

Zoning Case 2025-003

An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as 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; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date.

WHEREAS, the City Secretary of Plano, Texas, directed that notices of a hearing be issued, as required by the Zoning Ordinance of the City of Plano and laws of the State of Texas, at a meeting of the City Council, to be held on the 23rd day of March, 2026, for the purpose of expanding and amending 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; and

WHEREAS, the City Secretary of said City accordingly caused to be issued and published the notices required by its Zoning Ordinance and laws of the State of Texas applicable thereto, the same having been published in a paper of general circulation in the City of Plano, Texas, at least fifteen (15) days prior to the time set for such hearing; and

WHEREAS, the City Council of said City, pursuant to such notice, held its public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance, on the 23rd day of March, 2026; and

WHEREAS, the City Council is of the opinion and finds that such rezoning, as amended by the stipulations agreed upon during the public hearing, would not be detrimental to the public health, safety, or general welfare, and will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Plano, and as well, the owners and occupants thereof, and the City generally; and

WHEREAS, the City Council authorized this Ordinance to be executed without further consideration, consistent with the stipulated restrictions presented at the hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended so as 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, said property being described in the legal description on Exhibit A attached hereto.

Section II. The development plan previously adopted by Ordinance No. 2021-4-6 is hereby repealed and replaced with the development plan on Exhibit B attached hereto.

Section III. The UMU-1 exceptions previously adopted by Ordinance No. 2021-4-6 are hereby repealed and replaced with the following:

“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 5.g. 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 set back 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 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 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.”

Section IV. It is directed that the official zoning map of the City of Plano (which is retained in electronic record format) be changed to reflect the zoning classification established by this Ordinance.

Section V. All provisions of the ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Plano not in conflict with the provisions of this Ordinance shall remain in full force and effect.

Section VI. The repeal of any ordinance or part of ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinance at the time of passage of this Ordinance.

Section VII. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section VIII. It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable, and the invalidity or partial invalidity of any section, clause or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

Section IX. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED on the 23rd day of March, 2025.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2025-003

Being a tract of land situated in the William Beverly Survey, Abstract No. 75, and the Samuel Klepper Survey, Abstract No. 216, City of Plano, Collin County, Texas; and being all of Lot 1, Block A, Dallas North Square #1, an addition to the City of Plano according to the plat recorded in Volume 7, Page 33 of the land records of Collin County, Texas; and being all of the tracts of land described in special warranty deeds to Rosewood Property Company recorded in Instrument No. 92-0083559, Volume 4328, Page 1736 and Volume 5452, Page 1691 of said land records; and being all of a tract of land described as "Tract XII" in Special Warranty Deed to Rosewood Properties, Inc. Recorded in Volume 1805, Page 50 of said land records; and being all of the tracts of land described as "Parcel 1 of Tract 4", "Parcel 2 of Tract 4" and "Parcel 3 of Tract 4" in special warranty deed with vendor's lien to Rosewood Real Estate Investments, Inc. Recorded in Volume 3547, Page 411 of said land records; and being all of the tract of land described as "Tract 4" in special warranty deed with vendor's lien to Rosewood Real Estate Investments, Inc. Recorded in Volume 3547, Page 424 of said land records; and a portion of Lots 1 & 2, Block A, of Central/190, an addition to the City of Plano according to the plat recorded in Volume H, Page 80; and being more particularly described as follows:

Beginning at the intersection of the centerline of Alma Drive (a 100-foot-wide right-of-way) and the centerline of Plano Parkway (a 100-foot-wide right-of-way);

Thence with said centerline of Alma Drive, the following courses and distances:

1. South 05°06'55" east, a distance of 1080.54 feet to a point at the beginning of a tangent curve to the right having a central angle of 28°00'01", a radius of 850.00 feet, a chord bearing and distance of south 08°53'05" west, 411.27 feet;
2. In a southwesterly direction, with said curve to the right, an arc distance of 415.39 feet to a point at the end of said curve;
3. South 22°53'05" west, a distance of 391.50 feet to the intersection of said centerline of Alma Drive and the centerline of President George Bush Turnpike (State Highway 190, a variable-width right-of-way);

Thence with said centerline of President George Bush Turnpike, south 88°57'06" west, a distance of 4855.14 feet to the intersection of said centerline of President George Bush Turnpike and the centerline of Custer Road (a 100-foot-wide right-of-way);

Thence with said centerline of Custer Road, the following courses and distances:

1. North 38°48'50" west, a distance of 525.68 feet to a point at the beginning of a tangent curve to the right having a central angle of 38°30'00", a radius of 1100.00 feet, a chord bearing and distance of north 19°33'48" west, 725.32 feet;
2. In a northwesterly direction, with said curve to the right, an arc distance of 739.15 feet to a point at the end of said curve;
3. North 00°18'48" west, distance of 150.01 feet to the intersection of said centerline of Custer Road and said centerline of Plano Parkway;

Thence with said centerline of Plano Parkway, north 89°32'35" east, a distance of 3354.54 feet to a point for corner;

Thence departing said centerline of Plano Parkway, south 00°27'25" east, passing at a distance of 49.82 feet the northwest corner of Lot 1, Block A, Central/190, an addition to the City of Plano according to the plat recorded in Cabinet H, Page 50 of said land records, continuing with the west line of said Lot 1, in all a total distance of 765.62 feet to the southwest corner of said Lot 1;

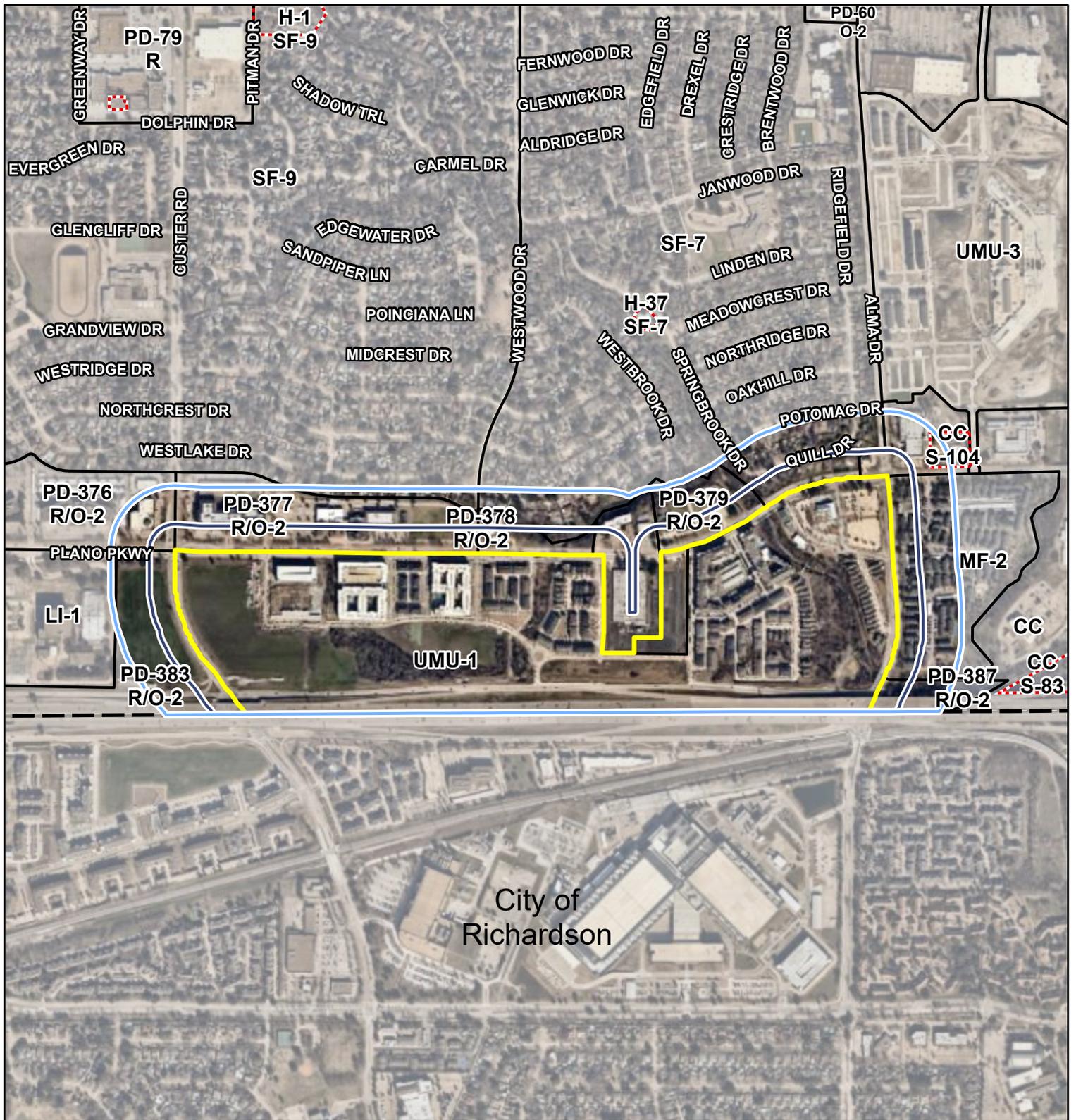
Thence with the south line of said lot 1, north 89°33'01" east, a distance of 239.00 feet;

1. Thence the following courses and distances:
2. North 00°26'59" west, a distance of 121.55 feet;
3. North 89°33'01" east, a distance of 209.00 feet.

Thence north 00°27'30" west, a distance of 664.91 feet, to a point in said centerline of plano parkway and being the beginning of a non-tangent curve to the left having a central angle of 25°05'26", a radius of 1611.50 feet, a chord bearing and distance of north 67°47'06" east, 700.07 feet.

Thence with said centerline of Plano Parkway, the following courses and distances:

1. In a northeasterly direction, with said curve to the left, an arc distance of 705.70 feet to a point at the end of said curve;
2. North 55°04'05" east, a distance of 251.28 feet to a point at the beginning of a tangent curve to the right having a central angle of 23°19'59", a radius of 1077.34 feet, a chord bearing and distance of north 66°44'04" east, 435.71 feet;
3. In a northeasterly direction, with said curve to the right, an arc distance of 438.74 feet to a point at the beginning of a compound curve to the right having a central angle of 6°28'59", a radius of 2080.00 feet, a chord bearing and distance of north 81°38'35" east, 235.23 feet;
4. In a northeasterly direction, with said curve to the right, an arc distance of 235.36 feet to a point at the end of said curve;
5. North 84°53'05" east, a distance of 258.57 feet to the **Point of Beginning and Containing** 160.448 acres (6,989,124 sq. Ft.) Of land.

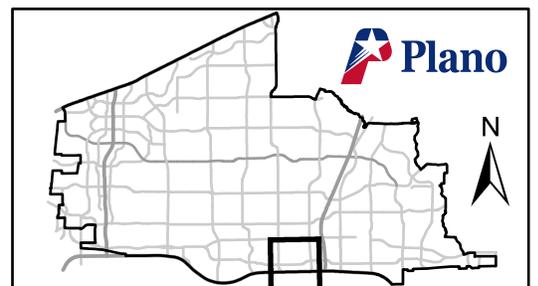


City of Richardson

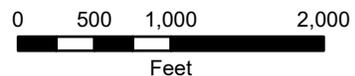
Project Number: ZC2025-003

Existing Zoning: Urban Mixed-Use-1 and Light Industrial-1 and located within the 190 Tollway/Plano Parkway and Expressway Corridor Overlay Districts.

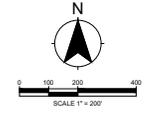
Proposed Zoning: Amend UMU-1



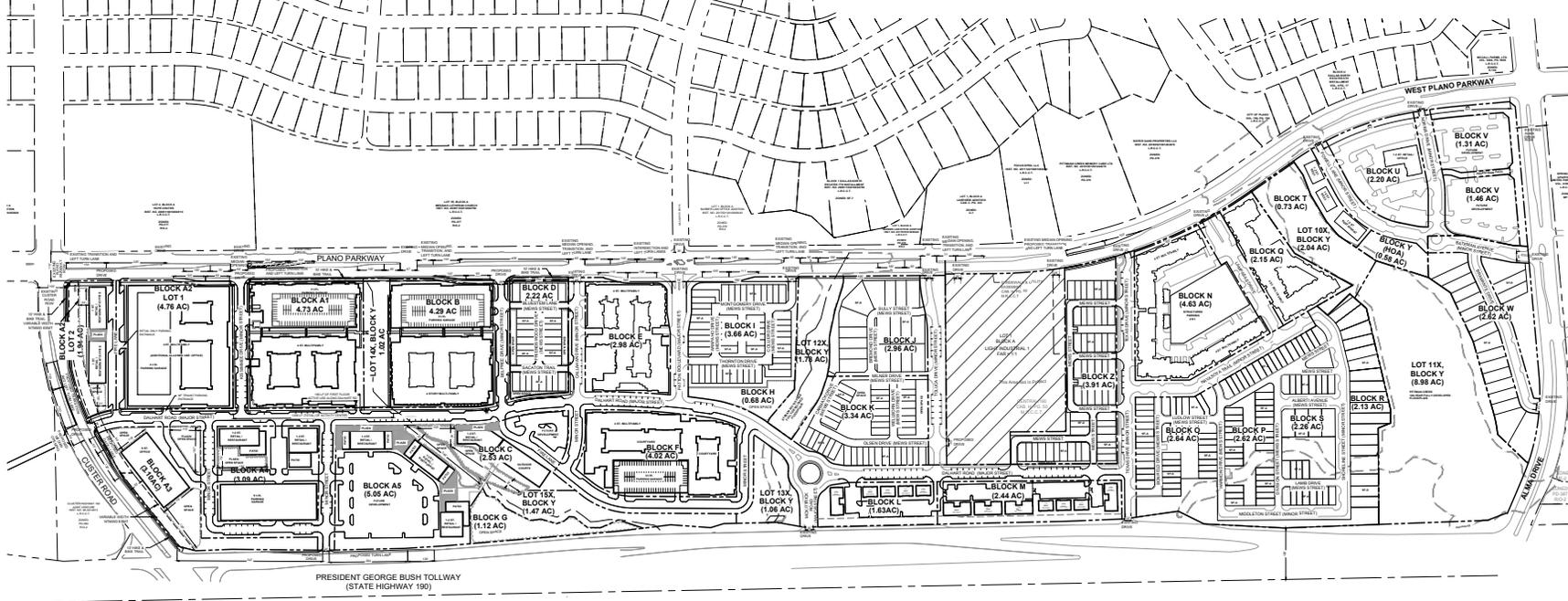
- ▬ Subject Property
- ▬ Zoning Boundary
- Municipal Boundaries
- 200' Notification Buffer
- Specific Use Permit (SUP) Boundary
- 500' Notification Buffer
- Zoning/SUP Boundary



Source: City of Plano



A1	Acres 4.73 Multi Family 4 Story** Units 138 Units/Acre 71 u/a Rec'd 5033 gsf Lot Coverage 72 % Parking 578 sps * Bldg Area Excludes Parking Garage	A3	Acres 3.10 Office 6-Story Units 250,000 gsf Units/Acre 180 u/a Lot Coverage 31 % On "A1" sfs * Bldg Area Excludes Parking Garage * Lot Coverage Excludes Plaza Area & Patio	C	Acres 2.53 Retail/Service Units 10,000 gsf Units/Acre 1,000 u/a Lot Coverage 9 % On "A1" sfs * Lot Coverage Excludes Plaza Area	G	Acres 1.12 Open Space Units 48,570 sf	K	Acres 3.34 Townhomes SFA Units 96,000 gsf Units/Acre 42 units Units/Acre 12.58 u/a Lot Coverage 83 %	O	Acres 2.64 Townhomes SFA Units 80,000 gsf Units/Acre 40 units Units/Acre 15.15 u/a Lot Coverage 85 %	S	Acres 2.26 Townhomes SFA Units 98,446 gsf Units/Acre 40 units Units/Acre 8,000 gsf Units/Acre 10.62 u/a Lot Coverage 85 %	W	Acres 2.62 Single Fam Detached Units 40,000 gsf Units/Acre 20 units Units/Acre 7.63 u/a Lot Coverage 60 %		
A2	Acres 4.26 Multi Family 4 Story** Units 359 Units/Acre 73 u/a Rec'd 5033 gsf Lot Coverage 72 % Parking 578 sps * Bldg Area Excludes Parking Garage	A4	Acres 3.09 Retail/Service** Units 20,000 gsf Units/Acre 115 u/a Lot Coverage 15 % On "A1" sfs * Bldg Area Excludes Parking Garage * Lot Coverage Excludes Plaza Area & Patio	D	Acres 2.22 Townhomes SFA Units 96,899 gsf Units/Acre 52 units Units/Acre 34.39 u/a Lot Coverage 83 %	H	Acres 0.68 Open Space Units 29,540 sf	L	Acres 1.63 Office/Retail/Service Units 71,150 gsf Units/Acre 35,148 gsf Units/Acre 6.23 far Lot Coverage 23 % Parking 73 sps	P	Acres 2.62 Townhomes SFA Units 114,127 gsf Units/Acre 45 units Units/Acre 17.28 u/a Lot Coverage 85 %	T	Acres 0.73 Restaurant Units 33,799 gsf Units/Acre 10,800 gsf Units/Acre 13.94 far Lot Coverage 34 % Parking on "L"	Y	Acres 15.55 MHA Units 730,270 gsf Units/Acre 47.60 u/a Units/Acre 2.04 Units/Acre 88.862 gsf Units/Acre 9.08 Units/Acre 295,105 gsf Units/Acre 1.78 Units/Acre 72,516 gsf Units/Acre 1.06 Units/Acre 46,056 gsf Units/Acre 1.02 Units/Acre 44,524 gsf Units/Acre 1.47 Units/Acre 63,888 gsf		
A2 (LOT 1)	Acres 1.94 Retail/Service/Office Units 20,000 gsf Units/Acre 8,24 far Lot Coverage 24 % Parking 24 & On "A2" sfs * Bldg Area Excludes Plaza Area	A5	Acres 5.06 Retail/Service Units 36,300 gsf Units/Acre 12 % On "A1" sfs * Lot Coverage Excludes Plaza Area & Patio	E	Acres 2.98 Multi Family 4 Story** Units 96,899 gsf Units/Acre 300 units Units/Acre 102 u/a Lot Coverage 62 % Parking 472 sps * Bldg Area Excludes Parking Garage	I	Acres 3.56 Townhomes SFA Units 159,469 gsf Units/Acre 58 units Units/Acre 14.68 u/a Lot Coverage 83 %	M	Acres 2.44 Office/Retail/Service Units 106,450 gsf Units/Acre 36,618 gsf Units/Acre 6.25 far Lot Coverage 35 % Parking 115 sps	Q	Acres 2.15 Multi Family 4-Story Units 197,684 gsf Units/Acre 146 units Units/Acre 67.51 u/a On "L"	U	Acres 2.20 Retail/Office Units 98,582 gsf Units/Acre 10,800 gsf Units/Acre 10.30 far Lot Coverage 30 % Parking 303 sps	V	Acres 3.77 Retail Units 120,661 gsf Units/Acre 12,000 gsf Units/Acre 12.30 far Lot Coverage (Future) Parking on "U"	Z	Acres 2.91 Townhomes SFA Units 120,208 gsf Units/Acre 51.00 units Units/Acre 13 u/a Lot Coverage 83 %
A2 (LOT 2)	Acres 1.94 Retail/Service/Office Units 20,000 gsf Units/Acre 8,24 far Lot Coverage 24 % Parking 24 & On "A2" sfs * Lot Coverage Excludes Plaza Area	B	Acres 4.29 Multi Family 4 Story Units 197,007 gsf Units/Acre 402,664 gsf Units/Acre 200 units Units/Acre 75.91 u/a Lot Coverage 86 % Parking 496 sps * Bldg Area Excludes Parking Garage	F	Acres 4.02 Multi Family 4 Story** Units 175,010 gsf Units/Acre 281,005 gsf Units/Acre 350 units Units/Acre 87 u/a Lot Coverage 83 % Parking 496 sps * Bldg Area Excludes Parking Garage	J	Acres 2.96 Single Fam Detached/Patio Units 128,897 gsf Units/Acre 18 units Units/Acre 6.08 u/a Lot Coverage 60 %	N	Acres 4.63 Multi Family 3-5 Story Units 205,683 gsf Units/Acre 253,844 gsf Units/Acre 356 units Units/Acre 40.17 u/a Lot Coverage 63 %	R	Acres 2.13 Single Fam Detached Units 92,783 gsf Units/Acre 34,000 gsf Units/Acre 17 units Units/Acre 7.98 u/a Lot Coverage 60 %						



NOTE:
 ALL STREETS, DRIVES, MEDIAN OPENINGS, TURN LANES, AND ASSOCIATED IMPROVEMENTS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PLANO'S URBAN MIXED-USE ZONING DISTRICT, THROUGHFARE RULES AND REGULATIONS AND TxDOT REQUIREMENTS.

NOTE:
 APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAN, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS. PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLANS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

OWNER:
 ROSEWOOD PROPERTY COMPANY
 2101 CEDAR SPRINGS ROAD, STE. 1600
 DALLAS, TX 75201
 CONTACT: TIM HARRIS
 PHONE: (214) 649-9044

ENGINEER/APPLICANT:
 KFM ENGINEERING & DESIGN
 3501 OLYMPUS BLVD, STE. 100
 DALLAS, TEXAS 75019
 CONTACT: JOSHUA A. MILLSAP, PE
 PHONE: (817) 416-4536
 E-MAIL: JMILLSAP@KFM-LLC.COM
 TPBE #: F-20821
 TBPELS #: 10194934

APPLICANT/REPRESENTATIVE:
 JACKSON WALKER, LLP
 WILLIAM DAHLSTROM
 2323 ROSS AVE., 6TH FLOOR
 DALLAS, TEXAS 75201
 PHONE: (214) 953-5932

CASE No.: ZC2025-003
DEVELOPMENT PLAN
HERITAGE CREEKSIDE
 160.4 ACRES SITUATED IN THE
WILLIAM BEVERLY SURVEY, ABSTRACT NO. 75
AND SAMUEL KLEPPER SURVEY, ABSTRACT NO. 216
 CITY OF PLANO, COLLIN COUNTY, TEXAS

FEBRUARY 19, 2026

DATE:	
ISSUE:	
DESCRIPTION:	
DATE:	
ISSUE:	
DESCRIPTION:	

CLIENT:
ROSEWOOD PROPERTY COMPANY

PROJECT:
HERITAGE CREEKSIDE
 SHEET TITLE:
BLOCK PLAN

PRELIMINARY
 NOT FOR CONSTRUCTION
KFM
 ENGINEER: Joshua A. Millsap
 P.E. No.: 20218 DATE: 2/20/26

PROJECT NUMBER:
 010034010
 DRAWN BY:
 ALM
 DESIGNED BY:
 JAM
 CHECKED BY:
 SP
 DATE:
 2026/02/19
 SHEET:

