. Lots may take access from a public street, mews street, slip road, or access and utility easement. Units may front on an access and utility easement. The access and utility easement shall be a minimum of 24 feet wide, paved and maintained by the governance association.
- ix. Garages for single-family residence detached uses shall not front on the Quasi-Public Street as shown on the adopted Open Space Plan or Type D and above thoroughfares.

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 the 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:

- a. Minimum parking for Retail and Restaurant uses: 1 space per 300 square feet
- b. On-street parking within the quasi-public street network shall not be credited towards the required parking of any adjacent lot or building, except that it can be used to meet the visitor parking requirements for single-family uses.
- c. Parking Requirements for Single-Family uses: 2.25 spaces per dwelling unit. 2 off-street parking spaces shall be provided within attached garages, adjacent to each unit or within 100 feet of each unit if established with site plan approval. One-fourth visitor parking space shall be provided within 600 feet of each unit. The visitor requirement may be eliminated or reduced at the time of site plan or subdivision plat approval with a finding that there is adequate on-street parking for visitors.

9. Building Design: Building Design Requirements for structures constructed after February 12, 2024:

- a. No primary facade (a facade 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 finishing systems (EIFS) are prohibited on the ground floor primary façade and may comprise no more than 10% of the upper-level primary facade.
- c. Windows, 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 of 30% glazing.
 - ii. Residential and non-primary facades for non-residential buildings must maintain a minimum of 30% glazing.

10. ~~Structures~~Garages: For parking ~~structures~~garages constructed after February 12, 2024, the following parking garage structure requirements apply:

- a. Except as otherwise provided, parking ~~structures~~garages shall be wrapped by the principal building which the structure serves. The parking ~~structure~~garage 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~~garages 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~~garage 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.
- d. For lots developed with only a parking garage, the maximum lot coverage may be up to 100%.

11. Open Space and Phasing:

- a. The open space plan is adopted as part of this ordinance. A change to the open space plan is not required for change of use from Mid-rise Residential to Single-Family Residence (Attached) or Single-Family Residence (Detached), provided the minimum amount of required open space as described in Section 11.b is provided.
- 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. No residential units within Public Open Space Zone D may be issued a Certificate of Occupancy until area D-1 and A-1 is provided within Zone D and Zone A in accordance with the open space plan.
- f. Private active open spaces shall be provided per the open space plan as follows:
 - i. For Single-Family Residence (Attached) uses and Single-Family (Detached) uses, private open space shall be included as part of the final plat.
 - ii. For all other uses, private open space shall be provided before issuing a Certificate of Occupancy for adjacent buildings.
- g. At least 2-1.5 acres of the total usable open space must be contiguous.
- h. The district must have no usable open space dimension of less than 15 feet.
- i. 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.
- j. Usable open space must not have a slope exceeding 10%.
- k. 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 as follows:
 - i. Travel lanes on quasi-public streets shall have a minimum width of 12 feet.
 - ii. 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. Internal drives providing direct vehicular access to Single-Family Residence (Attached) uses may be designed in accordance with the Mews Streets as described in the City of Plano Street Design Standards.
- c. 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.
- d. Lots may derive required access and street frontage from quasi-public streets and may be platted to the center line of quasi-public streets.
- e. 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 alternative standards approved by the Director of Engineering:
- a. Differentiated paving materials consisting of pavers or stamped concrete;
 - b. Standard Manual of Uniform Traffic Control Devices Traffic Signage and Striping; and
 - c. A Rectangular Rapid-Flash 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: No final plat shall be approved for single-family residential development and no building permits for development within the planned development district will be accepted or approved until a property owner's governance association is established, and approved as to form and execution by the City Attorney and recorded in the Official Property Records of Collin County. The associated A governance association will be responsible for maintaining all common property, improvements, and amenities within the district.—It and shall have power sufficient to assess and collect dues and charges as required to perform its responsibilities.

MC/hm

cc: 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

AGENDA ITEM NO. 4A

PUBLIC HEARING: Zoning Case 2024-020

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

CASE PLANNER: Molly Coryell, AICP

DESCRIPTION: Request to amend Planned Development-71-Regional Commercial to include development standards for single-family residences and modify standards for phasing, open space, and other related standards on 89.1 acres located on the west side of the Dallas North Tollway, 305 feet north of Park Boulevard. Located within the Dallas North Tollway Overlay District with Specific Use Permit No. 570 for Automobile Leasing/Renting. Tabled November 4, 2024, December 6, 2024, and January 6, 2025. Project #ZC2024-020.

EXECUTIVE SUMMARY

The subject property is zoned Planned Development-71-Regional Commercial (PD-71-RC), which was approved in February 2024 to facilitate partial redevelopment of The Shops at Willow Bend regional shopping mall. The primary purpose of this request is to incorporate single-family residence uses into the redevelopment plans, which requires revisions to the Planned Development (PD) standards, the concept plan, and the adopted open space plan. The revised concept plan now maintains the northern wing of the existing mall and demolishes the southern wing, which is the reverse of the previously approved plan.

Major topics of consideration for this request include:

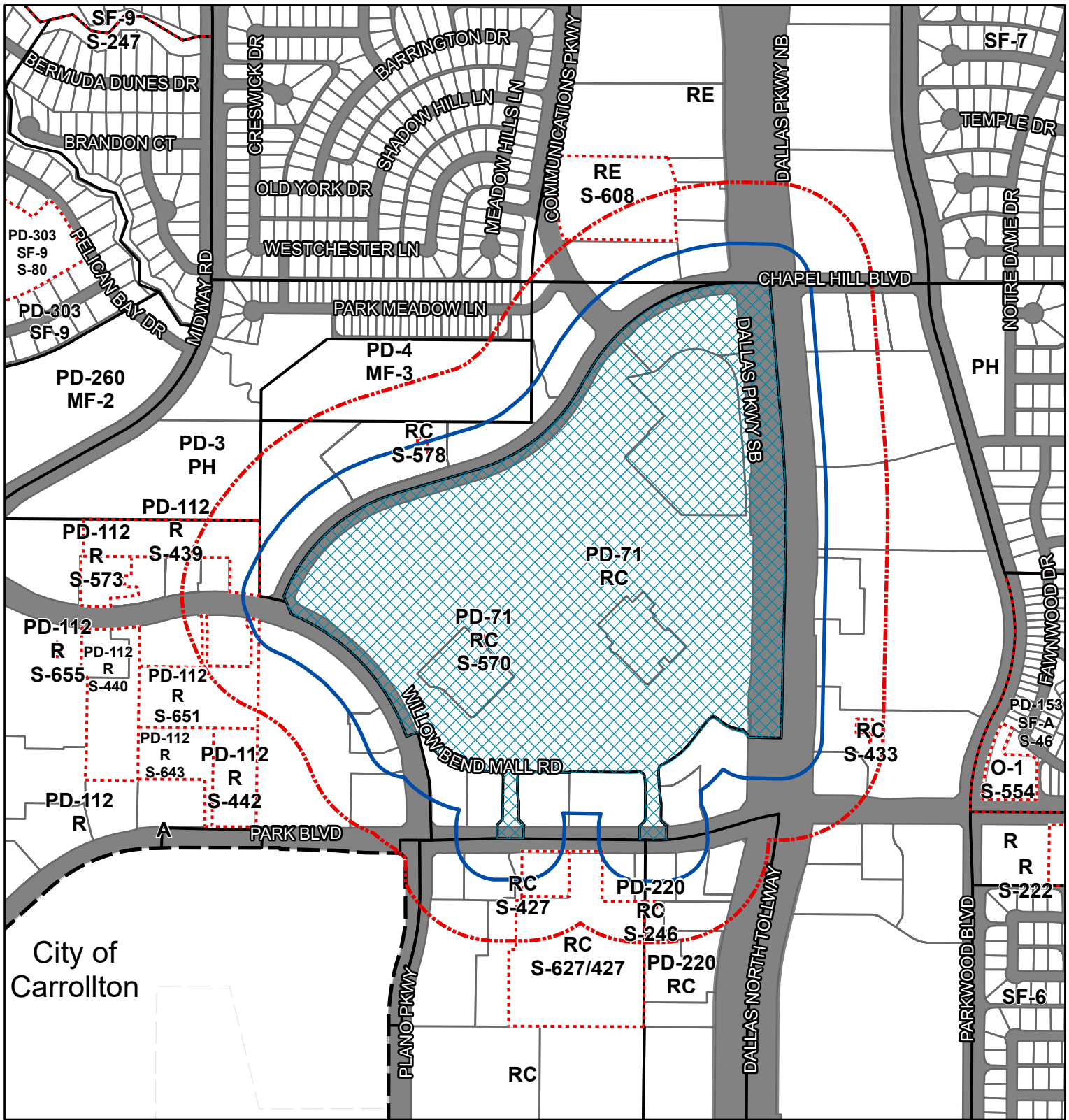
- Single-Family Residences – PD stipulations have been updated to allow single-family residence attached and detached as a permitted uses and incorporate applicable development standards. Single-family attached uses will follow the development standards of the Urban Mixed-Use (UMU) zoning district and single-family detached uses will follow the development standards in Planned Development-65-Central Business-1 (PD-65-CB-1), with some site-specific modifications. As shown in the associated revised concept plan, 50 single-family residence attached units are proposed at the corner of Plano Parkway and Chapel Hill Boulevard. The applicant is requesting flexibility to construct additional single-family residence attached and detached units, subject to the existing cap of 965 total residential units.
- Conformance to the Comprehensive Plan – The subject property is located within the Suburban Activity Center (SA) category 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. The request includes an allowance for single-family attached residential units, which would

marginally and/or greatly improve the Housing Mix. If approved and developed in accordance with the revised concept plan, this request would move closer to the recommendations of the SA dashboard. However, it should be noted the applicant is retaining the ability to construct all 965 units without any single-family units.

- Open Space & Amenities – The request maintains the minimum usable open space of 10 acres, of which 7 acres must be accessible to the public. PD stipulations will be modified to reduce the standard for contiguous, public active open space from 2.0 to 1.5 acres to correspond with the change to the interior mall courtyards; however, the locations of usable open space will now be more centrally located within the redevelopment with a design that better integrates the mix of use uses. The open space plan continues to be adopted as part of the ordinance, ensuring predictability for the design.
- Phasing – Phasing standards have been updated to reflect the corresponding changes to the revised concept plan. Similar to existing stipulations, specified open space areas on the Open Space Plan will be required prior to completion of each residential phase.

For these reasons, staff recommends approval of the request.

A revised open space plan is included as part of this item, which, if approved, is to be adopted as part of the Ordinance. The associated revised concept plan is included as Agenda Item No. 4B.



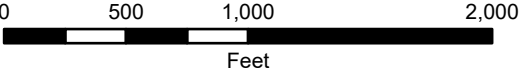
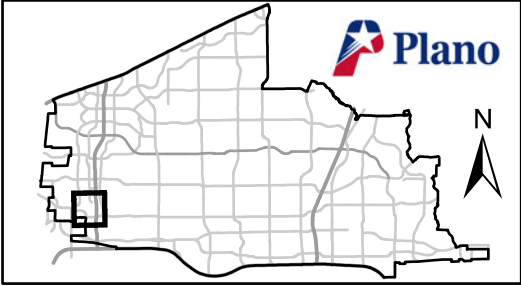
Zoning Case: 2024-020

Existing Zoning: Planned Development-71-Regional Commercial with Specific Use Permit No. 570 for Automobile Leasing/Renting and located within the Dallas North Tollway Overlay District

Proposed Zoning: Amend Planned Development-71-Regional Commercial with Specific Use Permit No. 570 for Automobile Leasing/Renting and located within the Dallas North Tollway Overlay District

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

Source: City of Plano





STAFF PRELIMINARY REPORT – INTRODUCTORY REMARKS

The applicant is requesting to amend Planned Development-71-Regional Commercial to include development standards for single-family residences (attached and detached) and modify standards for phasing, open space, and other related 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.

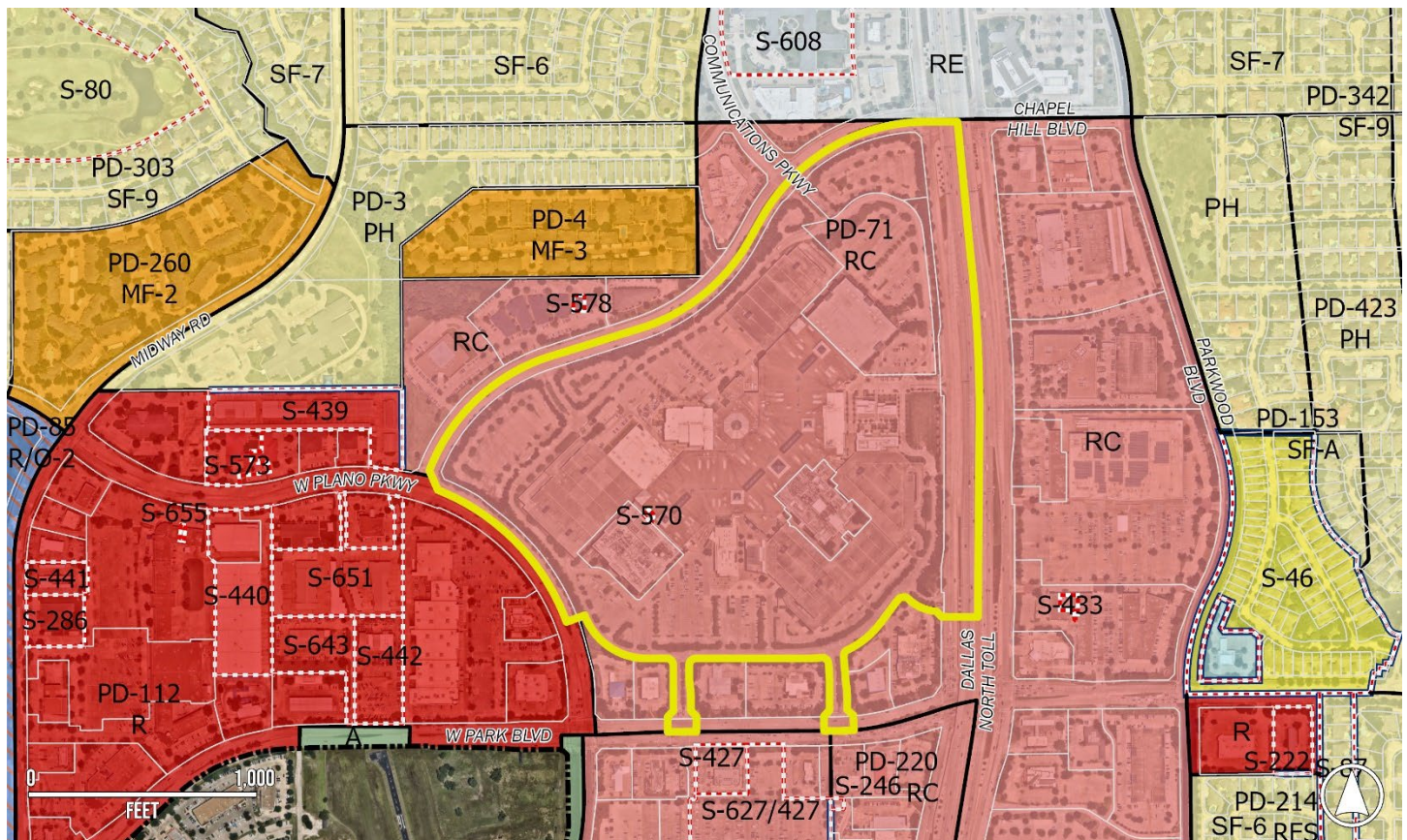
Planned Developments – A Planned Development (PD) district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off- and onsite conditions.

History

The Shops at Willow Bend mall originally opened in 2001. The subject property was rezoned to PD-71-RC in February 2024. The applicant submitted this request to modify PD-71-RC after the Planning & Zoning Commission approved their request to waive the 2-year waiting period for zoning petitions at the September 3, 2024, meeting.

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), and include Specific Use Permit No. 578 (S-578) for Day Care Center. 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 a superstore, 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.



Proposed Planned Development Stipulations

PD-71-RC is proposed to be amended as follows (additions are indicated by underline; deletions are indicated by strike-through):

“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
 - a) Private Clubs 8,000 square feet or less in gross floor area are allowed by right;
 - b) Private Clubs greater than 8,000 square feet in gross floor area are allowed with approval of a Specific Use Permit; and
 - c) Receipts must be maintained to ensure compliance with city requirements for 35% minimum food sales.
- v. Single-Family Residence (Attached)
- vi. Single-Family Residence (Detached)

b. Additional Prohibited Uses:

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

2. Front Yard Setbacks (exclusive of Single-Family Residence (Attached) and Single-Family Residence (Detached) uses):

- 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, 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~~ Residential Development Standards:

a. Maximum Number of Units:

Description	Standard Requirement
Total Maximum Number of Residential Units (<i>total combination of <u>Single-family Residence (Attached)</u>, <u>Single-Family Residence (Detached)</u>, <u>Mid-rise Residential, Independent Living, and Multifamily Residence Units</u></i>)	965
Maximum number of Mid-rise Residential, Independent Living, <u>Single-Family Residence (Attached)</u> , and <u>Single-Family Residence (Detached)</u> Units	957
Maximum number of Multifamily Residence Units	40

- b. No off-street loading docks shall be required for buildings containing residential uses. Off-street loading docks for nonresidential uses may not be located adjacent to or across a street or alley from buildings containing residential uses unless the loading dock is screened in accordance with the following:

- i. Solid metal gates
- ii. Masonry screening walls (in accordance with Article 20)
- iii. Overhead doors
- iv. Any combination of the above

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

- i. Area, Yard, and Bulk Requirements:

Minimum Side Yard	None
Maximum Lot Coverage	70% 75%
Maximum Floor Area Ratio	2.7:1

- ii. Miscellaneous Area, Yard, and Bulk Requirements:

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

- iii. Stoops, Patios, and Balconies:

- a) 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.

- b) Except when non-residential uses are provided on the ground floor, each building must include a porch, stoop, or patio at the front façade.
- c) Canopies, balconies, stoops, bay windows, and awnings may extend up to 5 feet into the front yard setbacks.

iv. Multifamily Residence units:

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

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

d. Single-Family Residence (Attached) Development Standards.

- i. Except as provided in 3.d.ii. below, Single-Family Residence (Attached) uses shall comply with Urban Mixed-Use District area, yard, and bulk requirements regarding Single-Family Residence (Attached) uses, except as otherwise noted below.
- ii. All of the lots within a development may abut a mews street as the only point of street frontage and access.

e. Single-Family Residence (Detached) Development Standards

- i. Minimum Lot Area: 875 square feet
- ii. Minimum Lot Width: 25 feet
- iii. Front Yard Setbacks:
 - a) Minimum Setback from a Public Street, Quasi-public Street, Mews Street, Slip Road, or Access and Utility Easement: None, except the distance from any garage to the right-of-way or easement line shall be 8 feet or less, or 20 feet or greater in length.
 - b) Maximum Setbacks: From all other Public Streets, Mews Streets, Slip Roads, or Access and Utility Easements: 20 feet from back of street curb or easement line to building.
- iv. Minimum Side Yard Setback: None
- v. Maximum Height: 3 story; 50 feet. Outdoor living areas, patios, and or decks are allowed on second and third stories of buildings as long as they are within the 50-foot maximum building height.

- vi. Buildings must be separated by a minimum distance of 3 feet. A minimum 3-foot-wide maintenance easement shall be placed between lots to allow for property owner maintenance. The easement may be split between lots as long as the minimum 3-foot distance is provided.
- vii. Easements shall be provided with the final plat over, across, and upon each lot for the benefit of adjoining lots where necessary for the following on said adjoining lots: (i) roof overhangs not exceeding 2 feet in width, (ii) brick ledges which support exterior veneer walls, and (iii) associated brick and veneers not exceeding 6 inches in width.
- viii. Lots may take access from a public street, mews street, slip road, or access and utility easement. Units may front on an access and utility easement. The access and utility easement shall be a minimum of 24 feet wide, paved and maintained by the governance association.
- ix. Garages for single-family residence detached uses shall not front on the Quasi-Public Street as shown on the adopted Open Space Plan or Type D and above thoroughfares.

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 the 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:

- a. Minimum parking for Retail and Restaurant uses: 1 space per 300 square feet
- b. On-street parking within the quasi-public street network shall not be credited towards the required parking of any adjacent lot or building, except that it can be used to meet the visitor parking requirements for single-family uses.

- c. Parking Requirements for Single-Family uses: 2.25 spaces per dwelling unit. 2 off-street parking spaces shall be provided within attached garages, adjacent to each unit or within 100 feet of each unit if established with site plan approval. One-fourth visitor parking space shall be provided within 600 feet of each unit. The visitor requirement may be eliminated or reduced at the time of site plan or subdivision plat approval with a finding that there is adequate on-street parking for visitors.

9. Building Design: Building Design Requirements for structures constructed after February 12, 2024:

- a. No primary facade (a facade directly facing a public right-of-way or quasi-public street) may exceed a length of 150 feet without articulations. The primary facade 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 finishing systems (EIFS) are prohibited on the ground floor primary facade and may comprise no more than 10% of the upper-level primary facade.
- c. Windows, 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 of 30% glazing.
 - ii. Residential and non-primary facades for non-residential buildings must maintain a minimum of 30% glazing.

10. ~~Parking Structures~~Garages: For parking ~~structures~~garages constructed after February 12, 2024, the following parking garage structure requirements apply:

- a. Except as otherwise provided, parking ~~structures~~garages shall be wrapped by the principal building which the structure serves. The parking ~~structure~~ garage 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~~garages 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~~garage 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.
- d. For lots developed with only a parking garage, the maximum lot coverage may be up to 100%.

11. Open Space and Phasing:

- a. The open space plan is adopted as part of this ordinance. A change to the open space plan is not required for change of use from Mid-rise Residential to Single-Family Residence (Attached) or Single-Family Residence (Detached), provided the minimum amount of required open space as described in Section 11.b is provided.
- 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. No residential units within Public Open Space Zone D may be issued a Certificate of Occupancy until area D-1 and A-1 is provided within Zone D and Zone A in accordance with the open space plan.
- f. Private active open spaces shall be provided per the open space plan ~~before issuing a certificate of occupancy for adjacent buildings~~ as follows:

- i. For Single-Family Residence (Attached) uses and Single-Family (Detached) uses, private open space shall be included as part of the final plat.
 - ii. For all other uses, private open space shall be provided before issuing a Certificate of Occupancy for adjacent buildings.
- g. At least 2-1.5 acres of the total usable open space must be contiguous.
- h. The district must have no usable open space dimension of less than 15 feet.
- i. 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.
- j. Usable open space must not have a slope exceeding 10%.
- k. 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 as follows:
 - i. Travel lanes on quasi-public streets shall have a minimum width of 12 feet.
 - ii. 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. Internal drives providing direct vehicular access to Single-Family Residence (Attached) uses may be designed in accordance with the Mews Streets as described in the City of Plano Street Design Standards.
- c. 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.
- d. Lots may derive required access and street frontage from quasi-public streets and may be platted to the center line of quasi-public streets.
- e. 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 alternative standards approved by the Director of Engineering:

- a. Differentiated paving materials consisting of pavers or stamped concrete;
- b. Standard Manual of Uniform Traffic Control Devices Traffic Signage and Striping; and
- c. A Rectangular Rapid-Flash 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: No final plat shall be approved for single-family residential development and no building permits for development within the planned development district will be accepted or approved until a property owner's governance association is established, and approved as to form and execution by the City Attorney and recorded in the Official Property Records of Collin County. The associated A governance association will be responsible for maintaining all common property, improvements, and amenities within the district. ~~It~~ and shall have power sufficient to assess and collect dues and charges as required to perform its responsibilities.

STAFF PRELIMINARY REPORT – CONFORMANCE TO THE COMPREHENSIVE 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.

Core Policies: The following policies serve as the fundamental basis for all staff recommendations for zoning cases.

- **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.*

Future Land Use Map Category & Dashboard

Future Land Use – The subject property is located within the **Suburban Activity Centers (SA)** category of the Future Land Use Map (FLUM).

Description: *The SA 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.*



The proposed modifications to the existing development standards include allowances for both single-family attached and detached housing types, updates to the quasi-public street network, and modifications to the open space plan. The request is consistent with the Description of the SA category as the modifications create a more walkable, activated, and thoughtfully planned mixed-use development.

The following priorities are applicable to this request:

Priority #1: *Creating destination shopping and entertainment centers.*

The proposed modifications for the redevelopment of the existing regional mall create a more walkable, activated, and thoughtfully planned mixed-use development that will better support the transition of the subject property to a destination shopping and entertainment center. Thus, the request meets priority #1.

Priority #2: *Activated open space, quality building materials, and walkable streetscapes internal to the development.*

The modifications to the open space and quasi-public street network, as shown on the revised open space plan, offers more centralized activate open space and walkable streetscapes that better serves both residents and visitors. Thus, the request meets priority #2.

Priority #3: *Thoughtfully and cohesively planned mix of uses.*

The request to allow single-family attached and detached housing types would provide a more balanced and integrated mix of residential and nonresidential uses. Thus, the request meets priority #3.

FLUM – SA Description and Priorities		
Description		Meets
Priorities	#1: <i>Creating destination shopping and entertainment centers.</i>	Meets
	#2: <i>Activated open space, quality building materials, and walkable streetscapes internal to the development.</i>	Meets
	#3: <i>Thoughtfully and cohesively planned mix of uses.</i>	Meets

[Mix of Uses](#) – The modifications as proposed do not alter the maximum number of residential units permitted in PD-71-RC. Existing zoning allows for 965 units to be developed as multifamily/mid-rise units; proposed modifications allow up to 957 units be developed as single-family attached and detached units. If any number of the residential units are developed as single-family attached or detached this could marginally and/or greatly improve the Housing Mix and move closer to the recommendations of the SA Mix of Uses Dashboard, resulting in an overall positive impact. Thus, findings would not be required.

Additionally, the proposed modifications have marginal impacts on the overall Land Use Mix and Employment Mix and remain consistent with the recommendations of the SA category.

FLUM – SA Mix of Uses	
Land Use Mix	Meets
Employment Mix	Meets
Housing Mix	Meets

[Desirable Character Defining Elements in SA Designation](#) – The request partially complies with the Character Defining Elements of the SA Dashboard, as outlined in the table below. However, there are four notable variations from the recommendations of the Comprehensive Plan:

- **Density** – As noted in the associated revised concept plan, 31.8 dwelling units per acre (DUA) is proposed for the SF-A portion of the development and 99.7 DUA for the multifamily portion; the overall proposed density inclusive of all phases of residential development is 74.6 DUA.

Although the proposed density will likely exceed the recommendation of the SA category, no additional units are proposed with this request. Additionally, it is expected that the introduction of a mix of SF-A and SF-D units would result in an overall less dense development than allowed under existing zoning. The PD stipulations as proposed include language that clarifies that the SF-A portion of the development will follow UMU standards; UMU standards allow for a maximum density of 40 DUA. Findings will not be required to approve this request as the proposal would result in a less dense development, moving closer to the recommendations of the SA category.

- **Intensity** – With this request, the lot coverage would be 39.6%. 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 13.2% active open space, which is less than the 15-20% active open space recommended by the SA Dashboard. However, existing zoning included 9.2% active open space; the modified development plan proposed results in a 4% increase of active open space.
- **Block Pattern & Streetscape** – The plan recommends a short to medium block grid. The new development pattern utilizes the preferred block pattern standard; however, the existing mall area does not.

FLUM – SA Desirable Character Defining Elements			
Element	Recommended	Proposed	Analysis
Building Height	1 to 5 Stories	1 to 11; existing zoning allows up to 20 stories and building height is restricted to 5 stories within the western portion of the subject property.	No Change (Meets)
Density	SF: 4 to 22 DUA MF: 10 to 50 DUA	SF: 31.8 DUA MF: 99.7 DUA	Net Positive Change (Meets)
Intensity	Moderate (50 to 75% Lot Coverage)	Low: 39.6% Lot Coverage	Net Positive Change (Meets)
Open Space	15% to 20% Active Open Space	13.2% Active Open Space	Net Positive Change (Meets)
Parking Orientation	Res: Structured, on-street Non-res: Mix of structured, on-street, surface lots, valet	Mix of on-street, structured, surface lots, and valet.	Meets
Block Pattern & Streetscape	Short to Medium Block Grid Urban and Traditional Streets	Medium to wide block grid Urban and Traditional Streets	Partially Meets
Multimodal Access: Automobiles	MEDIUM: May require short walk to destination	A short walk may be required from business to business.	Meets
Multimodal Access: Transit	MEDIUM: Served by bus	Served by Dart Bus Route #239.	Meets
Multimodal Access: Micromobility	MEDIUM: Connected to trails and bike routes	On-street Bike Route #30 and #13 are located directly to the north of the site.	Meets
Multimodal Access: Pedestrians	MEDIUM: Highly walkable internal to the site	Internal sidewalks are proposed along streets to improve walkability.	Meets

Other Comprehensive Plan Maps

[Thoroughfare 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 and is in conformance with the recommendations of the Thoroughfare Plan Map.

[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, no sensitive land uses are proposed within these boundaries as shown on the associated concept plan and the applicant has not proposed modifications to the planned development stipulation that would require residential uses to be placed outside of the EHA-1. Therefore, an Environmental Health Area (EHA) Site Analysis and mitigation are not required.

The request is in conformance with and would not require improvements applicable to the [Bicycle Transportation Plan Map](#) and [Parks Master Plan Map](#).

Additional Comprehensive Plan Policies – The following policies are applicable on a case-by-case basis depending upon the type, location, and general nature of the request.

[Redevelopment and Growth Management Policy: Action 1 \(RGM1\)](#) – *Review zoning change requests for consistency with the Future Land Use Map and Dashboards. Requests that do not conform to the mix of uses, density, and building heights as described in the Dashboards are disfavored. Occasionally allow proposals that do not strictly conform to these criteria, yet are found consistent with the Guiding Principles of the Comprehensive Plan and substantially beneficial to the immediate neighbors, surrounding community, and general public interest, to be approved with a vote by City Council. Such approval would be carefully deliberated and justified by findings, after gathering and considering substantial community input.*

The request as proposed will result in improvements to the SA Dashboard housing mix and density recommendations; thus, the request is considered to be consistent with RGM1 and findings will not be required to approve the request.

[Redevelopment of Regional Transportation Corridors \(RRTC\) Policy](#) – *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.*

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 \(RGM5A\)](#) – *No more than 50% square footage for residential uses. Requests should also conform with other identifying elements (density, building height, etc.) in the applicable Dashboard descriptions. Requests that do not conform with these requirements must be justified by findings.*

The applicant is not proposing modifications to the Multiuse Growth Management stipulation which requires the subject property to maintain conformance with RGM5A; thus, the request is consistent with RGM5A.

[Redevelopment and Growth Management Policy: Action 5B \(RGM5B\)](#) – *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)*

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 as majority of the nonresidential uses of the existing mall is to be retained. Thus, phasing is not required to meet this action and this request is consistent with RGM5B.

[Redevelopment and Growth Management Policy: Action 5C \(RGM5C\)](#) – *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.*

No changes are proposed to the planned development stipulations related to phasing which divide the amenities into three phases, requiring open space and pedestrian-oriented streets to be provided with the corresponding phase of residential development. For this reason, the request is consistent with RGM5C.

[Redevelopment and Growth Management Policy: Action 8 \(RGM8\)](#) – *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.*

The request includes allowances for SF-A and SF-D and marginally and/or greatly improves the Housing Mix and move closer to the recommendations of the SA Mix of Uses Dashboard. Additionally, the existing zoning contributes 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. Thus, staff finds that the proposal to be consistent with RGM8.

[Findings Policy Assessment](#) – Findings are not required to approve this request.

[Findings Policy Assessment](#) – Findings are not required to approve this request.

Adequacy of Public Facilities – The following have been reviewed in support of the [Facilities & Infrastructure Policy](#).

Water and Sewer – 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. Since the number of units are not changing, the demands should be roughly equivalent to the existing zoning.

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 which estimates that 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.

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.

Conformance to the Comprehensive Plan Summary

Policy or Study	Analysis
Future Land Use Map and Dashboards	
Description & Priorities	Meets
Mix of Uses	Meets
Character Defining Elements	Partially Meets
Thoroughfare Plan Map	Meets
Bicycle Transportation Plan Map	N/A
Parks Master Plan Map	N/A
Expressway Corridor Environmental Health Map	Meets
Redevelopment of Regional Transportation Corridors Policy	Meets
Redevelopment & Growth Management Policy (RGM) – Action 1	Meets
RGM – Action 5A	Meets
RGM – Action 5B	Meets
RGM – Action 5C	Meets
RGM – Action 8	Meets
Facilities & Infrastructure Policy	Meets



January 15, 2025

Molly Coryell
Senior 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 Molly,

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	2024/25 Enrollment	2025-26 Enrollment (Projected)	2026-27 Enrollment (Projected)	2027-28 Enrollment (Projected)	2028-29 Enrollment (Projected)	Functional Capacity	Program Capacity
Brinker ES	565	559	527	485	498	653	768
Renner MS	1,140	1,122	1,128	1,122	1,113	1,162	1,367
Shepton HS	1,358	1,390	1,292	1,250	1,270	1,765	2,077
Plano West Senior HS	2,560	2,505	2,505	2,505	2,410	2,632	3,097

The enrollment figures are derived from our most recent demographer's report. The 2024-2025 column represents actual enrollment as of October 2024. All other enrollment figures are projected and are based on City zoning as it existed in the Fall of 2024. The impact of any zoning changes since that time (including this requested rezoning) are not yet factored into the projections.

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

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

Sincerely,

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

Revised Concept Plan – Significant changes from the concept plan approved in February 2024 include:

- Plans for the existing mall building previously included demolition of the northern wing (between Neiman Marcus and Dillard's) and maintaining the southern wing (between Neiman Marcus and Macy's). The revised concept plan now includes the reverse design.
- The quasi-public street system previously provided east-west connectivity between Chapel Hill Boulevard to Dallas Parkway. Updated plans now include mostly north-south connectivity between Chapel Hill Boulevard and Park Boulevard.
- The previous plan included mostly mid-rise residential units with a limited number of multifamily residence units designed to resemble townhomes. Updated plans now include 50 single-family residence attached units, offset by a corresponding reduction in the number of mid-rise residential units.

Copies of the previous Concept Plan and Open Space Plan are attached for reference.

Single-Family Residence Uses – The proposed PD stipulations would allow single-family residence attached and detached units as part of the combined total of no more than 965 housing units. As shown on the revised concept plan, the 50 single-family residence attached uses are located at the southeast corner of Plano Parkway and Chapel Hill Boulevard. There are no single-family detached units shown on the revised concept plan at this time; however, the proposed PD stipulations would allow Single-Family Detached uses to be incorporated in the future without the need to submit a zoning change request. The inclusion of single-family homes in the proposed housing mix to provide a more balanced variety of housing options aligns with comprehensive plan recommendations.

Proposed PD stipulations will require single-family uses to develop as follows:

- **Single-Family (Attached) Residences** shall be developed in accordance with the Urban Mixed-Use District (UMU) standards, with an exception that all the lots may abut a mews street as the only point of street frontage and access. Typically, the UMU district only allows a maximum of 50% of single-family residence attached uses abut a mews street as the only point of street frontage and access to ensure there is available on-street parking for the residents.
- **Single-family (Detached) Residences** shall be developed in accordance with the standards in PD-65-CB-1, which apply to the Villas at Legacy West at the southwest corner Communications Parkway and Headquarters Parkway, with minor modifications based on the specific site considerations (e.g., street names).

To accommodate parking needs for future residents, the applicant is proposing a PD stipulation that prohibits attributing any of the development's on-street parking spaces towards required parking for adjacent uses, except for single-family residence uses. There are currently over 200 on-street parking spaces shown on the revised concept plan, of which approximately 50 are located within 1,000 feet of the proposed single-family residence attached lots. If other single-family residence units are incorporated in the future, then required visitor parking will have to meet the minimum parking and distance requirements stipulated in the PD. Based on these site design elements, the proposed modifications to the single-family residence uses are being adequately mitigated.

Open Space and Phasing – PD stipulations will continue to require a minimum of 10 acres of usable (active) open space, of which 7 acres should be accessible to the public. Of the 10.03 acres shown on the revised concept plan, approximately 6.2 acres are new open space, and 3.8 acres are existing. Of note, existing open space includes 1.5 acres of indoor space that will be maintained in the mall’s central walkways (both ground and second floor) that are open to the public during mall hours and are used by individuals for health and recreational purposes.

Of the 7 acres accessible to the public, revised PD stipulations will reduce the number of acres that must be contiguous from a minimum 2 acres to a minimum of 1.5 acres. This reflects the change in plans for demolition of the existing mall, which will now have less of the interior mall courtyards maintained to be credited towards this requirement.

An open space plan subdividing the property into five distinct zones will be adopted as part of the ordinance to establish the required open space areas and acreages. The zones on the open space plan will also be utilized for residential phasing purposes, with PD stipulations restricting the occupation of residential areas without the corresponding development of open space in three distinct locations (Areas A-1, B-1, C-1, and D-1 as shown on the Open Space Plan):

Zones	Residential Units	Public Open Space Required Prior to Completion of Residential Units	Other Open Space Required	Total Open Space
Zone A	0	0.4 acres (Area A-1 for Zone D units)	3.2 acres	3.6 acres
Zone B	322	1.2 acres (Area B-1)	0.8 acres	2.0 acres
Zone C	276	1.2 acres (Area C-1)	0.6 acres	1.8 acres
Zone D	317	0.9 acres (Area D-1)	0.5 acres	1.4 acres
Zone E	50	0.0 acres	1.2 acres	1.2 acres
TOTAL	965	3.7 acres	6.3 acres	10.0 acres

Lot Coverage – Revisions to the concept plan required increasing the lot coverage for multifamily/mid-rise residential/independent living from 70% to 75%. Additionally, the new lot layout includes parking garages on their own lots. The lot coverage for lots developed solely with parking garages has been increased from 70% to 100%.

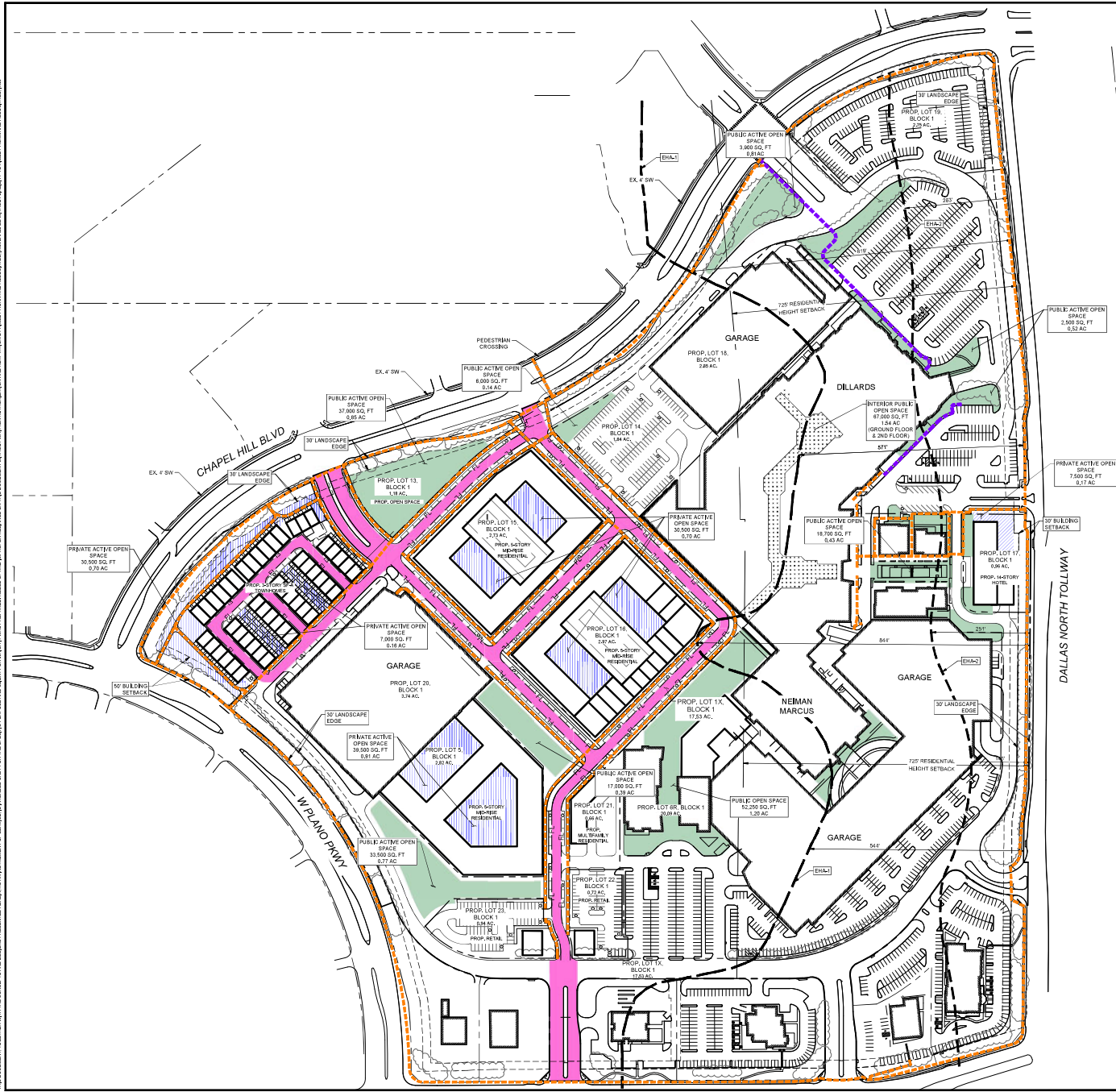
SUMMARY:

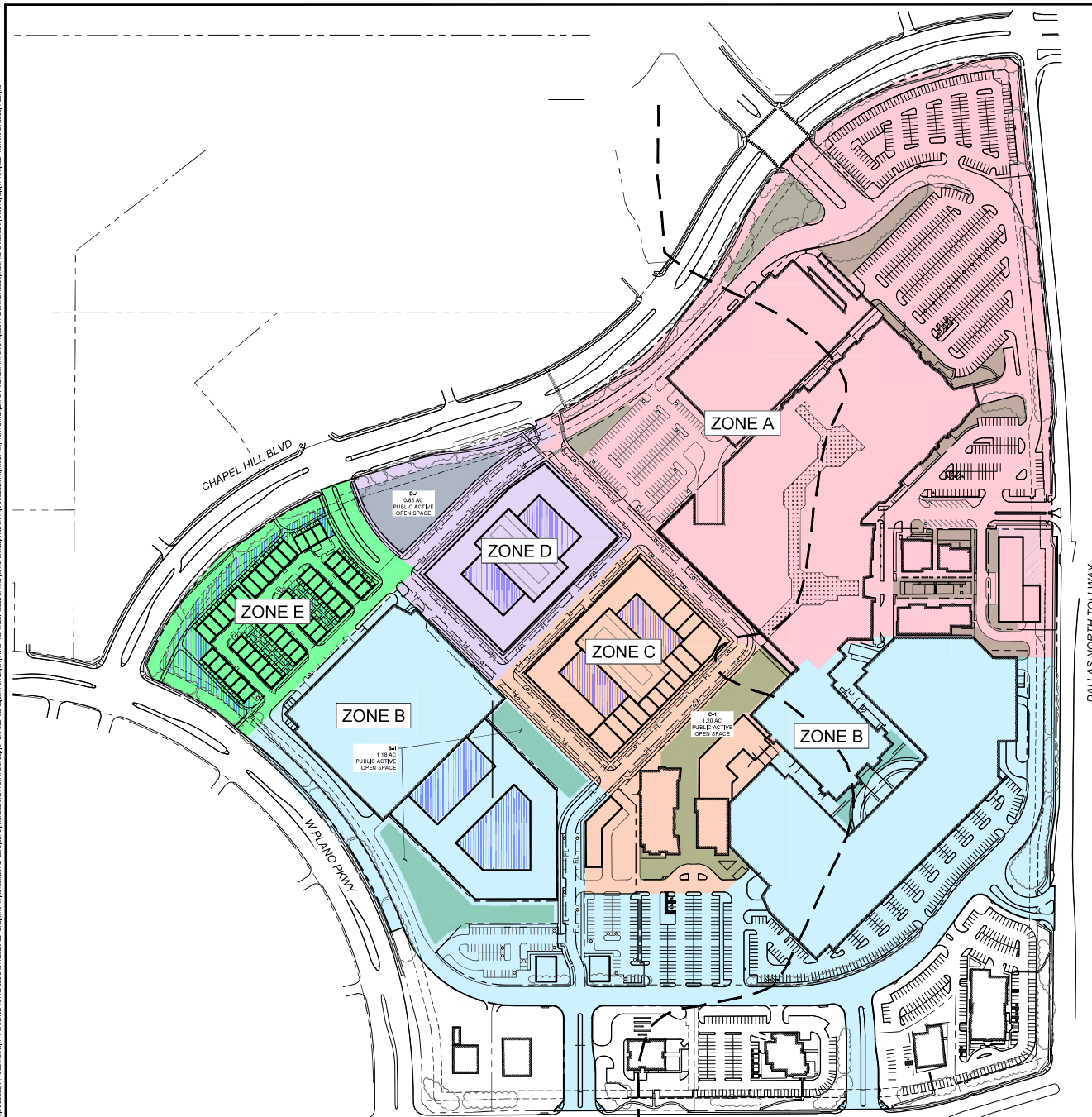
The primary purpose of this request is to incorporate single-family residence uses and revise the design of the redevelopment plans for The Shops at Willow Bend regional shopping mall, requiring revisions to the PD standards, the concept plan, and the adopted open space plan. No increase in the total number of units allowed is proposed.

RECOMMENDATION:

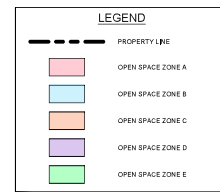
Staff recommends approval of the request.

THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. (KHA) AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF KHA. KHA SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. FOR THE CONTENTS OF THIS DOCUMENT. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.





OPEN SPACE SUMMARY		
OVERALL DISTRICT AREA	76.15 ACRES	3,317,094 SQ. FT.
PUBLIC EXTERIOR OPEN SPACE	5.62 ACRES	244,812 SQ. FT.
PUBLIC INTERIOR OPEN SPACE	1.54 ACRES	67,082 SQ. FT.
PRIVATE OPEN SPACE	2.87 ACRES	125,043 SQ. FT.
TOTAL	10.03 ACRES	436,937 SQ. FT.

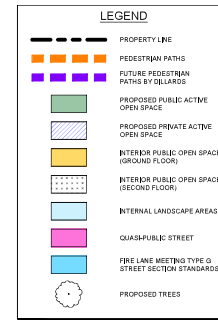
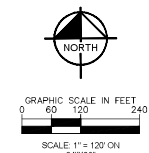


Kimley»»Horn

OPEN SPACE PLAN

[illegible]

PREVIOUSLY APPROVED
OPEN SPACE PLAN FROM
FEBRUARY 2024 - FOR
REFERENCE PURPOSES ONLY



OPEN SPACE SUMMARY	
OVERALL DISTRICT AREA	76.15 ACRES / 3,317,094 SQ. FT.
PUBLIC OPEN SPACE	6.13 ACRES / 266,079 SQ. FT.
INTERIOR PUBLIC OPEN SPACE	2.39 ACRES / 104,317 SQ. FT.
PRIVATE OPEN SPACE	3.74 ACRES / 161,762 SQ. FT.
TOTAL	10.26 ACRES / 448,499 SQ. FT.
LANDSCAPE SUMMARY	
INTERNAL LANDSCAPE AREA REQUIRED	0.23 ACRES / 9,948 SQ. FT.
INTERNAL LANDSCAPE AREA PROVIDED	3.58 ACRES / 156,075 SQ. FT.
LANDSCAPE EDGE	8.97 ACRES / 391,881 SQ. FT.
TOTAL	8.55 ACRES / 372,458 SQ. FT.

CITY COUNCIL
CITY OF PLANO
APPROVED
FEBRUARY 12, 2024

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 NEUMAN MARCUS GROUP LLC
1510 Main Street
Dallas, Texas 75201
Tel. No. -
Contact: Michael D. Lewis

CENTENNIAL WATERFALL VILLOW BEND, LLC
8501 Central Expressway, Suite 1740
Dallas, Texas 75201
Tel. No. 214-645-0303
Contact: Michael Platt

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 North Road
Two O'Brien Office Tower, Suite 700
Dallas, Texas 75251
Tel. No. 972-754-1300
Contact: Sarah Scott, P.E.

MACY'S RETAIL HOLDINGS LLC
145 Progress Rd
Springdale, Texas 45346
Tel. No. -
Contact: Charles P. D'Souza

DILLARD HOBBS OPERATING LTD
PS & MERSCO REALTY CO INC.
4501 N Beach Street
Fort Worth, Texas 76137
Tel. No. -
Contact: Chris B. Johnson

Kimley»Horn
13455 KIMLEY ROAD TWO O'BRIEN OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75251
PHONE: 972.754.1300 FAX: 972.754.3303
TEXAS REGISTERED ENGINEERING FIRM #268

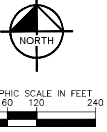
THE SHOPS AT
WILLOW BEND
PLANO, TX

OPEN SPACE PLAN

SHEET NUMBER
1 OF 1

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

PREVIOUSLY APPROVED
OPEN SPACE PLAN FROM
FEBRUARY 2024 - FOR
REFERENCE PURPOSES ONLY



LEGEND	
	PROPERTY LINE
	PUBLIC OPEN SPACE ZONE A
	PUBLIC OPEN SPACE ZONE B
	PUBLIC OPEN SPACE ZONE C
	PUBLIC OPEN SPACE ZONE D

OPEN SPACE SUMMARY	
OVERALL DISTRICT AREA	76.15 ACRES
PUBLIC OPEN SPACE	6.13 ACRES
INTERIOR PUBLIC OPEN SPACE	2.39 ACRES
PRIVATE OPEN SPACE	3.74 ACRES
TOTAL	10.20 ACRES
LANDSCAPE SUMMARY	
INTERNAL LANDSCAPE AREA REQUIRED	0.23 ACRES
INTERNAL LANDSCAPE AREA PROVIDED	3.58 ACRES
LANDSCAPE SPACE	3.35 ACRES
TOTAL	6.55 ACRES

CITY COUNCIL
CITY OF PLANO
APPROVED
FEBRUARY 12, 2024

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

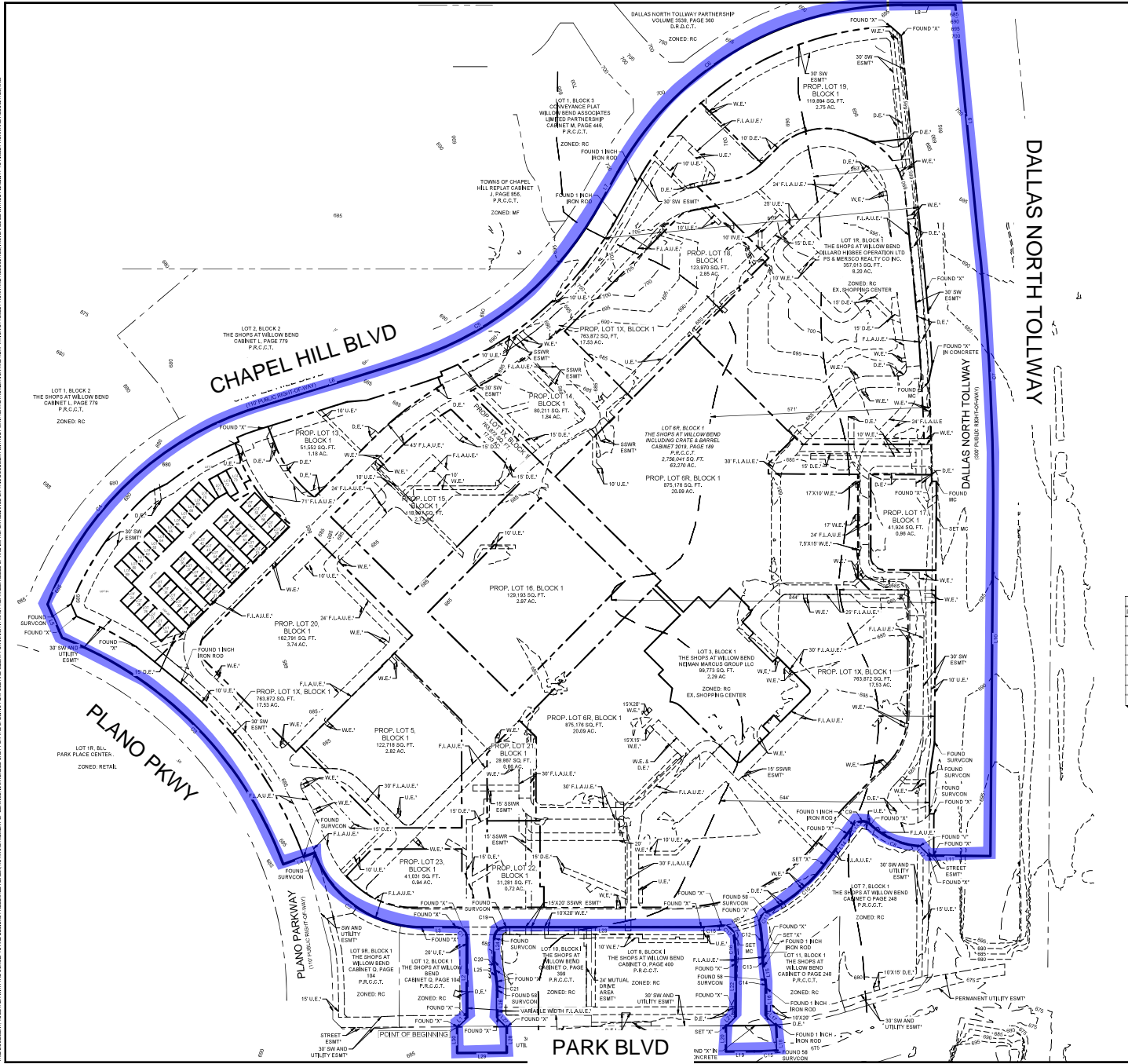
SITUATED IN ROBERT LUDINGTON
SURVEY ABSTRACT, NO. 548
CITY OF PLANO, COLLIN COUNTY, TEXAS
DATE: JANUARY 11, 2024

OWNER/DEVELOPER: THE NEIMAN MARCUS GROUP LLC 1510 Main Street Dallas, Texas 75201 Tel. No. 214-424-0000 Contact: Michael D. Lewis	CENTENNIAL WATERFALL WILLOW BEND, LLC 8501 Central Expressway, Suite 1740 Dallas, Texas 75201 Tel. No. 214-424-0000 Contact: Michael Platt	CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 13455 North Road Two Gilbert Office Towers, Suite 700 Dallas, Texas 75251 Tel. No. 972-754-1000 Contact: Sarah Scott, P.E.
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MACY'S RETAIL HOLCOMB LLC 145 Progress Rd Springdale, Ohio 45246 Tel. No. 513-233-1000 Contact: Charles P. D'Agostino	DALLARD HOBBS OPERATING LTD P.O. BOX 1000 4501 N. Beach Street Fort Worth, Texas 76107 Tel. No. 817-338-1000 Contact: Charles P. D'Agostino
--	--

Kimley»Horn 13455 NIEL ROAD, TWO GILBERT OFFICE TOWERS, SUITE 700 PHOENIX, ARIZONA 85024 PHONE: 602.724.1400 FAX: 602.724.3000 TEXAS REGISTERED ENGINEERING FIRM #208		PROJECT NO. 09447561	DATE JAN 2024	SCALE AS SHOWN	DESIGNED BY BNH	DRAWN BY BNH	CHECKED BY ASE
		THE SHOPS AT WILLOW BEND PLANO, TX					
		OPEN SPACE PLAN					
		SHEET NUMBER 1 OF 1					

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND ARE NOT TO 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. THE USER OF THESE PLANS AND SPECIFICATIONS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON AND FOR THE PROPER USE OF THE INFORMATION PROVIDED HEREON. THE USER OF THESE PLANS AND SPECIFICATIONS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON AND FOR THE PROPER USE OF THE INFORMATION PROVIDED HEREON. THE USER OF THESE PLANS AND SPECIFICATIONS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON AND FOR THE PROPER USE OF THE INFORMATION PROVIDED HEREON.



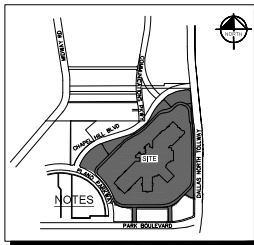
LEGEND

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

GRAPHIC SCALE IN FEET

0 60 120 240

SCALE: 1"=120' ON 24"X36"



- NOTES**
- ALL EASEMENTS SHOWN ARE EXISTING AND ARE RECORDED IN THE PUBLIC RECORDS, UNLESS OTHERWISE NOTED.
 - APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT BE AN APPROVAL OF ANY ASSOCIATED STUDY, PLAN, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INTENTION OF THE DEVELOPMENT PROCESS, PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL, ACTION ON STUDIES, PLANS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

TOWNHOME LOT AREA TABLE		
PARCEL #	AREA	
24-29	1,300 SQ. FT.	0.03 ACRES
30-33	1,348 SQ. FT.	0.03 ACRES
34-38	1,300 SQ. FT.	0.03 ACRES
39-70	1,550 SQ. FT.	0.04 ACRES
71	1,300 SQ. FT.	0.03 ACRES
72	1,541 SQ. FT.	0.04 ACRES
73	2,334 SQ. FT.	0.05 ACRES
74	35,963 SQ. FT.	0.83 ACRES
75	35,288 SQ. FT.	0.83 ACRES

LEGEND

- WATER EASEMENT
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- FIRE LANE, ACCESS & UTILITY EASEMENT

CITY PROJECT #ZC2024-020

REVISED ZONING EXHIBIT

OR

SHOPS AT WILLOW BEND

LOTS 1R, 3, 5, 6R, 1X-3X AND 13-73, BLOCK 1

89,081 AC

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

DATE: DECEMBER 20, 2024

OWNER/DEVELOPER:
THE NEIMAN MARCUS GROUP LLC
1510 Main Street
Dallas, Texas 75201
Tel. No. 214-465-0333
Contact: Michael D. Levan

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 North Road
Two O'Brien Office Tower, Suite 700
Dallas, Texas 75221
Tel. No. 214-774-1000
Contact: Sarah Scott, P.E.

MACYS RETAIL:
HOLCOMB LLC
145 Progress R
Springtown, Texas 75157
Tel. No. 817-594-0348
Contact: Charles P. Dismore

DALLARD HOBBS OPERATING LTD:
PS & MERSCO REALTY CO INC.
4501 N Beach Street
Fort Worth, Texas 76117
Tel. No. 817-336-3333
Contact: Chris B. Johnson

Kimley»Horn

13455 KIEL ROAD TWO O'BRIEN OFFICE TOWER, SUITE 700
FORTH WORTH, TEXAS 76117
PHONE 817-774-1000 FAX 817-336-3333
TEXAS REGISTERED ENGINEERING FIRM #203

THE SHOPS AT WILLOW BEND
PLANO, TX

ZONING EXHIBIT

SHEET NUMBER
1 OF 2

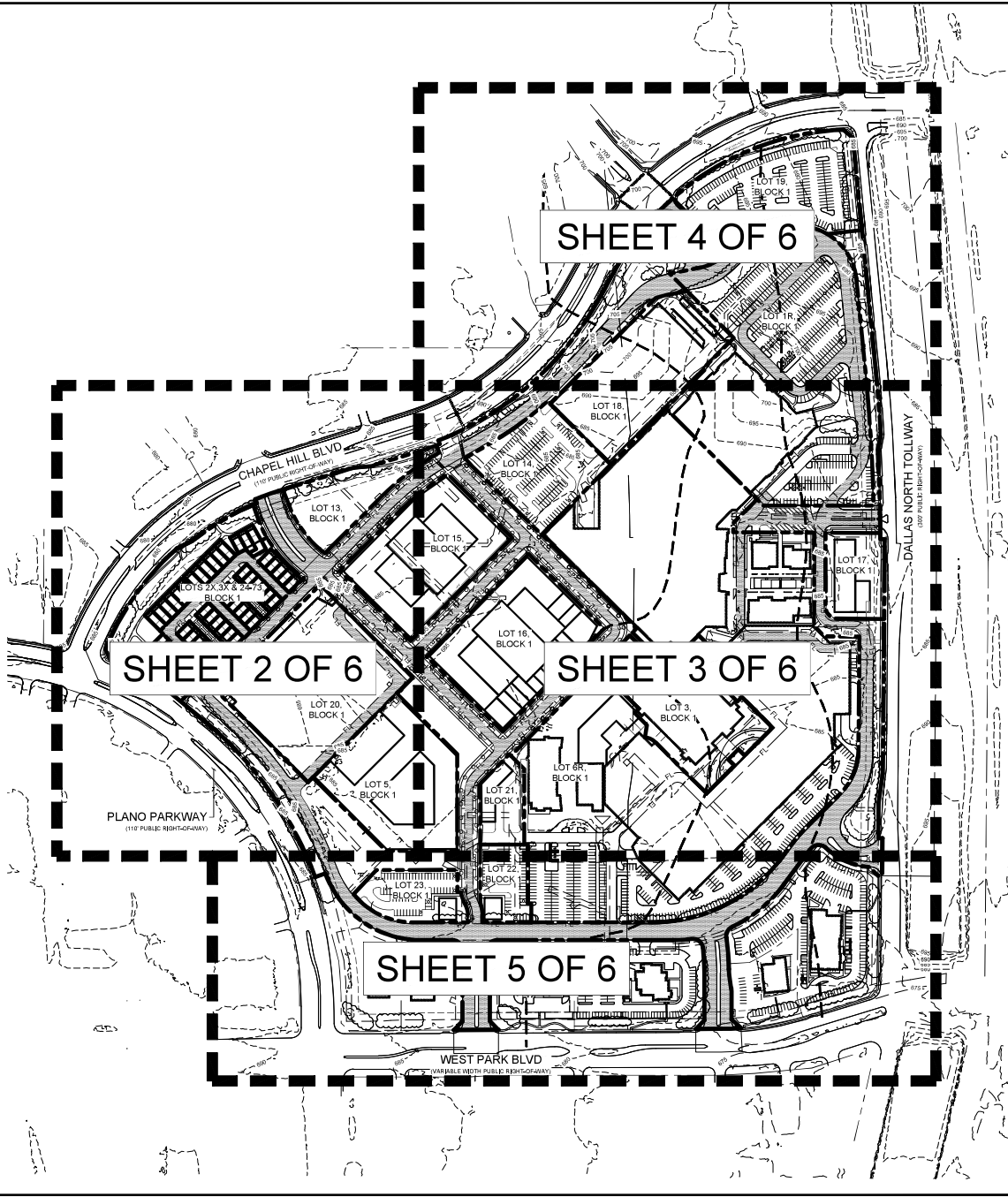
DATE
12/20/24

BY
[Signature]

DATE
12/20/24

BY
[Signature]

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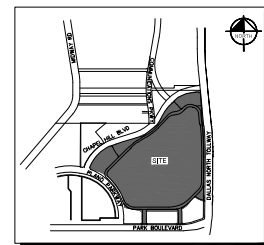
LEGEND

- PROPERTY LINE
- EHA SETBACK LINE
- RESIDENTIAL HEIGHT
- SUPPER LINE

GRAPHIC SCALE IN FEET

0 75 150 300

SCALE: 1" = 150' ON 24"x36"



- NOTE:**
1. ALL EASEMENTS SHOWN ARE RECORDED IN CARNET H, SLIDE 41, P.A.C.C.T., UNLESS OTHERWISE NOTED.
 2. REFERENCE SHEET 4 OF 6 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 LINES ARE 24" VIBES WITH 20" INNER RADII UNLESS OTHERWISE LABELED.
 5. PROPOSED DUMPSTER ENCLOSURES TO FOLLOW CITY OF PLANO SITE DESIGN STANDARDS FOR SOLID WASTE CONTAINERS MANUAL.

APPROVED
SUBJECT TO STIPULATIONS
FEBRUARY 3, 2025
CITY OF PLANO
P&Z COMMISSION
PLANNER: MC

EXPIRES
FEBRUARY 3, 2027
CITY OF PLANO

CITY PROJECT #RCP2024-006

REVISED CONCEPT PLAN

SHOPS AT WILLOW BEND
LOTS 1R, 3, 5, 6R, 1X-3X AND 13-73, BLOCK 1

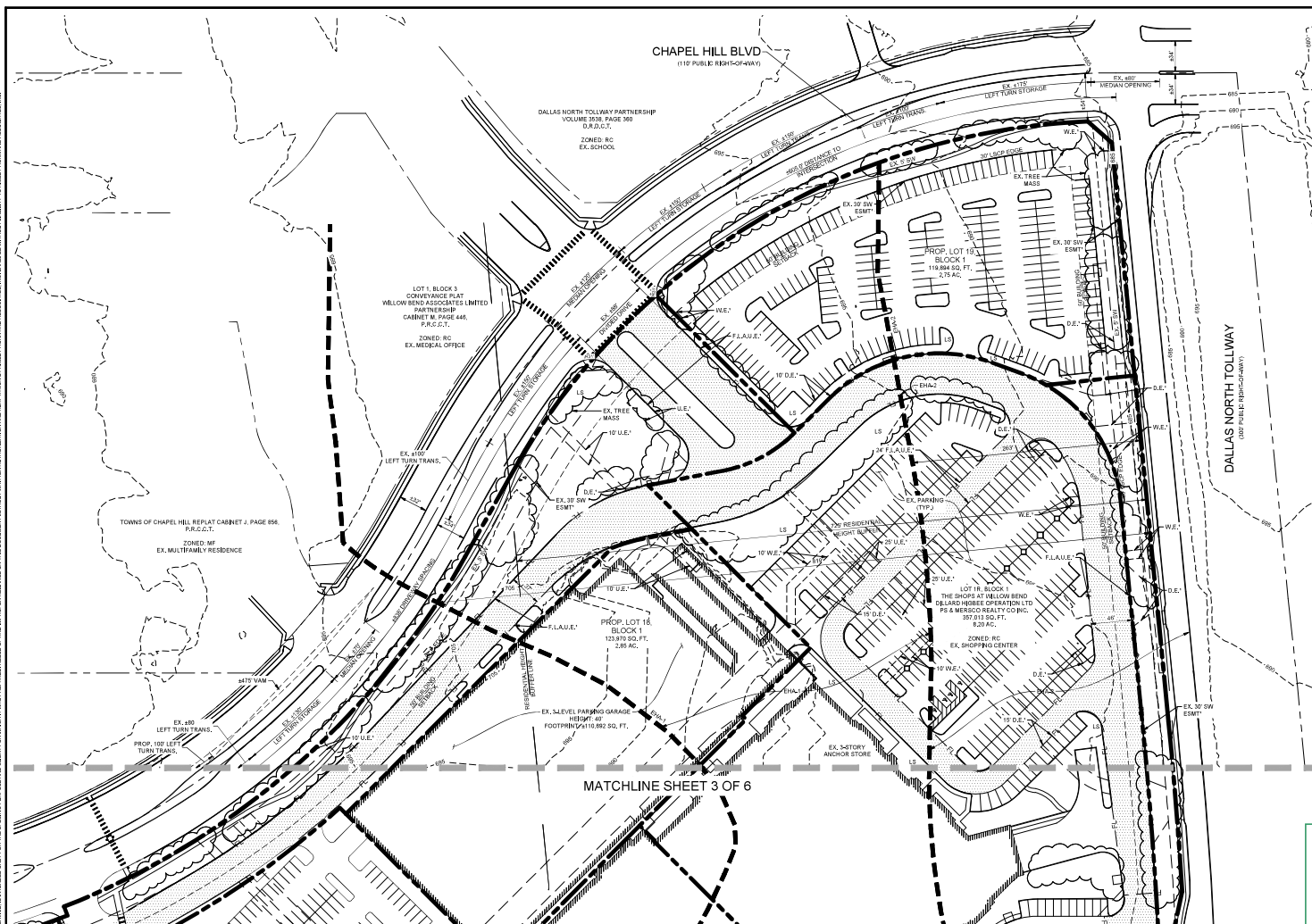
76.15 AC.

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

DATE: JANUARY 22, 2025

OWNER/DEVELOPER: THE NEIMAN MARCUS GROUP LLC 1510 Main Street Dallas, Texas 75201 Tel. No. 214-424-3333 Contact: Michael D. Lewis	OWNER/DEVELOPER: CENTENNIAL WATERFALL VILLOW BEND, LLC 8750 N. Central Expressway, Suite 1740 Dallas, Texas 75201 Tel. No. 214-424-3333 Contact: Michael Platt	CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 13455 Noel Road Two Galleria Office Tower, Suite 700 Dallas, Texas 75251 Tel. No. 972-754-1000 Contact: Sarah Scott, P.E.
MAJOR RETAIL: HOLCOMB LLC 145 Progress Rd Springdale, Ohio 45246 Tel. No. 513-333-3333 Contact: Charles P. Ditzler	LANDSCAPE ARCHITECT: P&Z & MERRICK REALTY CO. INC. 4501 N. Beach Street Fort Worth, Texas 76107 Tel. No. 817-333-3333 Contact: Charles B. Johnson	

Kimley»Horn 13455 NOEL ROAD TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TEXAS 75251 PHONE 972.754.1000 FAX 972.754.1001 TEXAS REGISTERED ENGINEERING FIRM #208	PROJECT NO. 00447561	DATE JAN 2025	SCALE AS SHOWN	DESIGNED BY NHN	DRAWN BY NHN	CHECKED BY JES
	THE SHOPS AT WILLOW BEND PLANO, TX					
CONCEPT PLAN						
SHEET NUMBER 1 OF 6						

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Kimley»»Horn


PROJECT No. 00474901
DATE: JAN 2025
SCALE: AS SHOWN
DESIGNED BY: RMH
DRAWN BY: RMH
CHECKED BY: SES

**THE SHOPS AT
WILLOW BEND**

CONCEPT PLAN

SHEET NUMBER
4 OF 6

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./E.	EXISTING FIRE LANE, ACCESS, AND UTILITY EASEMENT
U.E.	EXISTING UTILITY EASEMENT
EHA-1	PROPERTIES WITH OUTDOOR NOISE LEVELS BETWEEN 65dB & 75dB
EHA-2	PROPERTIES WITH OUTDOOR NOISE LEVELS > 75DB

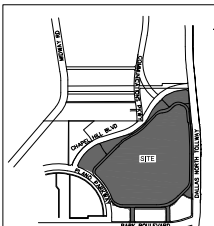
GRAPHIC SCALE IN FEET

0 30 60 120

SCALE: 1" = 60' ON 24"x36"

VICINITY MAP

N.T.S.



NOTE:

APPROVED
SUBJECT TO STIPULATIONS
FEBRUARY 3, 2025
CITY OF PLANO
P&Z COMMISSION
PLANNER: MC

EXPIRES
FEBRUARY 3, 2027
CITY OF PLANO

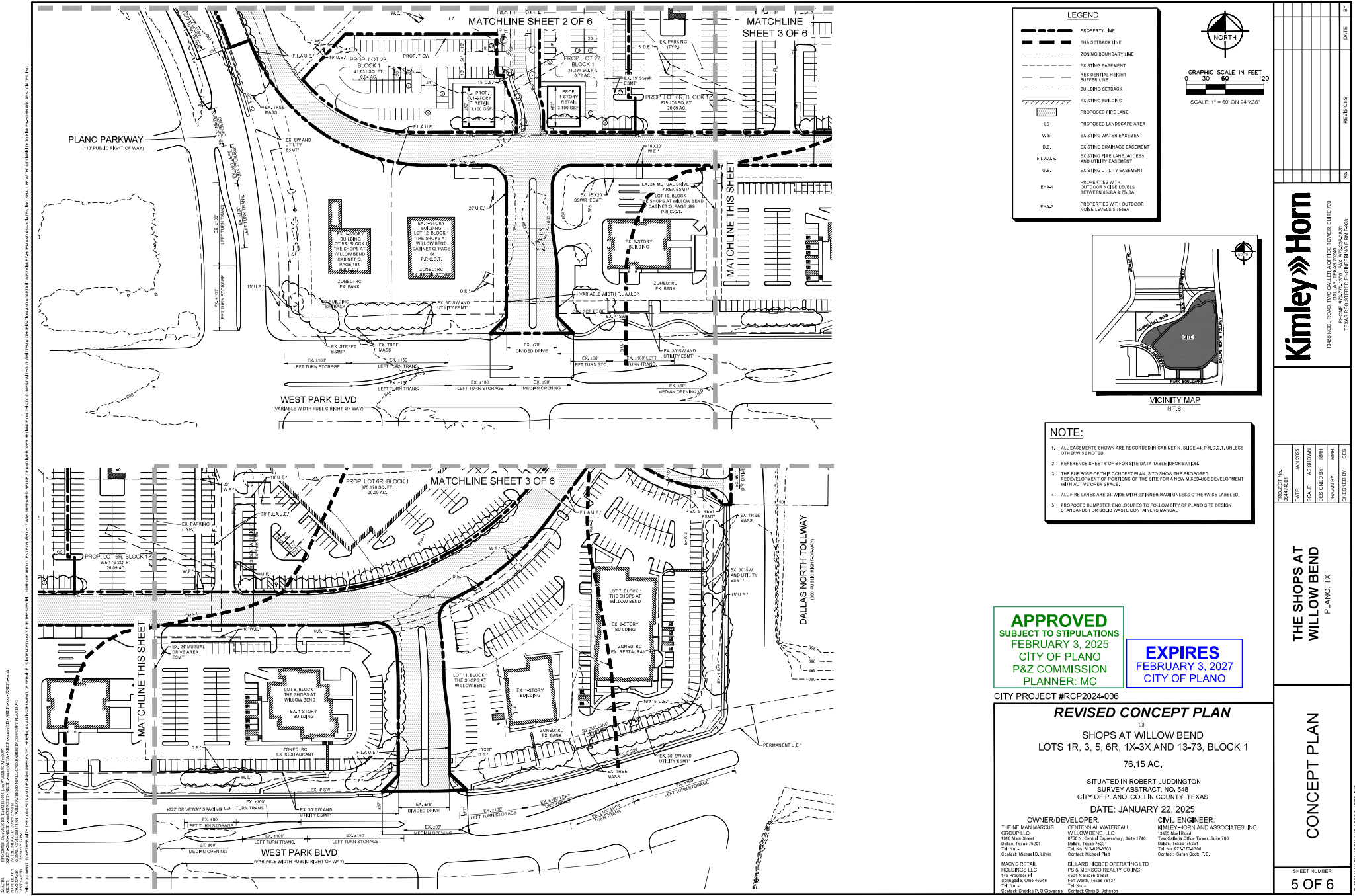
CITY PROJECT #RCP2024-006

REVISED CONCEPT PLAN

SHOPS AT WILLOW BEND
LOTS 1R, 3, 5, 6R, 1X-3X AND 13-73, BLOCK 1
76.15 AC.

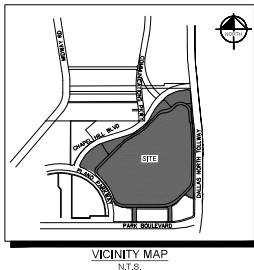
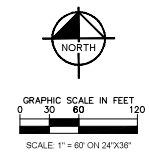
SITUATED IN ROBERT LUDDINGTON
SURVEY ABSTRACT, NO. 548
CITY OF PLANO, COLLIN COUNTY, TEXAS
DATE: JANUARY 22, 2025

OWNER/DEVELOPER		CIVIL ENGINEER	
THE NEWMAN MARCUS GROUP/LLC 1616 Main Street Dallas, Texas 75201 Tel. No. - Contact: Michael D. Liven	CENTER FOR WATERFALL 1870 N. BEND, L.L.C. 8240 Central Expressway, Suite 1740 Dallas, Texas 75231 Tel. No. 314-243-3293 Contact: Michael Pad	KWILEY & HORN AND ASSOCIATES, INC. 13425 Nord Road Two Galleria Office Tower, Suite 700 Dallas, Texas 75243 Tel. No. 873-754-1000 Contact: Sarah Scott, P.E.	
MACY'S RETAIL HOLDINGS LLC 146 Progress Dr Springdale, Ohio 45240 Tel. No. - Contact: Charles P. O'Kavanna	DILLARD-HORN OPERATING LTD P.O. BOX 1000 4501 N Beach Street Fort Worth, Texas 76107 Tel. No. - Contact: Chris B. Johnson		



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.A.U.E. EXISTING FIRE LANE, ACCESS, AND UTILITY EASEMENT
- U.E. EXISTING UTILITY EASEMENT
- EHA-1 PROPERTIES WITH OUTDOOR NOISE LEVELS BETWEEN 65B&A & 75B&A
- EHA-2 PROPERTIES WITH OUTDOOR NOISE LEVELS > 75B&A



- NOTE:**
- ALL EASEMENTS SHOWN ARE RECORDED IN CABINET N, SLIDE 44, P. 6, C. 1, T. 1, UNLESS OTHERWISE NOTED.
 - REFERENCE SHEET 8 OF 6 FOR SITE DATA TABLE INFORMATION.
 - 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.
 - ALL FIRE LANES ARE 24' WIDE WITH 20' INNER RADII UNLESS OTHERWISE LABELED.
 - PROPOSED DUMPSTER ENCLOSURES TO FOLLOW CITY OF PLANO SITE DESIGN STANDARDS FOR SOLID WASTE CONTAINERS MANUAL.

APPROVED
SUBJECT TO STIPULATIONS
FEBRUARY 3, 2025
CITY OF PLANO
P&Z COMMISSION
PLANNER: MC

EXPIRES
FEBRUARY 3, 2027
CITY OF PLANO

CITY PROJECT #RCP2024-006

REVISED CONCEPT PLAN
OF
SHOPS AT WILLOW BEND
LOTS 1R, 3, 5, 6R, 1X-3X AND 13-73, BLOCK 1
76.15 AC.

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

DATE: JANUARY 22, 2025

OWNER/DEVELOPER:
THE NEUMAN MARCUS GROUP LLC
1510 Main Street
Dallas, Texas 75201
Tel. No. 214-242-5033
Contact: Michael Platt

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
15455 North Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75251
Tel. No. 972-754-1000
Contact: Sarah Scott, P.E.

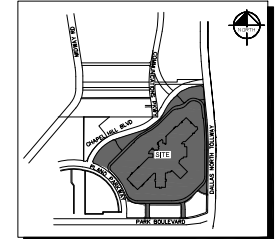
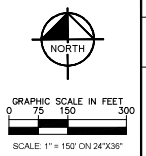
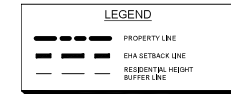
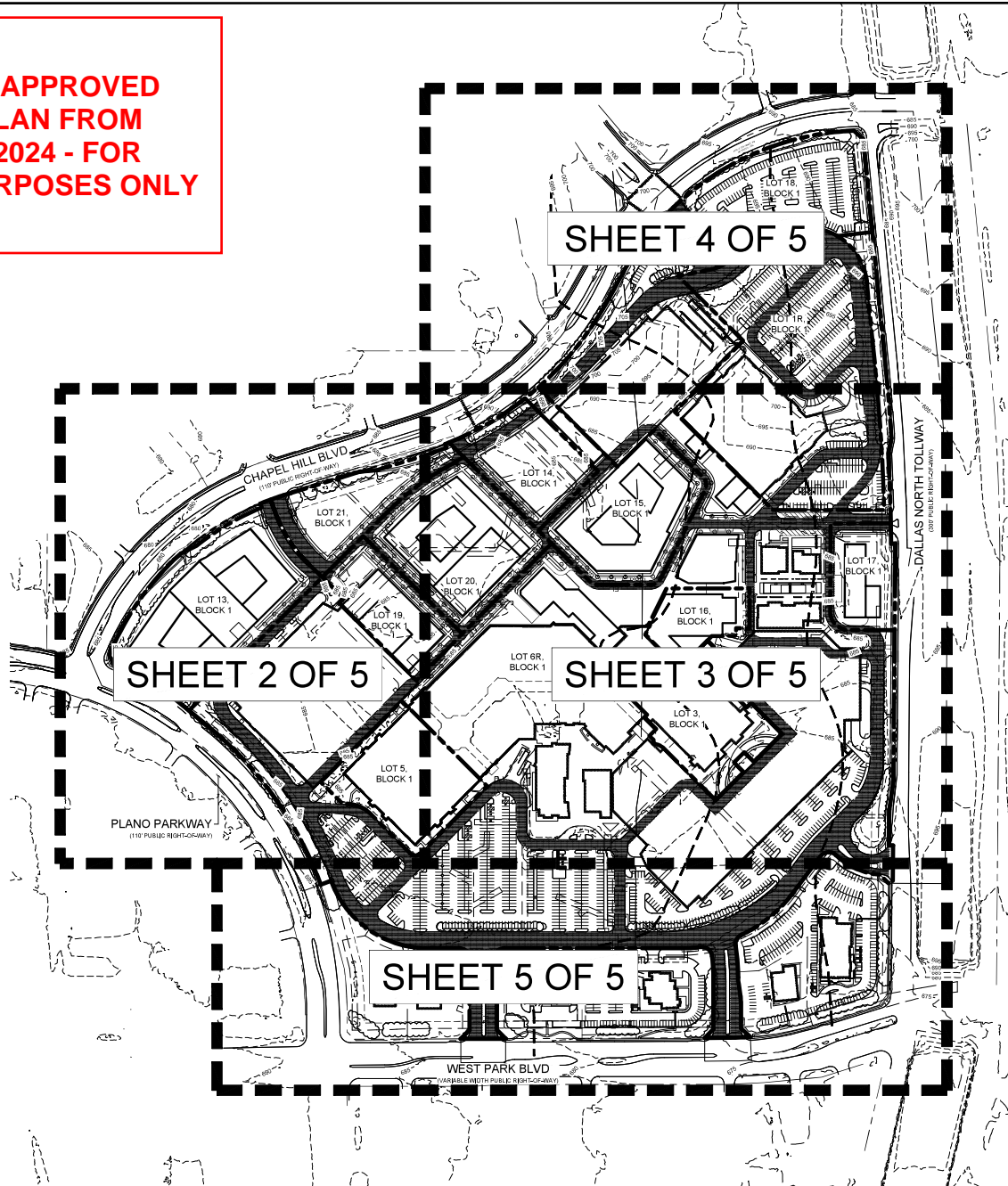
MACYS RETAIL HOLDINGS LLC
145 Progress Rd
Springdale, Texas 45246
Tel. No. 513-277-7777
Contact: Charles P. Ditzler

DELAND HOBBS OPERATING LTD
P.O. BOX 1000
4501 N. Beach Street
Fort Worth, Texas 76117
Tel. No. 817-338-1000
Contact: Chris B. Johnson

SHEET NUMBER		PROJECT NO. 0047561		DATE JAN 2025		SCALE AS SHOWN		DESIGNED BY BNH		DRAWN BY BNH		CHECKED BY BES		REVISIONS		DATE	
5 OF 6		THE SHOPS AT WILLOW BEND PLANO, TX		CONCEPT PLAN		13485 ADEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700 PHONE 972.747.1500 FAX 972.726.2800 TEAM REGISTERED ENGINEER OF FIRM 14203		Kimley»»Horn		No.							

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PREVIOUSLY APPROVED
CONCEPT PLAN FROM
FEBRUARY 2024 - FOR
REFERENCE PURPOSES ONLY



- NOTE:**
1. ALL EASEMENTS SHOWN ARE RECORDED IN GARNETT N. SLIDE 44, P.A.C.C.T., UNLESS OTHERWISE NOTED.
 2. REFERENCE SHEET 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 PBE LINES ARE 24\"/>

EXPIRES
JANUARY 16, 2026
CITY OF PLANO

APPROVED
SUBJECT TO STIPULATIONS
JANUARY 16, 2024
CITY OF PLANO
PLANNING DEPARTMENT
PLANNER: *RP*

CITY PROJECT #CP2023-002

CONCEPT PLAN
OF
SHOPS AT WILLOW BEND
LOTS 1R, 3, 5, 6R, AND 13-21, BLOCK 1
78.15 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
1610 Main Street
Dallas, Texas 75201
Tel. No. 214-242-5333
Contact: Michael O. Lewis

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75251
Tel. No. 972-754-1300
Contact: Sarah Scott, P.E.

OWNER/DEVELOPER:
MAYOR'S RETAIL HOLDINGS LLC
145 Progress Pl
Springdale, Ohio 45246
Tel. No. 513-242-5333
Contact: Charles P. D'Souza

CIVIL ENGINEER:
DELLARD HOBBS OPERATING LTD
P.O. BOX 1000
4501 N. Beach Street
Fort Worth, Texas 76137
Tel. No. 817-335-1000
Contact: Charles B. Johnson

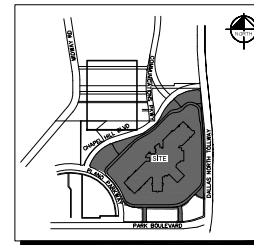
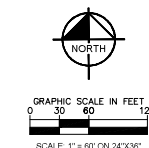
PROJECT NO. 004474501	DATE JAN 2024	SCALE AS SHOWN	DESIGNED BY BNH	DRAWN BY BNH	CHECKED BY SES
THE SHOPS AT WILLOW BEND PLANO, TX					
CONCEPT PLAN					
SHEET NUMBER 1 OF 6					

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
PHOTO: 972-754-1300 FAX: 972-754-3320
TEXAS REGISTERED ENGINEERING FIRM #208

PREVIOUSLY APPROVED
CONCEPT PLAN FROM
FEBRUARY 2024 - FOR
REFERENCE PURPOSES ONLY

LEGEND

- PROPERTY LINE
- EHA SETBACK LINE
- ZONING BOUNDARY LINE
- EXISTING EASEMENT
- RESIDENTIAL HEIGHT
- RUFFER LINE
- BUILDING SETBACK
- EXISTING BUILDING
- PROPOSED FIRE LANE
- PROPOSED LANDSCAPE AREA
- W.E.
- EXISTING WATER EASEMENT
- D.E.
- EXISTING DRAINAGE EASEMENT
- F.A.U.E.
- EXISTING FIRE LANE ACCESS AND UTILITY EASEMENT
- U.E.
- EXISTING UTILITY EASEMENT
- PROPERTIES WITH OUTDOOR NOISE LEVELS BETWEEN 75BBA & 75BBA
- PROPERTIES WITH OUTDOOR NOISE LEVELS ≥ 75BBA



- NOTE:**
- ALL EASEMENTS SHOWN ARE RECORDED IN CABINET N, SLIDE 44, P.R.C.G.T., UNLESS OTHERWISE NOTED.
 - REFERENCE SHEET 6 OF 6 FOR SITE DATA TABLE INFORMATION.
 - 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.
 - ALL FIRE LANES ARE 34' WIDE WITH 20' INNER RADII UNLESS OTHERWISE LABELED.

EXPIRES
JANUARY 16, 2024
CITY OF PLANO

APPROVED
SUBJECT TO STIPULATIONS
JANUARY 16, 2024
CITY OF PLANO
PLANNING DEPARTMENT
PLANNER: *RP*

CITY PROJECT #CP2023-002

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

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

OWNER/DEVELOPER:
THE NEUMAN MARCUS GROUP, LLC
1501 Main Street
Dallas, Texas 75201
Tel. No. 214-242-5333
Contact: Michael D. Leish
MAYOR'S RETAIL HOLDINGS LLC
145 Progress Rd
Springdale, Ohio 45246
Tel. No. 513-242-5333
Contact: Charles B. Johnson









CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
15455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75251
Tel. No. 972-754-1300
Contact: Sarah Scott, P.E.

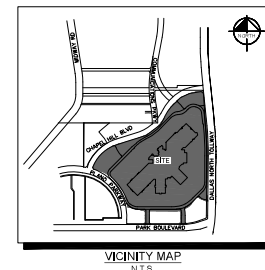
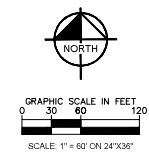
DELAND HOBBS OPERATING LTD
P.O. BOX 1000
4501 N. Beach Street
Fort Worth, Texas 76137
Tel. No. 817-335-1000
Contact: Charles B. Johnson

Kimley»Horn			
13465 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TEXAS 75251 PHONE: 972-754-1300 FAX: 972-252-3320 TEAS REGISTERED ENGINEERING FIRM #208			
PROJECT NO.	DATE	SCALE	AS SHOWN
00447-561	JAN 2024	1" = 60'	AS SHOWN
DESIGNED BY	DRAWN BY	CHECKED BY	DATE
THE SHOPS AT WILLOW BEND PLANO, TX			
CONCEPT PLAN			
SHEET NUMBER 2 OF 6			

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LEGEND	
	PROPERTY LINE
	EIA SETBACK LINE
	ZONING BOUNDARY LINE
	EXISTING EASEMENT
	RESIDENTIAL REAR SETBACK LINE
	BUILDING SETBACK
	EXISTING BUILDING
	PROPOSED FIRE LANE
L.S.	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 & 75dBA
EHA-2	PROPERTIES WITH OUTDOOR NOISE LEVELS ≥ 75dBA



NOTE:

1. ALL EASEMENTS SHOWN ARE RECORDED IN CABINET N. SLIDE 44, P.R.C.C.T. UNLESS OTHERWISE NOTED.
2. REFERENCE SHEET 6 OF 6 FOR SITE DATA TABLE INFORMATION.

**PREVIOUSLY APPROVED
CONCEPT PLAN FROM
FEBRUARY 2024 - FOR
REFERENCE PURPOSES ONLY**

EXPIRES
JANUARY 16, 2026
CITY OF PLANO

APPROVED
SUBJECT TO STIPULATION:
JANUARY 16, 2024
CITY OF PLANO
PLANNING DEPARTMENT
PLANNER: *RP*

CITY PROJECT #CP2023-002

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

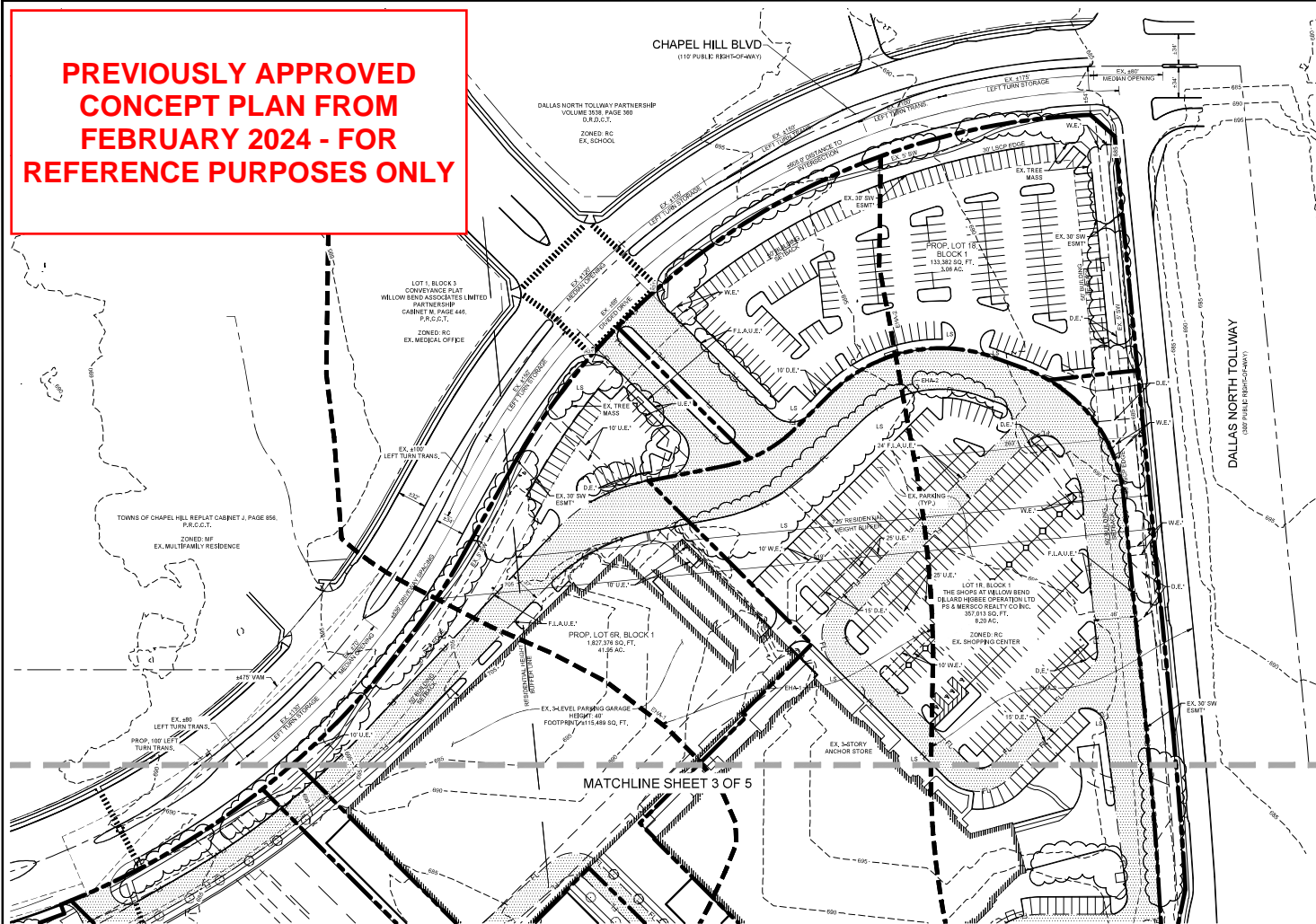
SITUATED IN ROBERT LUDDINGTON
SURVEY ABSTRACT, NO. 548
CITY OF PLANO, COLLIN COUNTY, TEXAS
DATE: JANUARY 11, 2024

OWNER/DEVELOPER:		CIVIL ENGINEER:
THE NEUMAN MARCUS GROUP LLC 1815 Texas 1502 Dallas, Texas 75201 Tel. No. + Contact: Michael D. Lohr	CENTENNIAL WATERFALL VILLOWBEND, LLC 8750 N. Central Expressway, Suite 1740 Dallas, Texas 75221 Tel. No. 214-242-3300 Contact: Michael Platt	KIMLEY-HORN AND ASSOCIATES, INC. 13450 Noid Road Two Odeurs Office Tower, Suite 700 Dallas, Texas 75251 Tel. No. 972-700-7000 Contact: Sarah Scott, P.E.
MACY'S RETAIL HOLDINGS LLC 144 Progress Pl Springdale, Ohio 45246 Tel. No. + Contact: Charles P. DiGiovanna	DILLARD & GIBBE OPERATING LTD P.O. BOX 9000 REALTY CO. INC. 4501 N Beach Street Fort Worth, Texas 76137 Tel. No. + Contact: Chris B. Johnson	

[illegible]

IMAGES 2756210941 Date:02/03/08 Lat:32.81692 Lon:-87.22136 Mpg:0.97
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 DWG NAME K:\AL_CIVIL\9944\100 - WILLOW BEND MALL CAD\DWG\BTS\CONCEPT PLANT.DWG
 LAST SAVED 11/11/11 11:40 AM
 LONG: 86.14481777 TOPOG: 86.14481777 DATE: 02/03/2008 TIME: 11:40:00 AM
 USER: J. R. HARRIS

**CONCEPT PLAN FROM
FEBRUARY 2024 - FOR
REFERENCE PURPOSES ONLY**



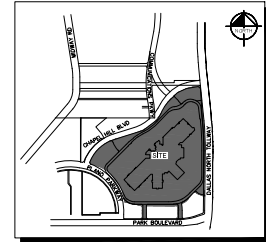
MATCHLINE SHEET 3 OF 5

LEGEND

- | | |
|-----------|---|
| | PROPERTY LINE |
| | EPA SETBACK LINE |
| | ZONING BOUNDARY LINE |
| | EXISTING EASEMENT |
| | RESIDENTIAL HEIGHT BUFFER LINE |
| | RULEDLINE SETBACK |
| | EXISTING BUILDING |
| | PROPOSED FIRE LANE |
| LS | PROPOSED LANDSCAPE AREA |
| W.E. | EXISTING WATER EASEMENT |
| D.E. | EXISTING DRAINAGE EASEMENT |
| F.A./A.E. | EXISTING FIRE LANE, ACCESS, AND UTILITY EASEMENT |
| U.E. | EXISTING UTILITY EASEMENT |
| EHA-1 | PROTECTED WITH OUTDOOR NOISE LEVELS BETWEEN 55dBA & 70dBA |
| EHA-2 | PROPERTIES WITH OUTDOOR NOISE LEVELS > 70dBA |



GRAPHIC SCALE IN FEET
0 30 60 120
SCALE: 1" = 60' ON 24"X36"



N.T.S.

NOTE:

1. ALL EASEMENTS SHOWN ARE RECORDED IN CABINET N. SLIDE 44. P.R.C.C.T. UNLESS OTHERWISE NOTED.
2. REFERENCE SHEET 8 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 MIXED-USE DEVELOPMENT WITH ACTIVE OPEN SPACE.
4. ALL FIRE LANES ARE 24' WIDE WITH 20' INNER RADIUS UNLESS OTHERWISE LABELED.

EXPIRES
JANUARY 16, 2026
CITY OF PLANO

APPROVED
SUBJECT TO STIPULATIONS
JANUARY 16, 2024
CITY OF PLANO
PLANNING DEPARTMENT
PIANNER: *BP*

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:		CIVIL ENGINEER:
THE NEIMAN MARCUS GROUP LLC	CENTENNIAL WATERFALL WILLOW BEND, LLC	KIMLEY-HORN AND ASSOCIATES, INC.
1618 Main Street	8750 N. Central Expressway, Suite 1740	13455 Noord Road
Dallas, Texas 75201	Dallas, Texas 75201	Two Callens Office Tower, Suite 700
Tel. No. -	Tel. No. 312-423-3303	Dallas, Texas 75201
Contact: Michael D. Lewin	Contact: Michael Platt	Tel. No. 972-775-1300
MACY'S RETAIL HOLDINGS LLC	DILLARD HOBBS OPERATING LTD P & MERSCO REALTY CO INC.	Barbara Scott, P.E.
145 Progress Rd	4501 N. Beach Street	
Springdale, Ohio 45246	Fort Worth, Texas 76137	
Contact: Charles P. DiGiovanna	Tel. No. -	
	Contact: Chris B. Johnson	

Kimley»»Horn

DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-259-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

**THE SHOPS AT
WILLOW BEND**
PLANO, TX

CONCEPT PLAN

SHEET NUMBER
4 OF 6

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[illegible]

EXPIRES
JANUARY 16, 2026
CITY OF PLANO

APPROVED
SUBJECT TO STIPULATIONS
JANUARY 16, 2024
CITY OF PLANO
PLANNING DEPARTMENT
PLANNER: **RP**

CITY PROJECT #CP2023-0021

CONCEPT PLAN
OF
SHOPS AT WILLOW BEND
LOTS 1 R, 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 NEWMAN MARCUS
GROUP LLC
1818 Main Street
Dallas, Texas 75201
Tel. No. 214-242-0033
Contact: Michael D. Liles

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13405 North Fwy.
Two Galleria Office Tower, Suite 700
Dallas, Texas 75243
Tel. No. 972-774-1200
Contact: Brian Scott P.E.

MACYS RETAIL
HOLLINGS LLC
145 Progress Rd.
Coppell, Texas 75018
Tel. No. 972-266-8888
Contact: Paul R. D'Agostino

DILLARD+HOBBS OPERATING LTD
P.O. BOX 100000
4501 N. Beach Street
Dallas, Texas 75217
Tel. No. 214-353-1000
Contact: David R. Johnson

SHEET NUMBER
6 OF 6