

DATE: March 3, 2026
TO: Petitioners with Items before the Planning & Zoning Commission
FROM: Planning & Zoning Commission
VIA: Mike Bell, AICP, Assistant Director of Planning acting as Secretary of the Planning & Zoning Commission
Christina D. Day, AICP, Director of Planning
SUBJECT: Results of Planning & Zoning Commission Meeting of March 2, 2026

AGENDA ITEM NO. 2 - ZONING CASE 2025-003
PETITIONER: ROSEWOOD PROPERTY COMPANY

Request to expand and amend Urban Mixed-Use-1 on 160.4 acres of land out of the William Beverly Survey, Abstract No. 75, and the Samuel Klepper Survey, Abstract No. 216, located at the southeast corner of Plano Parkway and Custer Road in the City of Plano, Collin County, Texas, for the following changes: to expand the district by rezoning 4.1 acres from Light Industrial-1 to Urban Mixed-Use-1; to modify the required mix of uses; to allow outdoor commercial amusement, additional multifamily residence units, and single-family attached units on certain blocks of the development plan; and to modify other development standards for the district; presently zoned Urban Mixed-Use-1 and Light Industrial-1 and located within the 190 Tollway/Plano Parkway and Expressway Corridor Overlay Districts. Tabled January 20, 2026. Projects #ZC2025-003 & #DP2025-001.

APPROVED: 6-1

| | | | | | | |
|--|----------|-----------|---------|-----------|----------|----------|
| Speaker Card(s) Received: | Support: | <u>6</u> | Oppose: | <u>1</u> | Neutral: | <u>0</u> |
| Letters Received Within 200' Notice Area: | Support: | <u>3</u> | Oppose: | <u>0</u> | Neutral: | <u>0</u> |
| Letters Received Within the Subject Property | Support: | <u>25</u> | Oppose: | <u>2</u> | Neutral: | <u>3</u> |
| Petition Signatures Received: | Support: | <u>0</u> | Oppose: | <u>0</u> | Neutral: | <u>0</u> |
| Other Responses: | Support: | <u>2</u> | Oppose: | <u>12</u> | Neutral: | <u>0</u> |

RESULTS:

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

“The permitted uses and standards shall be in accordance with the Urban Mixed-Use (UMU) zoning district standards unless otherwise specified herein. Where an approved plan conflicts with an adopted regulation and no variance or exception is expressly approved, the regulation shall apply.

Exceptions to the UMU District

1. The following exceptions shall apply to all blocks within the district:
 - a. Minimum single-family residence attached density: 8 dwelling units per acre
 - b. Single-family residence detached is an additional permitted use and must be developed in accordance with the Patio Home (PH) zoning district standards, except as noted below:
 - i. Minimum Lot Width: 35 feet
 - ii. Maximum Height: 3 story, 35 feet
 - c. The landscape edge may be reduced to 15 feet along Plano Pkwy., Alma Dr., State Highway 190, and Custer Rd.
 - d. All blocks are exempt from the maximum building setbacks for structures adjacent to Alma Dr., Plano Pkwy., Custer Rd., and State Highway 190.
 - e. A minimum of 40% of the gross linear footage of the first floor along the activity center must consist of retail, restaurant, entertainment, and other active uses.
 - f. Height:
 - i. Maximum Building Height: One 25 story (360 feet) building to be located adjacent to State Highway 190 and a minimum of 1,500 feet east of Custer Rd.; remainder 20 stories (290 feet).
 - ii. Within 250 feet of the south right-of-way line of Plano Pkwy., a maximum 8 story height (120 feet) is allowed. No more than 50% of the structures within this setback must exceed 6 stories (90 feet). One building at the southeast corner of Custer Rd. and Plano Pkwy. may be 10 stories (150 feet). The maximum height for all other buildings is 20 stories (290 feet). All heights must include mechanical/penthouse.
 - iii. Maximum Parking Structure Height: 6 levels above grade (60 feet).
 - g. Signage located along exterior public rights-of-way must comply with Subsection 22.600 (Requirements for Freestanding Signs Located within an Overlay District) of Article 22 (Signs) with the following exceptions:
 - i. Identification signs may have a maximum size of 150 feet.
 - h. All signage internal to development along private and quasi-public streets must be consistent with the signage standards of Subsection 10.800.6 (Signs) of Section 10.800 (Downtown/Business Government) of Article 10 (Nonresidential Districts) with the following exceptions:
 - i. Signage may be illuminated.
 - ii. Stainless steel, perforated metal, and/or wire mesh with dark bronze finish are additional sign finish.
 - i. If the Central/190 Addition property is zoned to a district less intense than Light Industrial and is used for a land use allowed by right in the UMU-1 district, then one point of cross access must be provided to the western edge of Central/190 Addition, Block A, Lot 1.

- j. An average residential density of 36 dwelling units per acre must be maintained within the UMU district.
- k. For the entire UMU-1 Property, the following Mixed Use Category Percentages apply for the combined land uses:

| Use Category | % of GFA | Functional Role |
|---|------------------|------------------------|
| Primary Residential Use | 40 – 88% | Primary (Amended) |
| Retail Uses | 3– 20% | Tertiary (Amended) |
| Office and Professional Uses | 5 – 20% | Tertiary (Amended) |
| Service Uses | No more than 20% | Tertiary |
| Educational, Institutional, Public and Special Uses | No more than 20% | Tertiary |
| Transportation, Utility, and Communication Uses | No more than 20% | Tertiary |

- l. Publicly accessible parking may be shared between blocks via the reciprocal easement agreement as part of the Governance Association provided that such parking is within 300 feet as measured in a straight line from the nearest point of that block.
- m. Plazas and/or patios as shown on the development plan shall be provided in front of all buildings and extend to the edge of Dalhart Road.
- n. Plazas shall contain at least three of the following amenities for each 400 square feet of area:
 - i. Outdoor seating/furniture/bench
 - ii. Public art/sculpture
 - iii. Bicycle racks
 - iv. Raised planters, vertical gardens
 - v. Hydration station
 - vi. Planters with one ornamental tree per planter
 - vii. Landscape areas no less than 50 square feet in area in the aggregate with one ornamental tree per landscape area
 - viii. Trash Bin, Recycling Bin and Pet Waste Station
 - ix. Decorative street lighting
 - x. Any other amenity approved by the Director.
- o. Building permits for no less than 12,000 square feet of nonresidential space in the aggregate must be issued within Blocks A4, A5, or C before any Certificate of Occupancy is issued for a multifamily use in Block F.
- p. A commercial shell building permit for no less than 12,000 square feet of nonresidential space in the aggregate must be finalized within Blocks A4, A5 or C, before any Certificate of Occupancy is issued for a multifamily use in Block A2, Lot 1.
- q. Requirements in Section 20.c of the UMU-1 Exceptions shall be met prior to approval of a final plat for Block Z.

2. Block A1:

- a. Maximum block size must be 5 acres.

- b. A pedestrian paseo a minimum of 30 feet wide will be provided that will connect the western property line and the eastern property line. Covered open air elevated walkways may be provided above the ground floor for resident access.
- c. A break in the building massing that will be no less than 15 feet wide and a minimum of 30 feet deep will be provided alongside the paseo on the eastern and western building facades.

3. Block A2:

- a. Maximum block length must be 650 feet.
- b. Maximum block size must be 7.0 acres.
- c. Minimum lot size for a standalone restaurant use is 1.5 acres.
- d. Lot 1:
 - i. Minimum lot coverage must be 40%.
 - ii. Refer to Section 20 of the UMU-1 Exceptions for Expressway Corridor Area mitigation requirements.
- e. Lot 2:
 - i. Minimum lot coverage must be 20%
 - ii. Minimum building height must be one story, 24 feet.
 - iii. Minimum Floor Area Ratio: 0.1:1.
 - iv. Food truck park is an additional permitted use.
 - v. Minimum lot frontage along Dalhart may be reduced to a minimum of 100 feet along Dalhart Road as shown on the Development Plan. Freestanding nonresidential buildings may not be less than 3,000 square feet in size.

4. Block A3:

- a. Maximum block length must be 600 feet.
- b. Maximum block size must be 3.5 acres.
- c. Minimum lot coverage must be 20%.
- d. Food truck park is an additional permitted use.

5. Block A4:

- a. Minimum lot coverage must be 15%.
- b. Minimum floor area ratio must be 0.15:1.

- c. Freestanding retail and restaurant buildings are permitted to have a minimum height of one-story and a minimum size of 2,500 sq. ft. At least one of the two retail and restaurant buildings must have a 1,000 sq. ft. patio which must open onto or be adjacent to a plaza, creek, and/or public open space.
- d. Food truck park is an additional permitted use.
- e. Parallel parking depicted in the Development Plan may be modified to angled parking stalls.
- f. Retail use in this block may be substituted by hotel, restaurant, professional/general administrative office, or other permitted nonresidential uses provided the proposed nonresidential uses do not change the primary, secondary, or tertiary classification of uses within the district by more than 15% of the percentage allocated for each primary, secondary or tertiary use.
- g. A surface parking lot is permitted for a nonresidential use and may be located along the main street provided:
 - i. the nonresidential use shall be within 300 feet of the surface parking lot,
 - ii. the nonresidential use must be in Blocks A4 or A5,
 - iii. a minimum five-foot (5') landscape edge shall be provided along the main street between the surface parking lot and main street,
 - iv. within this landscape edge, ten shrubs (five gallon minimum), with a minimum height of 18 inches, shall be planted per 500 square feet of landscape edge area,
 - v. a ten-foot (10') greenbelt shall extend along the landscape edge between the landscape edge and surface parking lot,
 - vi. within this greenbelt shall be no fewer than three pedestrian amenities such as a walking path, seating, shade structures, pet waste station, and public art, and
 - vii. a binding shared parking easement is executed and filed with Collin County if the surface parking lot is not on the same lot as the nonresidential use. At such time the area used for surface parking is developed with structures, the requirements in this subsection 5g shall no longer apply and the areas used for the landscape edge and greenbelt may be used for the development of structures.

6. Block A5:

- a. Maximum block size must be 5.5 acres.
- b. Minimum building area for a freestanding building must be 3,000 square feet.
- c. Minimum building height must be one story, 24 feet for nonresidential uses.
- d. Minimum lot coverage must be 10%.
- e. Minimum floor area ratio must be 0.1:1.

- f. Food truck park is an additional permitted use.
- g. A minimum of 0.5 acre of publicly accessible open space or plaza must be provided.
- h. Retail buildings within the Activity Center may have multiple primary access points as shown on the Development Plan with at least one primary access from Dalhart Road; service areas and service entrances shall not be visible from Dalhart Road.
- i. Amusement, Commercial (Outdoor) is an additional permitted use in Service Use category.
 - i. Operations are limited to game courts and fields, table games, miniature golf, and other similar leisure activities only. Carnivals, go-karts, batting cages, and other mechanized or motorized amusement uses are prohibited.
 - ii. The outdoor commercial amusement guidelines do not apply.
 - iii. Operations listed in 6.i above must be setback a minimum of 50 feet from Dalhart Road.

7. Block B:

- a. Must have a maximum block size of 4.4 acres.
- b. A pedestrian paseo a minimum of 30 feet wide will be provided that will connect the western property line and the eastern property line. Covered open air elevated walkways may be provided above the ground floor for resident access.
- c. A break in the building massing that will be no less than 15 feet wide and a minimum of 30 feet deep will be provided alongside the paseo on the eastern and western building facades.

8. Block C:

- a. Maximum front setbacks: 75% of the building face is required to be within 15 feet of the property line. If easements are present or public open space, patio dining, plaza or other public amenity is provided, 75% of the building face shall be within 15 feet of the easement line, open space, or public amenity.
- b. Minimum building area for a free-standing building be 3,000 square feet.
- c. Minimum building height must be one story, 24 feet for nonresidential uses.
- d. Minimum lot coverage must be 9%.
- e. Minimum floor area ratio must be 0.09:1.
- f. Food truck park is an additional permitted use.
- g. Surface parking for Block C may be located inside the edge of development and abut Dalhart Road as shown on the Development Plan.
- h. Amusement, Commercial (Outdoor) is an additional permitted use in the Service Use Category.
 - i. Operations are limited to game courts and fields, table games, miniature golf, and other similar leisure activities only. Carnivals, go-karts, batting cages, and other mechanized or motorized amusement uses are prohibited.

ii. The outdoor commercial amusement guidelines do not apply.

9. Block F:

- a. Maximum block length must be 750 feet.
- b. Must have a maximum block size of 6 acres.
- c. Food truck park is an additional permitted use.
- d. Refer to Section 20 of the UMU-1 Exceptions for Expressway Corridor Area mitigation requirements.

10. Block I:

- a. Must have a maximum block size of 4 acres.
- b. Single-Family Residence-Attached lots may take access from an access and utility easement. Units may front on an access and utility easement. The minimum frontage required along a public street for each lot deriving frontage from an access and utility easement is 6 feet. The access and utility easement must be a minimum of 22 feet wide, paved and maintained by the homeowners association.

11. Block K: Must have a maximum block size of 4 acres.

12. Block L:

- a. Minimum building height must be one story, 22 feet for nonresidential uses.
- b. Minimum lot coverage must be 12%.
- c. Lots in Block L may have multiple primary access points as shown on the Development Plan with at least one primary access from Dalhart Road; service areas and service entrances shall not be visible from Dalhart Road.
- d. Buildings may be set back from Dalhart Road as shown on the Development Plan.
- e. Freestanding nonresidential buildings may not be less than 2,000 square feet in size.

13. Block M:

- a. Minimum building height must be one story, 22 feet for nonresidential uses.
- b. Minimum lot coverage must be 12%.
- c. Lots in Block M may have multiple primary access points as shown on the Development Plan with at least one primary access from Dalhart Road; service areas and service entrances shall not be visible from Dalhart Road.
- d. Surface parking of more than 100 spaces but no more than 300 spaces is permitted.

- e. Buildings may be set back from Dalhart Road as shown on the Development Plan. Maximum setback is 80 feet.
 - f. Freestanding nonresidential buildings may not be less than 2,000 square feet in size.
 - g. Refer to Section 20 of the UMU-1 Exceptions for Expressway Corridor Area mitigation requirements.
14. Block N: Must have a maximum block size of 5 acres.
15. Minimum lot coverage for end units in single-family attached developments and Block O, Lot 2 must be 50%.
16. Block T:
- a. Minimum free-standing building square footage must be 3,000 square feet.
 - b. Minimum building height must be one story, 24 feet for nonresidential uses.
 - c. Minimum lot coverage must be 10%.
 - d. Minimum floor area ratio must be 0.1:1.
17. Block U:
- a. Minimum building height must be one story, 24 feet for nonresidential uses.
 - b. Minimum lot coverage must be 10%.
 - c. Minimum floor area ratio must be 0.1:1.
 - d. Food truck park is an additional permitted use.
18. Block V:
- a. Minimum building height must be one story, 24 feet for nonresidential uses.
 - b. Minimum lot coverage must be 10%.
 - c. Minimum floor area ratio must be 0.1:1.
 - d. Food truck park is an additional permitted use.
19. Block Z:
- a. All lots may face a mews street if:
 - i. 0.25 parking spaces per unit for guest parking is provided; and,
 - ii. Each lot must have a visitor parking spot within 600 feet
 - b. Refer to Section 20 of the UMU-1 Exceptions for Expressway Corridor Area mitigation requirements.

20. Expressway Corridor Overlay District Exemptions – The following may be provided in lieu of the standard separation requirements for residential and institutional dwellings of the Conditional Expressway Corridor Area (C-ECA):
- a. Block A2 (Lot 1) is exempt from separation requirements for buildings more than 500 feet of a Type A thoroughfare.
 - b. For Block F only:
 - i. The open space area labeled as Block Y, Lots 13X and 15X, as shown on the development plan, and the minor street located between the residential use and the President George Bush Turnpike shall satisfy the separation requirements for a residential use in the C-ECA that is within 500 feet of the right-of-way for a Type A thoroughfare.
 - ii. Multifamily units within the C-ECA may not have balconies on a facade facing the President George Bush Turnpike.
 - c. For Block Z only:
 - i. Nonresidential buildings or parking structures no less than 22 feet in height are located on Block M; or
 - ii. A temporary, 100-foot-wide landscape edge in accordance with Section 11.1100.4.A.iv.a is provided on Block M. This landscape buffer may be replaced with a nonresidential use in the future.
 - d. Intake openings for outdoor air, as defined in the adopted International Mechanical Code, as amended, must be located on sides of the building opposite a Type A thoroughfare, or an interior courtyard, located within 500 feet of a Type A thoroughfare right-of-way.”

To view the hearing, please click on the provided link: <https://www.plano.gov/1565/Plano-TV>
Google Link: <https://maps.app.goo.gl/TvwePHJCKQYfzaYx7>

MC/lb

cc: Christina Sebastian, Land Records Planning Manager
Jordan Rockerbie, Lead Planner
Devon Garcia, GIS Technician
Jeanna Scott, Building Inspections Manager
Dorothy Alatorre, Sr. Administrative Assistant - Neighborhood Services

From: Bennett Ratliff [REDACTED]
Sent: Thursday, March 12, 2026 3:07 PM
To: John Muns
Cc: Mike Bell; Christina Day
Subject: Heritage Creekside Zoning Case

CAUTION: This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor Muns,

As we discussed on the phone today, the recent zoning case for Heritage Creekside is a complicated case with several issues. During the debate and discussion, there was some confusion and as a result the motion that I crafted, and was approved by the Commission, had a mistake that I am requesting the council to correct if you concur with the recommendations. I believe this was the intent of the Commission as a whole at the meeting.

The Motion as presented was to approve Zoning Case 2025-003 with the following stipulations:

1. In Section 20 for Lot A2 only: "Intake openings for outdoor air, as defined in the adopted International Mechanical Code, as amended, must be located on sides of the building opposite a Type A thoroughfare, or an interior courtyard, located within 500 feet of a Type A thoroughfare right-of-way."; and
2. The phasing requirement for a 12,000 square foot shell commercial building must be constructed on Block A4, A5, and/or C.

The first stipulation creates a conflict because Block A2 is more than 500 feet away from the expressway and 1,200 feet is the standard requirement in the Zoning Ordinance. The language would include Block A2 automatically if we simply changed the 500 feet back to 1,200 feet.

Thus, the Motion to approve Zoning Case 2025-003 should have been as follows:

1. In Section 20 for Lot A2 only: "Intake openings for outdoor air, as defined in the adopted International Mechanical Code, as amended, must be located on sides of the building opposite a Type A thoroughfare, or an interior courtyard, located within 1200 feet of a Type A thoroughfare right-of-way."; and
2. The phasing requirement for a 12,000 square foot shell commercial building must be constructed on Block A4, A5, and/or C.

I apologize for any confusion this creates, let me know if you'd like for me to be at the meeting in person to address the council.

Thank you.



Bennett Ratliff, President



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AGENDA ITEM NO. 2

PUBLIC HEARING: Zoning Case 2025-003

PETITIONERS: Rosewood Property Company, RPC Walnut, LLC, and CLP Plano, LLC

CASE PLANNER: Molly Coryell, AICP

DESCRIPTION: Request to expand and amend Urban Mixed-Use-1 on 160.4 acres of land out of the William Beverly Survey, Abstract No. 75, and the Samuel Klepper Survey, Abstract No. 216, located at the southeast corner of Plano Parkway and Custer Road in the City of Plano, Collin County, Texas, for the following changes: to expand the district by rezoning 4.1 acres from Light Industrial-1 to Urban Mixed-Use-1; to modify the required mix of uses; to allow outdoor commercial amusement, additional multifamily residence units, and single-family attached units on certain blocks of the development plan; and to modify other development standards for the district; presently zoned Urban Mixed-Use-1 and Light Industrial-1 and located within the 190 Tollway/Plano Parkway and Expressway Corridor Overlay Districts. Tabled January 20, 2026. Projects #ZC2025-003 & #DP2025-001.

EXECUTIVE SUMMARY

The Urban Mixed-Use-1 (UMU-1) district was established in 2014 to facilitate the Heritage Creekside mixed-use development, including higher-density residential and commercial uses anchored by a major employer along Custer Road. The development plan has been modified three times since 2014. Completed phases of the development plan include approximately 24,000 square feet of retail, restaurants, medical office, and other service uses on 5.7 acres of the east side of the district near Alma Drive and 43.2 acres of residential uses, including 59 single-family detached, 232 single-family attached, and 956 multifamily units extending throughout the district. Approximately 37 acres of undeveloped land remain, which are currently designated for a mix of 6- to 25-story offices, 1- to 2-story retail and office buildings, and 4- to 15-story hotels. According to the petitioner, much of the remaining phases are no longer economically viable as originally envisioned. Therefore, the purpose of the request is to modify the adopted development plan and associated standards of the UMU-1 district to effectively allow more residential and retail with less office and hotel.

Updates since January 20, 2026

On January 20, 2026, the Planning & Zoning Commission (Commission) tabled the item with direction to incorporate phasing requirements requiring additional non-residential development prior to occupancy of new multifamily development. Changes to the report that reflect the applicant's updated design since the January meeting are provided [in blue font](#).

Phasing

[In response to the Commission's feedback, the applicant is proposing the following phasing requirements be met:](#)

1. Block F: Prior to issuance of a Certificate of Occupancy for any new multifamily, building permit(s) for at least 12,000 square feet of new, non-residential development are required; and
2. Block A2 (Lot 1): Prior to issuance of a Certificate of Occupancy for any new multifamily, construction of 12,000 square feet of new, non-residential development must be accepted as complete and ready for occupancy by the city.

These phasing requirements could be met by permitting and constructing the same 12,000 square feet of development. None of the new, non-residential space is required to be occupied prior to receiving a Certificate of Occupancy for the multifamily uses in both blocks. The applicant is willing to build the commercial buildings but does not wish to be tied to leasing or occupancy of commercial space prior to occupancy of additional residential space. Staff is supportive of additional phasing requirements; however, even with the changes, the request remains inconsistent with the purpose of the UMU district and the policies of the Comprehensive Plan.

Expressway Corridor Overlay District Standards

Also updated in this report are alternative Expressway Corridor Area – Conditional (C-ECA) mitigation standards:

1. Allowing supplementation of existing tree lines and open spaces to meet the separation requirements of the C-ECA overlay district for the multifamily building on Block F. Staff is supportive of this change due to the height and density of existing vegetation in these areas.
2. Exempting multifamily on Block A2 (Lot 1) from installing a 15-foot landscape buffer along Dalhart Road and allowing standard landscaping requirements of the UMU district. Staff is supportive of this change due to future non-residential buildings to be located on adjacent blocks to the south.
3. Removing the previously-proposed requirement for landscape buffers be provided between non-residential buildings on Block M to meet buffering requirements for the townhomes on Block Z. Staff is not supportive of this change as it continues to reduce mitigation protections for future residents.

Major topics of consideration include:

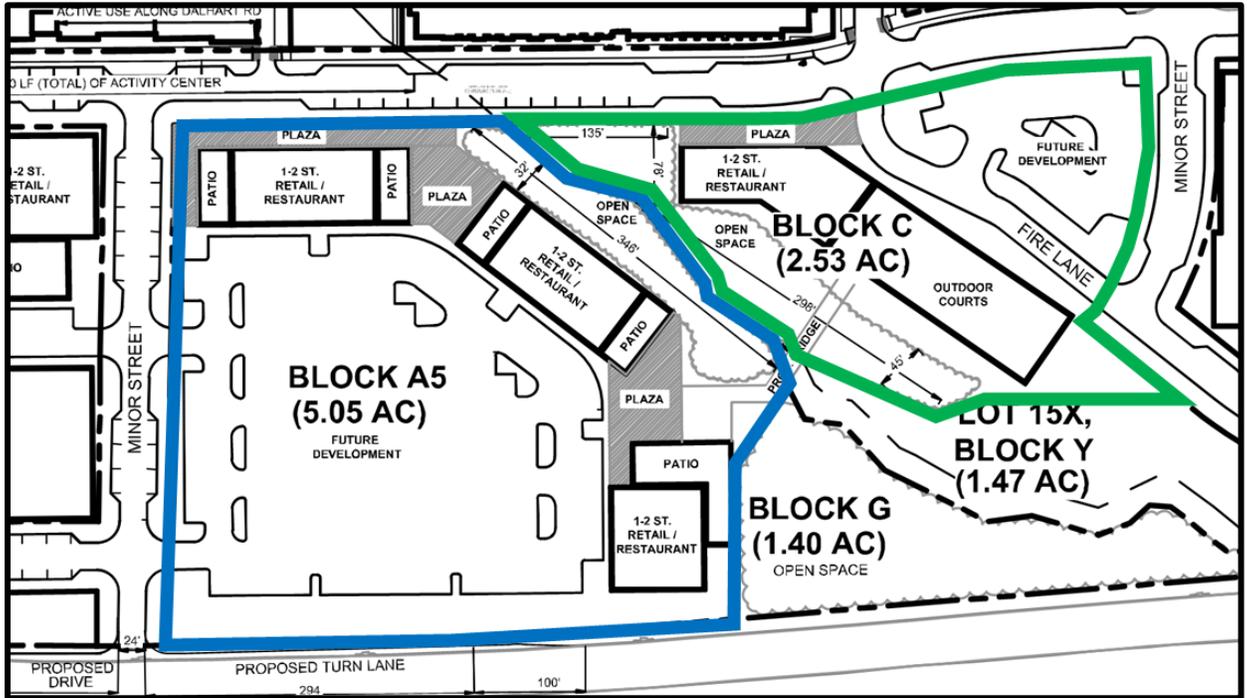
- District Expansion – The original district incorporated all the property within the boundaries of four major roadways: Plano Parkway, Alma Drive, State Highway 190, and Custer Road, with one outstanding 10.7-acre parcel along Plano Parkway, zoned Light Industrial-1 (LI-1). The request includes incorporating approximately 4.1 acres of adjacent land located at the southwest corner of Plano Parkway and Texas Drive, currently zoned Light Industrial-1, and developed with professional/general administrative office and mini-warehouse uses.
- Required Mix of Uses – All UMU districts must contain three or more land use categories (e.g., primary residential, retail, office, service) with each use category designated as a primary, secondary, and tertiary uses.

- Primary Uses – To ensure a viable mix of uses, primary uses must be 40-70% of the total gross square footage of the district. In UMU-1, residential is designated as the primary use. The petitioner is requesting to increase the maximum allowance for residential from 70% to 88%, adding 700 multifamily residence units and 51 single-family residence attached units to the development plan.
- Secondary Uses – To ensure a viable mix of uses, secondary uses must be 20-40% of the total gross floor area of the district. In the UMU-1 district, office is currently designated as the secondary use (note: A 2021 amendment to UMU-1 previously redesignated office from a primary use to a secondary use). The petitioner is requesting to reduce the range of office required in UMU-1 from 20-40% to 5-20% and designate it as a tertiary use. If approved, no uses would be designated as a secondary use.
- Tertiary Uses – To ensure a viable mix of uses, the UMU district restricts tertiary uses to no more than 20% of total gross floor area of the district. In the UMU-1 district, all nonresidential uses, including office, retail, hotel, restaurant, and private recreation facilities, are proposed as tertiary uses. The petitioner is requesting to modify the required range of retail uses in UMU-1 from 0-20% to 3-20%.

Staff finds the requested changes to the required mix of uses inconsistent with the intent of the UMU zoning district and the affiliated Urban Activity land use category, since the district will be predominantly an urban residential neighborhood rather than an urban, mixed-use district.

- Development Plan Changes – UMU districts require adoption of a development plan illustrating the streets, blocks, parking areas, and open space. Each block has a designated land use and square footage of primary, secondary, and tertiary uses. The requested modifications include the addition of two, four-story multifamily buildings on Blocks A2 (Lot 1) and F, modifying the site layout for nonresidential uses on Blocks A2 (Lot 2), A3, A4, A5, C, L, and M, and the inclusion of Block Z for the single-family residence-attached units.
- Potential Impacts of Recent Changes in Law – On September 1, 2025, changes in state law mandated the city to allow multifamily development in portions of this development for any new projects initiated after the effective date of the legislation. This zoning petition and associate plan were submitted prior to the effective date of these changes and are subject to review and approval under the city ordinances in effect prior to these changes. Therefore, the newly adopted standards are not being considered with this request. However, a new application for development could authorize construction of residential uses on the site without the need for a zoning change and would be reviewed under current development regulations.
- Modified Development Standards – UMU districts allow modifications to the base standard district. The petitioner is proposing to modify development standards related to:
 - Building Form – Proposed changes include reduced lot coverage, lower building heights, reduced minimum building area for freestanding commercial buildings, lower floor area ratios, and greater building setbacks for specific blocks. Staff finds these proposed changes are inconsistent with the city’s intent for the urban mixed-use district, minimizing the effectiveness of the UMU-required main street, by reducing density, and resulting in more 1- to 2-story retail product that is overbuilt in the city.

- Additional Permitted Use – Proposed UMU-1 exceptions include the allowance of outdoor commercial amusement as an additional permitted use on Blocks A5 and C.



Outdoor commercial amusement is typically a prohibited use in the UMU district. The associated development plan shows outdoor courts as part of the retail/restaurant building on Block C; however, the proposed amendments would also allow the use on Block A5. The petitioner is requesting this flexibility so the use can be located on either block. Staff is in support of including this use based on the proposed language in the UMU-1 exceptions, which will limit the types of outdoor commercial amusement uses to prevent nuisance for noise and light pollution onto surrounding properties.

- Expressway Corridor Overlay District – The Expressway Corridor Overlay District requires specialized ventilation, noise mitigation, and separation standards to protect residents in proximity to the city’s major expressways. The petitioner is requesting to:
 - Reduce separation requirements for the single-family attached units proposed in Block Z by allowing shorter buildings and less landscaping on Block M than the standard requirements. If the single-family homes are constructed first, the city’s standard 100 ft. landscape buffer would be provided on Block M until the buildings are constructed. In the previously-proposed UMU-1 exceptions, Block M was required to provide trees between each building as a way to improve the alternative separation standards proposed. The latest version of the proposed exceptions has removed this requirement. Staff is not in support of this change as it further reduces the effectiveness of the alternative separation requirements.
 - After the January 20, 2026, Commission meeting, a pre-application meeting was held to discuss more detailed plans for the proposed multifamily on Block F. This review identified that alternative mitigation requirements were needed for the proposed multifamily on Blocks F and A2 (Lot 1) of the development plan. The

proposed UMU-1 exceptions have been modified accordingly to include alternative mitigation standards that allows existing tree lines, open space areas, and manmade buffers to meet buffering requirements. Staff is in support of the alternative standards, which align with the current mitigation standards required for multifamily style residential development.

- Conformance to the Comprehensive Plan – The request is inconsistent with the Mix of Uses in the Urban Activity Center Dashboard and Redevelopment and Growth Management (RGM) Policy. Findings are required to approve this request.

The proposed zoning change does not meet the intent of the UMU district or UA Future Land Use category because it does not provide adequately scaled nonresidential uses in comparison to the percentage of residential uses occupying the development. Due to inconsistency with the Mix of Uses recommendation of the UA Dashboard and the RGM policy, findings are required to approve this request.

STAFF PRELIMINARY REPORT – INTRODUCTORY REMARKS

The petitioner is requesting to expand and amend the Urban Mixed Use-1 (UMU-1) zoning district to change the mix of uses required to be provided in order to allow a maximum 88% of residential uses and modify standards for nonresidential development related to the Expressway Corridor Overlay District, lot coverage, building height, setbacks, and phasing.

Existing Zoning – Section 10.700 of the Zoning Ordinance states the purpose of the UMU district is as follows:

Urban Mixed-Use District (UMU): The UMU district is intended to provide a planning, regulatory, and management framework for the design, development, and operation of urban mixed-use centers that promote social interaction, community identity, and efficient use of land and resources. The UMU district should also support and encourage a variety of transportation options, including transit, bicycles, and walking. The district is applicable primarily to large undeveloped properties where higher density residential and commercial uses are appropriate.

Single-Family Residence (Attached) – Article 8.200 of the Zoning Ordinance defines Single-Family Residence (Attached) as follows:

A dwelling that is part of a structure containing 3 or more dwellings, each designed and constructed for occupancy by one family, with each dwelling attached by a common wall to another with a minimum length of attachment of 20 feet, in which each dwelling is located on a separate platted lot (unless the dwelling is part of a planned residential development approved without separate platted lots); except that 20% of the total dwellings in a single-family attached project may be included in structures containing only 2 dwellings.

Dwelling (Multifamily) – Article 8.200 of the Zoning Ordinance defines Dwelling (Multifamily) as follows:

Any building or portion thereof, which is designed, built, rented, leased, or let to be occupied as 3 or more dwelling units or apartments or which is occupied as a home or residence of 3 or more households.

Amusement, Commercial (Outdoor) – Article 8.200 of the Zoning Ordinance defines Commercial Amusement (Outdoor) as follows:

An outdoor area or structure, open to the public, which provides entertainment or amusement primarily by and for participants for a fee or admission charge. Typical uses include batting cages, miniature golf, go-kart tracks, and carnivals.

Site History

The UMU-1 district was originally established in 2014 for a mixed-use development consisting primarily of residential, office, hotel, retail, restaurant, and other supportive uses. In 2017, the UMU-1 was amended twice to refine signage, lot and block layouts, use allocations, and street configurations. A third amendment in 2021 introduced significant updates, including:

- Revised Mix of Uses: Office space was reclassified from a primary to a secondary use to better align with market demand.

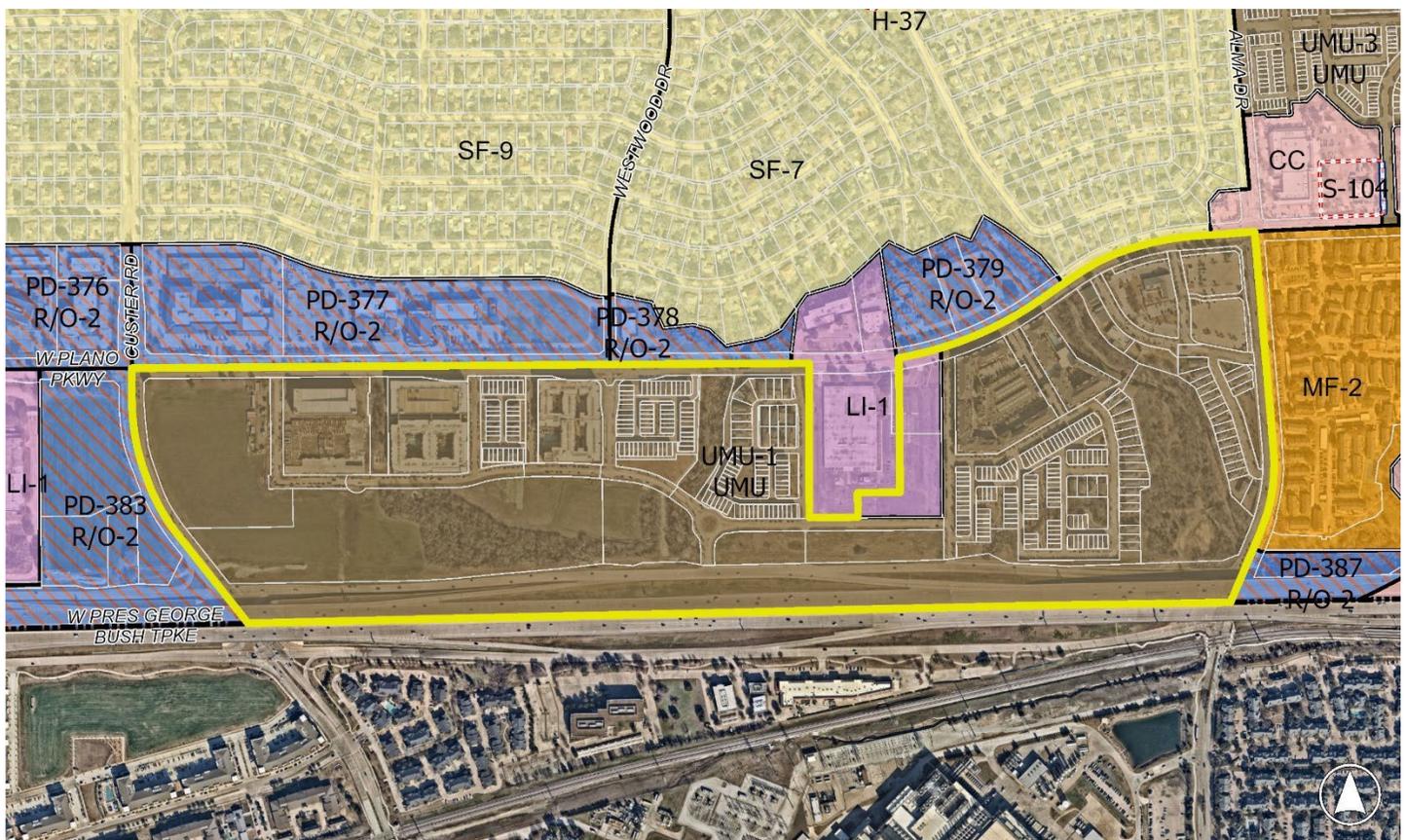
- **General Layout and Height:** Previously, the western portion of the subject property was designed with large, multistory office blocks with parking garages surrounding an internal retail and restaurant block (Block A5) and two multifamily blocks. The updated design relocated Block A5 south of the primary east-west roadway, which was straightened to provide a direct connection to Custer Road. Another significant design change included the reduction of building heights, reducing the office buildings previously shown at 12 and 15 stories to 6 stories.
- **Residential Uses:** The number of single-family lots increased from 259 to 291, while the overall number of multifamily units remained the same. However, the locations of 341 multifamily units were relocated throughout the district.

There are approximately 37 acres of undeveloped land remaining. Existing development includes:

- 291 single-family residences, totaling 757,989 square feet;
- 956 multifamily residences, totaling 1,090,740 square feet;
- Three restaurant buildings totaling 12,981 square feet;
- A 10,884-square-foot commercial building housing a health/fitness center and a medical office; and
- 21.8 acres of improved and natural open space.

Surrounding Land Use and Zoning

| | |
|-------|---|
| North | The properties to the north across Plano Parkway are zoned Planned Development-377-Retail/General Office (PD-377-R/O-2), Planned Development-378-Retail/General Office (PD-378-R/O-2), Light Industrial-1 (LI-1), Planned Development-379-Retail/General Office (PD-379-R/O-2), Single-Family Residence-7 (SF-7), and Corridor Commercial (CC) and are developed with office/mini-warehouse, religious facility, single-family residences, and assisted living facility uses. |
| East | The properties to the east across Alma Drive are zoned Multifamily Residence-2 (MF-2) and Planned Development-387-Retail/General Office (PD-387-R/O-2) and are partially developed with multifamily residences. |
| South | The properties across State Highway 190 within the City of Richardson are developed with multifamily residences, hotel, and retail uses. |
| West | The property to the west across Custer Road is zoned Planned Development-383-Retail/General Office (PD-383-R/O-2) and is undeveloped, however, there are plans approved for a North Texas Municipal Water District water tower. |



Proposed Urban Mixed-Use-1 Exceptions

The following exceptions to the standard UMU district are proposed. Existing UMU-1 exceptions are provided in black text, proposed language unchanged from the January 20, 2026, meeting are in blue underlined text, new proposed language since the January 20, 2026, meeting are in yellow highlighted, blue underlined text for additions and yellow highlighted, blue strikethrough text for deletions, existing UMU-1 language to be removed is in red strikethrough text:

The permitted uses and standards shall be in accordance with the Urban Mixed-Use (UMU) zoning district standards unless otherwise specified herein. Where an approved plan conflicts with an adopted regulation and no variance or exception is expressly approved, the regulation shall apply.

Exceptions to the UMU District

1. The following exceptions shall apply to all blocks within the district:
 - a. Minimum single-family residence attached density: 8 dwelling units per acre
 - b. Single-family residence detached is an additional permitted use and must be developed in accordance with the Patio Home (PH) zoning district standards, except as noted below:
 - i. Minimum Lot Width: 35 feet
 - ii. Maximum Height: 3 story, 35 feet
 - c. The landscape edge may be reduced to 15 feet along Plano Pkwy., Alma Dr., State Highway 190, and Custer Rd.
 - d. All blocks are exempt from the maximum building setbacks for structures adjacent to Alma Dr., Plano Pkwy., Custer Rd., and State Highway 190.
 - e. A minimum of 40% of the gross linear footage of the first floor along the activity center must consist of retail, restaurant, entertainment, and other active uses.
 - f. Height:
 - i. Maximum Building Height: One 25 story (360 feet) building to be located adjacent to State Highway 190 and a minimum of 1,500 feet east of Custer Rd.; remainder 20 stories (290 feet).
 - ii. Within 250 feet of the south right-of-way line of Plano Pkwy., a maximum 8 story height (120 feet) is allowed. No more than 50% of the structures within this setback must exceed 6 stories (90 feet). One building at the southeast corner of Custer Rd. and Plano Pkwy. may be 10 stories (150 feet). The maximum height for all other buildings is 20 stories (290 feet). All heights must include mechanical/penthouse.
 - iii. Maximum Parking Structure Height: 6 levels above grade (60 feet).

- g. Signage located along exterior public rights-of-way must comply with Subsection 22.600 (Requirements for Freestanding Signs Located within an Overlay District) of Article 22 (Signs) with the following exceptions:
 - i. Identification signs may have a maximum size of 150 feet.
- h. All signage internal to development along private and quasi-public streets must be consistent with the signage standards of Subsection 10.800.6 (Signs) of Section 10.800 (Downtown/Business Government) of Article 10 (Nonresidential Districts) with the following exceptions:
 - i. Signage may be illuminated.
 - ii. Stainless steel, perforated metal, and/or wire mesh with dark bronze finish are additional sign finish.
- i. If the Central/190 Addition property is zoned to a district less intense than Light Industrial and is used for a land use allowed by right in the UMU-1 district, then one point of cross access must be provided to the western edge of Central/190 Addition, Block A, Lot 1.
- j. An average residential density of 36 dwelling units per acre must be maintained within the UMU district.

k. For the entire UMU-1 Property, the following Mixed Use Category Percentages apply for the combined land uses:

| <u>Use Category</u> | <u>% of GFA</u> | <u>Functional Role</u> |
|--|-------------------------|---------------------------|
| <u>Primary Residential Use</u> | <u>40 – 88%</u> | <u>Primary (Amended)</u> |
| <u>Retail Uses</u> | <u>3– 20%</u> | <u>Tertiary (Amended)</u> |
| <u>Office and Professional Uses</u> | <u>5 – 20%</u> | <u>Tertiary (Amended)</u> |
| <u>Service Uses</u> | <u>No more than 20%</u> | <u>Tertiary</u> |
| <u>Educational, Institutional, Public and Special Uses</u> | <u>No more than 20%</u> | <u>Tertiary</u> |
| <u>Transportation, Utility, and Communication Uses</u> | <u>No more than 20%</u> | <u>Tertiary</u> |

- l. Publicly accessible parking may be shared between blocks via the reciprocal easement agreement as part of the Governance Association provided that such parking is within 300 feet as measured in a straight line from the nearest point of that block.
- m. Plazas and/or patios as shown on the development plan shall be provided in front of all buildings and extend to the edge of Dalhart Road.
- n. Plazas shall contain at least three of the following amenities for each 400 square feet of area:
 - i. Outdoor seating/furniture/bench
 - ii. Public art/sculpture
 - iii. Bicycle racks
 - iv. Raised planters, vertical gardens
 - v. Hydration station
 - vi. Planters with one ornamental tree per planter
 - vii. Landscape areas no less than 50 square feet in area in the aggregate with one ornamental tree per landscape area

viii. Trash Bin, Recycling Bin and Pet Waste Station

ix. Decorative street lighting

x. Any other amenity approved by the Director.

o. Building permits for no less than 12,000 square feet of nonresidential space in the aggregate must be issued within Block A2, Lot 2, or Blocks A3, A4, A5, C, L or M before any Certificate of Occupancy is issued for a multifamily use in Block F.

p. A commercial shell building permit for no less than 12,000 square feet of nonresidential space in the aggregate must be finalized within Block A2, Lot 2, or Blocks A3, A4, A5, C, L or M before any Certificate of Occupancy is issued for a multifamily use in Block A2, Lot 1.

q. Requirements in Section 20.c of the UMU-1 Exceptions shall be met prior to approval of a final plat for Block Z.

2. Block A1:

a. Maximum block size must be 5 acres.

b. A pedestrian paseo a minimum of 30 feet wide will be provided that will connect the western property line and the eastern property line. Covered open air elevated walkways may be provided above the ground floor for resident access.

c. A break in the building massing that will be no less than 15 feet wide and a minimum of 30 feet deep will be provided alongside the paseo on the eastern and western building facades.

3. Block A2:

a. Maximum block length must be 650 feet.

b. Maximum block size must be 7.0 acres.

~~c. Single tenant maximum first floor must be 50,000 square feet.~~

~~d. Minimum lot coverage must be 40%.~~

~~e. Food truck park is an additional permitted use.~~

c. Minimum lot size for a standalone restaurant use is 1.5 acres.

d. Lot 1:

i. Minimum lot coverage must be 40%.

ii. Refer to Section 20 of the UMU-1 Exceptions for Expressway Corridor Area mitigation requirements.

e. Lot 2:

- i. Minimum lot coverage must be 20%
- ii. Minimum building height must be one story, 24 feet.
- iii. Minimum Floor Area Ratio: 0.1:1.
- iv. Food truck park is an additional permitted use.
- v. Minimum lot frontage along Dalhart may be reduced to a minimum of 100 feet along Dalhart Road as shown on the Development Plan. Freestanding nonresidential buildings may not be less than 3,000 square feet in size.

4. Block A3:

- a. Maximum block length must be ~~800~~600 feet.
- b. Maximum block size must be ~~5-03.5~~ acres.
- ~~c. Single tenant maximum first floor must be 45,000 square feet.~~
- c. ~~d.~~ Minimum lot coverage must be 20%.
- d. ~~e.~~ Food truck park is an additional permitted use.

5. Block A4:

- ~~a. Maximum block size must be 4.5 acres.~~
- ~~b. Single tenant maximum first floor must be 45,000 square feet.~~
- a. ~~e.~~ Minimum lot coverage must be ~~40~~15%.
- ~~d. Food truck park is an additional permitted use.~~
- b. ~~a.~~ Minimum ~~lot coverage~~ floor area ratio must be ~~20%~~ 0.15:1.
- ~~b. Required off-site parking may be provided in Blocks A2, A3, and A4 provided that binding agreements exist which will ensure the availability of such off-street parking for the reasonable useful life of the building or project to be built on the site.~~
- c. Freestanding retail and restaurant buildings are permitted to have a minimum height of one-story and a minimum size of 2,500 sq. ft. ~~The restaurants~~ At least one of the two retail and restaurant buildings must have a 1,000 sq. ft. patio which must open onto or be adjacent to a plaza, creek, and/or public open space.
- ~~d. A minimum of 0.5 acre of publicly accessible open space or plaza must be provided.~~
- d. ~~e.~~ Food truck park is an additional permitted use.
- e. ~~f.~~ Parallel parking depicted in the Development Plan may be modified to angled parking stalls.

- f. ~~g. Hotel—Retail~~ use in this block may be substituted by ~~retail—hotel~~, restaurant, professional/general administrative office, or other permitted nonresidential uses provided the proposed nonresidential uses do not change the primary, secondary, or tertiary classification of uses within the district by more than 15% of the percentage allocated for each primary, secondary or tertiary use.
- g. A surface parking lot is permitted for a nonresidential use and may located along the main street provided:
- i. the nonresidential use shall be within 300 feet of the surface parking lot,
 - ii. the nonresidential use must be in Blocks A4 or A5,
 - iii. a minimum five-foot (5') landscape edge shall be provided along the main street between the surface parking lot and main street,
 - iv. within this landscape edge, ten shrubs (five gallon minimum), with a minimum height of 18 inches, shall be planted per 500 square feet of landscape edge area,
 - v. a ten-foot (10') greenbelt shall extend along the landscape edge between the landscape edge and surface parking lot,
 - vi. within this greenbelt shall be no fewer than three pedestrian amenities such as a walking path, seating, shade structures, pet waste station, and public art, and
 - vii. a binding shared parking easement is executed and filed with Collin County if the surface parking lot is not on the same lot as the nonresidential use. At such time the area used for surface parking is developed with structures, the requirements in this subsection 5g shall no longer apply and the areas used for the landscape edge and greenbelt may be used for the development of structures.
- ~~h. Any off-street parking requirements may be provided within Blocks A2, A3, or A4 provided that binding agreements exist which will ensure the availability of such off-street parking for the reasonable useful life of the building or project to be built on the site.~~

6. Block A5:

- a. Maximum block size must be 5.5 acres.
- b. Minimum building area for a freestanding building must be 3,000 square feet.
- c. Minimum building height must be one story, 24 feet for nonresidential uses.
- d. Minimum lot coverage must be 10%.
- e. Minimum floor area ratio must be 0.1:1.
- f. Food truck park is an additional permitted use.

- g. A minimum of 0.5 acre of publicly accessible open space or plaza must be provided.
- h. Retail buildings within the Activity Center may have multiple primary access points as shown on the Development Plan with at least one primary access from Dalhart Road; service areas and service entrances shall not be visible from Dalhart Road.
- i. Amusement, Commercial (Outdoor) is an additional permitted use in Service Use category.
 - i. Operations are limited to game courts and fields, table games, miniature golf, and other similar leisure activities only. Carnivals, go-karts, batting cages, and other mechanized or motorized amusement uses are prohibited.
 - ii. The outdoor commercial amusement guidelines do not apply.
 - iii. Operations listed in 6.i above must be setback a minimum of 50 feet from Dalhart Road.

7. Block B:

- a. Must have a maximum block size of 4.4 acres.
- b. A pedestrian paseo a minimum of 30 feet wide will be provided that will connect the western property line and the eastern property line. Covered open air elevated walkways may be provided above the ground floor for resident access.
- c. A break in the building massing that will be no less than 15 feet wide and a minimum of 30 feet deep will be provided alongside the paseo on the eastern and western building facades.

8. Block C:

- a. Maximum front setbacks: 75% of the building face is required to be within 15 feet of the property line. If easements are present or public open space, patio dining, plaza or other public amenity is provided, 75% of the building face shall be within 15 feet of the easement line, open space, or public amenity.
- b. Minimum building area for a free-standing building be 3,000 square feet.
- c. Minimum building height must be one story, 24 feet for nonresidential uses.
- d. Minimum lot coverage must be 9%.
- e. Minimum floor area ratio must be 0.09:1.
- f. Food truck park is an additional permitted use.
- g. ~~a. Parking~~ Surface parking for ~~uses in~~ Block C may be located ~~in Blocks A4 and F~~ inside the edge of development and abut Dalhart Road as shown on the Development Plan.
- h. Amusement, Commercial (Outdoor) is an additional permitted use in the Service Use Category.

i. Operations are limited to game courts and fields, table games, miniature golf, and other similar leisure activities only. Carnivals, go-karts, batting cages, and other mechanized or motorized amusement uses are prohibited.

ii. The outdoor commercial amusement guidelines do not apply.

9. Block F:

a. Maximum block length must be 750 feet.

b. Must have a maximum block size of 6 acres.

c. Food truck park is an additional permitted use.

d. Refer to Section 20 of the UMU-1 Exceptions for Expressway Corridor Area mitigation requirements.

10. Block I:

a. Must have a maximum block size of 4 acres.

b. Single-Family Residence-Attached lots may take access from an access and utility easement. Units may front on an access and utility easement. The minimum frontage required along a public street for each lot deriving frontage from an access and utility easement is 6 feet. The access and utility easement must be a minimum of 22 feet wide, paved and maintained by the homeowners association.

11. Block K: Must have a maximum block size of 4 acres.

12. Block L:

a. Minimum building height must be one story, ~~24~~22 feet for nonresidential uses.

b. Minimum lot coverage must be ~~40~~12%.

c. Lots in Block L may have multiple primary access points as shown on the Development Plan with at least one primary access from Dalhart Road; service areas and service entrances shall not be visible from Dalhart Road.

d. Buildings may be set back from Dalhart Road as shown on the Development Plan.

e. Freestanding nonresidential buildings may not be less than 2,000 square feet in size.

13. Block M:

a. Minimum building height must be one story, ~~24~~22 feet for nonresidential uses.

b. Minimum lot coverage must be ~~25~~12%.

- c. Lots in Block M may have multiple primary access points as shown on the Development Plan with at least one primary access from Dalhart Road; service areas and service entrances shall not be visible from Dalhart Road.
- d. Surface parking of more than 100 spaces but no more than 300 spaces is permitted.
- e. Buildings may be set back from Dalhart Road as shown on the Development Plan. Maximum setback is 80 feet.
- f. Freestanding nonresidential buildings may not be less than 2,000 square feet in size.
- g. Refer to Section 20 of the UMU-1 Exceptions for Expressway Corridor Area mitigation requirements.

- 14. Block N: Must have a maximum block size of 5 acres.
- 15. Minimum lot coverage for end units in single-family attached developments and Block O, Lot 2 must be 50%.
- 16. Block T:
 - a. Minimum free-standing building square footage must be 3,000 square feet.
 - b. Minimum building height must be one story, 24 feet for nonresidential uses.
 - c. Minimum lot coverage must be 10%.
 - d. Minimum floor area ratio must be 0.1:1.
- 17. Block U:
 - a. Minimum building height must be one story, 24 feet for nonresidential uses.
 - b. Minimum lot coverage must be 10%.
 - c. Minimum floor area ratio must be 0.1:1.
 - d. Food truck park is an additional permitted use.
- 18. Block V:
 - a. Minimum building height must be one story, 24 feet for nonresidential uses.
 - b. Minimum lot coverage must be 10%.
 - c. Minimum floor area ratio must be 0.1:1.
 - d. Food truck park is an additional permitted use.

19. Block Z:

a. All lots may face a mews street if:

- i. 0.25 parking spaces per unit for guest parking is provided; and,
- ii. Each lot must have a visitor parking spot within 600 feet

b. If there are openings between such buildings in Block M, a minimum of one 3-inch minimum caliper shade tree and one 3-inch ornamental tree (7-foot planted height) shall be required for every ten feet between such buildings to satisfy the requirements in Section 11.1100.5.B.ii;

b. Refer to Section 20 of the UMU-1 Exceptions for Expressway Corridor Area mitigation requirements.

20. Expressway Corridor Overlay District Exemptions - The following may be provided in lieu of the standard separation requirements for residential and institutional dwellings of the Conditional Expressway Corridor Area (C-ECA):

a. Block A2 (Lot 1) is exempt from separation requirements for buildings more than 500 feet of a Type A thoroughfare.

b. For Block F only:

i. The open space area labeled as Block Y, Lots 13X and 15X as shown on the development plan and the minor street located between the residential use and the President George Bush Turnpike shall satisfy the separation requirements for a residential use in the C-ECA that is within 500 feet of the right-of-way for a Type A thoroughfare.

ii. Multifamily units within the C-ECA may not have balconies on a facade facing the President George Bush Turnpike.

c. For Block Z only:

i. Nonresidential buildings or parking structures no less than 22 feet in height are located on Block M; or

ii. A temporary, 100-foot wide landscape edge in accordance with Section 11.1100.4.A.iv.a is provided on Block M. This landscape buffer may be replaced with a nonresidential use in the future.

STAFF PRELIMINARY REPORT – CONFORMANCE TO THE COMPREHENSIVE PLAN

Guiding Principles – This set of Guiding Principles to the Comprehensive Plan (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 Planning & Zoning Commission (P&Z) is encouraged to review the full list of Guiding Principles and judge zoning requests through the lens of all principles.

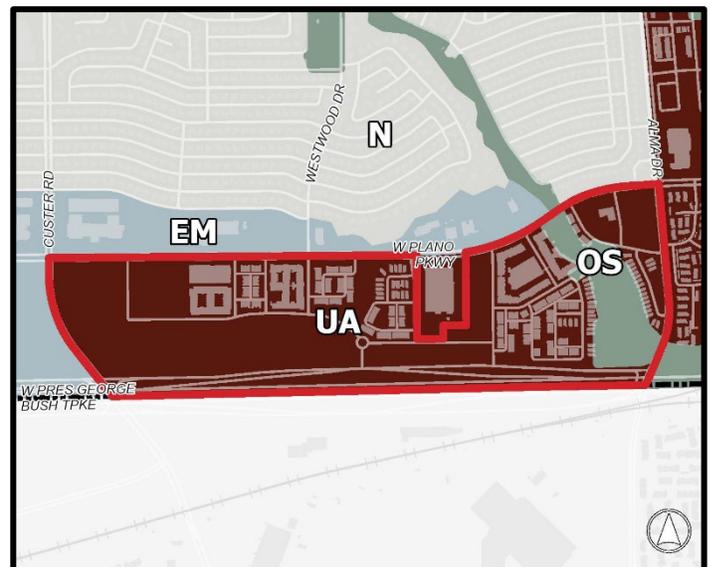
Core Policies: The following policies serve as the fundamental basis for staff recommendations for zoning cases.

- **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 **Urban Activity Centers (UA)** category of the Future Land Use Map (FLUM).

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



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

The request to expand and amend UMU-1 to allow for additional residential uses, including multifamily and single-family attached, is partially consistent with the description of the UA category. While the proposed residential types are supported within UA areas, a balance of employment, retail, service,

and residential uses is essential to meeting the intended mixed-use activity for the area. The request for additional residential development would shift the overall mix of uses away from the intended balance.

The UA category emphasizes a compact block structure to support a highly walkable urban form. Proposed amendments to UMU-1 and the associated development plan reduce lot coverage, increase setbacks along Dalhart Road, and reduce building height and floor area ratio, resulting in a less walkable form that is inconsistent with the UA recommendations.

Additionally, the UA category emphasizes the need for complete neighborhoods and ensuring that residential uses are highly integrated with adjacent development; the request proposes incorporating a portion of an existing office site — currently not integrated with the surrounding UMU zoning district — into a residential townhome use. This proposed redevelopment would help create a more cohesive urban form while also adding a variety in housing types, aligning with the expectations for UA areas.

The following priorities are applicable to this request:

Priority #1: *Attracting corporate headquarters and promoting economic development.*

The request is inconsistent with priority #1, as the proposed PD amendments allow portions of the site intended for employment-generating uses to be developed as multifamily, limiting the ability to support corporate or economic development activity.

Priority #2: *High standards for mixed-use form, amenities, and open space.*

The request is partially consistent with priority #2. The proposed UMU-1 modifications are generally moving away from the recommended UA mix of uses and toward a less intensive mixed-use form. However, the modifications do include a commitment to at least three amenities per 400 square feet for plazas, as noted in the associated development stipulations.

Priority #3: *Providing amenities in early phases of development.*

The request is inconsistent with priority #3, as no phasing requirements are proposed to ensure that amenities are delivered prior to or concurrent with the additional residential units.

| FLUM – UA Description and Priorities | | |
|--------------------------------------|--|-----------------|
| Description | | Partially Meets |
| Priorities | #1: Attracting corporate headquarters and promoting economic development | Does Not Meet |
| | #2: High standards for mixed-use form, amenities, and open space | Partially Meets |
| | #3: Providing amenities in early phases of development | Does Not Meet |

Mix of Uses – The proposal would reclassify portions of the site from *Office Types* to *Multifamily Types* and *Retail Types*, resulting in an increase in the overall housing acreage and a decrease in the employment acreage that is inconsistent with the recommended UA Land Use Mix.

The UA category recommends a minimum of 25% Retail and 25% Office Types, with an overall mix of at least 60% employment generating uses.

In summary, the proposal results in the following impacts to the recommended UA Mix of Uses:

- ✘ Increases the overall Housing acreage above the recommended range.
- ✘ Increases Multifamily Types above the recommended range.
- ✓ Increases Attached Single-Family Types within the recommended range.

- ✗ Increases Retail Types above the recommended range.
- ✗ Decreases Office Types below the recommended range.

Due to the inconsistency with the recommendations of the UA Mix of Uses Dashboard, the request will require findings to approve this request.

Desirable Character Defining Elements in UA Designation – The request is inconsistent with the intensity and open space recommendations of the UA Desirable Character Defining Elements Dashboard.

- **Intensity** – The UA Character Defining Elements Dashboard recommends high intensity development (75-100% lot coverage). Existing UMU-1 zoning standards require an overall district lot coverage of approximately 65%, which is already below the UA recommendation. As proposed, the lot coverage of specific blocks would be further reduced as noted in the UMU-1 exceptions, resulting in a 10% reduction to the overall lot coverage as shown on the associated development plan. Therefore, the decrease in lot coverage is inconsistent with the development intensity recommendation.
- **Open Space** – The UA Character Defining Elements Dashboard recommends 10-15% active open space. UMU zoning district standards require usable public open space in an amount between 5% and 10% of the gross acreage of the development. An increase in the amount of active open space from 7.5% to 9.1% is being proposed as shown on the associated development plan. While this is below the Comprehensive Plan’s recommendation, it meets the UMU zoning requirements.

| FLUM – UA Desirable Character Defining Elements | | | |
|---|---|---|--------------------------------|
| Elements | Recommended | Applicant Proposal | Alignment |
| Building Height | 1 to 20 Stories | 1 to 20 Stories | Meets |
| Density | SF: 10 to 40 DUA MF: 30 to 120 DUA | SF: 11.9 DUA MF: 72.6 DUA | Meets |
| Intensity | High (75 to 100% Lot Coverage) | Moderate (55% Lot Coverage) | Does Not Meet |
| Open Space | 10% to 15% Active Open Space | 9.1% Active Open Space | N/A (Meets UMU Requirement) |
| Parking Orientation | Structured, on-street, and valet; surface lots limited to single aisles | Structured, on-street, and surface lots | Meets |
| Block Pattern & Streetscape | Short Block Grid Urban Streets | Short Block Grid Urban Streets | Meets |

Other Comprehensive Plan Maps – The request is in conformance with and would not require improvements applicable to the Thoroughfare Plan Map.

[Bicycle Transportation Plan Map](#) and [Parks Master Plan Map](#) – Both maps recommend a shared-use path along West Plano Parkway and Custer Road to continue the hike and bike trail network. The associated development plan includes a proposed 10-foot shared-use side path along these corridors, consistent with these recommendations.

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.

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

The request to allow for additional residential uses reduces the amount of undeveloped land available for employment-generating uses. Because this request is inconsistent with the UA Mix of Uses Dashboard and limits development opportunities for businesses offering skilled employment, it does not align with this policy.

[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 does not conform to the UA Mix of Uses Dashboard and is therefore inconsistent with RGM1. As a result, findings will be required to approve this request.

[Redevelopment and Growth Management Policy](#): Action 5 – *Ensure that any rezoning requests for multiuse development include:*

- A. *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; and*

The currently approved UMU-1 development plan allows a maximum of 53% primary residential uses, which already exceeds this recommendation but is within the UMU primary use maximum of 70%. This request proposes to increase the maximum primary residential use to 88%, further exceeding the RGM5A recommendation. As a result, findings will be required to approve this request.

- B. *Phasing requirements that prevent the disproportionate completion of residential uses prior to nonresidential uses within the development. Nonresidential square footage must constitute a minimum of 33% of all square footage approved for occupancy during development (e.g., every 2 square feet of residential development requires at least 1 square foot of nonresidential development); and*

The proposed phasing stipulation requires that 12,000 square feet of nonresidential space be approved for occupancy before certificates of occupancy may be issued for the proposed multifamily uses. Given that the total proposed multifamily development is 696,005 square feet, the proposed nonresidential phasing requirement does not constitute a minimum of 33% of all square footage approved for occupancy. Therefore, the proposed phasing requirements do not meet the intent of RGM5B.

C. *Key design features provided prior to or concurrent with the construction of any residential uses. These include elements of the development supporting the long-term value to the overall community, and specifically any new residents, such as open/green space, amenities, street enhancements, and trails.*

The proposed development stipulations do not include timing requirements with the construction of residential uses. As a result, the request is inconsistent 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 to allow for additional multifamily uses is inconsistent with the Future Land Use Map, as the UA Mix of Uses Dashboard does not support additional multifamily types. Additionally, the request does not specifically meet a housing diversification or economic development need of the city. Therefore, the request is inconsistent with RGM8.

Findings Policy Assessment – Findings are required to approve this request, because the request does not comply with the Mix of Uses recommendation of the UA Dashboard nor RGM5A.

Adequacy of Public Facilities – The following have been reviewed in support of the Facilities & Infrastructure Policy.

Water and Sewer – The site has existing water and sanitary sewer service and is anticipated to be adequate to service the site and the proposed uses; however, the petitioner may be responsible for making improvements to the water and/or sanitary sewer system to increase the system, if required at the time of final design.

School Capacity – The subject property is within the Plano Independent School District (PISD). PISD has provided a letter regarding school capacity, which staff has included. This is provided for informational purposes only.

Traffic – A new trip generation report was submitted with the request to show that while the additional multifamily and single-family attached units will increase the amount of trips generated for residential uses, the reduction in nonresidential floor area significantly reduces the overall number of trips generated by the development.

| Current Mix of Uses | AM | PM | Proposed Mix of Uses | AM | PM |
|------------------------------------|--------------|--------------|------------------------------------|--------------|--------------|
| Office – 1,575,601 SF | 2,442 | 2,348 | Office – 292,766 SF | 447 | 452 |
| Retail – 138,564 SF | 139 | 517 | Retail – 109,000 SF | 458 | 1,001 |
| Hotel – 400 Rooms | 208 | 244 | Hotel – 0 Rooms | 0 | 0 |
| Single-Family Attached – 259 Units | 124 | 146 | Single-Family Attached – 310 Units | 141 | 166 |
| Multifamily – 1,300 Units | 455 | 572 | 2,000 Multifamily Units | 868 | 780 |
| Total | 3,347 | 3,802 | Total | 1,914 | 2,399 |

Public Safety Response Time – Based upon existing personnel, equipment, and facilities, fire emergency response times will be sufficient to serve the site.

Parks – The subject property is located within Park Fee Service Area 6. Residents can access Westwood Park, which is located within 0.4-mile walking distance to the north of the subject property. Of note, because the project was initiated prior to the effective date of the city’s updated Park fees on September 1, 2025, park fees will be charged at a rate of \$1,442.66 per multifamily unit and \$2,065 per single-family unit, consistent with the previous ordinance. Current park fees for new projects are at a rate of \$4,359 per multifamily unit and \$5,691 per single-family unit.

Libraries – The subject property is located within the Schimelpfenig Library’s service area, approximately 4 miles to the north of the site.

Conformance to the Comprehensive Plan Summary

| Policy or Study | Analysis |
|--|------------------------|
| Future Land Use Map and Dashboards | |
| Description & Priorities | Partially Meets |
| Mix of Uses | Does Not Meet |
| Character Defining Elements | Partially Meets |
| Thoroughfare Plan Map | N/A |
| Bicycle Transportation Plan Map | Meets |
| Parks Master Plan Map | Meets |
| Undeveloped Land Policy | Does Not Meet |
| Redevelopment and Growth Management Policy – Action 1 | Does Not Meet |
| Redevelopment and Growth Management Policy – Action 5A | Does Not Meet |
| Redevelopment and Growth Management Policy – Action 5B | Does Not Meet |
| Redevelopment and Growth Management Policy – Action 5C | Does Not Meet |
| Redevelopment and Growth Management Policy – Action 8 | Does Not Meet |
| Facilities & Infrastructure Policy | Meets |



P L A N O
Independent School District

July 6, 2025

Molly Coryell, AICP
Senior Planner
1520 K Avenue, 2nd Floor
Suite 250, Plano, Texas 75074

RE: Property located near the southwest corner of Plano Parkway and Alma Drive, Plano.

Dear Molly,

You have inquired as to the capacities and enrollment projections for the schools impacted by a potential development property located near the southwest corner of Plano Parkway and Alma Drive, Plano.

Please Note: Due to campus closures, school boundary changes will impact elementary school enrollment projections and attendance.

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 |
|------------------------------------|--------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|---------------------|------------------|
| Shepard ES- East of Westwood Drive | 395 | 390 | 370 | 351 | 340 | 615 | 768 |
| Sigler ES- West of Westwood Drive | 473 | 494 | 502 | 512 | 522 | 612 | 765 |
| Wilson MS | 813 | 800 | 823 | 851 | 875 | 1,249 | 1,560 |
| Vines HS | 1,007 | 983 | 882 | 835 | 802 | 1,841 | 2,300 |
| Plano Senior HS | 2,261 | 2,134 | 2,135 | 1,979 | 1,916 | 2,970 | 3,700 |

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

STAFF PRELIMINARY REPORT – ANALYSIS & RECOMMENDATION

District Expansion – When established in 2014, the UMU-1 district incorporated all the property within the boundaries of four major roadways: Plano Parkway, Alma Drive, State Highway 190, and Custer Road; except for one 10.7-acre lot along Plano Parkway. This property was already developed at the time and still retains its Light Industrial-1 (LI-1) zoning. After attempting to purchase this 10.7-acre site for many years, the developer has recently acquired a 4.1-acre portion at the southwest corner of Plano Parkway and Texas Drive. The request includes incorporating the 4.1 acres into the UMU-1 district.

This area is proposed for development with 51 single-family residence attached units in Block Z of the development plan. Staff is supportive of this UMU-1 zoning expansion. The change creates more consistency by reducing the area of the 10.7-acre area of LI-1 zoning surrounded on three sides by the UMU-1 district.

Potential Impacts of Recent Changes in Law – On June 20, 2025, the Governor of Texas signed into law Senate Bill 840 (SB 840), which allows multifamily and mixed-use by right in many commercial properties within cities, such as Plano, with populations over 150,000 and counties with populations over 300,000. More information about these changes and the corresponding updates to city development regulations for compliance with the law can be viewed at the [City Council meeting on August 25, 2025](#). Due to this change, a new development application for this district would allow the following:

- Multifamily Residences with a minimum height of 45 feet on blocks currently designated for office, hotel, retail, or restaurants;
- Building setbacks of no more than 25 feet;
- No lot coverage restrictions; and
- Development of single-family attached and detached lots in accordance with the Tier 2 Housing Types of the Residential Community Design (RCD) district for areas not located within the Restricted-Expressway Corridor Area (R-ECA).

However, under a new development application, the city will have additional authority in the following areas:

- Earlier detailed review of infrastructure capacity demands related to the development through water, sewer, drainage, floodplain, and traffic studies;
- Requirement for a development agreement to ensure proportional reimbursement for any necessary city infrastructure costs;
- [Design standard requirements](#) supporting site quality and sustainable design;
- Notice of the project sent to adjacent owners and posted on site;
- Internal street network requirements; and
- Additional park fees to cover open space costs for new residents.

Because the zoning petition was submitted prior to enactment of the new state law, the petitioner had the option to be reviewed under the previous regulations or the current city regulations, which were updated to align with state standards. The petitioner opted to move forward with the request under the previous regulations.

Development Plan Changes – UMU districts require adoption of a development plan illustrating the streets, blocks, parking areas, and open space. Each block has a designated land use and square

footage of primary, secondary, and tertiary uses. The requested modifications include the addition of two, four-story multifamily buildings on Blocks A2 (Lot 1) and F, modifying the site layout for nonresidential uses on Blocks A2 (Lot 2), A3, A4, A5, C, L, and M, and the inclusion of Block Z for the single-family residence-attached units.

Required Mix of Uses – All UMU districts must contain three or more land use categories (e.g., primary residential, retail, office, service) with each use category designated as a primary, secondary, and tertiary uses. The UMU-1 district currently meets the standard mix of use requirements; however, according to the petitioner, the remaining phases are no longer economically viable as originally envisioned. As a result, the request includes the following proposed changes:

- **Primary Uses** – To ensure a viable mix of uses, primary uses must be 40-70% of the total gross square footage of the district. In UMU-1, residential is designated as the primary use. The petitioner is requesting to increase the maximum allowance for residential from 70% to 88% for the purposes of adding 700 multifamily residence units and 51 single-family residence attached units to the development plan.
- **Secondary Uses** – To ensure a viable mix of uses, secondary uses must be 20-40% of the total gross floor area of the district. In the UMU-1 district, office is currently designated as the secondary use (note: A 2021 amendment to UMU-1 previously redesignated office from a primary use to a secondary use). The petitioner is requesting to reduce the range of office required in UMU-1 from 20-40% to 5-20% and designate it as a tertiary use. If approved, no uses would be designated as a secondary use.
- **Tertiary Uses** – To ensure a viable mix of uses, the UMU district restricts tertiary uses to no more than 20% of the total gross floor area of the district. In the UMU-1 district, retail, hotel, restaurant, and private recreation facilities are designated as the tertiary uses. In addition to making the office a tertiary use as noted above, the petitioner is requesting to modify the required range of retail uses in UMU-1 from 0-20% to 3-20%.

The proposed amendments to UMU-1, in addition to previously approved amendments, show a trend in reducing the overall square footage for nonresidential uses and an increase in the number of single-family and multifamily units. These reductions are also indicative of changes related to lower lot coverages, shorter building heights, and modifying the mix of uses to allow for more single-family development. The table below illustrates these changes over time:

| Land Uses | 2014 | 2017 | 2021 | 2025 (proposed) |
|---------------|--------------|--------------|--------------|-----------------|
| Single-Family | 173 units | 252 units | 291 units | 342 units |
| Multifamily | 1,300 units | 1,300 units | 1,300 units | 2,000 units |
| Office | 2,367,782 SF | 2,367,782 SF | 1,575,601 SF | 292,766 SF |
| Retail | 239,858 SF | 81,700 SF | 138,564 SF | 109,000 SF |
| Hotel | 236,600 SF | 284,200 SF | 197,610 SF | 0 SF |

Based on the proposed changes, the overall square footage of nonresidential uses is continuing to be reduced in favor of allowing more residential units. Overall, the total amount of non-residential building square footage has been reduced by approximately 86% since the request was originally made in 2014. No commitments are being made to include a hotel, and the significant reduction in office space is one of the biggest factors in the change to the district’s mix of uses along with the increase in multifamily units.

Based on the proposed changes, residential uses would exceed the “primary use” limits established to ensure a mix of uses in the base zoning district, with all other nonresidential uses being considered tertiary. The purpose of the UMU district is to support a variety of land uses, including higher-density residential and commercial uses. While the residential uses proposed and built are higher density, the nonresidential uses are generally low density in scale. With all other uses besides residential occupying 12% of the gross floor area within the district, there is concern that the UMU-1 District will transition to a high-density neighborhood with limited retail space rather than a true mixed-use district with a community identity supporting a 24/7 synergistic economy of residential, business office, service, and retail.

Phasing – Typical phasing requirements in a UMU district stipulate that a minimum of 20,000 square feet of nonresidential space not associated with a residential use must be built as part of the first phase of development. The UMU-1 district has already met this requirement; however, additional phasing requirements to account for the additional residential units being proposed have been recommended by staff.

In response to comments from the Commission, updates to the proposed UMU-1 exceptions includes a commitment to have building permits issued for 12,000 square feet of nonresidential buildings within Block A2, Lot 2, or Blocks A3, A4, A5, C, L or M prior to a certificate of occupancy is issued for a multifamily use in Block F, and a building permit finalized for 12,000 square feet of nonresidential shell buildings within the aforementioned blocks would need to be issued prior to a certificate of occupancy can be issued for a multifamily use in Block A2, Lot 1.

Modified Development Standards – The petitioner is proposing to modify development standards of the UMU district related to lot design, including:

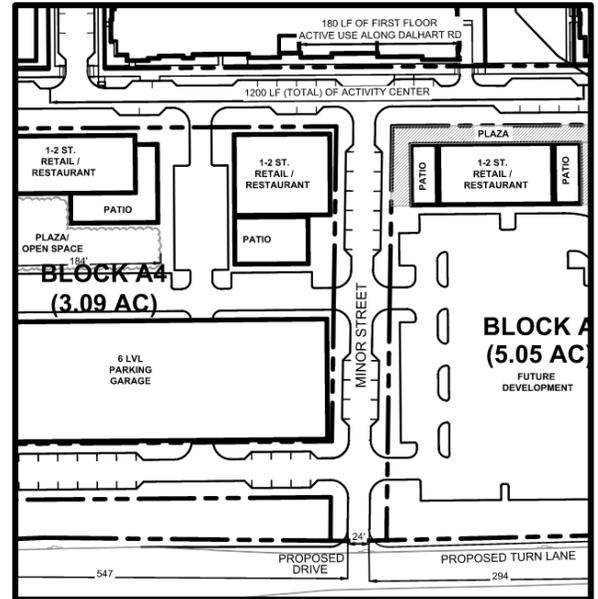
- *Lot Coverage* – Exceptions for Blocks A2, A3, A4, A5, C, L, and M are proposed to amend the required minimum lot coverage to be reduced from 60% to a range of 9-40%. The reduction in lot coverage to these blocks relates to the significantly lowered gross floor area of nonresidential uses.
- *Building Height* – Exceptions for Blocks A2 (Lot 2), A4, A5, and C are proposed to reduce the requirement minimum building height from 2 stories to 1 story, representing a further reduction in intensity. A similar exception currently exists for Blocks L, M, T, U, and V.

The block configuration has been modified throughout various updates to the development plan as part of previous zoning requests, however, the chart below generally shows the trend in proposed building heights for nonresidential uses within undeveloped blocks located in the western portion of the UMU-1 district:

| Blocks | 2014 | 2017 | 2021 | 2025 (proposed) |
|--------|----------|----------|----------|-----------------|
| A2 | 10 story | 20 story | 6 story | 1 story |
| A3 | 20 story | 15 story | 6 story | 6 story |
| A4 | 20 story | 20 story | 6 story | 1-2 story |
| A5 | 20 story | 20 story | 6 story | 1-2 story |
| C | 15 story | 15 story | 15 story | 1-2 story |

Taller nonresidential buildings are needed to solidify the UMU-1 district's urban form, and further reducing the minimum height requirement for nonresidential buildings exacerbates issues with the district's mix of uses and daytime population supporting retail and service uses.

- Plaza/Open Space Areas** – A total of 2.14 acres of public open space is being dedicated on Blocks A2 (Lot 2), A3, A5, and C, as shown on the associated development, not including plazas. The standard usable public open space requirement is 5-10% of the gross acreage of the development. The total amount of usable public open space being dedicated throughout the entire development is 9.14 acres – or 9.1%. Additional open space would complement the increase in residential density throughout the district as part of this request. Plaza space between the buildings and Dalhart Road on Blocks A5 and C will be provided, and per the proposed exceptions will be required to include a variety of amenities based on the total square footage of plaza area. Providing requirements for amenities within activated open space areas is beneficial to residents and visitors of the development.



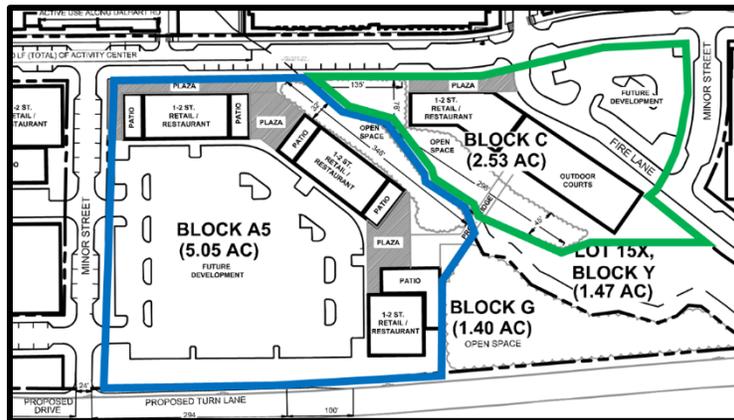
- Street Activation** – All UMU districts are required to have a main street (activity center) designated on the development plan which will serve the core of the district by being activated with nonresidential uses, prioritizing retail, restaurant, entertainment, and other active uses. The proposed development place, shown to the right, has a 1,200-foot section of Dalhart Road that is designated as the main street for the UMU-1 District. Along with the designated activity is 4-story multifamily buildings (with 180 linear feet of first floor active uses) to the north and 1-2 story retail/restaurant to the south. Behind the buildings directly abutting Dalhart Road is a 6 level parking garage and surface parking.

The currently adopted development plan has the same 1,200-foot section of Dalhart Road designated as the main street, providing plaza/open space, 170 linear feet of first floor active uses for the 4-story multifamily building to the north, and the building heights of nonresidential uses directly abutting Dalhart Road are the same height as what is being proposed. However, further setback from Dalhart are two 6-story nonresidential buildings that reinforce the urban form of the district.

The proposed nonresidential uses within the activity center are low density and without the support of the taller hotel and office buildings to activate the area, will diminish the urban form that is required to establish this section of Dalhart Road as the core of the district.

- Pad Sites** – The requested changes to Blocks L and M would allow freestanding non-residential buildings as small as 2,000 and 3,000 square feet. This would allow pad retail sites along State Highway 190 and the southeast corner of Custer Road and Plano Parkway, which are not conducive to a mixed-use development.

Outdoor Commercial Amusement – The proposed UMU-1 exceptions include the allowance of Outdoor Commercial Amusement as an additional permitted use on Blocks A5 and C, a use which is typically prohibited in the UMU district.



Outdoor commercial amusement is defined as an outdoor area or structure open to the public, providing entertainment or amusement primarily by and for participants for a fee or admission charge. Typical uses include batting cages, miniature golf, go-kart tracks, and carnivals. The proposed UMU-1 stipulations include language that will limit operations to only include game courts, table games, miniature golf, and other similar leisure activities. Since some outdoor commercial businesses can significantly impact surrounding properties, such as carnivals and go-karts, the proposed restrictions clarify that the intent is more recreational in nature.

Exempting the subject property from the outdoor commercial amusement guidelines is also included in the proposed stipulations. The outdoor commercial amusement guidelines include requirements such as a minimum site size of 20 acres, distance requirements from U.S. Highway 75, lighting, and other standards. Due to the limited nature of the activities proposed by the petitioner, staff does not believe these items apply to this rezoning request and is therefore supportive of this exemption.

Staff has concern with the amount of noise generated by the use where it is in proximity to nearby residential uses. However, with the requested restrictions, staff is generally supportive of the proposed outdoor commercial amusement use as it will be a complementary addition to the provided activity to the development. Additionally, the property will be required to follow the city's noise ordinance and lighting standards.

Expressway Corridor Overlay District – Adopted in January 2025, the Expressway Corridor Overlay District is intended to encourage preservation and redevelopment of land within the expressway corridors for employment opportunities and be supported by housing that is developed to reduce the impacts of environmental health concerns associated with living adjacent to expressways.

- *Block Z* – Approximately 26 of the 51 proposed single-family attached in Block Z addition are within 500 feet of State Highway 190, requiring that the homes be separated from the thoroughfare with either a 100-foot-wide landscape edge or a nonresidential building or parking structure that is, at minimum, of similar height and length. [At the January meeting, the applicant was originally proposing to require a combination of 22-foot tall buildings and trees between gaps in the buildings on Block M as alternative mitigation. The applicant is no longer proposing to require trees between the buildings. Staff is not in support of this removal as it continues to reduce mitigation for the townhomes on Block Z to the north.](#)

- *Block A2, Lot 1 and Block F* – Since the January meeting, modified standards have been included within the proposed UMU-1 exceptions for Block A2, Lot 1 and Block F regarding the Expressway Corridor Overlay District. Under the previously adopted Zoning Ordinance, multifamily buildings were required to follow the Conditional – Expressway Corridor Area (C-ECA) mitigations standards the same as townhomes. The applicant is proposing a mix of typical ventilation and noise mitigation requirements along with modified buffers, landscaping, and architectural standards. Staff finds that the proposed modified standards for the two multifamily blocks meets the intent of the typical requirements and will provide an acceptable level of mitigation for multifamily units within the C-ECA.

SUMMARY:

The purpose of the request is to expand the Urban Mixed-Use-1 (UMU-1) district by:

1. Incorporating an area of land zoned Light-Industrial-1 (LI-1);
2. Developing townhomes on the newly incorporated land allowing for alternative Expressway Corridor Overlay District mitigation standards;
3. Modifying the mix of use requirements to exceed the standard allowance for residential as a primary use in both the UMU district (88% v. 70%) and the Comprehensive Plan (88% v. 40%);
4. Conversely, reducing the requirement for nonresidential uses to 12% of the district;
5. Amending various site design standards which support walkable, urban development form consistent with integrity of the district.

The request is not supported by the Comprehensive Plan and is recommended for denial because the proposal lacks conformity with key Comprehensive Plan policies, the Urban Activity Center future land use category, and the intent of the base zoning district. With the exception of the request to expand the district, these changes do not align with the city's stated vision or adopted regulations for this strategically-placed, highly-visible, undeveloped property.

RECOMMENDATIONS:

Staff supports the geographic expansion of the UMU-1 district subject to the provision of a revised development plan consistent with the Expressway Corridor Overlay District standards for Block Z.

Per the Comprehensive Plan and Findings Policy, the other requested changes to the existing UMU-1 are recommended for denial and must be found consistent with the Guiding Principles of the Comprehensive Plan and substantially beneficial to the immediate neighbors, surrounding community, and general public interest if P&Z wishes to recommend approval to the City Council.

