



CITY COUNCIL

**1520 K Avenue, Plano TX 75074 and via
videoconference**

DATE: February 24, 2025

TIME: 7:00 PM

This City Council Meeting will be held in person in the Senator Florence Shapiro Council Chambers and via videoconference. A quorum of the City Council, including the presiding officer, will participate in person. The facility will be open to members of the public.

For those wanting to watch the meeting but not address the Council, the meeting will be live-streamed on Plano's website at www.planotv.org, [YouTube.com/cityofplanotexas](https://www.youtube.com/cityofplanotexas) and [Facebook.com/cityofplanotx](https://www.facebook.com/cityofplanotx).

To speak at the meeting, register at Plano.gov/SpeakerRegistration. Online registration opens at 5:00 p.m. on the Wednesday prior to the meeting and **closes at 4:00 p.m.** on the day of the meeting. **ONSITE REGISTRATION IS NOT AVAILABLE.**

Emails regarding agenda items and other comments on City business may be submitted to: councilcomments@plano.gov.

CALL TO ORDER

INVOCATION: Pastor Ashish Mathew - Commission Church

PLEDGE OF ALLEGIANCE / TEXAS PLEDGE: Junior Girl Scout Troop 2171 - Dooley and Hickey Elementary Schools

OUR VISION - PLANO IS A GLOBAL ECONOMIC LEADER BONDED BY A SHARED SENSE OF COMMUNITY WHERE RESIDENTS EXPERIENCE UNPARALLELED QUALITY OF LIFE.

The City Council may convene into Executive Session to discuss posted items in the regular meeting as allowed by law.

CONSENT AGENDA

The Consent Agenda will be acted upon in one motion and contains items which are routine and typically noncontroversial. Items may be removed from this agenda for individual discussion by a Council Member, the City Manager or any citizen. The Presiding Officer will establish time limits based upon the number of speaker requests.

Approval of Minutes

- (a) February 10, 2025
Approved

Approval of Expenditures

Award/Rejection of Bid/Proposal: (Purchase of products/services through formal procurement process by this agency)

- (b) RFB No. 2025-0091-B for Arterial Overlay - 2025, Project No. PW-S-00022, for the Public Works Department to Jagoe-Public Company in the amount of \$6,370,479; and authorizing the City Manager to execute all necessary documents. **Approved**
- (c) RFP No. 2024-0331-BR for the City of Plano UCAAS and CCAAS to include the purchase of seven hundred and five (705) phones, phone number management software with three (3) years support, call recording software with three (3) years of licensing and support, and Microsoft Teams installation services from Cloud Revolution, LLC in an estimated amount of \$1,115,325 and the purchase of TalkDesk Contact Center installation services along with three (3) years of support and licensing from TalkDesk, Inc. in an estimated amount of \$1,003,496, for a combined total amount of \$2,118,821; and authorizing the City Manager to execute all necessary documents. **Approved**

Purchase from an Existing Contract

- (d) To approve the purchase of Five (5) Toyota Camry Hybrids for Fleet Services in the amount of \$151,403 from Silsbee Toyota through an existing contract; and authorizing the City Manager to execute all necessary documents. (TIPS Contract No. 240901) **Approved**
- (e) To approve the purchase of one (1) Refuse Chassis in the amount of \$182,536 from Bond Equipment Company, Inc. and one (1) Truck Body from Reliance Truck & Equipment in the amount of \$134,724, for the total amount of \$317,260, for Fleet Services to be used by Environmental Waste Services through existing contracts; and authorizing the City Manager to execute all necessary documents. (BuyBoard Contract No. 723-23 and BuyBoard Contract No. 686-22) **Approved**

Approval of Contract / Agreement

- (f) To approve an Economic Development Incentive Agreement between the City of Plano, Texas, and Atlantic Aviation FBO, Inc., a Delaware corporation ("Company"), providing an economic development grant to the Company; and authorizing the City Manager to execute all necessary documents. **Approved**

Adoption of Resolutions

- (g) To approve the hiring of Jill McFarland as Assistant City Attorney III by the City Attorney; and providing an effective date. **Adopted Resolution No. 2025-2-4(R)**

Adoption of Ordinances

- (h) To provide certain Heritage Resources within the City of Plano ad valorem tax relief as allowed by the Heritage Tax Exemption Ordinance to provide for reinvestment into maintenance and long-term preservation of historic structures, providing a severability clause, and an effective date. **Adopted Ordinance No. 2025-2-5**

ITEMS FOR INDIVIDUAL CONSIDERATION:

Public Hearing Items:

Applicants are limited to fifteen (15) minutes presentation time with a five (5) minute rebuttal, if needed. Remaining speakers are limited to thirty (30) total minutes of testimony time, with three (3) minutes assigned per speaker. The Presiding Officer may amend these times as deemed necessary.

Non-Public Hearing Items:

The Presiding Officer will permit public comment for items on the agenda not posted for a Public Hearing. The Presiding Officer will establish time limits based upon the number of speaker requests, length of the agenda, and to ensure meeting efficiency, and may include a cumulative time limit. Speakers will be called in the order requests are received until the cumulative time is exhausted.

- (1) Public Hearing and consideration of an Ordinance as requested in Zoning Case 2024-020 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to amend Planned Development-71-Regional Commercial to include development standards for single-family residences and modify standards for phasing, open space, and other related standards on 89.1 acres of land located on the west side of the Dallas North Tollway, 305 feet north of Park Boulevard and within the Dallas North Tollway Overlay District with Specific Use Permit No. 570 for Automobile Leasing/Renting, in the City of Plano, Collin County, Texas; 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. Petitioners: Centennial Waterfall Willow Bend, LLC, The Neiman Marcus Group, LLC, Macy's Retail Holdings, LLC, and Dillard's, Inc. **Conducted and adopted Ordinance No. 2025-2-6**
- (2) Public Hearing and consideration of a Resolution to authorize a Substantial Amendment to the 2023-2024 Action Plan for the use of U.S. Department of Housing and Urban Development Community Development Block Grant and HOME Investment Partnerships Program funds; and providing an effective date. **Conducted and adopted Resolution No. 2025-2-7(R)**

- (3) Discussion and direction re: 2025 Bond Referendum Educational Materials **Discussed and provided direction.**

COMMENTS OF PUBLIC INTEREST

This portion of the meeting is to allow up to three (3) minutes per speaker with thirty (30) total minutes on items of interest or concern and not on items that are on the current agenda. The Council may not discuss these items, but may respond with factual or policy information. The Council may choose to place the item on a future agenda.

IMPORTANT MESSAGE Comments of Public Interest (general comments on items related to city business not on the agenda) will be heard via Zoom at the end of each regular council meeting. To provide general comments, you must register to speak online and register for Zoom by 4:00 p.m. on the day of the meeting. No in-person Comments of Public Interest will be heard at the meeting. If your comments pertain to business unrelated to the City, we will provide a contact to the appropriate agency that can assist you, if applicable, as an alternative means of communication.

The City of Plano encourages participation from all citizens. The Plano Municipal Center has accessible restroom facilities, drinking fountains, and power assist entrance doors. The facility is easily accessed from public sidewalks and parking areas. Designated accessible parking is available on the north and south sides of the building. The Senator Florence Shapiro Council Chambers is accessible by elevator to the lower level. If you require additional assistance or reasonable accommodations under the Americans with Disabilities Act for this meeting or facility, including ASL interpreters, you should submit an ADA Reasonable Accommodation Request Form to the ADA Coordinator at least 48 hours in advance. If you need assistance completing the form, please call 972-941-7152. Complete or download the ADA Reasonable Accommodation Request Form at <https://www.plano.gov/395/Accessibility-Accommodations>.



CITY COUNCIL AGENDA MEMO

MEETING DATE: 2/24/2025

DEPARTMENT: City Secretary

DIRECTOR: Lisa Henderson, City Secretary

This City Council Meeting will be held in person in the Senator Florence Shapiro Council Chambers and via videoconference. A quorum of the City Council, including the presiding officer, will participate in person. The facility will be open to members of the public.

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AGENDA ITEM: To speak at the meeting, register at Plano.gov/SpeakerRegistration. Online registration opens at 5:00 p.m. on the Wednesday prior to the meeting and **closes at 4:00 p.m.** on the day of the meeting. **ONSITE REGISTRATION IS NOT AVAILABLE.**

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RECOMMENDED ACTION: Location Link



CITY COUNCIL AGENDA MEMO

MEETING DATE: 2/24/2025
DEPARTMENT: City Secretary
DIRECTOR: Lisa Henderson, City Secretary
AGENDA ITEM: February 10, 2025 Minutes
RECOMMENDED ACTION: Approval of Minutes

ITEM SUMMARY

February 10, 2025

Approved

ATTACHMENTS:

Description	Upload Date	Type
Work Session Minutes	2/18/2025	Minutes
Combined Minutes	2/18/2025	Minutes

PLANO CITY COUNCIL WORK SESSION
February 10, 2025

COUNCIL MEMBERS PRESENT

John B. Muns, Mayor
Maria Tu, Mayor Pro Tem
Julie Holmer, Deputy Mayor Pro Tem
Anthony Ricciardelli
Rick Horne
Kayci Prince
Shelby Williams
Rick Smith

STAFF PRESENT

Mark Israelson, City Manager
Jack Carr, Deputy City Manager
Shelli Siemer, Deputy City Manager
Sam Greif, Deputy City Manager
LaShon Ross, Deputy City Manager
Paige Mims, City Attorney
Lisa C. Henderson, City Secretary

Mayor Muns called the Work Session to order at 5:00 p.m., Monday, February 10, 2025, in Training Room A of the Plano Municipal Center, 1520 K Avenue, Plano, Texas. A quorum was present.

Fiscal Roadmap Presentation and Discussion

Staff presented information regarding the Fiscal Roadmap project including compensation and benefits, cost recovery, fund balances and a capital maintenance fund policy. Additional information will be provided at a future work session.

Nothing further was discussed. Mayor Muns adjourned the meeting at 6:00 p.m.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, City Secretary

**PLANO CITY COUNCIL
PRELIMINARY OPEN MEETING AND REGULAR SESSION
February 10, 2025**

COUNCIL MEMBERS PRESENT

John B. Muns, Mayor
Maria Tu, Mayor Pro Tem
Julie Holmer, Deputy Mayor Pro Tem
Anthony Ricciardelli
Rick Horne
Kayci Prince
Shelby Williams
Rick Smith

STAFF PRESENT

Mark Israelson, City Manager
Jack Carr, Deputy City Manager
Shelli Siemer, Deputy City Manager
Sam Greif, Deputy City Manager
LaShon Ross, Deputy City Manager
Paige Mims, City Attorney
Lisa C. Henderson, City Secretary

Mayor Muns called the meeting to order at 6:01 p.m., Monday, February 10, 2025, in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center, 1520 K Avenue and via videoconference. A quorum was present. Mayor Muns stated the Council would retire into Executive Session, in Training Room A, in compliance with Chapter 551, Government Code, Vernon's Texas Codes Annotated in order to consult with an attorney to receive Legal Advice, Section 551.071; and discuss Economic Development, Section 551.087 for which a certified agenda will be kept in the office of the City Secretary for a period of two years as required. The Council convened into Executive Session at 6:03 p.m.

Mayor Muns convened the meeting into the Regular Session on Monday, February 10, 2025, at 7:00 p.m. in the the Senator Florence Shapiro Council Chambers of the Plano Municipal Center, 1520 K Avenue and via videoconference. A quorum was present.

Invocation and Pledge

Rev. Dr. Kyle Dennis with First Christian Church Plano led the invocation and Boy Scout Troop 259 – Charter Organization 12 Point Impact at St. Elizabeth Ann Seton Catholic Church led the Pledge of Allegiance and Texas Pledge.

Proclamations and Special Recognitions

Proclamation: February is Black History Month.

Certificate of Appreciation

Hayden Padgett
Parks and Recreation Planning Board

Mayor Muns convened the Preliminary Open Meeting at 7:15 p.m.

Preliminary Open Meeting Items

- **Consideration and action resulting from Executive Session discussion**
- **Comprehensive Monthly Financial Report – September 2024**
- **4th Quarter Investment Report**
- **Consent and Regular Agendas**
- **Council items for discussion/action on future agendas**

Mayor Muns adjourned the Preliminary Open Meeting and reconvened the Regular Meeting at 7:27 p.m.

Consent Agenda

MOTION: Upon a motion made by Councilmember Prince and seconded by Councilmember Horne, the Council voted 8-0 to approve all items on the Consent Agenda; as follows:

Approval of Minutes

January 27, 2025
(Consent Agenda Item “A”)

Approval of Expenditures

Purchase from an Existing Contract

Award/Rejection of Bid/Proposal: (Purchase of products/services through formal procurement process by this agency

RFB No. 2025-0069-B for Legacy Townhomes Sidewalk Repair, Project No. PW-S-00029, for the Public Works Department to Garret Shields Infrastructure, LLC in the amount of \$372,195; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “B”)

RFB No. 2024-0612-B for Big Lake Sediment Removal, Project No. PKR-D-7414, for the Parks and Recreation Department to A & B Construction, LLC in the amount of \$2,898,759; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “C”)

RFB No. 2025-0012-B EOC UPS Replacement, Project No. FAC-F-00074, for the Engineering Department - Facilities Division to Groves Electrical Service, Inc. in the amount of \$250,750; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “D”)

Purchase from an Existing Contract

To approve the purchase of Field Maintenance Equipment for Fleet Services Department in the amount of \$374,219 from Professional Turf Products, L.P. through an existing contract; and authorizing the City Manager to execute all necessary documents. (Sourcewell Contract No. 031121-TTC and BuyBoard Contract No. 706-23) (Consent Agenda Item “E”)

To approve the purchase of temporary labor services for the Customer Utility Services division of the Finance Department for a term of two (2) years in the estimated total amount of \$765,000 from All Star Temporaries, Inc. dba Temps of McKinney through an existing contract; and authorizing the City Manager to execute all necessary documents. (CCCD 2024-ITB-038) (Consent Agenda Item “F”)

To approve the purchase of a one-year subscription of Rubrik Cloud Vault – Backup services for Technology Solutions in the estimated amount of \$172,800 from Freeit Data Solutions through an existing contract; and authorizing the City Manager to execute all necessary documents. (Texas Department of Information Resources Contract No. DIR-CPO-4696) (Consent Agenda Item “G”)

To approve the purchase of Microsoft software licenses for a three (3) year term for Technology Solutions in the estimated annual amount of \$1,852,529 for a total amount of \$5,557,587 from SHI Government Solutions, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (Texas Department of Information Resources Contract No. DIR-CPO-5237) (Consent Agenda Item “H”)

Approval of Request

To approve the naming of the park, 5.132 acres of land located south of Headquarters Drive, east of Legacy Drive, Block E, Lot 10 of the Legacy West Addition, as Mendomi Park. (Consent Agenda Item “I”)

Adoption of Resolutions

Resolution No. 2025-2-1(R): To nominate Raising Canes USA, LLC to the Office of the Governor, Economic Development and Tourism through the Economic Development Bank for designation as a qualified business and an enterprise project (“Project”) under the Texas Enterprise Zone Program under the Texas Enterprise Zone Act, Chapter 2303 of the Texas Government Code; and providing an effective date. (Consent Agenda Item “J”)

Adoption of Ordinances

Ordinance No. 2025-2-2: To order an election to be held on May 3, 2025, for the purpose of electing four (4) Members of Council, Place No. 2 (District 2), Place No. 4 (District 4), Place No. 6 (Mayor) and Place No. 8 to the City Council to hold office for a period of four years; designating locations of polling places; ordering notices of election to be given as prescribed by law in connection with such election; and, if needed, any subsequent runoff election; and providing an effective date. (Consent Agenda Item “K”)

End of Consent

Resolution No. 2025-2-3(R): To order a Special Election to be held on May 3, 2025, for the purpose of authorizing general obligation bonds; making provisions for the conduct of the election and other provisions incident and related to the purpose of this Resolution. (Regular Item “1”)

Bill Lisle spoke to the removal of funds for the Downtown Plano right-of-ways from the bond referendum. Councilmember Ricciardelli made a motion, with a second by Councilmember Williams, to adopt the resolution with an amendment to include specific wording in the voter education materials. After further discussion the motion was withdrawn.

MOTION: Upon a motion made by Mayor Pro Tem Tu and seconded by Councilmember Horne, the Council voted 8-0, to order a Special Election to be held on May 3, 2025, for the purpose of authorizing general obligation bonds; making provisions for the conduct of the election and other provisions incident and related to the purpose of this Resolution; and further to adopt Resolution No. 2025-2-3(R).

City Manager Israelson reminded Council now that they have called the election, advocacy on either side of the issue for the bonds is now prohibited, so please make sure that use of any governmental tools or resources or anything else is factual only in nature towards the bond referendum.

Consideration to approve an expenditure for construction of the Oak Point Parks Maintenance Facility, Project No. FAC-F-7524, in the amount of \$12,986,776 to Lee Lewis Construction, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Regular Item “2”)

MOTION: Upon a motion made by Councilmember Prince and seconded by Mayor Pro Tem Tu, the Council voted 8-0 to approve an expenditure for construction of the Oak Point Parks Maintenance Facility, Project No. FAC-F-7524, in the amount of \$12,986,776 to Lee Lewis Construction, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents,

Councilmember Prince stepped away from the dais at 8:06 p.m. and returned at 8:09 p.m.

Comments of Public Interest

Bill Lisle spoke to the current Zoom requirement for comments of public interest, wanting comments to be heard at a specific time and in person. He also spoke to the Schimelpfenig Library shelving project in relation to the bond proposition regarding renovation of Schimelpfenig Library.

With no further discussion, the Regular City Council Meeting adjourned at 8:10 p.m.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY



CITY COUNCIL AGENDA MEMO

MEETING DATE: 2/24/2025
DEPARTMENT: Public Works
DIRECTOR: Abby Owens, Director of Public Works
AGENDA ITEM: Award of bid in the amount of \$6,370,479 for Arterial Overlay - 2025 Project No. PW-S-00022
RECOMMENDED ACTION: Award/Rejection of Bid/Proposal

ITEM SUMMARY

RFB No. 2025-0091-B for Arterial Overlay - 2025, Project No. PW-S-00022, for the Public Works Department to Jagoe-Public Company in the amount of \$6,370,479; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

Public Works recommends the bid for Arterial Overlay - 2025 Project No. PW-S-00022 be awarded to Jagoe-Public Company, in the amount of \$6,370,479; and to be accepted as the lowest responsive and responsible bid for the project, conditioned upon timely execution of all necessary documents. A total of 1,395 vendors were notified of the bid, three (3) submitted a "No Bid" and two (2) bids were submitted.

This project is to furnish and install a thin asphalt overlay on two arterial road sections: Alma Drive (between Parker Road and Hedcoxe Road) and Independence Parkway (between Spring Creek Parkway and SH 121). It also allows for the repair of 1,500 square yards of arterial concrete in the project scope areas. Installation of the thin asphalt overlay requires specialized equipment that the City does not currently own, have the space to store, or have the staff trained to operate and maintain.

If this project is not awarded, the overlay will not occur. This will result in increased repair and maintenance costs in the future, and the existing riding surface will remain unimproved.

The Engineer's Estimate for this project is \$6,800,000.

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is budgeted in the 2024-25 Street Improvements CIP. Construction services for Arterial Overlay - 2025 Project No. PW-S-00022, in the total amount of \$6,370,479, will leave a balance of \$1,629,521 for future expenditures.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Bid Recap	1/28/2025	Bid Recap
Location Map	1/27/2025	Map

CITY OF PLANO
RFB CIP
SOLICITATION NO. 2025-0091-B
ARTERIAL OVERLAY - 2025
PROJECT NO. PW-S-00022
BID RECAP

Bid Opening Date/Time: January 7, 2025 @ 2 p.m.

Number of Vendors Notified: 1,395

Number of Vendors Submitting "No Bids": 3

Number of Non-Responsive Bids Submitted: 0

Number of Responsive Bids Submitted: 2

Vendor:

Jagoe-Public Company

Texas Materials Group, Inc. dba Texas Bit

Total Bid:

\$ 6,370,478.75

\$12,146,761.50

Recommended Vendor:

Jagoe-Public Company

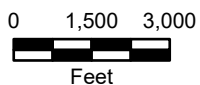
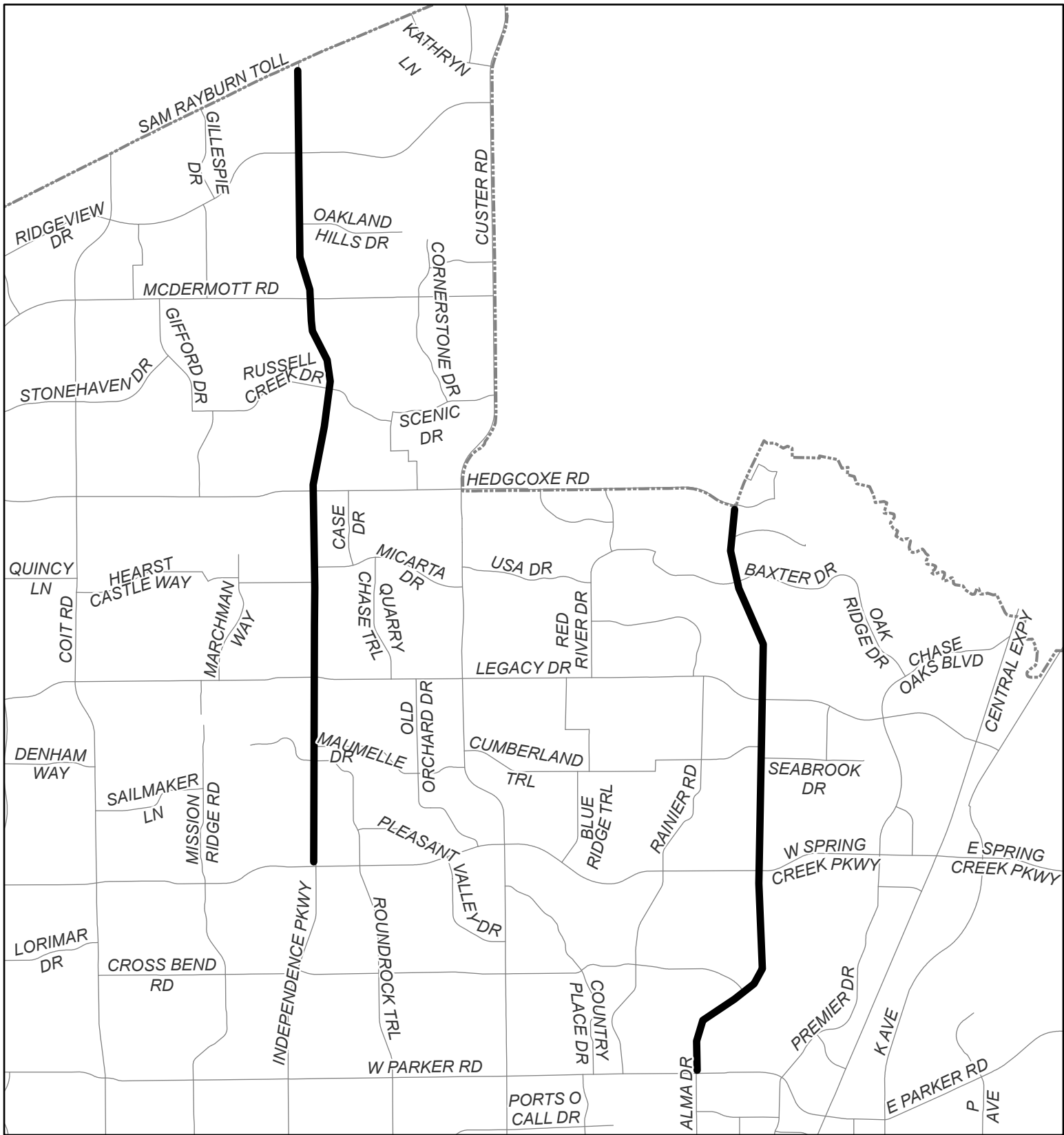
\$ 6,370,478.75

Lincoln Thompson

Lincoln Thompson, NIGP-CPP
Contract Administrator

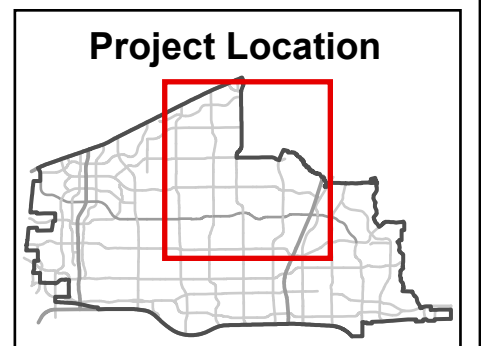
January 8, 2025

Date



Arterial Overlay - 2025

Project No. PW-S-00022





CITY COUNCIL AGENDA MEMO

MEETING DATE: 2/24/2025
DEPARTMENT: Technology Solutions
DIRECTOR: Roger Wright, Chief Information Officer
AGENDA ITEM: Award for RFP No. 2024-0331-BR for Unified Communications as a Service and Contact Center as a Service.
RECOMMENDED ACTION: Award/Rejection of Bid/Proposal

ITEM SUMMARY

RFP No. 2024-0331-BR for the City of Plano UCAAS and CCAAS to include the purchase of seven hundred and five (705) phones, phone number management software with three (3) years support, call recording software with three (3) years of licensing and support, and Microsoft Teams installation services from Cloud Revolution, LLC in an estimated amount of \$1,115,325 and the purchase of TalkDesk Contact Center installation services along with three (3) years of support and licensing from TalkDesk, Inc. in an estimated amount of \$1,003,496, for a combined total amount of \$2,118,821; and authorizing the City Manager to execute all necessary documents. **Approved**

PREVIOUS ACTION/PRESENTATION

On September 12, 2022, City Council approved a contract between the City of Plano and Novom Group, Inc. in the amount of \$139,660 for professional services to conduct a needs assessment, aid in the procurement and the implementation of a new city-wide phone system.

BACKGROUND

Knowing that the City's current voice and contact center solutions were approaching their end of support dates, Technology Solutions released a Request for Proposal (RFP) to solicit services from a consultant to conduct a needs assessment and aid in the procurement of a new city-wide voice and contact center solutions. Technology Solutions entered into a contract with Novom Group to assist in identifying requirements from City stakeholders, develop the statement of work, and make recommendations for both a new Unified Communications as a Service (UCaaS) and Contact Center as a Service (CCaaS) based on the gathered requirements.

Contact Center as a Service (CCaaS) is a cloud based solution that manages customer interactions / calls across multiple channels, such as phone and chat, to enhance the customer experience by integrating with the solutions that are used to manage their accounts. It includes things like call routing, recording, call taker availability, and much more.

Unified Communications as a Service is a cloud based solution that integrates various communications tools such as voice, video conferencing, messaging, and collaboration into a single platform.

The Novom Group immediately began meeting with every department in the city to identify and document each of their requirements pertaining to voice and contact center solutions. Those requirements were used to develop a statement of work and RFP that would be released to procure new UCaaS and CCaaS solutions.

On April 1, 2024, RFP 2024-0331-BR for UCAAS and CCAAS was released, and the City advertised its solicitation for both UCaaS and CCaaS solutions for ten (10) weeks. The City received and evaluated fourteen (14) proposals and established a shortlist of offerors considering the published criteria of: Deployment Services (20%), Features, Functionality, and 3rd Party Partner Capabilities (20%), Experience with CoP selected Architecture (10%) and Survivability and Resiliency (10%). Pricing was not evaluated in determining the shortlist of offerors. After a shortlist was determined, pricing from the shortlisted offerors was factored into the overall score based on the weights published.

The shortlisted offerors led demonstrations that were tailored to the City's needs, the evaluation team determined that the proposals from Cloud Revolution for UCaaS and TalkDesk for CCaaS best meet the City's requirements and provides the best overall value. Technology Solutions anticipates expending the full amount of the award within FY 2024-25.

It is crucial to approve this purchase to mitigate security risks and operational challenges. The current systems will be unsupported by October 2025, potentially leaving the city vulnerable to security breaches and service disruptions.

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the 2024-25 Technology Improvements CIP Fund in the total estimated amount of \$2,118,821. This request is to approve the purchase of seven hundred and five (705) phones, software with three (3) years of licensing and support, and Microsoft Teams installation services from Cloud Revolution, LLC in an estimated amount of \$1,115,325, and the purchase of TalkDesk Contact Center installation services with three (3) years of licensing and support from TalkDesk, Inc., in an estimated amount of \$1,003,496, which will leave a remaining balance of \$1,360,377 in the Technology Improvements CIP Fund for other project expenditures.

Approval of this item relates to the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
RFP Recap	2/19/2025	Agreement

City of Plano
RFP No. 2024-0331-BR
RFP for City of Plano UCaaS and CCAAS
RFP Recap

<u>RFP Response Due Date/Time:</u>	June 5, 2024 at 2:00 pm (CT)
<u>RFP Read:</u>	June 6, 2024 at 2:00 pm (CT)
<u>Number of Vendors Notified:</u>	1,344
<u>Vendors Submitting "No Bids":</u>	10
<u>Number of Responsive Submissions:</u>	14
<u>Number of Non-Responsive Submissions:</u>	4

The following Evaluation Criteria was used in determining the best value award recommendation.

UCaaS

CRITERIA	PERCENTAGE	
Deployment Services	20%	
Features, Functionality, and 3rd Party Partner Capabilities	20%	
Experience with CoP selected Architecture	10%	
Survivability and Resiliency	10%	
Cost	40%	
Total	100%	
Technical Proposal Scores for UCaaS		
Vendor	Cost Proposal	
Presidio Networked Solutions Group, LLC	\$ 977,274.00	
Tech Mahindra Americas	\$ 1,748,787.00	
Cloud Revolution, LLC	\$ 1,231,062.00	
ConvergeOne, Inc.	\$ 4,315,910.00	
Global Technology Solutions, Inc.	\$ 628,875.00	
Inoria USA, Inc.	\$ 4,688,533.00	
TTEC Digital	\$ 550,000.00	
Shortlisted Vendors Overall Score After Demonstration and BAFO for UCaaS		
Vendor	Overall Eval Score	BAFO
Cloud Revolution, LLC	4.87	\$ 1,115,325.06
ConvergeOne, Inc.	3.71	\$ 1,250,258.00
Presidio Networked Solutions Group, LLC	3.13	\$ 977,273.00
Tech Mahindra Americas	2.46	\$ 1,582,632.00

CCaaS

CRITERIA - CCaaS	PERCENTAGE
Features, Functionality, and 3rd Party Partner Capabilities	20%
Deployment Services	20%
Experience with CoP selected Architecture	15%
Survivability and Resiliency	5%
Project Cost	40%
Total	100%

Technical Proposal Scores for CCaaS

Vendor	Total Cost
Tech Mahindra Americas	\$ 2,083,777.00
Global Technology Solutions, Inc.	\$ 1,260,351.00
TalkDesk, Inc.	\$ 1,070,943.00
ConvergeOne, Inc.	\$ 1,236,357.00
TTEC Digital, LLC	\$ 2,219,009.00
Inoria USA, Inc.	\$ 992,982.00
Carahsoft Technology Corporation	\$ 721,802.00

Shortlisted Vendors Overall Score After Demonstration and BAFO for CCaaS

Vendor	Overall Eval Score	BAFO
TalkDesk, Inc.	4.63	\$ 1,003,496.00
Global Technology Solutions, Inc.	3.95	\$ 1,029,029.00
ConvergeOne, Inc.	3.44	\$ 1,294,697.00

UCaaS Recommendation of Award

UCaaS Recommended of Award -Total Points of (4.87 out of 5)	Total Cost
Cloud Revolution, LLC	\$ 1,115,325.06

CCaaS Recommendation of Award

CCaaS Recommended Contract Award -Total Points of (4.63 out of 5)	Total Cost
TalkDesk, Inc.	\$ 1,003,496.00



CITY COUNCIL AGENDA MEMO

MEETING DATE: 2/24/2025
DEPARTMENT: Fleet Services
DIRECTOR: Abby Owens, Director of Public Works
AGENDA ITEM: Purchase of Five (5) Toyota Camry Hybrids
RECOMMENDED ACTION: Purchase from Existing Contract

ITEM SUMMARY

To approve the purchase of Five (5) Toyota Camry Hybrids for Fleet Services in the amount of \$151,403 from Silsbee Toyota through an existing contract; and authorizing the City Manager to execute all necessary documents. (TIPS Contract No. 240901) **Approved**

BACKGROUND

It is the recommendation of Fleet Services to purchase five (5) Toyota Camry Hybrids in the amount of \$151,403 from Silsbee Toyota through TIPS Contract No. 240901. Fleet Services and Purchasing have reviewed multiple cooperative contract quotes and found this to be the best value for the City. Toyota is currently the only manufacturer with open build slots for mid-sized sedans meeting the specifications.

These units are scheduled replacements from Capital Outlay FY24-25 in Police. These units will be unmarked and assigned to detectives in the Criminal Investigations Division.

The purchase of these units is necessary for the following reasons:

1. These units are essential to this department's daily operations and are required to maintain current service levels.
2. The old units are in need of replacement. The determination for the need of replacement is based on age, usage, maintenance cost, and re-sale value. Based on these criteria, Fleet Services recommends the replacement of the above units.
3. If these units are not replaced, we will incur additional maintenance costs and the salvage values will be greatly depreciated. In addition, the older, aging units will limit the users' ability to perform their duties because of increased breakdowns and additional downtime for repairs.

The City is authorized to purchase from a cooperative purchasing program with another local government or a local cooperative organization pursuant to Chapter 271 Subchapter F of the Texas Local Government Code and by doing so satisfies any State Law requiring local governments to seek competitive bids for items. (TIPS Contract No. 240901 and the City of Plano Contract No. 2025-0163-O)

FINANCIAL SUMMARY/STRATEGIC GOALS

Funds are available in the FY 2024-25 Equipment Replacement Fund budget to purchase five (5) Toyota Camry Hybrids from Silsbee Toyota. These units are scheduled replacements for units 13263, 14261, 15265 and 16263 Police, Auto, Unmarked, Compact and unit 20263 Police, Auto, Unmarked, Intermediate in Police. The combined purchase amount is \$151,403 and the total budgeted amount for these items is

\$215,500. The remaining balance of \$64,097 will be used for other Fleet and Equipment Replacement purchases.

Approval of this purchase relates to the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Picture	2/5/2025	Attachment
Cooperative Quote Recap	2/13/2025	Cooperative Quote Recap



Camry Hybrid (Unmarked)

**CITY OF PLANO
SOLICITATION NO. 2025-0163-O
FIVE (5) TOYOTA CAMRY HYBRIDS
COOPERATIVE QUOTE RECAP**

Number of Vendors Contacted: 1

Number of Quotes Received: 2

Non-Responsive Quotes: 1

Silsbee Toyota., via TIPS Contract No. 240901

Five (5) Toyota Camry Hybrids \$151,402.75

Silsbee Toyota., via TX Smart Buy Contract No. 070M1

Five (5) Toyota Camry Hybrids \$155,775.00

Silsbee Toyota., via BuyBoard Contract No. 724-23

Five (5) Toyota Camry Hybrids \$159,055.00

Recommended Vendor:

Silsbee Toyota., via TIPS Contract No. 240901

Five (5) Toyota Camry Hybrids

Total \$151,402.75



CITY COUNCIL AGENDA MEMO

MEETING DATE: 2/24/2025
DEPARTMENT: Fleet Services
DIRECTOR: Abby Owens, Director of Public Works
AGENDA ITEM: Purchase of one (1) Refuse Chassis and one (1) Truck Body
RECOMMENDED ACTION: Purchase from Existing Contract

ITEM SUMMARY

To approve the purchase of one (1) Refuse Chassis in the amount of \$182,536 from Bond Equipment Company, Inc. and one (1) Truck Body from Reliance Truck & Equipment in the amount of \$134,724, for the total amount of \$317,260, for Fleet Services to be used by Environmental Waste Services through existing contracts; and authorizing the City Manager to execute all necessary documents. (BuyBoard Contract No. 723-23 and BuyBoard Contract No. 686-22) **Approved**

BACKGROUND

It is the recommendation of Fleet Services to purchase one (1) Refuse Truck Chassis and one (1) Truck Body. One (1) Refuse Truck Chassis will be purchased in the amount of \$182,536 from Bond Equipment Company, Inc. through BuyBoard Contract No. 723-23. One (1) Truck Body will be purchased in the amount of \$134,724 from Reliance Truck & Equipment through BuyBoard Contract No. 686-22. The total cost of the Refuse Truck Chassis and Truck Body is \$317,260.

This unit is an unforeseen, unscheduled, emergency replacement for unit 22944. This unit caught fire in the body of the truck resulting in irreparable damage.

The purchase of this unit is necessary for the following reasons:

1. This unit is essential to this department's daily operations and is required to maintain current service levels.
2. The old unit needs replacement due to irreparable fire damage.

The City is authorized to purchase from a cooperative purchasing program with another local government or a local cooperative organization pursuant to Chapter 271 Subchapter F of the Texas Local Government Code and by doing so satisfies any State Law requiring local governments to seek competitive bids for items. (BuyBoard Contract No. 723-23 & BuyBoard Contract No. 686-22 and the City of Plano Contract No. 2025-0209-O)

FINANCIAL SUMMARY/STRATEGIC GOALS

Funds are available in the FY 2024-25 Equipment Replacement Fund budget to purchase one (1) Refuse Truck Chassis in the amount of \$182,536 from Bond Equipment Company, Inc. and one (1) Truck Body in the amount of \$134,724 from Reliance Truck & Equipment. This is an unforeseen, unscheduled, emergency replacement for unit 22944 Truck, Compactor, Rear Loading in Environmental Waste Collections. The funds needed for this purchase are available from savings in previous Equipment Replacement Fund purchases and fund balance.

Approval of this purchase relates to the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Picture	2/5/2025	Attachment
Cooperative Quote Recap	2/14/2025	Cooperative Quote Recap



Truck, Compactor, Rear Loading

**CITY OF PLANO
SOLICITATION NO. 2025-0209-O
ONE (1) REFUSE TRUCK CHASSIS AND ONE (1) TRUCK BODY
COOPERATIVE QUOTE RECAP**

Number of Vendors Contacted: 2

Number of Quotes Received: 2

Bond Equipment Company Inc., via BuyBoard Contract No. 723-23

One (1) Refuse Truck Chassis	\$182,536.00
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Reliance Truck & Equipment., via BuyBoard Contract No. 686-22

One (1) Refuse Truck Body	\$134,724.00
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Total:	\$317,260.00
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Recommended Vendors:

Bond Equipment Company Inc., via BuyBoard Contract No. 723-23	\$182,536.00
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Reliance Truck & Equipment via BuyBoard Contract No. 686-22	\$134,724.00
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CITY COUNCIL AGENDA MEMO

MEETING DATE: 2/24/2025
DEPARTMENT: Eco Dev
DIRECTOR: Doug McDonald, Director of Economic Development
AGENDA ITEM: Economic Development Incentive Agreement for Atlantic Aviation FBO, Inc.
RECOMMENDED ACTION: Approval of Contract / Agreement

ITEM SUMMARY

To approve an Economic Development Incentive Agreement between the City of Plano, Texas, and Atlantic Aviation FBO, Inc., a Delaware corporation ("Company"), providing an economic development grant to the Company; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

This agenda item represents a request to approve an Economic Development Incentive Agreement for Atlantic Aviation FBO, Inc., a Delaware corporation, pursuant to Chapter 380 of the Texas Local Government Code and conditioned on the terms as set forth in the attached agreement. Atlantic Aviation FBO, Inc. agrees to occupy a minimum of 25,000 square feet of office space at 5525 Granite Parkway, Suite 700, Plano, Texas 75024 and transfer, retain or create up to 89 Full-Time Job Equivalents by December 31, 2025.

Property Location

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the 2024-25 Economic Development Fund. This item, in the amount of \$300,000, will leave an unencumbered balance of \$45,015,749 available for future project consideration

Approval of this Agreement supports the City's Strategic Plan Critical Success Factor of Residential and Commercial Economic Vitality.

ATTACHMENTS:

Description	Upload Date	Type
Atlantic Aviation EDIA	2/11/2025	Agreement

ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT

This Economic Development Incentive Agreement (“Agreement”) is made by and between the City of Plano, Texas, a home-rule municipal corporation (“City”), and Atlantic Aviation FBO, Inc., a Delaware corporation (“Company”), acting by and through their respective authorized officers and representatives.

WITNESSETH:

WHEREAS, Company is engaged in the business of providing logistics, energy, and infrastructure support for the general aviation industry and agrees to lease office space at 5525 Granite Parkway, Suite 700, Plano, Texas 75024 (“Real Property”) and Occupy a minimum 25,000 square feet of office space at the Real Property; and

WHEREAS, Company agrees to retain and maintain 89 Full-Time Job Equivalents, as defined below, whose assigned work location is at the Real Property within Company’s human resource system(s) of record(s) and who are residents of the MSA Area, as defined below, for the term of this Agreement; and

WHEREAS, Company agrees to construct or cause to be constructed real property improvements that have a minimum value of \$2,334,240.00 on the Real Property; and

WHEREAS, Company has advised the City that a contributing factor that would induce the Company to retain its business and commercial activities in the City, thereby generating additional local sales tax revenues and increasing ad valorem tax values for the City, would be an agreement by the City to provide an economic development grant to the Company; and

WHEREAS, City Council finds that the lease and Occupancy of a minimum 25,000 square feet of office space at the Real Property, the retention and maintenance of 89 Full-Time Job Equivalents, and the investment of at least \$2,300,000.00 of real property improvements will promote economic development, stimulate commercial activity, and enhance the tax base and economic vitality of the City; and

WHEREAS, the City has adopted programs for promoting economic development; and

WHEREAS, the City is authorized by TEX. LOC. GOV’T CODE §380.001 *et seq.* to provide economic development grants to promote local economic development and to stimulate business and commercial activity in the City; and

WHEREAS, the City has determined that making an economic development grant to the Company in accordance with the terms and conditions set forth in this Agreement will further the objectives of the City, will benefit the City and its citizens, and will promote local economic development and stimulate business and commercial activity in the City.

NOW THEREFORE, in consideration of the foregoing and the premises, mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties, intending to be legally bound, hereby covenant and agree as follows:

Article I
Definitions

For purposes of this Agreement, each of the following terms shall have the meaning set forth herein unless the context clearly indicates otherwise:

“Commencement Date” shall mean March 31, 2025.

“Company” shall mean Atlantic Aviation FBO, Inc., a Delaware corporation.

“Event of Force Majeure” shall mean any contingency or cause beyond the reasonable control of a party including, without limitation, acts of God or the public enemy, war, riot, civil commotion, insurrection, government or de facto governmental action (unless caused by the intentionally wrongful acts or omissions of the party), fires, explosions or floods, strikes, slowdowns or work stoppages any of which event(s) directly and significantly impact the Company’s operations in the City. An economic downturn shall not constitute an Event of Force Majeure.

“Full-Time Job Equivalent(s)” shall mean one or more Company employees, whether individual or combined with other employees, whose assigned work location is at the Real Property within Company’s human resource system(s) of record(s), is a resident of the MSA Area, is paid a total 2,080 hours annually and issued an Internal Revenue Service W-2 form by the Company. Company shall retain a copy of the W-2 forms, or other similar documents, for each such person representing such person’s residence that is reported in the Company’s annual certification(s).

“MSA Area” is a fourteen-county area which includes the eleven counties in the Dallas-Fort Worth-Arlington Metropolitan Statistical Area (as shown on the map of Metropolitan and Micropolitan Statistical Areas of the United States and Puerto Rico published by the U.S. Census Bureau as of March 2020), Cooke County, Fannin County, and Grayson County.

“Occupancy” or “Occupy” shall mean the Company has received a certificate of occupancy for the occupancy of the Real Property and the Company is regularly open and operating their business at the Real Property.

“Real Property” or “Property” shall mean 5525 Granite Parkway, Suite 700, Plano, TX 75024.

Article II Term

The term of this Agreement shall begin on the Commencement Date and continue for ten (10) years thereafter, unless sooner terminated as provided herein (“Term”).

Article III Obligations of Company

In consideration of the grant of public funds as set forth in Section 4.01 below, the Company agrees to perform the following:

(a) By the Commencement Date, lease and Occupy a minimum of 25,000 square feet of office space on the Real Property and maintain Occupancy throughout the term of the Agreement; and

(b) By the Commencement Date, retain at least 89 Full-Time Job Equivalents and maintain the Full-Time Job Equivalents at the Real Property throughout the term of the Agreement; and

(c) By the Commencement Date, construct or cause to be constructed real property improvements that have a minimum value of \$2,334,240.00 on the Real Property; and

(d) Use reasonable efforts to use facilities, including hotels and motels, located in the City of Plano, Texas for any Company-related or sponsored business activities throughout the term of the Agreement; and

(e) Use reasonable efforts to use the words “Plano, Texas” or “Plano, TX” when referencing the address for the Company on printed or electronic materials.

Article IV Economic Development Grant

4.01 **Grant.** City agrees to provide the Company a grant of up to \$300,000.00 (“Grant”) as long as Company meets and complies with the obligations of this Agreement.

4.02 **Grant Payment Requirements and Schedule.** Except as otherwise indicated, the Company shall be entitled to Grant in accordance with the following requirements and schedule:

(a) **Finish-Out Grant.** Company shall be entitled to a grant payment of \$220,000.00 to offset costs to complete the construction of real property improvements (“Finish-Out Grant”) if:

1. Company complies with the obligations set forth in Article III(a), (b), and (c); and

2. Company submits a certification that the Company has added a minimum of \$2,334,240.00 in real property improvements on the Property.

(b) **Fee Reimbursement Grant.** Company shall be entitled to a grant payment of up to \$80,000.00 for reimbursement of City of Plano fees, including, but not limited to permit, building inspections, engineering, and planning fees, paid in relation to the construction and Occupancy of the Real Property (“Reimbursement Grant”) if:

1. Company complies with the obligation set forth in Article III(a), (b), and (c); and
2. Company submits an itemized schedule and any receipts of the fees paid by or caused to be paid by the Company to the City of Plano, Texas as it relates to the construction and Occupancy of the Real Property.

(c) **Grant Request.** Company shall submit one cumulative request for payment under the Finish-Out Grant and the Fee Reimbursement Grant (the “Grant Request”) to the City. Such Grant Request shall include any documentation required by each grant, as described in Section 4.02. With the Grant Request, Company shall submit an executed Certificate of Compliance form, attached hereto as **Exhibit “A.”** Company shall submit its Grant Request to the City between September 30, 2025, and December 31, 2025. City’s obligation to pay or reimburse Company under the Finish-Out Grant and Fee Reimbursement Grant shall terminate after December 31, 2025.

1. City will make the Grant payment within thirty (30) days of receipt of the Grant Request. City may, in its sole discretion, withhold Grant payment if additional documents or information is needed from the Company.
2. For the Fee Reimbursement Grant, City shall only reimburse Company for fees, costs, and expenses actually incurred or paid by the Company.

(d) The obligations of each grant shall be treated separate and apart. Company’s failure to comply with an obligation under a specific grant does not disqualify the Company from receiving payment under a different grant outlined in this Article. For example, if Company fails to comply with the obligations of the Finish-Out Grant, Company may still be eligible to receive payment under the Fee Reimbursement Grant, so long as Company meets the specific obligations and requirements under those grants.

(e) Beginning January 31, 2026, Company must submit an annual certification on the form, attached hereto as **Exhibit “B”** not later than January 31st of each year for the duration of this Agreement. **A failure to file the annual certification by the January 31st deadline during the Term of the Agreement shall be an event of default and, if not cured, results in the City’s right to a full refund, including damages as set out in Section 4.03 below.**

(f) All certifications required under this Agreement must be executed by the Company's chief executive or financial officer.

4.03 **Refund/Repayment/Default.**

(a) The following events shall constitute an event of default ("Event of Default") during the Term of this Agreement, if Company:

1. Fails to Occupy or maintain Occupancy at the Real Property;
2. Fails to refund any payments as required by the City;
3. Fails to fulfill any of the obligations set forth in this Agreement;
4. Fails to retain and maintain the required number of Full-Time Job Equivalents, as required under Article III(b), at the time Company submits its annual certification to the City; or
5. Is convicted of a violation under 8 U.S.C. Section 1324a(f) regarding the unlawful employment of undocumented workers.

(b) If any Event of Default occurs prior to any Grant funds being paid to the Company by the City, then Company shall forfeit the entire Grant and the City's obligations under this Agreement shall terminate.

(c) If any Event of Default, excluding an Event of Default under Section 4.03(a)(4) and (a)(5), occurs after Grant funds have been paid to the Company by the City, then Company shall repay to the City all Grant funds paid to it within thirty (30) days of written notice of default from the City. City may use any efforts to collect such sums owed and Company agrees to pay any and all interest, and expenses, including attorney fees and costs incurred by City. This obligation shall survive termination of this Agreement.

(d) If a default occurs under Section 4.03(a)(4), Company shall have until January 1st of the following year to cure. If the Company fails to cure the default by January 1st of the following year, then Company shall refund to the City an amount equal to Five Hundred Forty Six Dollars (\$546.00) for each lost Full-Time Job Equivalent. For the purposes of determining whether the City is due a refund under this Subsection, the Company shall certify to the City as set out in Section 4.02 the actual number of Full-Time Job Equivalents at the Real Property for the compliance period using the form attached as Exhibit "B". A failure to make the refund payment prior to or at the time of filing certification shall constitute an event of default. If a refund has been paid for one or more Full-Time Job Equivalent(s), Company is not entitled to any future payment for that lost Full-Time Job Equivalent(s) notwithstanding that it subsequently complies with the Full-Time Job Equivalent requirements of this Agreement at a later date.

(e) If a default occurs under Section 4.03(a)(5), then Company shall repay to the City all Grant funds paid pursuant to this Agreement together with interest charged from the date of payment of the funds at the statutory rate for delinquent taxes as determined by V.T.C.A., Tax Code § 33.01, but without the addition of penalty. Repayment of grant funds and interest shall be due not later than 120 days after the date the Company is convicted of the offense.

Article V Termination

5.01 **Events of Termination.** This Agreement terminates upon any one or more of the following:

(a) By expiration of the Term and where no defaults have occurred; or

(b) If a party defaults or breaches any of the terms or conditions of this Agreement and such default or breach is not cured within thirty (30) days after written notice thereof by the non-defaulting party unless a longer period is provided. Any default under this provision and right to recover any claims, refunds, damages and/or expenses shall survive the termination of the Agreement.

The City Manager is authorized on behalf of the City to send notice of default and to terminate this Agreement for any default that is not cured.

5.02 **Effect of Termination/Survival of Obligations.** The rights, responsibilities and liabilities of the parties under this Agreement shall be extinguished upon the applicable effective date of termination of this Agreement, except for any obligations or default(s) that existed prior to such termination or as otherwise provided herein and those liabilities and obligations shall survive the termination of this Agreement, including the refund provision, maintenance of records, and access thereto.

Article VI Retention and Accessibility of Records

6.01 Company shall maintain the fiscal records and supporting documentation for expenditures of funds associated with this Agreement. Company shall retain such records, and any supporting documentation for the greater of:

(a) Five (5) years from the end of the Agreement period; or

(b) The period required by other applicable laws and regulations.

6.02 Company gives City, its designee, or any of their duly authorized representatives, access to and the right to examine relevant books, accounts, records, audit reports, reports, files, documents, written or photographic material, videotape and other papers, things, or personal and Real Property belonging to or in use by Company pertaining to the Economic Development Program Grant (the "Records") upon receipt of ten (10) business days written notice from the City.

The City's access to Company's books and records will be limited to information needed to verify that Company is and has been complying with the terms of this Agreement. Any information that is not required by law to be made public shall be kept confidential by City. In no event shall City's access to Company's Records include any access to any personal and/or medical data of any employees of Company except to confirm payroll information compliance for Full-Time Job Equivalents. Company shall not be required to disclose to the City any information that by law Company is required to keep confidential. Should any good faith dispute or question arise as to the validity of the data provided, the City reserves the right to require Company to obtain an independent firm to verify the information. This certified statement by an independent firm shall be provided at the sole cost of Company. The rights to access the Records shall terminate five (5) years after the termination or expiration of this Agreement. Failure to provide reasonable access to the Records to authorized City representatives shall give the City the right to suspend or terminate this Agreement as provided for in Section 5.01 above, or any portion thereof, for reason of default. All Records shall be retained by Company for a period of five (5) years after all performance requirements are achieved for audit purposes until such audits or other administrative, civil or criminal matters including, but not limited to, investigations, lawsuits, administrative inquiries and open record requests are completed. Company agrees to maintain the Records in an accessible location.

Article VII Assignment

This Agreement may not be assigned without the express written consent of the non-assigning party, except that the Company may assign this Agreement without obtaining the City's consent (a) to one of its wholly owned affiliates, or (b) to any person or entity that directly or indirectly acquires, through merger, sale of stock, purchase or otherwise, all or more than ninety (90) percent of the assets of the Company as long as the Company gives sixty (60) days prior written notice to the City and the assignee executes an agreement with the City to be bound to all the terms and conditions of this Agreement and be responsible for any default(s) that occurred prior to or after the assignment.

For any assignment not covered by (a) or (b) in the preceding paragraph, the Company must obtain the prior approval of the City through its City Manager and the assignee must agree to be bound to all the terms and conditions of this Agreement and to accept all liability for any default that occurred prior to and/or after the assignment.

Any assignment agreement must be furnished in a form acceptable to the City and be provided at least thirty (30) days prior to the effective assignment date. City agrees to notify the potential assignee of any known default, but such notification shall not excuse defaults that are not yet known to the City.

**Article VIII
Miscellaneous**

8.01 **No Joint Venture.** It is acknowledged and agreed by the parties that the terms of this Agreement are not intended to and shall not be deemed to create a partnership or joint venture among the parties. Neither party shall have any authority to act on behalf of the other party under any circumstances by virtue of this Agreement.

8.02 **Notice of Bankruptcy.** In the event Company files for bankruptcy, whether involuntarily or voluntary, Company shall provide written notice to the City within three (3) business days of such event.

8.03 **Authorization.** Each party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement.

8.04 **Notice.** Any notice required or permitted to be delivered hereunder shall be deemed received three (3) days thereafter sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the party at the address set forth below (or such other address as such party may subsequently designate in writing) or on the day actually received if sent by courier or otherwise hand delivered.

If intended for the City:
City of Plano, Texas
Attention: Mr. Mark D. Israelson
City Manager
1520 K Avenue
P.O. Box 860358
Plano, TX 75086-0358

If intended for the Company before Occupancy:
Atlantic Aviation FBO, Inc.
Attention: Mr. Bill White
Executive Vice President, CFO
5201 Tennyson Pkwy, Suite 150
Plano, TX 75024

With a copy to:
City of Plano, Texas
Attention: Ms. Paige Mims
City Attorney
1520 K Avenue
P.O. Box 860358
Plano, TX 75086-0358

If intended for the Company after Occupancy:
Atlantic Aviation FBO, Inc.
Attention: Mr. Bill White
Executive Vice President, CFO
5525 Granite Pkwy, Suite 700
Plano, TX 75024

8.05 **Compliance with Equal Rights Ordinance.** Company agrees to comply with Section 2-11(F) of the City Code of Ordinances, which reads as follows:

“It shall be unlawful for an employer to discriminate against any person on the basis of race, color, sex, religion, age, national origin, genetic information, sexual orientation, gender identity, disability status or United States military/veteran status by the following actions or inactions:

- (a) for an employer to fail or refuse to hire, or to discharge, any person;
- (b) for an employer to discriminate against any person with respect to compensation, terms, conditions or privileges, of employment;
- (c) for an employer to limit, segregate or classify employees or applicants for employment in any way that would deprive or tend to deprive a person of employment or employment opportunities, or that would otherwise adversely affect a person's status as an employee;
- (d) for an employment agency to fail or refuse to refer for employment, or to otherwise discriminate against, any person because of a protected employment characteristic;
- (e) for an employment agency to classify or refer for employment any person, on the basis of a protected employment characteristic;
- (f) for a labor organization to exclude or expel from its membership, or to otherwise discriminate against, any person because of a protected employment characteristic;
- (g) for a labor organization to fail or refuse to refer for employment any person because of a protected employment characteristic;
- (h) for a labor organization to limit, segregate or classify its members or applicants for membership, in any way that would deprive or tend to deprive a person of employment or employment opportunities, or that would otherwise adversely affect a person's status as an employee or as an applicant for employment;
- (i) for a labor organization to cause or attempt to cause an employer to discriminate against a person in violation of this subsection;
- (j) for an employer, a labor organization or a joint labor-management committee, to discriminate against any person because of a protected employment characteristic in the admission to, or employment in, any program established to provide apprenticeship or other training;
- (k) for an employer to print or publish, or cause to be printed or published, any notice or advertisement relating to employment by the employer that indicates any preference, limitation, specification or discrimination, based on a protected employment characteristic;
- (l) for an employment agency to print or publish, or cause to be printed or published, any notice or advertisement relating to membership in or any classification or referral for employment by the employment agency that indicates any preference, limitation, specification or discrimination, based on a protected employment characteristic; or
- (m) for a joint labor-management committee to print or publish, or cause to be printed or published, any notice or advertisement relating to admission to, or employment in, any program established to provide apprenticeship or other training by the joint labor-management committee

that indicates any preference, limitation, specification or discrimination, based on a protected employment characteristic.”

Company also understands that it is entitled to apply to the City Manager for a waiver from the Equal Rights Ordinance’s application to its business if applying it would conflict with state or federal law. During the review of the waiver request, the contract will be placed on hold.

8.06 **Entire Agreement.** This Agreement is the entire Agreement between the parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written agreement between the parties that in any manner relates to the subject matter of this Agreement.

8.07 **Governing Law.** This Agreement shall be governed and construed in accordance with the laws of the State of Texas, without giving effect to any conflicts of law rule or principle that might result in the application of the laws of another jurisdiction. Venue for any action concerning this Agreement, the transactions contemplated hereby or the liabilities or obligations imposed hereunder shall be in the State District Court of Collin County, Texas.

8.08 **Amendment.** This Agreement may only be amended by the mutual written agreement of the parties.

8.09 **Severability.** In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

8.10 **Recitals.** The recitals to this Agreement are incorporated herein.

8.11 **Authorized to Bind.** The persons who execute their signatures to this Agreement represent and agree that they are authorized to sign and bind their respective parties to all of the terms and conditions contained herein.

8.12 **Counterparts.** This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.

[INTENTIONALLY LEFT BLANK. SIGNATURES TO FOLLOW]

This Agreement shall be effective upon the last date on which all parties have executed this Agreement.

ATTEST:

CITY OF PLANO, TEXAS, a home-rule
municipal corporation

Lisa C. Henderson, CITY SECRETARY

Mark D. Israelson, CITY MANAGER
Date: _____

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

ATTEST:

ATLANTIC AVIATION FBO, INC., a
Delaware corporation

Name: _____
Title: _____

By: _____
Name: _____
Title: _____
Date: _____

**EXHIBIT “A”
CERTIFICATE OF COMPLIANCE**

Step One: Occupancy

Please select one of the options below:

_____ a. I hereby certify that Atlantic Aviation FBO, Inc. has Occupied the Real Property on or before March 31, 2025, and is in compliance with all terms of the Agreement.

_____ b. I hereby certify that Atlantic Aviation FBO, Inc. has failed to Occupy the Real Property on or before March 31, 2025, is not in compliance with all terms of the Agreement and is not entitled to receive payment in accordance with Article IV of the Agreement.

Step Two (Due between September 30, 2025 and December 31, 2025):

Please select one of the options below under each grant, as applicable:

Finish-Out Grant

_____ a. I hereby certify that Atlantic Aviation FBO, Inc. has added a minimum of \$2,334,240.00 in real property improvements to the office space located at the Real Property on or before March 31, 2025, and is in compliance with all terms of the Agreement and is entitled to receive payment in accordance with Section 4.02(a) of that Agreement.

_____ b. I hereby certify that Atlantic Aviation FBO, Inc. has failed to add a minimum of \$2,334,240.00 in real property improvements to the office space located at the Real Property on or before March 31, 2025, and is not entitled to receive payment in accordance with Section 4.02(a) of that Agreement.

Fee Reimbursement Grant

_____ a. I hereby certify that Atlantic Aviation FBO, Inc. has submitted for approval itemized costs paid by Atlantic Aviation FBO, Inc. to the City of Plano for permit, building inspections, engineering and planning fees for the construction of real property improvements on the Real Property in Plano, Texas for reimbursement up to \$80,000.00, attached hereto as Exhibit “1”, and is in compliance with all terms of the Agreement and is requesting payment in accordance with Section 4.02(b) of that Agreement in the amount of _____ Dollars.

_____ b. I hereby certify that Atlantic Aviation FBO, Inc. has failed to submit itemized costs paid by Atlantic Aviation FBO, Inc. to the City of Plano for permit, building inspections, engineering and planning fees for the construction of real property improvements on the Real Property in Plano, Texas for reimbursement up to \$80,000.00 and is not entitled to receive payment in accordance with Section 4.02(b) of that Agreement.

ATTEST:

ATLANTIC AVIATION FBO, INC., a
Delaware corporation

Name: _____
Title: _____

By: _____
Name: _____
Chief Financial Officer

Date

For the Finish-Out Grant and Fee Reimbursement Grant, this certification shall be submitted between September 30, 2025, and December 31, 2025.

This Certificate of Compliance should be mailed to:

City of Plano
Finance Department
P.O. Box 860358
Plano, TX 75086-0358

EXHIBIT "B"

ANNUAL CERTIFICATE OF COMPLIANCE

Please select one of the options for annual certification beginning on January 31, 2026:

_____ a. I hereby certify that Atlantic Aviation FBO, Inc. is in compliance with each applicable term as set forth in the Agreement and the number of Full-Time Job Equivalents has not fallen below the required number described in Article III(b). I further certify that as of December 31 of the prior year, the number of Full-Time Job Equivalents was _____.

_____ b. I hereby certify that Atlantic Aviation FBO, Inc. is not in compliance with each applicable term as set forth in the Agreement and the number of Full-Time Job Equivalents has fallen below the required number described in Article III(b). I further certify that as of December 31 of the prior year, the number of Full-Time Job Equivalents was _____ and that the City of Plano will be refunded the appropriate amount as required by Article IV, Section 4.03(d) of the Agreement.

ATTEST:

ATLANTIC AVIATION FBO, INC., a
Delaware corporation

Name: _____
Title: _____

By: _____
Name: _____
Chief Financial Officer

Date

NOTE: This form is due by January 31 of each year beginning on January 31, 2026, and as long as this Agreement is in effect.

This Certificate of Compliance should be mailed to:

City of Plano
Finance Department
P.O. Box 860358
Plano, TX 75086-0358



CITY COUNCIL AGENDA MEMO

MEETING DATE: 2/24/2025
DEPARTMENT: Legal
DIRECTOR: Paige Mims, City Attorney
AGENDA ITEM: A Resolution approving the hiring of Jill McFarland as Assistant City Attorney III by the City Attorney.
RECOMMENDED ACTION: Adoption of Resolutions

ITEM SUMMARY

To approve the hiring of Jill McFarland as Assistant City Attorney III by the City Attorney; and providing an effective date. **Adopted Resolution No. 2025-2-4(R)**

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item, in the amount of \$109,717 (including benefits) for the remainder of the year, is included in the approved 2024-25 Budget. City Charter authorizes the hiring of attorneys with the approval of the City Council.

Approval of this Resolution will support the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Resolution approving the hiring of Jill McFarland	2/14/2025	Resolution

A Resolution of the City of Plano, Texas, approving the hiring of Jill McFarland as Assistant City Attorney III by the City Attorney; and providing an effective date.

WHEREAS, Section 4.05 of the City Charter of the City of Plano gives the City Attorney the authority to select attorneys, with the approval of the City Council, to represent the City in litigation and to advise city departments and boards; and

WHEREAS, the City Attorney has selected Jill McFarland to be hired as an Assistant City Attorney III and is requesting the City Council's approval of same.

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

Section I. The City Council approves the hiring by the City Attorney of Jill McFarland as Assistant City Attorney III, such approval to be effective with the date of her employment and compliance with all prescreening requirements.

Section II. This Resolution is effective as of February 17, 2025.

PASSED AND APPROVED on the 24th day of February, 2025.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY



CITY COUNCIL AGENDA MEMO

MEETING DATE: 2/24/2025
DEPARTMENT: Heritage
DIRECTOR: Christina Day, Director of Planning
AGENDA ITEM: 2025 Tax Exemptions for Qualified Heritage Properties
RECOMMENDED ACTION: Adoption of Ordinances

ITEM SUMMARY

To provide certain Heritage Resources within the City of Plano ad valorem tax relief as allowed by the Heritage Tax Exemption Ordinance to provide for reinvestment into maintenance and long-term preservation of historic structures, providing a severability clause, and an effective date. **Adopted Ordinance No. 2025-2-5**

PREVIOUS ACTION/PRESENTATION

A total of 89 properties are participating in the heritage tax exemption program for 2025. This includes two new properties that applied for participation in 2025 and a property that has reapplied after being denied an exemption in 2022.

Returning Applicants	86
First Time Applicants	2
Previously Denied Applicants	1
Total Applicants for 2025	89

BACKGROUND

On January 6, 2025, staff inspected all 89 properties for compliance with the heritage tax exemption program eligibility requirements to ensure that identified repairs/issues had been addressed by the January 1, 2025, deadline. Inspection reports from last year identified 32 “Poor”-rated issues and/or non-permitted construction among 26 properties. After this year’s inspections, staff found 85 properties eligible and four properties ineligible due to six outstanding “Poor”-rated issues and/or non-permitted construction between them.

	2024 Inspection Reports <i>(March 2024)</i>	2025 Inspection Results <i>(January 2025)</i>
Number of “Poor”-rated Issue(s) and/or Non-permitted Construction	32	6
Properties with “Poor”-rated Issue(s) and/or Non-permitted Construction	26	4

2025 Inspection Reports, including any newly identified “Poor”-rated repairs, to be completed by the end of this year, are still being processed by staff and will be provided to all participating property representatives after March 31, 2025. Property owners will then have the option to appeal these issues to the Heritage Commission in May.

FINANCIAL SUMMARY/STRATEGIC GOALS

This item will result in property tax exemptions to eighty-nine (89) properties ranging from 38% to 100% of the appraised improvement value in the 2024-25 fiscal year. The initial estimate of revenue lost from these exemptions totals \$93,272 based on the 2024 appraised improvement value and tax rate. However, since 2025 appraised values have not been established and the 2025 property tax rate has not been set, the actual value of these exemptions will not be determined until September 2025.

Approval of this item supports the City's Strategic Plan Critical Success Factors of Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance	2/11/2025	Ordinance

An Ordinance of the City of Plano, Texas, providing certain Heritage Resources within the City of Plano ad valorem tax relief as allowed by the Heritage Tax Exemption Ordinance to provide for reinvestment into maintenance and long-term preservation of historic structures, providing a severability clause, and an effective date.

WHEREAS, Article 8, Section 1-F of the Texas Constitution and the Texas Tax Code, Section 11.24, enable the City of Plano to exempt from taxation part or all of the assessed value of a structure if the structure is designated as a historically or archeologically significant site in need of tax relief to encourage its preservation; and

WHEREAS, City of Plano Ordinance No. 2022-8-14, also known as the Heritage Tax Exemption Ordinance, authorizes the City Council of the City of Plano, upon certification and recommendation by the Heritage Preservation Officer, or granting of an appeal, extension, or waiver by the Heritage Commission, to exempt from the current year taxation part or all of the assessed value of a structure if the structure is designated as a historically significant site and in need of tax relief to encourage its preservation; and

WHEREAS, in March 2024, property owners were sent the results of their 2024 annual inspection with a deadline of January 1, 2025, for completing any necessary repairs and additional information on the process, including appeals and extensions; and

WHEREAS, in November 2024, property owners were sent a reminder of the January 1, 2025, deadline for completing necessary repairs and information regarding the appeals and extension process eligible through the Heritage Commission; and

WHEREAS, on November 27, 2024, reminder postcards were sent to participating property owners informing them of the deadline to complete required repairs and upcoming inspections; and

WHEREAS, on January 6, 2025, inspections were carried out in accordance with the Heritage Tax Exemption Ordinance allowing the Heritage Preservation Officer to certify and recommend 89 properties for approval of ad valorem tax relief for 2025 as more specifically described in Exhibit A; and

WHEREAS, on January 9, 2024, in accordance with the Heritage Tax Exemption Ordinance, notice was sent via certified mail to five properties initially deemed ineligible for program participation and informing them of their right to appeal or request an extension to the Heritage Commission; and

WHEREAS, one extension and three appeal requests were received for the properties at 1020 E. 15th Street, 1027 E. 15th Street, 1029 E. 15th Street, and 1414 E. 15th Street, and one property initially deemed ineligible was determined to be eligible for program participation; and

WHEREAS, on January 29, 2025, a one-year extension for the deadline to address the “poor”-rated repair identified during the 2024 Heritage Tax Exemption inspection was considered and granted by the Heritage Commission for the property at 1020 E. 15th Street; and

WHEREAS, on January 29, 2025, a one-year appeal to the deadline to get Heritage Commission approval for the work completed without an approved Certificate of Appropriateness was considered and granted by the Heritage Commission for the property at 1027 E. 15th Street; and

WHEREAS, on January 29, 2025, a one-year appeal for the deadline to get Heritage Commission approval for the work completed without an approved Certificate of Appropriateness was considered and granted by the Heritage Commission for the property at 1029 E. 15th Street; and

WHEREAS, on January 29, 2025, a one-year appeal for the deadline to address exterior work completed in deviation of a previously approved Certificate of Appropriateness was considered and granted by the Heritage Commission for the property at 1414 E. 15th Street; and

WHEREAS, on February 24, 2025, the City Council reviewed the properties recommended for 2025 Heritage Tax Exemption approval as listed in Exhibit A; and

WHEREAS, the City Council finds that the structures listed in Exhibit A to this ordinance have been certified and recommended by the Heritage Preservation Officer, or granted an appeal, extension, or waiver by the Heritage Commission, are to be approved based upon the agreement noted herein, and thus should be approved for ad valorem tax relief for 2025.

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

Section I. The historic structures identified in the attached Exhibit A are hereby approved by the City Council for tax exemptions for the current year (2025) consistent with the relief indicated in the attached exhibit and in accordance with the provisions of Ordinance No. 2022-8-14.

Section II. All land shall be assessed for taxation in the same equal and uniform manner as all other taxable property in the City.

Section III. 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 should not affect the validity of any other portion of this ordinance.

Section IV. This Ordinance shall become effective immediately upon its passage as required by law.

PASSED AND APPROVED on the 24th day of February, 2025.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Exhibit A - Properties Recommended for 2025 Heritage Tax Exemption Approval

		Heritage	Address '1'	Staff	Tax Exemption	2024 Improvement	Plano City (CPL)	Collin College	Plano ISD (SPL)	Estimated
Property Location	Landmark/Heritage District (HD)	Owner's Mailing Address per CCAD	Recommendation	Percentage	Value	0.4176%	(JCN)	1.042450%	Exemption for 2025	
							0.081220%			
1	1001 E. 15th Street	Plano National Bank/IOOF Lodge Downtown HD	Schell Family Trust B Shirley Carter Schell Trustee 1001 E. 15th St. #100 Plano, TX 75074-6250	Approval	50%	\$1,048,489	\$2,189	\$426	\$5,465	\$8,080
2	1015 E. 15th Street	Bagwill-Sherrill Building Downtown HD	1015 Metropolitan Plano Ltd. 3838 Oak Lawn Avenue; Suite 1416 Dallas, TX 75219	Approval	50%	\$307,331	\$642	\$125	\$1,602	\$2,368
3	1023 E. 15th Street	Merritt Building Downtown HD	M. F. Robert and Mirna Lynch 4604 Lawson Court Plano, TX 75093	Approval	50%	\$348,391	\$727	\$141	\$1,816	\$2,685
4	1407 E. 15th Street	Carlisle House	Michael F Linz 1407 E. 15th Street Plano, TX 75074	Approval	100%	\$402,082	\$1,679	\$327	\$4,192	\$6,197
5	1410 E. 15th Street	Arch Weatherford House	Josephine Mary Howser 1410 E. 15th Street Plano, TX 75074	Approval	100%	\$291,949	\$1,219	\$237	\$3,043	\$4,500
6	1413 E. 15th Street	Roller House	James Willard and Deborah Sue Baker 1413 E. 15th Street Plano, TX 75074	Approval	100%	\$618,187	\$2,582	\$502	\$6,444	\$9,528
7	1414 E.15th Street	Salmon House	Jarrold Travis Moore & Alexandra Jane Brown-Moore 1414 E. 15th Street Plano, TX 75074-6350	Approval	100%	\$292,702	\$1,222	\$238	\$3,051	\$4,511
8	609 E. 16th Street	Mitchell House	Buenaventura Matthew 609 E. 16th Street Plano, TX 75074-5726	Approval	100%	\$83,146	\$347	\$68	\$867	\$1,282
9	807 E. 16th Street	Wyatt House Haggard Park HD	William and Rebecca Ratliff 807 E. 16th Street Plano, TX 75074-5833	Approval	100%	\$394,012	\$1,645	\$320	\$4,107	\$6,073
10	1210 E. 16th Street	Schell House	Michael W and Debra Hamilton 1210 E. 16th Street Plano, TX 75074-6116	Approval	100%	\$203,162	\$848	\$165	\$2,118	\$3,131
11	1211 E. 16th Street	Carpenter House	Richard L & Barbara Y & Elizabeth Pool 1211 E. 16th Street Plano, TX 75074-6115	Approval	100%	\$524,165	\$2,189	\$426	\$5,464	\$8,079
12	900 17th Street	Will Schimelpfenig House Haggard Park HD	The Heritage House of Plano LLC 900 17th Street Plano, TX 75074	Approval	100%	\$271,911	\$1,136	\$221	\$2,835	\$4,191
13	901 17th Street	Mathews House Haggard Park HD	Michael J Bratsch 3601 Potomac Ave Dallas Tx 75205	Approval	100%	\$544,476	\$2,274	\$442	\$5,676	\$8,392
14	906 17th Street	Schimelpfene-Dudley House Haggard Park HD	Donald & Michelle Walker 2217 Maumelle Drive Plano, TX 75023	Approval	100%	\$427,359	\$1,785	\$347	\$4,455	\$6,587
15	901 18th Street	Olney Davis House Haggard Park HD	AAG LLC 901 18th Street Plano, TX 75074	Approval	50%	\$438,908	\$916	\$178	\$2,288	\$3,382
16	906 18th Street	R.A. Davis House Haggard Park HD	Whitehead & Sheldon LLC 906 18th Street, Suite 100 Plano, TX 75074	Approval	50%	\$405,093	\$846	\$165	\$2,111	\$3,122

Exhibit A (continued)

	Heritage Landmark/Heritage District (HD)	Address '1' Owner's Mailing Address per CCAD	Staff Recommendation	Tax Exemption Percentage	2024 Improvement Value	Plano City (CPL) 0.4176%	Collin College (JCN) 0.081220%	Plano ISD (SPL) 1.042450%	Estimated Exemption for 2025	
17	909 18th Street	Hughston House Haggard Park HD	R3TE Ventures, LLC 1912 Glenwick Drive Plano, TX 75075	Approval	50%	\$479,543	\$1,001	\$195	\$2,499	\$3,696
18	914 18th Street	Mary Schimelpfenig House Haggard Park HD	Anthony M and Debra M Holman 914 18th Street Plano, TX 75074	Approval	50%	\$82,476	\$172	\$33	\$430	\$636
19	1615 H Avenue	Aldridge House Haggard Park HD	Clinton M. Haggard 7352 Independence Parkway Frisco, TX 75035	Approval	100%	\$321,891	\$1,344	\$261	\$3,356	\$4,961
20	1709 H Avenue	Lamm House Haggard Park HD	John David and Helen Proch 1709 H Avenue Plano, TX 75074	Approval	100%	\$230,615	\$963	\$187	\$2,404	\$3,554
21	1611 K Avenue	Little Carlisle House	Little Carlisle House LLC 1611 K Avenue Plano, TX 75074	Approval	50%	\$117,964	\$246	\$48	\$615	\$909
22	1617 K Avenue	Forman House	Gwendolyn Estelle Workman 1617 K Avenue Plano, TX 75074	Approval	50%	\$223,478	\$467	\$91	\$1,165	\$1,722
23	1704 N Place	McCall Skaggs House	William P and Annette Y Armstrong 1704 N Place Plano, TX 75074	Approval	100%	\$323,624	\$1,351	\$263	\$3,374	\$4,988
24	3921 Coit Road	Wells Homestead	Wells Homeplace LLC 5001 K Avenue Plano, TX 75074	Approval	50%	\$62,946	\$131	\$26	\$328	\$485
25	1600 Carpenter Drive	Haggard Park HD	Wendi Carter 13148 Spruce Wood Trail Frisco, TX 75033-0779	Approval	75%	\$268,000	\$839	\$163	\$2,095	\$3,098
26	1601 Carpenter Drive	Haggard Park HD	Kelly Wykoff and Christopher Mark Dehertogh 1601 Carpenter Drive Plano, TX 75074	Approval	75%	\$282,480	\$885	\$172	\$2,209	\$3,265
27	1604 Carpenter Drive	Haggard Park HD	Greentree Properties, LLC 6239 Royal Lane Dallas, TX 75230	Approval	75%	\$299,255	\$937	\$182	\$2,340	\$3,459
28	1605 Carpenter Drive	Haggard Park HD	David & Mireya Cowen 1605 Carpenter Drive Plano, TX 75074	Approval	75%	\$299,255	\$937	\$182	\$2,340	\$3,459
29	1608 Carpenter Drive	Haggard Park HD	Shah Bindu S Revocable Trust 1608 Carpenter Drive Plano, TX 75074-8645	Approval	75%	\$299,255	\$937	\$182	\$2,340	\$3,459
30	1612 Carpenter Drive	Haggard Park HD	The Kraft Family Revocable Living Trust 3412 Starlight Trail Plano, TX 75023	Approval	75%	\$299,255	\$937	\$182	\$2,340	\$3,459
31	1613 Carpenter Drive	Haggard Park HD	Sallie Ann Plaxico 1613 Carpenter Drive Plano, TX 75074	Approval	75%	\$299,255	\$937	\$182	\$2,340	\$3,459
32	1616 Carpenter Drive	Haggard Park HD	Greentree Properties, LLC 6239 Royal Lane, Dallas, TX 75230	Approval	75%	\$299,255	\$937	\$182	\$2,340	\$3,459
33	1617 Carpenter Drive	Haggard Park HD	Jake D Meyer & Stefani E Reed 2716 Glencliff Drive Plano, TX 75075-7511	Approval	75%	\$299,255	\$937	\$182	\$2,340	\$3,459

Exhibit A (continued)

		Heritage Landmark/Heritage District (HD)	Address '1' Owner's Mailing Address per CCAD	Staff Recommendation	Tax Exemption Percentage	2024 Improvement Value	Plano City (CPL) 0.4176%	Collin College (JCN) 0.081220%	Plano ISD (SPL) 1.042450%	Estimated Exemption for 2025
34	1621 Carpenter Drive	Haggard Park HD	Brett and Mara Bim 1621 Carpenter Drive Plano, TX 75074	Approval	75%	\$299,255	\$937	\$182	\$2,340	\$3,459
35	1624 Carpenter Drive	Haggard Park HD	Mat's Flats, LLC-Series 1624 Carpenter Dr. P.O. Box 940354 Plano, TX 75094-0354	Approval	75%	\$246,943	\$773	\$150	\$1,931	\$2,855
36	1625 Carpenter Drive	Haggard Park HD	Laura Frasca 1625 Carpenter Drive Plano, TX 75074	Approval	75%	\$246,943	\$773	\$150	\$1,931	\$2,855
37	617 E. 16th Street	Haggard Park HD	Peggy Ostrander 617 E. 16th Street Plano, TX 75074	Approval	38%	\$139,628	\$222	\$43	\$553	\$818
38	801 E. 16th Street	Haggard Park HD	Marcus John Kotakik and Megan Amanda Kennedy-Kotalik 801 E. 16th Street Plano, TX 75074	Approval	75%	\$1,097,512	\$3,437	\$669	\$8,581	\$12,687
39	811 E. 16th Street	Haggard Park HD	Gerald T. Schultz and Karen J. Bowen 811 E. 16th Street Plano, TX 75074	Approval	75%	\$386,401	\$1,210	\$235	\$3,021	\$4,467
40	815 E. 16th Street	Haggard Park HD	H and T Plano Properties LLC 815 E. 16th Street Plano, TX 75074	Approval	75%	\$81,398	\$255	\$50	\$636	\$941
41	819 E. 16th Street	Haggard Park HD	Timothy R Taylor & Starla J Brantley 819 E. 16th Street Plano, TX 75074	Approval	75%	\$257,976	\$808	\$157	\$2,017	\$2,982
42	901 E. 16th Street	Haggard Park HD	Coolik Family Trust 901 E. 16th Street Plano, TX 75074	Approval	75%	\$351,953	\$1,102	\$214	\$2,752	\$4,068
43	907 E. 16th Street	Haggard Park HD	Richard Frank McKee 907 E. 16th Street Plano, TX 75074	Approval	75%	\$265,697	\$832	\$162	\$2,077	\$3,071
44	805 17th Street	Haggard Park HD	Bertha P Cardenas 805 17th Street Plano, TX 75074	Approval	75%	\$126,281	\$396	\$77	\$987	\$1,460
45	809 17th Street	Haggard Park HD	L.A. Whitley 809 17th Street Plano, TX 75074	Approval	75%	\$100,455	\$315	\$61	\$785	\$1,161
46	813 17th Street	Haggard Park HD	Brooks Family Trust 813 17th Street Plano, TX 75074	Approval	75%	\$200,557	\$628	\$122	\$1,568	\$2,318
47	816 17th Street	Haggard Park HD	Clint M. Haggard 7352 Independence Parkway Frisco, TX 75035	Approval	75%	\$80,601	\$252	\$49	\$630	\$932
48	907 17th Street	Haggard Park HD	Larry Wayne & Jacqueline Ruth Westbrook 907 17th Street Plano, TX 75074	Approval	75%	\$96,408	\$302	\$59	\$754	\$1,114
49	911 17th Street	Haggard Park HD	PMM Enterprises LLC 2413 Neal Drive Garland, TX 75040	Approval	75%	\$79,440	\$249	\$48	\$621	\$918
50	913 17th Street	Haggard Park HD	Charlene and Nathanael Ritter 913 17th St. Plano, TX 75074	Approval	75%	\$71,117	\$223	\$43	\$556	\$822

Exhibit A (continued)

		Heritage Landmark/Heritage District (HD)	Address '1' Owner's Mailing Address per CCAD	Staff Recommendation	Tax Exemption Percentage	2024 Improvement Value	Plano City (CPL) 0.4176%	Collin College (JCN) 0.081220%	Plano ISD (SPL) 1.042450%	Estimated Exemption for 2025
51	810 18th Street	Haggard Park HD	Dora Palao 1417 Harrington Dr. Plano, TX 75075-2745	Approval	38%	\$54,760	\$87	\$17	\$217	\$321
52	811 18th Street	Haggard Park HD	STRG Commercial Holdings, LLC 811 18th St. Plano, TX 75074-5828	Approval	38%	\$10,836	\$17	\$3	\$43	\$63
53	903 18th Street	Haggard Park HD	Aierzzip LLC 903 18th St., Ste 125 Plano, TX 75074	Approval	38%	\$717,209	\$1,138	\$221	\$2,841	\$4,201
54	910 18th Street	Haggard Park HD	1107 Investments LLC 660 N. Central Expy, #100 Plano, TX 75074-6759	Approval	38%	\$780,899	\$1,239	\$241	\$3,093	\$4,574
55	913 18th Street	Haggard Park HD	Lumar Ventures, Inc. 2015 Flat Creek Dr Richardson, TX 75080-2317	Approval	38%	\$379,028	\$601	\$117	\$1,501	\$2,220
56	920 18th Street	Haggard Park HD	Ergonis Family Living Trust 5001 Pinehurst Drive Frisco, TX 75034-6844	Approval	38%	\$359,411	\$570	\$111	\$1,424	\$2,105
57	1517 G Avenue	Haggard Park HD	ETR Investments, LLC 1517 G Avenue Plano, TX 75074-5725	Approval	38%	\$379,111	\$602	\$117	\$1,502	\$2,220
58	1521 G Avenue	Haggard Park HD	Michael Douglas Fremming Jr. 10950 Candlelight Lane Dallas, TX 75229-3951	Approval	75%	\$139,614	\$437	\$85	\$1,092	\$1,614
59	1600 H Avenue	Haggard Park HD	Coolik Family Trust 901 E. 16th Street Plano, TX 75074	Approval	75%	\$237,365	\$743	\$145	\$1,856	\$2,744
60	1603 H Avenue	Haggard Park HD	Carol Armstrong 1603 H Avenue Plano, TX 75074	Approval	75%	\$150,505	\$471	\$92	\$1,177	\$1,740
61	1607 H Avenue	Haggard Park HD	Kyle & Marygrace Forbes 1607 H Avenue Plano, TX 75074	Approval	75%	\$183,961	\$576	\$112	\$1,438	\$2,127
62	1611 H Avenue	Haggard Park HD	The Pamela Smith Holland Revocable Living Trust 1611 H Avenue Plano, TX 75074	Approval	75%	\$168,731	\$528	\$103	\$1,319	\$1,950
63	1701 H Avenue	Haggard Park HD	Jonathan Kuo-En Tang 1701 H Avenue Plano, TX 75074	Approval	75%	\$307,040	\$962	\$187	\$2,401	\$3,549
64	1706 H Avenue	Haggard Park HD	Yan Lu PO Box 6105 Rosemead, CA 91770-6105	Approval	75%	\$176,435	\$553	\$107	\$1,379	\$2,040
65	1715 H Avenue	Haggard Park HD	Young Dean Homestead Ltd. 625 W. Blondy Jhune Road Lucas, TX 75002	Approval	38%	\$223,462	\$355	\$69	\$885	\$1,309
66	1001 14th Street	Downtown HD	Timbers Plano Partners LLC 12121 Wilshire Blvd. #700 Los Angeles, CA 90025	Approval	38%	\$8,671,105	\$13,760	\$2,676	\$34,349	\$50,785
67	1003-07 E. 15th Street	Downtown HD	Eng & Wong Plano Downtown LLC 7005 Chase Oaks Blvd., Suite 200 Plano, TX 75025	Approval	38%	\$2,040,397	\$3,238	\$630	\$8,083	\$11,950

Exhibit A (continued)

		Heritage Landmark/Heritage District (HD)	Address '1' Owner's Mailing Address per CCAD	Staff Recommendation	Tax Exemption Percentage	2024 Improvement Value	Plano City (CPL) 0.4176%	Collin College (JCN) 0.081220%	Plano ISD (SPL) 1.042450%	Estimated Exemption for 2025
68	1004 E. 15th Street	Downtown HD	Metropolitan Mammoth Jack, Ltd. 3838 Oak Lawn Avenue; Suite 1416 Dallas, TX 75219	Approval	38%	\$559,151	\$887	\$173	\$2,215	\$3,275
69	1008 E. 15th Street	Downtown HD	Crider Living Trust 3013 Crooked Stick Dr Plano, TX 75093	Approval	38%	\$639,048	\$1,014	\$197	\$2,531	\$3,743
70	1010 E. 15th Street	Downtown HD	LPW Real Estate Investment LLC 719 Cougar Dive Allen, TX 75013	Approval	38%	\$444,276	\$705	\$137	\$1,760	\$2,602
71	1011 E. 15th Street	Downtown HD	N A T Properties LLC 1014 15th Place Plano, TX 75074	Approval	38%	\$934,480	\$1,483	\$288	\$3,702	\$5,473
72	1012 E. 15th Street	Downtown HD	JSMTX Properties LLC 6800 Del Norte Lane, Apt 245 Dallas, TX 75225	Approval	38%	\$498,554	\$791	\$154	\$1,975	\$2,920
73	1013 E. 15th Street	Downtown HD	Pierce Family Living Trust 39 Vanguard Way Dallas, TX 75243	Approval	38%	\$629,194	\$998	\$194	\$2,492	\$3,685
74	1016 E. 15th Street	Downtown HD	JSMTX Properties LLC 6800 Del Norte Lane, Apt 245 Dallas, TX 75225	Approval	38%	\$225,000	\$357	\$69	\$891	\$1,318
75	1017 E. 15th Street	Downtown HD	Comert Estates LLC 1017 E. 15th Street Plano, TX 75074	Approval	38%	\$1,233,852	\$1,958	\$381	\$4,888	\$7,226
76	1018 E. 15th Street	Downtown HD	JSMTX Properties LLC 6800 Del Norte Lane, Apt 245 Dallas, TX 75225	Approval	38%	\$180,954	\$287	\$56	\$717	\$1,060
77	1020 E. 15th Street	Downtown HD	CRH Rentals Ltd. 800 Central Parkway, Suite 100 Plano, TX 75074	Approval	38%	\$135,097	\$214	\$42	\$535	\$791
78	1021 E. 15th Street	Downtown HD	Tvg Holdings LLC 1001 18th Street Plano, TX 75074-5901	Approval	38%	\$258,087	\$410	\$80	\$1,022	\$1,512
79	1022 E. 15th Street	Downtown HD	15th Street Real Property Holdings, LLC 1022 E.15th Street Plano, TX 75074	Approval	38%	\$1,050,643	\$1,667	\$324	\$4,162	\$6,153
80	1024 E. 15th Street	Downtown HD	JSMTX Properties LLC 6800 Del Norte Lane, Apt 245 Dallas, TX 75225	Approval	38%	\$383,397	\$608	\$118	\$1,519	\$2,245
81	1026 E. 15th Street & 1421 K Avenue	Downtown HD	Sutton-1012 LLC 5577 Linhurst Court Fairview, TX 75069	Approval	38%	\$595,562	\$945	\$184	\$2,359	\$3,488
82	1027 E. 15th Street	Downtown HD	1027 E 15th St. LLC 1027 E 15th Street Plano, TX 75074-6221	Approval	38%	\$458,760	\$728	\$142	\$1,817	\$2,687
83	1029 E. 15th Street	Downtown HD	Mirna Lynch 4604 Lawson Court Plano, TX 75093	Approval	38%	\$582,492	\$924	\$180	\$2,307	\$3,412
84	1031-1033 E. 15th Street	Downtown HD	MKNS, LLC P.O. Box 262447 Plano, TX 75026-2447	Approval	38%	\$379,836	\$603	\$117	\$1,505	\$2,225
85	1032 E. 15th Street	Downtown HD	Chaddick Center Leasing Office 1201 E. 15th Street, Suite 201 Plano, TX 75074	Approval	38%	\$679,404	\$1,078	\$210	\$2,691	\$3,979

Exhibit A (continued)

	Property Location	Heritage Landmark/Heritage District (HD)	Address '1' Owner's Mailing Address per CCAD	Staff Recommendation	Tax Exemption Percentage	2024 Improvement Value	Plano City (CPL) 0.4176%	Collin College (JCN) 0.081220%	Plano ISD (SPL) 1.042450%	Estimated Exemption for 2025
86	1035 E.15th Street	Downtown HD	Audience Inc 203 W Belmont Drive Allen, TX 75013-2757	Approval	38%	\$554,983	\$881	\$171	\$2,198	\$3,250
87	1037 E. 15th Street	Downtown HD	Joerg W & Cathy A Fercher 628 Water Oak Dr. Plano, TX 75025	Approval	38%	\$248,683	\$395	\$77	\$985	\$1,456
88	1410-12 J Avenue	Downtown HD	Brodhead Family Ltd. Partnership P O Box 865123 Plano, TX 75086	Approval	38%	\$739,012	\$1,173	\$228	\$2,927	\$4,328
89	1418 K Avenue	Downtown HD	PMM Enterprises LLC 2413 Neal Drive Garland, TX 75040	Approval	38%	\$228,831	\$363	\$71	\$906	\$1,340
						\$41,836,895	\$93,272	\$18,141	\$232,833	\$344,245



CITY COUNCIL AGENDA MEMO

MEETING DATE: 2/24/2025
DEPARTMENT: Zoning
DIRECTOR: Christina Day, Director of Planning
AGENDA ITEM: Public Hearing and consideration of an Ordinance as requested in Zoning Case 2024-020.
RECOMMENDED ACTION: Items for Individual Consideration

ITEM SUMMARY

Public Hearing and consideration of an Ordinance as requested in Zoning Case 2024-020 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to amend Planned Development-71-Regional Commercial to include development standards for single-family residences and modify standards for phasing, open space, and other related standards on 89.1 acres of land located on the west side of the Dallas North Tollway, 305 feet north of Park Boulevard and within the Dallas North Tollway Overlay District with Specific Use Permit No. 570 for Automobile Leasing/Renting, in the City of Plano, Collin County, Texas; 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. Petitioners: Centennial Waterfall Willow Bend, LLC, The Neiman Marcus Group, LLC, Macy's Retail Holdings, LLC, and Dillard's, Inc. **Conducted and adopted Ordinance No. 2025-2-6**

BACKGROUND

The Planning & Zoning Commission recommended approval of this zoning case with a vote of 4-1 per their Final Report in the attached Supporting Documents.

FINANCIAL SUMMARY/STRATEGIC GOALS

Approval of this agenda item will support the City's Critical Success Factor of Residential and Commercial Economic Vitality. For detailed comments on the comprehensive plan related to this item, please see the Staff Preliminary Report in the attached Supporting Documents.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance	2/14/2025	Ordinance
Supporting Documents	2/14/2025	Informational

Zoning Case 2024-020

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 amend Planned Development-71-Regional Commercial to include development standards for single-family residences and modify standards for phasing, open space, and other related standards on 89.1 acres of land out of the Robert Luddington Survey, Abstract number 548, located on the west side of the Dallas North Tollway, 305 feet north of Park Boulevard and within the Dallas North Tollway Overlay District with Specific Use Permit No. 570 for Automobile Leasing/Renting, in the City of Plano, Collin County, Texas; 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 24th day of February 2025, for the purpose of considering amending Planned Development-71-Regional Commercial to include development standards for single-family residences and modify standards for phasing, open space, and other related standards on 89.1 acres of land out of the Robert Luddington Survey, Abstract number 548, located on the west side of the Dallas North Tollway, 305 feet north of Park Boulevard and within the Dallas North Tollway Overlay District with Specific Use Permit No. 570 for Automobile Leasing/Renting; 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 24th day of February 2025; and

WHEREAS, the City Council is of the opinion and finds that such amendment 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.

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 amend Planned Development-71-Regional Commercial to include development standards for single-family residences and modify standards for phasing, open space, and other related standards on 89.1 acres of land out of the Robert Luddington Survey, Abstract number 548, located on the west side of the Dallas North Tollway, 305 feet north of Park Boulevard and within the Dallas North Tollway Overlay District with Specific Use Permit No. 570 for Automobile Leasing/Renting, said property being described in the legal description on Exhibit A attached hereto.

Section II. The change in Section I is granted according to the stipulations agreed upon during the public hearing, as described below:

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

1. Uses:
 - a. Additional Permitted Uses:
 - i. Independent Living Facility
 - ii. Mid-rise Residential
 - iii. Multifamily Residence
 - iv. Private Club
 - a) Private Clubs 8,000 square feet or less in gross floor area are allowed by right;
 - b) Private Clubs greater than 8,000 square feet in gross floor area are allowed with approval of a Specific Use Permit; and
 - c) Receipts must be maintained to ensure compliance with city requirements for 35% minimum food sales.
 - v. Single-Family Residence (Attached)
 - vi. Single-Family Residence (Detached)
 - b. Additional Prohibited Uses:
 - i. Engine repair shop (small)
 - ii. Funeral Parlor/Mortuary
 - iii. Manufacturing (Light-intensity)
 - iv. Mausoleum/Cemetery
 - v. Vehicle Repair (Minor/Fuel Station)
2. Front Yard Setbacks (exclusive of Single-Family Residence (Attached) and Single-Family Residence (Detached) uses):
 - a. Lots fronting public right-of-way: 50 feet; 30 feet for Lot 17, Block 1.

- b. Lots fronting quasi-public streets: 75% of the building face must be within 15 feet of the outside edge of quasi-public street easements or fire lanes designed to Type G street standards. If easements are present or public open space, patio dining, plaza or other public amenity is provided, 75% of the building face must be built to the easement line, open space, or public amenity.

3. Residential Development Standards:

- a. Maximum Number of Units:

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

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

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

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

- i. Area, Yard, and Bulk Requirements:

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

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

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

iii. Stoops, Patios, and Balconies:

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

iv. Multifamily Residence units:

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

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

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

- i. Except as provided in 3.d.ii. below, Single-Family Residence (Attached) uses shall comply with Urban Mixed-Use District area, yard, and bulk requirements regarding Single-Family Residence (Attached) uses, except as otherwise noted below.

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

- ix. Garages for single-family residence detached uses shall not front on the Quasi-Public Street as shown on the adopted Open Space Plan or Type D and above thoroughfares.

4. Hotel Development Standards:

- a. Area, Yard, and Bulk Requirements:

Description	Standard Requirement
Maximum Floor Area Ratio	5.4:1

5. Office Development Standards:

- a. Area, Yard, and Bulk Requirements:

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

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

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

8. Parking:

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

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

- a. No primary facade (a facade directly facing a public right-of-way or quasi-public street) may exceed a length of 150 feet without articulations. The primary facade must have at least two required articulations separated by no more than 50 feet. Each articulation must have a minimum depth of 1 foot for a minimum length of 5 feet. Articulations may include:
 - i. Architectural details such as raised bands and cornices;
 - ii. Architecturally prominent entrance;
 - iii. Attached tower or turret;
 - iv. Awnings and trellis;
 - v. Balconies;
 - vi. Columns;
 - vii. Notched setbacks;
 - viii. Variation in fenestration technique; or
 - ix. Other techniques approved by the Director of Planning.
- b. Exterior insulating finishing systems (EIFS) are prohibited on the ground floor primary facade and may comprise no more than 10% of the upper-level primary facade.
- c. Windows, Doors, and Ceiling Height:
 - i. With the exception of parking garages, podium garages, and loading and service areas, 60% of the first floor of nonresidential buildings and live/work/flex space units must consist of windows and doors.
 - ii. Live/work/flex space units must have an exterior entrance.
 - iii. Nonresidential space must have a minimum floor-to-ceiling height of 12 feet; however, live/work/flex space must have a minimum floor-to-ceiling height of ten feet.
- d. Glazing Requirement:
 - i. Upper-level primary facades that contain non-residential uses must maintain a minimum of 30% glazing.
 - ii. Residential and non-primary facades for non-residential buildings must maintain a minimum of 30% glazing.

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

- a. Except as otherwise provided, parking garages shall be wrapped by the principal building which the structure serves. The parking garage must be

screened for portions that are not wrapped so that architectural and landscape components articulate the facade. Structure parking must be designed to minimize the ground-level view of automobiles below their hoodlines and light fixtures. Screening may be achieved through the use of louvered, solid, or opaque vertical screening elements.

- b. When parking garages are located at the intersections of public rights-of-way and/or quasi-public streets, corner architectural elements must be incorporated, such as but not limited to corner pedestrian entrances, glazing, and signage.
- c. Parking garage ramps must be internal to the structure and must not be clearly visible from any adjacent right-of-way except for entrances to parking garage ramps.
- d. For lots developed with only a parking garage, the maximum lot coverage may be up to 100%.

11. Open Space and Phasing:

- a. The open space plan is adopted as part of this ordinance. A change to the open space plan is not required for change of use from Mid-rise Residential to Single-Family Residence (Attached) or Single-Family Residence (Detached), provided the minimum amount of required open space as described in Section 11.b is provided.
- b. A minimum of 10 acres of usable (active) open space must be provided in accordance with the open space plan, of which a minimum of 7 acres must be available to the public. The Interior Public Open Space (both ground floor and second floor), as shown on the open space plan, may count towards public usable open space.
- c. No residential units within Public Open Space Zone B may be issued a Certificate of Occupancy until area B-1 is provided within Zone B in accordance with the open space plan.
- d. No residential units within Public Open Space Zone C may be issued a Certificate of Occupancy until area C-1 is provided within Zone C in accordance with the open space plan.
- e. No residential units within Public Open Space Zone D may be issued a Certificate of Occupancy until area D-1 and A-1 is provided within Zone D and Zone A in accordance with the open space plan.
- f. Private active open spaces shall be provided per the open space plan as follows:

- i. For Single-Family Residence (Attached) uses and Single-Family (Detached) uses, private open space shall be included as part of the final plat.
 - ii. For all other uses, private open space shall be provided before issuing a Certificate of Occupancy for adjacent buildings.
- g. At least 1.5 acres of the total usable open space must be contiguous.
- h. The district must have no usable open space dimension of less than 15 feet.
- i. Usable open space must not include rooftops; accessory buildings, except those portions of any building designed specifically for recreational purposes; parking areas; or rights-of-way or easements for streets or alleys, floodway facilities, or electrical transmission lines.
- j. Usable open space must not have a slope exceeding 10%.
- k. Above-ground utilities may not be located within any public usable (active) open space as shown on the open space plan.

12. Street Design:

- a. The internal drives must be constructed as quasi-public streets and designed in accordance with Type G (Mixed-use) Streets as described in the City of Plano Street Design Standards, except as follows:
 - i. Travel lanes on quasi-public streets shall have a minimum width of 12 feet.
 - ii. The design of quasi-public streets connecting to Chapel Hill Boulevard and Dallas Parkway may be modified as shown in the open space plan.
- b. Internal drives providing direct vehicular access to Single-Family Residence (Attached) uses may be designed in accordance with the Mews Streets as described in the City of Plano Street Design Standards.
- c. A quasi-public street easement must be dedicated for all quasi-public streets, and a fire lane must be located within all quasi-public street easements.
- d. Lots may derive required access and street frontage from quasi-public streets and may be platted to the center line of quasi-public streets.

- e. Quasi-public streets are required where shown on the open space plan with adjacent development. The quasi-public street connection to Dallas Parkway is required with the development of Lot 15.

13. Screening Requirements:

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

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

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

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

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

17. Governance Association: No final plat shall be approved for single-family residential development and no building permits for development within the planned development district will be accepted or approved until a property owner's governance association is established, and approved as to form and execution by the City Attorney and recorded in the Official Property Records of Collin County. A governance association will be responsible for maintaining all common property, improvements, and amenities within the district and shall have power sufficient to assess and collect dues and charges as required to perform its responsibilities."

Section III. 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 IV. 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 V. 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 VI. 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 VII. 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 VIII. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED on the 24th day of February, 2025.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2024-020

Being a tract of land situated in the Robert Luddington Survey, Abstract number 548, City of Plano, Collin County, Texas and being all of Lot 1R, Block 1 of The Shops at Willow Bend, an Addition to the City of Plano Texas according to the plat thereof recorded in Instrument No. 2018-112, Plat Records of Collin County, Texas, (P.R.C.C.T.), and being described in the Limited Warranty Deed to Dillards Higbee Operating Limited Partnership recorded in Instrument No. 20030211000264980, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.); all of Lot 6R, Block 1 of The Shops at Willow Bend, an Addition to the City of Plano, Texas according to the plat thereof recorded in Instrument No. 2019-189, P.R.C.C.T. and all of Lot 3, Block 1 of The Shops at Willow Bend, an Addition to the City of Plano, Texas according to the plat thereof recorded in Cabinet N, Page 44, P.R.C.C.T., both lots described in the Special Warranty Deed to Centennial Waterfall Willow Bend, LLC recorded in Instrument Number 2022000070854, O.P.R.C.C.T., and being all of Lot 5, Block 1 of said The Shops at Willow Bend being recorded in Cabinet N, Page 44, P.R.C.C.T., and being described Deed Without Warranty to Macy's TX I, I.P. recorded in Instrument No. 20060208000169570, O.P.R.C.C.T., and being a portion of Park Boulevard (a variable width public right-of-way), Plano Parkway (a called 110-foot public right-of-way, Cabinet F, Page 331, P.R.C.C.T.), Chapel Hill Boulevard (a called 110-foot public right-of-way, Cabinet M, Page 425, P.R.C.C.T.) and Dallas Parkway/ Dallas North Tollway, (a called 300-foot public right-of-way, Volume 3818, Page 204, Deed Records of Collin County, Texas, D.R.D.C.T.); and being more particularly described as follows;

Beginning at the most southerly southeast corner of Lot 12, Block 1 of The Shops at Willow Bend, an addition to the city of Plano, Texas according to the plat thereof recorded in Cabinet Q, Page 104, same being most southerly southwest corner of said Lot 6R, Block 1 and being in the northerly right-of-way line of said Park Boulevard;

Thence departing said right-of-way line, with the common line of said Lots 12 and 6R, the following calls:

North 45°00'00" East, a distance of 35.35 feet;

North 00°00'00" East, a distance of 205.57 feet to the beginning of a tangent curve to the left with a radius of 29.50 feet, a central angle of 90°00'00", and a chord bearing and distance of North 45°00'00" West, 41.72 feet;

In a Northwesterly direction, with said tangent curve to the left, an arc distance of 46.34 feet;

North 90°00'00" West, a distance of 90.23 feet to the beginning of a tangent curve to the right with a radius of 295.50 feet, a central angle of 69°47'30", and a chord bearing and distance of North 55°06'15" West, 338.10 feet;

In a northwesterly direction, with said tangent curve to the right, passing at an arc distance of 54.44 feet the Northwest corner of said Lot 12, Block 1, same being the Northeast corner of Lot 9R, Block 1 of The Shops at Willow Bend an addition to the City of Plano according to the plat thereof recorded in Cabinet Q, Page 104, P.R.C.C.T., continuing along the common line of said Lot 6R, Block 1 and Lot 9R, Block 1, for a total arc distance of 359.95 feet;

Thence South 69°47'30" West, continuing with the common line of said Lot 6R and Lot 9R, passing at a distance of 31.66 feet the Northwest corner of said Lot 9R, and the easterly right-of-way line of said Plano Parkway, continuing over and across said Plano Parkway right-of-way for a total distance of 86.66 feet to the centerline of said Plano Parkway and the beginning of a non-tangent curve to the left with a radius of 1,009.84 feet, a central angle of 48°12'04", and a chord bearing and distance of North 44°18'31" West, 824.71 feet;

Thence with the centerline of said Plano Parkway, the following calls:

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 849.54 feet;

North 23°30'56" West, a distance of 94.98 feet to the centerline of said Chapel Hill Boulevard, same being the beginning of a non-tangent curve to the right with a radius of 850.00 feet, a central angle of 52°03'28", and a chord bearing and distance of North 46°42'16" East, 746.00 feet;

Thence with the centerline of said Chapel Hill Boulevard, the following calls:

In a northeasterly direction, with said non-tangent curve to the right, an arc distance of 772.29 feet;

North 72°44'00" East, a distance of 420.26 feet to the beginning of a tangent curve to the left with a radius of 850.00 feet, a central angle of 43°31'21", and a chord bearing and distance of North 50°58'20" East, 630.26 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 645.67 feet;

North 29°12'39" East, a distance of 105.75 feet to the beginning of a tangent curve to the right with a radius of 850.00 feet, a central angle of 60°44'45", and a chord bearing and distance of North 59°35'01" East, 859.56 feet;

In a northeasterly direction, with said tangent curve to the right, an arc distance of 901.18 feet;

North 89°57'23" East, a distance of 138.50 feet to the centerline of said Dallas North Tollway;

Thence with the centerline of said Dallas North Tollway, the following calls:

South 05°35'52" East, a distance of 605.09 feet to the beginning of a non-tangent curve to the right with a radius of 6,071.02 feet, a central angle of 06°55'18", and a chord bearing and distance of South 03°05'31" East, 732.97 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 733.42 feet;

South 00°27'54" West, a distance of 882.30 feet;

Thence North 89°32'06" West, over and across said Dallas North Tollway and said Dallas Parkway passing at a distance of 150 feet the southeast corner of said Lot 6R, Block 1 in the westerly right-of-way line of said Dallas Parkway, continuing along the south line of said Lot 6R for a total distance of 161.99 feet to the northeast corner of Lot 7, Block 1 of The Shops at Willow Bend, an addition to the City of Plano according to the plat thereof recorded in Cabinet O, Page 248, P.R.C.C.T.;

Thence along the common line of said Lot 6R and Lots 7 and 11, Block 1 of said Shops at Willow Bend, the following calls:

North 44°36'34" West, a distance of 35.27 feet to the beginning of a non-tangent curve to the right with a radius of 200.00 feet, a central angle of 40°17'54", and a chord bearing and distance of North 66°08'37" West, 137.79 feet;

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 140.67 feet to the beginning of a reverse curve to the left with a radius of 29.50 feet, a central angle of 93°51'03", and a chord bearing and distance of South 87°04'49" West, 43.10 feet;

In a westerly direction, with said reverse curve to the left, an arc distance of 48.32 feet;

South 38°20'53" West, a distance of 28.60 feet;

South 36°32'29" West, a distance of 100.35 feet to the beginning of a tangent curve to the right with a radius of 400.50 feet, a central angle of 28°11'38", and a chord bearing and distance of South 50°38'18" West, 195.09 feet;

In a southwesterly direction, with said tangent curve to the right, an arc distance of 197.08 feet to the beginning of a reverse curve to the left with a radius of 29.50 feet, a central angle of 73°02'16", and a chord bearing and distance of South 28°12'58" West, 35.11 feet;

In a southerly direction, with said reverse curve to the left, an arc distance of 37.61 feet to the beginning of a reverse curve to the right with a radius of 705.50 feet, a central angle of 07°25'25", and a chord bearing and distance of South 04°35'27" East, 91.34 feet;

In a southerly direction, with said reverse curve to the right, an arc distance of 91.41 feet to the beginning of a reverse curve to the left with a radius of 149.50 feet, a central angle of 07°17'33", and a chord bearing and distance of South 04°31'31" East, 19.02 feet;

In a southerly direction, with said reverse curve to the left, an arc distance of 19.03 feet;

South 08°10'18" East, a distance of 35.56 feet to the beginning of a tangent curve to the right with a radius of 150.50 feet, a central angle of 08°10'18", and a chord bearing and distance of South 04°05'09" East, 21.45 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 21.46 feet;

South 00°00'00" East, a distance of 70.33 feet;

South 47°05'00" East, a distance of 36.62 feet to the northerly right-of-way line of said Park Boulevard;

Thence South 02°55'47" East, over and across said Park Boulevard, a distance of 66.84 feet to the centerline of said Park Boulevard and the beginning of a non-tangent curve to the right with a radius of 830.58 feet, a central angle of 04°09'01", and a chord bearing and distance of South 87°40'25" West, 60.15 feet;

Thence with the centerline of said Park Boulevard, the following calls:

In a westerly direction, with said non-tangent curve to the right, an arc distance of 60.17 feet;

South 89°44'55" West, a distance of 74.01 feet;

Thence North 00°00'42" West, over and across said Park Boulevard, a distance of 67.01 feet to the most southerly southeast corner of Lot 8, Block 1 of The Shops at Willow Bend, an addition to the City of Plano according to the plat thereof recorded in Cabinet O, Page 400, P.R.C.C.T., and being in the northerly right-of-way line of said Park Boulevard;

Thence with the common line of said Lot 6R, Block 1, and Lots 8 and 10, Block 1 of said Shops at Willow Bend, the following calls:

North 44°52'28" East, a distance of 35.28 feet;

North 00°00'00" East, a distance of 137.50 feet to the beginning of a tangent curve to the left with a radius of 634.50 feet, a central angle of 06°32'00", and a chord bearing and distance of North 03°16'00" West, 72.31 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 72.35 feet to the beginning of a compound curve to the left with a radius of 29.50 feet, a central angle of 91°07'28", and a chord bearing and distance of north 52°05'44" West, 42.13 feet;

In a northwesterly direction, with said compound curve to the left, an arc distance of 46.92 feet to the beginning of a reverse curve to the right with a radius of 400.50 feet, a central angle of 07°39'28", and a chord bearing and distance of south 86°10'16" West, 53.49 feet;

In a westerly direction, with said reverse curve to the right, an arc distance of 53.53 feet;

North 90°00'00" West, a distance of 508.74 feet to the beginning of a tangent curve to the left with a radius of 29.50 feet, a central angle of 90°00'00", and a chord bearing and distance of South 45°00'00" West, 41.72 feet;

In a southwesterly direction, with said tangent curve to the left, an arc distance of 46.34 feet;

South 00°00'00" East, a distance of 59.98 feet to the beginning of a tangent curve to the left with a radius of 149.50 feet, a central angle of 08°43'45", and a chord bearing and distance of South 04°21'52" East, 22.75 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 22.78 feet;

South 08°43'45" East, a distance of 29.82 feet to the beginning of a tangent curve to the right with a radius of 150.50 feet, a central angle of 08°43'45", and a chord bearing and distance of South 04°21'52" East, 22.91 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 22.93 feet to a point for corner;

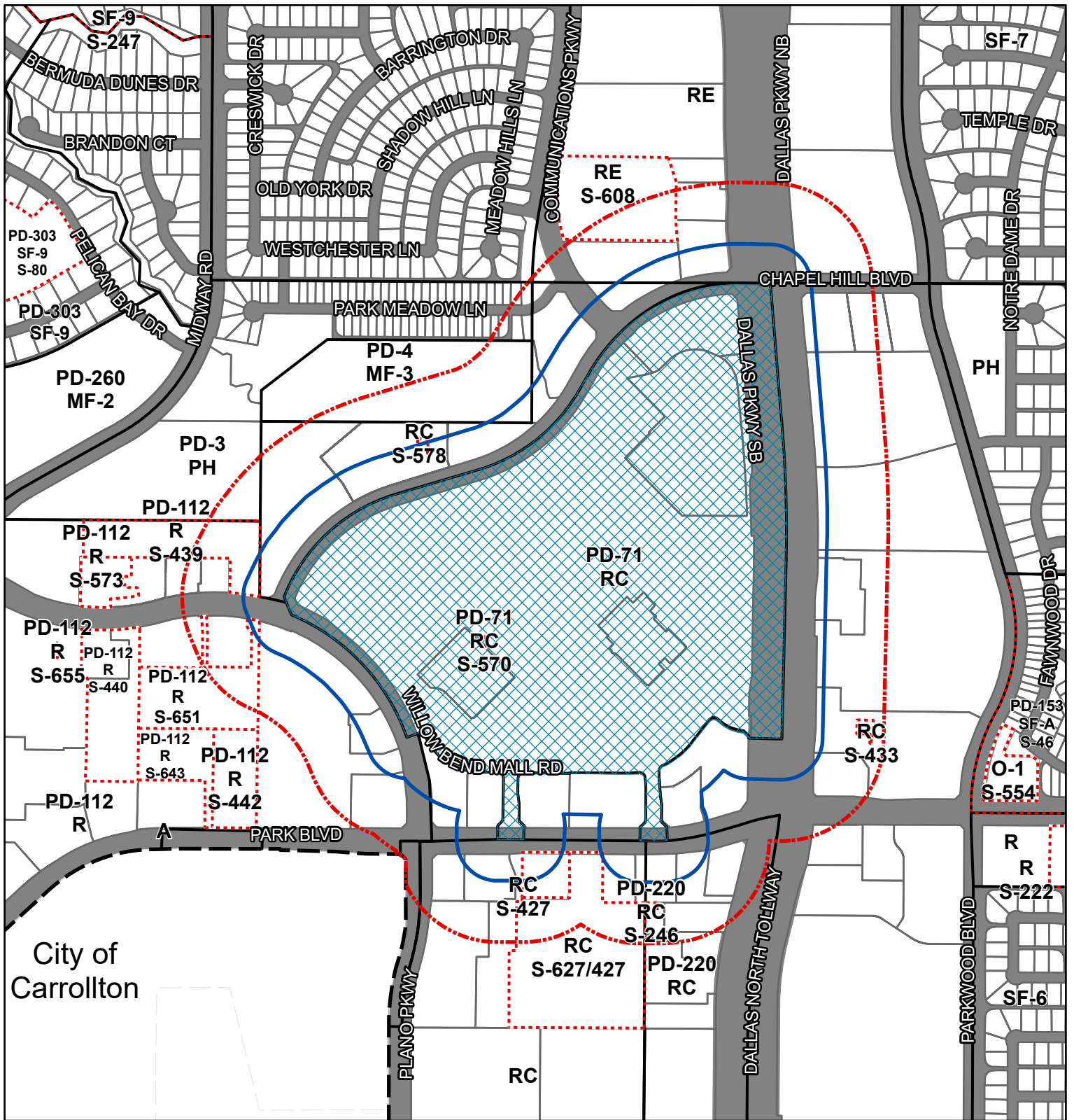
South 00°00'00" East, a distance of 70.02 feet;

South 45°07'32" East, a distance of 35.43 feet to the northerly right-of-way line of said Park Boulevard;

Thence south 00°00'42" East, over and across said Park Boulevard, a distance of 68.04 feet to the centerline of said Park Boulevard;

Thence South 89°44'55" West, with the centerline of said Park Boulevard, a distance of 129.11 feet;

Thence North 00°00'42" West, over and across said Park Boulevard, a distance of 68.04 feet to the **Point of Beginning** and containing a computed area of 3,880,348 square feet or 89.081 acres of land, more or less.



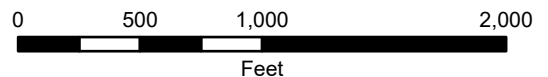
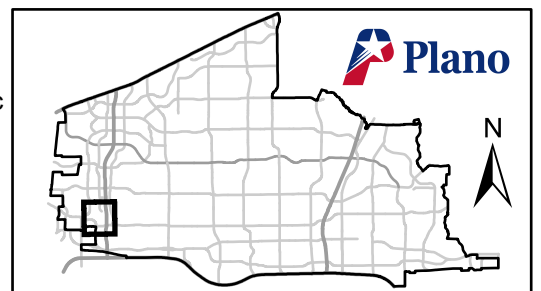
Zoning Case: 2024-020

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

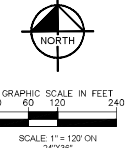
Proposed Zoning: Amend Planned Development-71-Regional Commercial with Specific Use Permit No. 570 for Automobile Leasing/Renting and located within the Dallas North Tollway Overlay District

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

Source: City of Plano



THE SHOPS AT WILLOW BEND AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO THE ENGINEER AND ASSOCIATES, INC. FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. THE ENGINEER AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO THE ENGINEER AND ASSOCIATES, INC. FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. THE ENGINEER AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO THE ENGINEER AND ASSOCIATES, INC. FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED.



LEGEND

- PROPERTY LINE
- PEDESTRIAN PATHS
- FUTURE PEDESTRIAN PATHS BY COURTYARDS
- PUBLIC ACTIVE OPEN SPACE
- PRIVATE ACTIVE OPEN SPACE
- INTERIOR PUBLIC OPEN SPACE
- QUASI-PUBLIC STREET
- PROPOSED TREES

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

NO.	REVISIONS	DATE	BY

Kimley»Horn
 13485 NIEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 100
 PHONE: 817.741.1400 FAX: 817.741.2830
 TEXAS REGISTERED ENGINEERING FIRM #280

THE SHOPS AT WILLOW BEND
 PLANO, TX

PROJECT NO: 00475451
 DATE: JAN 2025
 SCALE: AS SHOWN
 DESIGNED BY: BMM
 DRAWN BY: BMM
 CHECKED BY: BSE

OPEN SPACE PLAN
 SHEET NUMBER
1 OF 2

CITY PROJECT #ROSP2024-004
REVISED OPEN SPACE PLAN
 OF
SHOPS AT WILLOW BEND
LOTS 1R, 3, 5, 6R, 1X-3X AND 13-73, BLOCK 1
76.15 AC
 SITUATED IN ROBERT LUDINGTON SURVEY ABSTRACT, NO. 548
 CITY OF PLANO, COLLIN COUNTY, TEXAS
 DATE: JANUARY 28, 2025

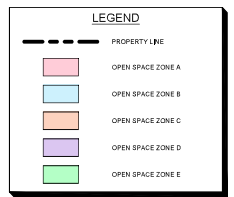
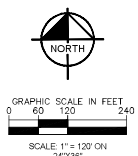
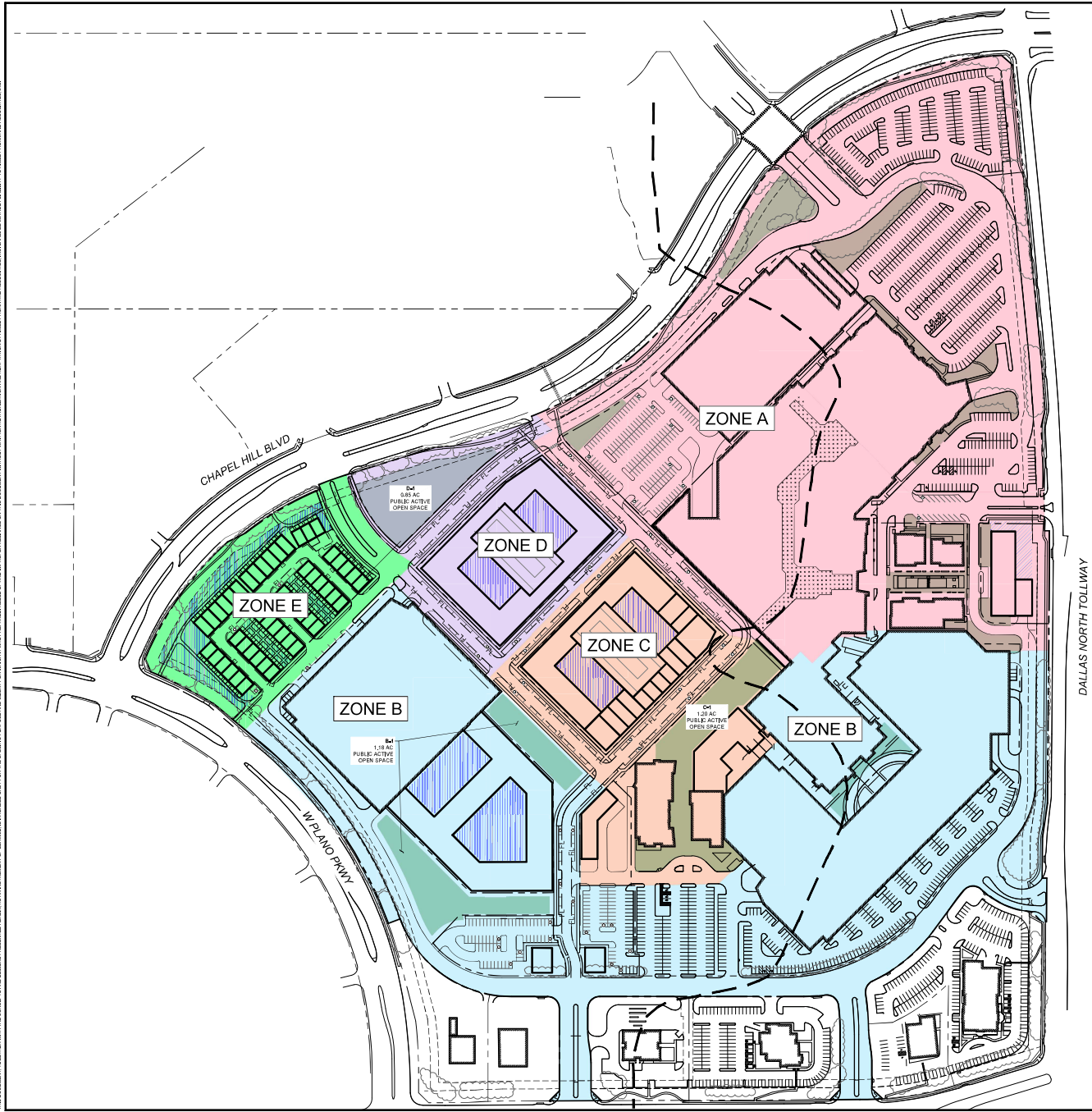
OWNER/DEVELOPER: THE NEIMAN MARCUS GROUP, LLC
 145 Progress Rd
 Springdale, Ohio 45248
 Contact: Charles P. Digiovanna

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
 13485 Niel Road
 Dallas, Texas 75221
 Contact: Michael Platt

OWNER/DEVELOPER: CENTENNIAL WATERFALL VALLEY OWBEND, LLC
 1451 Main Street
 Dallas, Texas 75201
 Contact: Michael O. Lewis

CIVIL ENGINEER: DILLARD HOBBS OPERATING LTD
 P.O. BOX 100
 Springdale, Texas 75157
 Contact: Chris B. Johnson

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OPEN SPACE SUMMARY		
OVERALL DISTRICT AREA	76.15 ACRES	3,317,094 SQ. FT.
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TOTAL	10.03 ACRES	436,937 SQ. FT.

CITY PROJECT #ROSP2024-004

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

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

DATE: JANUARY 28, 2025

OWNER/DEVELOPER: THE NEUMAN MARQUIS GROUP, LLC 1419 Main Street Dallas, Texas 75201 Tel. No. - Contact: Michael D. Levin	CENTRAL WATERFALL VILLOW BEND, LLC 6520 L. Central Expressway, Suite 1740 Dallas, Texas 75231 Tel. No. 214-640-3333 Contact: Michael Platt	CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 13455 NorthFrost Two Galleria Office Tower, Suite 700 Dallas, Texas 75251 Tel. No. 972-704-7000 Contact: Sarah Scott, P.E.
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MACYS RETAIL HOLDINGS LLC 145 Progress Pl Springdale, Ohio 45248 Tel. No. - Contact: Charles P. Digeovanna	DALLARD HIGBEE OPERATING LTD P.S. & MESSICO REALTY CO INC. 4501 N Beach Street Fort Worth, Texas 76137 Tel. No. - Contact: Chris S. Johnson
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<p>13455 NIEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TEXAS 75251 PHONE: 972.704.7000 FAX: 972.704.3300 TEXAS REGISTERED ENGINEERING FIRM #268</p>	<p>THE SHOPS AT WILLOW BEND PLANO, TX</p> <p>OPEN SPACE PLAN</p>
<p>PROJECT NO: 0047561 DATE: JAN 2025 SCALE: AS SHOWN DESIGNED BY: BMM DRAWN BY: BMM CHECKED BY: BSE</p>	<p>SHEET NUMBER 2 OF 2</p>

DATE: February 4, 2025

TO: Honorable Mayor & City Council

FROM: Planning & Zoning Commission

VIA: Mike Bell, AICP, Assistant Director of Planning acting as Secretary of the Planning & Zoning Commission ^{MB}
 Christina D. Day, AICP, Director of Planning *CD*

SUBJECT: Results of Planning & Zoning Commission Meeting of February 3, 2025

AGENDA ITEM NO. 4A – ZONING CASE 2024-020
PETITIONER: CENTENNIAL WATERFALL WILLOW BEND, LLC, THE NEIMAN MARCUS GROUP, LLC, MACY’S RETAIL HOLDINGS, LLC, AND DILLARD’S, INC.

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

APPROVED: 4-1

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

RESULTS:

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

1. Uses:
 - a. Additional Permitted Uses:
 - i. Independent Living Facility
 - ii. Mid-rise Residential
 - iii. Multifamily Residence
 - iv. Private Club

- a) Private Clubs 8,000 square feet or less in gross floor area are allowed by right;
 - b) Private Clubs greater than 8,000 square feet in gross floor area are allowed with approval of a Specific Use Permit; and
 - c) Receipts must be maintained to ensure compliance with city requirements for 35% minimum food sales.
 - v. Single-Family Residence (Attached)
 - vi. Single-Family Residence (Detached)
- b. Additional Prohibited Uses:
- i. Engine repair shop (small)
 - ii. Funeral Parlor/Mortuary
 - iii. Manufacturing (Light-intensity)
 - iv. Mausoleum/Cemetery
 - v. Vehicle Repair (Minor/Fuel Station)

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

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

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

a. Maximum Number of Units:

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

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

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

i. Area, Yard, and Bulk Requirements:

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

ii. Miscellaneous Area, Yard, and Bulk Requirements:

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

iii. Stoops, Patios, and Balconies:

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

iv. Multifamily Residence units:

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

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

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

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

e. Single-Family Residence (Detached) Development Standards

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

4. Hotel Development Standards:

- a. Area, Yard, and Bulk Requirements:

Description	Standard Requirement
Maximum Floor Area Ratio	5.4:1

5. Office Development Standards:

- a. Area, Yard, and Bulk Requirements:

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

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

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

8. Parking:

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

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

- a. No primary facade (a facade directly facing a public right-of-way or quasi-public street) may exceed a length of 150 feet without articulations. The primary facade must have at least two required articulations separated by no more than 50 feet. Each articulation must have a minimum depth of 1 foot for a minimum length of 5 feet. Articulations may include:
 - i. Architectural details such as raised bands and cornices;
 - ii. Architecturally prominent entrance;
 - iii. Attached tower or turret;
 - iv. Awnings and trellis;
 - v. Balconies;
 - vi. Columns;
 - vii. Notched setbacks;
 - viii. Variation in fenestration technique; or
 - ix. Other techniques approved by the Director of Planning.
- b. Exterior insulating finishing systems (EIFS) are prohibited on the ground floor primary facade and may comprise no more than 10% of the upper-level primary facade.
- c. Windows, Doors, and Ceiling Height:
 - i. With the exception of parking garages, podium garages, and loading and service areas, 60% of the first floor of nonresidential buildings and live/work/flex space units must consist of windows and doors.

- ii. Live/work/flex space units must have an exterior entrance.
 - iii. Nonresidential space must have a minimum floor-to-ceiling height of 12 feet; however, live/work/flex space must have a minimum floor-to-ceiling height of ten feet.
- d. Glazing Requirement:
- i. Upper-level primary facades that contain non-residential uses must maintain a minimum of 30% glazing.
 - ii. Residential and non-primary facades for non-residential buildings must maintain a minimum of 30% glazing.

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

- a. Except as otherwise provided, parking ~~structures~~garages shall be wrapped by the principal building which the structure serves. The parking ~~structure~~garage must be screened for portions that are not wrapped so that architectural and landscape components articulate the facade. Structure parking must be designed to minimize the ground-level view of automobiles below their hoodlines and light fixtures. Screening may be achieved through the use of louvered, solid, or opaque vertical screening elements.
- b. When parking ~~structures~~garages are located at the intersections of public rights-of-way and/or quasi-public streets, corner architectural elements must be incorporated, such as but not limited to corner pedestrian entrances, glazing, and signage.
- c. Parking ~~structure~~garage ramps must be internal to the structure and must not be clearly visible from any adjacent right-of-way except for entrances to parking garage ramps.
- d. For lots developed with only a parking garage, the maximum lot coverage may be up to 100%.

11. Open Space and Phasing:

- a. The open space plan is adopted as part of this ordinance. A change to the open space plan is not required for change of use from Mid-rise Residential to Single-Family Residence (Attached) or Single-Family Residence (Detached), provided the minimum amount of required open space as described in Section 11.b is provided.
- b. A minimum of 10 acres of usable (active) open space must be provided in accordance with the open space plan, of which a minimum of 7 acres must be available to the public. The Interior Public Open Space (both ground floor and second floor), as shown on the open space plan, may count towards public usable open space.
- c. No residential units within Public Open Space Zone B may be issued a Certificate of Occupancy until area B-1 is provided within Zone B in accordance with the open space plan. ~~No more than 360 residential units within Zone B may be issued a Certificate of Occupancy until all open space areas are provided in Zone B in accordance with the open space plan.~~
- d. No residential units within Public Open Space Zone C may be issued a Certificate of Occupancy until area C-1 is provided within Zone C in accordance with the open space plan.

- e. No residential units within Public Open Space Zone D may be issued a Certificate of Occupancy until area D-1 and A-1 is provided within Zone D and Zone A in accordance with the open space plan.
- f. Private active open spaces shall be provided per the open space plan as follows:
 - i. For Single-Family Residence (Attached) uses and Single-Family (Detached) uses, private open space shall be included as part of the final plat.
 - ii. For all other uses, private open space shall be provided before issuing a Certificate of Occupancy for adjacent buildings.
- g. At least 2-1.5 acres of the total usable open space must be contiguous.
- h. The district must have no usable open space dimension of less than 15 feet.
- i. Usable open space must not include rooftops; accessory buildings, except those portions of any building designed specifically for recreational purposes; parking areas; or rights-of-way or easements for streets or alleys, floodway facilities, or electrical transmission lines.
- j. Usable open space must not have a slope exceeding 10%.
- k. Above-ground utilities may not be located within any public usable (active) open space as shown on the open space plan.

12. Street Design:

- a. The internal drives must be constructed as quasi-public streets and designed in accordance with Type G (Mixed-use) Streets as described in the City of Plano Street Design Standards, ~~except that~~ as follows:
 - i. Travel lanes on quasi-public streets shall have a minimum width of 12 feet.
 - ii. The design of quasi-public streets connecting to Chapel Hill Boulevard and Dallas Parkway may be modified as shown in the open space plan.
- b. Internal drives providing direct vehicular access to Single-Family Residence (Attached) uses may be designed in accordance with the Mews Streets as described in the City of Plano Street Design Standards.
- c. A quasi-public street easement must be dedicated for all quasi-public streets, and a fire lane must be located within all quasi-public street easements.
- d. Lots may derive required access and street frontage from quasi-public streets and may be platted to the center line of quasi-public streets.
- e. Quasi-public streets are required where shown on the open space plan with adjacent development. The quasi-public street connection to Dallas Parkway is required with the development of Lot 15.

13. Screening Requirements:

- a. Screening requirements for loading docks or spaces, trash collection facilities (dumpsters, compactors, and related devices), and vehicle or truck service bays located along the Dallas North Tollway/Dallas Parkway frontage may be modified where screening and circulation is deemed acceptable through the site plan approval process.
 - b. Roof-mounted mechanical units must be screened in accordance with Section 20.300 (Mechanical Screening Requirements) of the Zoning Ordinance. Ground-mounted mechanical units must be screened from view by walls constructed of the same materials and finishes as the building or by a solid landscape screen. These screens must be a minimum of 6 feet in height. Plants must be placed so as to create a minimum 6-foot-tall solid screen at the time of installation. All landscaping must be irrigated and must be replaced if damaged.
14. Site Amenities: An enhanced crosswalk must be provided across Chapel Hill Road in accordance with the following standards or alternative standards approved by the Director of Engineering:
- a. Differentiated paving materials consisting of pavers or stamped concrete;
 - b. Standard Manual of Uniform Traffic Control Devices Traffic Signage and Striping; and
 - c. A Rectangular Rapid-Flash Beacon at each end of the crossing.
15. Building Height: Buildings located equal to or more than 725 feet from the Dallas North Tollway frontage road must be no more than five stories, 80 feet in height.
16. Multiuse Growth Management: No more than 50% of the total square footage within the district is permitted to be residential uses at any time.
17. Governance Association: No final plat shall be approved for single-family residential development and no building permits for development within the planned development district will be accepted or approved until a property owner's governance association is established, and approved as to form and execution by the City Attorney and recorded in the Official Property Records of Collin County. The associated A governance association will be responsible for maintaining all common property, improvements, and amenities within the district.—It and shall have power sufficient to assess and collect dues and charges as required to perform its responsibilities.”

MC/hm

cc: Christina Sebastian, Land Records Planning Manager
 Melissa Kleineck, Lead Planner
 Justin Cozart, Sr. GIS Technician
 Jeanna Scott, Building Inspections Manager
 Dorothy Alatorre, Sr. Administrative Assistant - Neighborhood Services

AGENDA ITEM NO. 4A

PUBLIC HEARING: Zoning Case 2024-020

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

CASE PLANNER: Molly Coryell, AICP

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

EXECUTIVE SUMMARY

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

Major topics of consideration for this request include:

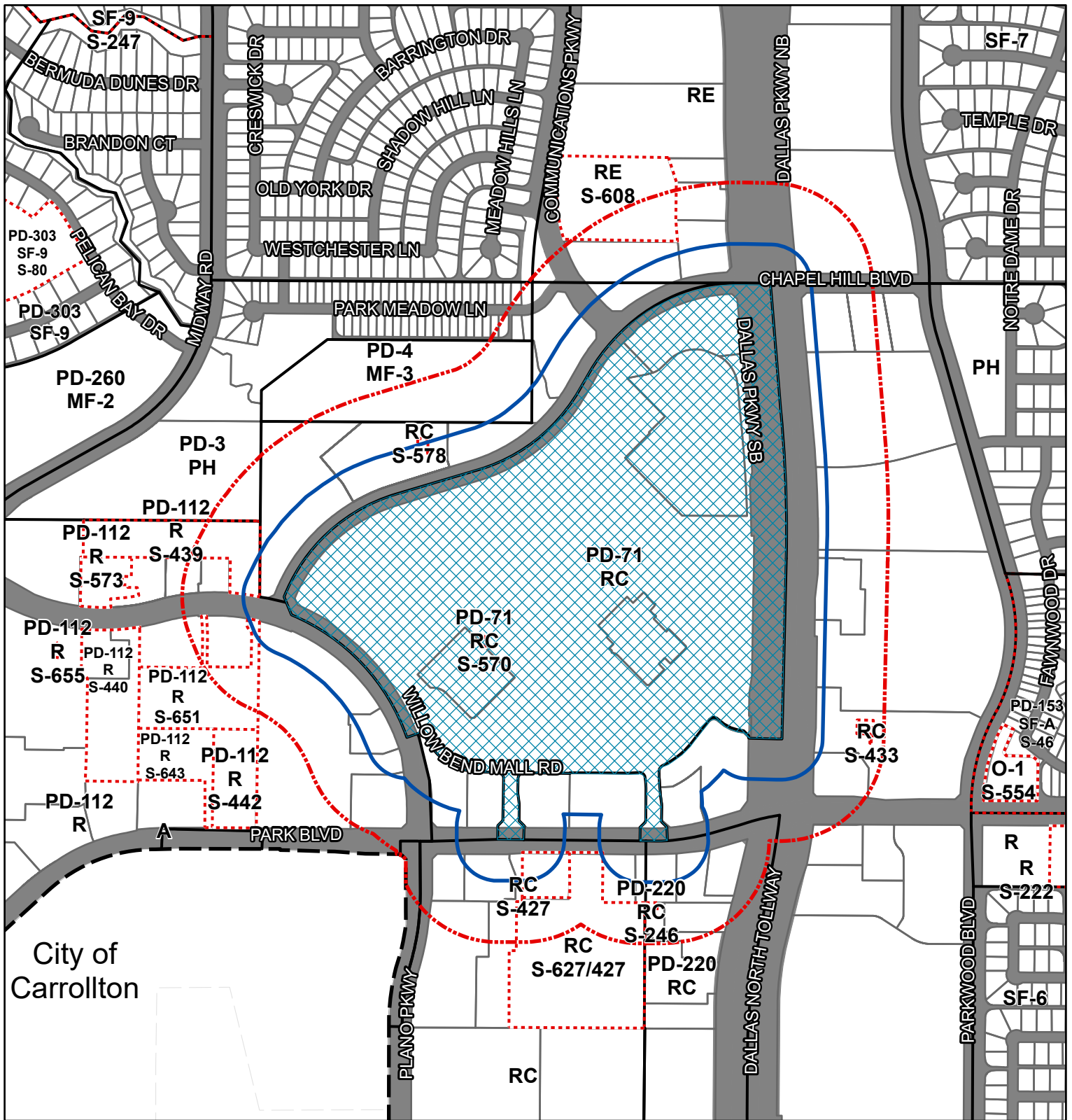
- Single-Family Residences – PD stipulations have been updated to allow single-family residence attached and detached as a permitted uses and incorporate applicable development standards. Single-family attached uses will follow the development standards of the Urban Mixed-Use (UMU) zoning district and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

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

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

For these reasons, staff recommends approval of the request.

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

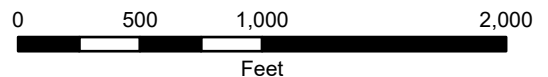
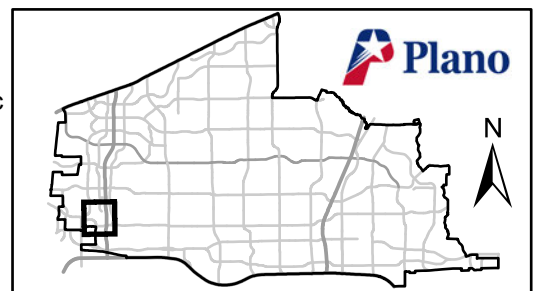


Zoning Case: 2024-020

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

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


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



Source: City of Plano



Zoning Case 2024-020

 Area of Request

Source: City of Plano



STAFF PRELIMINARY REPORT – INTRODUCTORY REMARKS

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

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

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

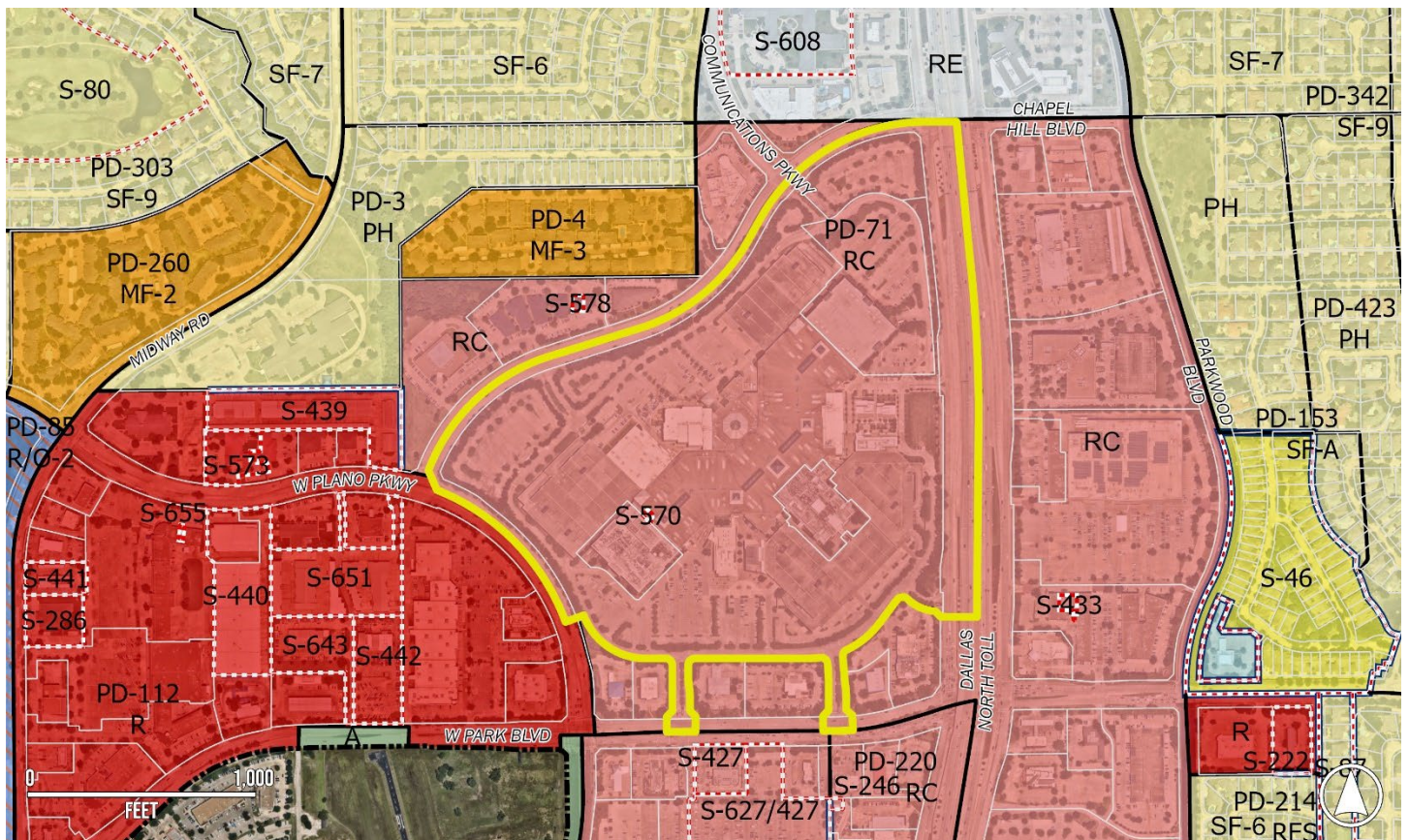
Planned Developments – A Planned Development (PD) district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off- and onsite conditions.

History

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

Surrounding Land Use and Zoning

North	The properties across Chapel Hill Boulevard are zoned Regional Commercial (RC), Planned-Development-4-Multifamily Residence-3 (PD-4-MF-3), and Regional Employment (RE), and include Specific Use Permit No. 578 (S-578) for Day Care Center. These properties are developed with a government facility, medical offices, general/administrative offices, multifamily residences, a personal service shop, a day care center, and a bank.
East	The properties across the Dallas North Tollway are zoned RC, including one property with Specific Use Permit No. 433 (S-433) for Private Club. These properties are developed with banks, medical offices, professional/general administrative offices, a health/fitness center, restaurants, and retail stores.
South	<p>The properties immediately adjacent to the south are zoned RC and developed with a retail, store, restaurants, and banks.</p> <p>The properties further to the south across Park Boulevard are zoned RC and PD-220-RC, with Specific Use Permits, including S-427 for Building Material Sales, S-627 for Truck/Bus Leasing, and S-246 for Commercial Antenna Support Structure. These properties are developed with a superstore, banks, restaurants, a medical office, a health/fitness center, minor vehicle repair, and retail stores.</p>
West	The property across Plano Parkway is zoned Planned Development-112-Retail (PD-112-R) and is developed with retail stores, a personal service shop, and a restaurant.



Proposed Planned Development Stipulations

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

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

1. Uses:

a. Additional Permitted Uses:

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

b. Additional Prohibited Uses:

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

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

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

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

a. Maximum Number of Units:

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

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

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

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

i. Area, Yard, and Bulk Requirements:

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

ii. Miscellaneous Area, Yard, and Bulk Requirements:

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

iii. Stoops, Patios, and Balconies:

- a) A minimum of 40% of mid-rise residential units must have a balcony with a minimum depth of 5 feet and a minimum width of 7 feet.

- b) Except when non-residential uses are provided on the ground floor, each building must include a porch, stoop, or patio at the front façade.
 - c) Canopies, balconies, stoops, bay windows, and awnings may extend up to 5 feet into the front yard setbacks.
 - iv. Multifamily Residence units:
 - a) Each ground-floor unit must include a porch or stoop at the front façade.
 - b) Buildings must be three or four stories in height and oriented to directly front to open space on Lots 14 as shown on the adopted open space plan.
 - v. Phasing – Refer to Section 11 (Open Space and Phasing) for phasing requirements.
- d. Single-Family Residence (Attached) Development Standards.
 - i. Except as provided in 3.d.ii. below, Single-Family Residence (Attached) uses shall comply with Urban Mixed-Use District area, yard, and bulk requirements regarding Single-Family Residence (Attached) uses, except as otherwise noted below.
 - ii. All of the lots within a development may abut a mews street as the only point of street frontage and access.
- e. Single-Family Residence (Detached) Development Standards
 - i. Minimum Lot Area: 875 square feet
 - ii. Minimum Lot Width: 25 feet
 - iii. Front Yard Setbacks:
 - a) Minimum Setback from a Public Street, Quasi-public Street, Mews Street, Slip Road, or Access and Utility Easement: None, except the distance from any garage to the right-of-way or easement line shall be 8 feet or less, or 20 feet or greater in length.
 - b) Maximum Setbacks: From all other Public Streets, Mews Streets, Slip Roads, or Access and Utility Easements: 20 feet from back of street curb or easement line to building.
 - iv. Minimum Side Yard Setback: None
 - v. Maximum Height: 3 story; 50 feet. Outdoor living areas, patios, and or decks are allowed on second and third stories of buildings as long as they are within the 50-foot maximum building height.

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

4. Hotel Development Standards:

- a. Area, Yard, and Bulk Requirements:

Description	Standard Requirement
Maximum Floor Area Ratio	5.4:1

5. Office Development Standards:

- a. Area, Yard, and Bulk Requirements:

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

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

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

8. Parking:

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

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

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

- a. No primary facade (a facade directly facing a public right-of-way or quasi-public street) may exceed a length of 150 feet without articulations. The primary facade must have at least two required articulations separated by no more than 50 feet. Each articulation must have a minimum depth of 1 foot for a minimum length of 5 feet. Articulations may include:
 - i. Architectural details such as raised bands and cornices;
 - ii. Architecturally prominent entrance;
 - iii. Attached tower or turret;
 - iv. Awnings and trellis;
 - v. Balconies;
 - vi. Columns;
 - vii. Notched setbacks;
 - viii. Variation in fenestration technique; or
 - ix. Other techniques approved by the Director of Planning.
- b. Exterior insulating finishing systems (EIFS) are prohibited on the ground floor primary facade and may comprise no more than 10% of the upper-level primary facade.
- c. Windows, Doors, and Ceiling Height:
 - i. With the exception of parking garages, podium garages, and loading and service areas, 60% of the first floor of nonresidential buildings and live/work/flex space units must consist of windows and doors.
 - ii. Live/work/flex space units must have an exterior entrance.
 - iii. Nonresidential space must have a minimum floor-to-ceiling height of 12 feet; however, live/work/flex space must have a minimum floor-to-ceiling height of ten feet.
- d. Glazing Requirement:
 - i. Upper-level primary facades that contain non-residential uses must maintain a minimum of 30% glazing.
 - ii. Residential and non-primary facades for non-residential buildings must maintain a minimum of 30% glazing.

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

- a. Except as otherwise provided, parking ~~structures~~garages shall be wrapped by the principal building which the structure serves. The parking ~~structure~~ garage must be screened for portions that are not wrapped so that architectural and landscape components articulate the facade. Structure parking must be designed to minimize the ground-level view of automobiles below their hoodlines and light fixtures. Screening may be achieved through the use of louvered, solid, or opaque vertical screening elements.
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- d. For lots developed with only a parking garage, the maximum lot coverage may be up to 100%.

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- a. The open space plan is adopted as part of this ordinance. A change to the open space plan is not required for change of use from Mid-rise Residential to Single-Family Residence (Attached) or Single-Family Residence (Detached), provided the minimum amount of required open space as described in Section 11.b is provided.
- b. A minimum of 10 acres of usable (active) open space must be provided in accordance with the open space plan, of which a minimum of 7 acres must be available to the public. The Interior Public Open Space (both ground floor and second floor), as shown on the open space plan, may count towards public usable open space.
- c. No residential units within Public Open Space Zone B may be issued a Certificate of Occupancy until area B-1 is provided within Zone B in accordance with the open space plan. ~~No more than 360 residential units within Zone B may be issued a Certificate of Occupancy until all open space areas are provided in Zone B in accordance with the open space plan.~~
- d. No residential units within Public Open Space Zone C may be issued a Certificate of Occupancy until area C-1 is provided within Zone C in accordance with the open space plan.
- e. No residential units within Public Open Space Zone D may be issued a Certificate of Occupancy until area D-1 and A-1 is provided within Zone D and Zone A in accordance with the open space plan.
- f. Private active open spaces shall be provided per the open space plan ~~before issuing a certificate of occupancy for adjacent buildings~~ as follows:

- i. For Single-Family Residence (Attached) uses and Single-Family (Detached) uses, private open space shall be included as part of the final plat.
- ii. For all other uses, private open space shall be provided before issuing a Certificate of Occupancy for adjacent buildings.
- g. At least 2-1.5 acres of the total usable open space must be contiguous.
- h. The district must have no usable open space dimension of less than 15 feet.
- i. Usable open space must not include rooftops; accessory buildings, except those portions of any building designed specifically for recreational purposes; parking areas; or rights-of-way or easements for streets or alleys, floodway facilities, or electrical transmission lines.
- j. Usable open space must not have a slope exceeding 10%.
- k. Above-ground utilities may not be located within any public usable (active) open space as shown on the open space plan.

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

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- b. Roof-mounted mechanical units must be screened in accordance with Section 20.300 (Mechanical Screening Requirements) of the Zoning Ordinance. Ground-mounted mechanical units must be screened from view by walls constructed of the same materials and finishes as the building or by a solid landscape screen. These screens must be a minimum of 6 feet in height. Plants must be placed so as to create a minimum 6-foot-tall solid screen at the time of installation. All landscaping must be irrigated and must be replaced if damaged.
14. Site Amenities: An enhanced crosswalk must be provided across Chapel Hill Road in accordance with the following standards or alternative standards approved by the Director of Engineering:
- a. Differentiated paving materials consisting of pavers or stamped concrete;
 - b. Standard Manual of Uniform Traffic Control Devices Traffic Signage and Striping; and
 - c. A Rectangular Rapid-Flash Beacon at each end of the crossing.
15. Building Height: Buildings located equal to or more than 725 feet from the Dallas North Tollway frontage road must be no more than five stories, 80 feet in height.
16. Multiuse Growth Management: No more than 50% of the total square footage within the district is permitted to be residential uses at any time.
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STAFF PRELIMINARY REPORT – CONFORMANCE TO THE COMPREHENSIVE PLAN

Guiding Principles – This set of Guiding Principles to the Comprehensive Plan establishes overarching themes that apply to all policies and actions and express values for Plano Today, Plano 2050, and Plano Together. Since the principles do not stand alone but are used in concert with one another and carry across the Plan as a whole, each principle must be judged through a lens that incorporates all other principles to be fully and accurately understood. As such, the Commission is encouraged to review the full list of Guiding Principles and judge zoning requests through the lens of all principles.

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

- **Land Use:** *Plano will support a system of organized land use to provide housing and employment choices aligned with the market, where new and redevelopment areas respect the viability and quality of life for existing neighborhoods, businesses, and institutions.*
- **Redevelopment & Growth Management:** *Plano will protect and preserve the well-established built environment of Plano and prevent overcrowding by requiring new growth and redevelopment to respect the unique development patterns, suburban character, housing needs, infrastructure capacity considerations, and fiscal constraints of our community.*

Future Land Use Map Category & Dashboard

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

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



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

The following priorities are applicable to this request:

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

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

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

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

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

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

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

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

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

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

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

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

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

- **Intensity** – With this request, the lot coverage would be 39.6%. Although this is less than the recommended lot coverage of 50-75%, the request increases lot coverage, bringing the overall percentage closer to the recommended range.
- **Open Space** – As proposed on the open space plan, the applicant is committing to 13.2% active open space, which is less than the 15-20% active open space recommended by the SA Dashboard. However, existing zoning included 9.2% active open space; the modified development plan proposed results in a 4% increase of active open space.
- **Block Pattern & Streetscape** – The plan recommends a short to medium block grid. The new development pattern utilizes the preferred block pattern standard; however, the existing mall area does not.

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

Other Comprehensive Plan Maps

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

[Expressway Corridor Environmental Health Map](#) – Portions of the subject site are located within Environmental Health Area One (EHA-1) and Environmental Health Area Two (EHA-2). However, no sensitive land uses are proposed within these boundaries as shown on the associated concept plan and the applicant has not proposed modifications to the planned development stipulation that would require residential uses to be placed outside of the EHA-1. Therefore, an Environmental Health Area (EHA) Site Analysis and mitigation are not required.

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

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

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

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

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

This request furthers the goal of reinvestment in regional transportation corridors by incorporating well-designed commercial, retail, and housing opportunities and bringing new life to a retail-abundant site. This request is consistent with this policy.

[Redevelopment and Growth Management Policy: Action 5A \(RGM5A\)](#) – *No more than 50% square footage for residential uses. Requests should also conform with other identifying elements (density, building height, etc.) in the applicable Dashboard descriptions. Requests that do not conform with these requirements must be justified by findings.*

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

[Redevelopment and Growth Management Policy: Action 5B \(RGM5B\)](#) – *Phasing requirements that prevent the disproportionate completion of residential uses prior to nonresidential uses within the development. Nonresidential square footage must constitute a minimum of 33% of all square footage approved for occupancy during development (e.g., every 2 square feet of residential development requires at least 1 square foot of nonresidential development)*

With this request, the applicant proposes to remove nonresidential square footage and replace it with residential uses; however, the requested residential square footage will still allow for the 2 to 1 balance recommended by this policy as majority of the nonresidential uses of the existing mall is to be retained. Thus, phasing is not required to meet this action and this request is consistent with RGM5B.

[Redevelopment and Growth Management Policy: Action 5C \(RGM5C\)](#) – *Key design features provided prior to or concurrent with the construction of any residential uses. These include elements of the development supporting the long-term value to the overall community, and specifically any new residents, such as open/green space, amenities, street enhancements, and trails.*

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

[Redevelopment and Growth Management Policy: Action 8 \(RGM8\)](#) – *Limit new residential development to areas that are appropriate based on individual site considerations and consistency with the Future Land Use Map and Dashboards. Multifamily developments should also meet a housing diversification or economic development need of the city, including transit-oriented development, special housing needs (as defined by the city's Consolidated Plan), or be constructed as part of a high-rise 10 stories or greater.*

The request includes allowances for SF-A and SF-D and marginally and/or greatly improves the Housing Mix and move closer to the recommendations of the SA Mix of Uses Dashboard. Additionally, the existing zoning contributes to housing diversity in the city, of which mid-rise multifamily comprises approximately 2% of the city's existing housing stock. Additionally, the request would inject new life into a regional mall with an overabundance of dedicated retail space. Thus, staff finds that the proposal to be consistent with RGM8.

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

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

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

Water and Sewer – Wastewater Demand Summary: Analyzing the city's existing gravity wastewater mains, the increase in sewer demand with the proposed land uses indicates substantial additional offsite wastewater improvements are required to meet the demand flows for the property. Since the number of units are not changing, the demands should be roughly equivalent to the existing zoning.

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

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

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

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

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

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

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

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

Conformance to the Comprehensive Plan Summary

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



January 15, 2025

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

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

Dear Molly,

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

The following table provides both enrollment and capacity figures.

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

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

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

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

Sincerely,

Johnny W. Hill, CPA

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

STAFF PRELIMINARY REPORT – ANALYSIS & RECOMMENDATION

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

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

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

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

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

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

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

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

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

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

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

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

SUMMARY:

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

RECOMMENDATION:

Staff recommends approval of the request.

THE SHOPS AT WILLOW BEND AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO THE ENGINEER AND ASSOCIATES, INC. FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH THIS DOCUMENT WAS PREPARED. THE ENGINEER AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO THE ENGINEER AND ASSOCIATES, INC. FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH THIS DOCUMENT WAS PREPARED. THE ENGINEER AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO THE ENGINEER AND ASSOCIATES, INC. FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH THIS DOCUMENT WAS PREPARED.



LEGEND

- PROPERTY LINE
- PEDESTRIAN PATHS
- FUTURE PEDESTRIAN PATHS BY COURTYARDS
- PUBLIC ACTIVE OPEN SPACE
- PRIVATE ACTIVE OPEN SPACE
- INTERIOR PUBLIC OPEN SPACE
- QUASIPUBLIC STREET
- PROPOSED TREES

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

NO.	REVISIONS	DATE	BY

Kimley»Horn

1345 NIEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 100
 PHONE: 817.741.1400 FAX: 817.741.2830
 TEXAS REGISTERED ENGINEERING FIRM #280

PROJECT NO.	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	DATE
00475451	JAN 2025	AS SHOWN				

THE SHOPS AT WILLOW BEND
 PLANO, TX

OPEN SPACE PLAN

SHEET NUMBER
1 OF 2

CITY PROJECT #ROSP2024-004

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

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

DATE: JANUARY 28, 2025

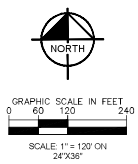
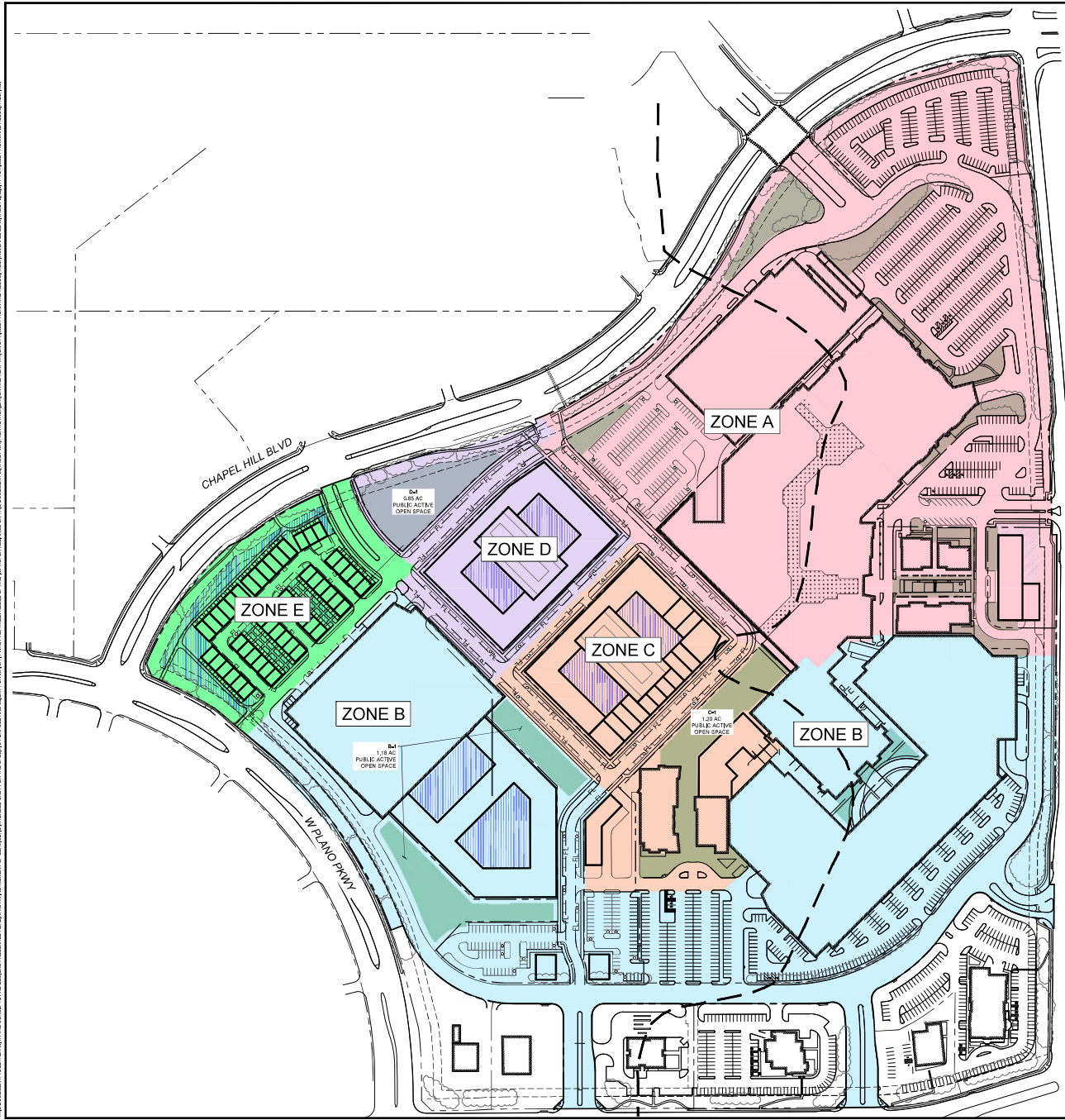
OWNER/DEVELOPER: THE NEIMAN MARCUS GROUP, LLC 145 Progress Rd Springdale, Ohio 43084 Contact: Charles P. Digiovanna	CENTRAL WATERFALL VALLEY OWBEND, LLC 1455 North Road 6500 Central Expressway, Suite 1740 Dallas, Texas 75231 Tel. No.: 214-640-0333 Contact: Michael Pitt	CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. Two Galleria Office Tower, Suite 100 Dallas, Texas 75201 Tel. No.: 972-794-1000 Contact: Sarah Scott, P.E.
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MACYS RETAIL: HOLLINGS LLC
 145 Progress Rd
 Springdale, Ohio 43084
 Contact: Charles P. Digiovanna

DILLARD HOBBS OPERATING LTD
 P.S. & MESSICO REALTY CO INC.
 4501 N. Beach Street
 Fort Worth, Texas 76137
 Tel. No.:

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LEGEND

- PROPERTY LINE
- OPEN SPACE ZONE A
- OPEN SPACE ZONE B
- OPEN SPACE ZONE C
- OPEN SPACE ZONE D
- OPEN SPACE ZONE E

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

NO.	REVISIONS	DATE	BY

Kimley-Horn
 1385 NIEL ROAD, TWO GALLERIE OFFICE TOWER, SUITE 100
 PLANO, TEXAS 75074-1400 FAX: 972-322-3830
 TEXAS REGISTERED ENGINEERING FIRM #268

PROJECT NO: 0047561
 DATE: JAN 2025
 SCALE: AS SHOWN
 DESIGNED BY: BWH
 DRAWN BY: BWH
 CHECKED BY: BSE

THE SHOPS AT WILLOW BEND
 PLANO, TX

OPEN SPACE PLAN

SHEET NUMBER
2 OF 2

CITY PROJECT #ROSP2024-004

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

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

DATE: JANUARY 28, 2025

OWNER/DEVELOPER: CENTRAL WATERFALL GROUP, LLC
 1419 Main Street
 Dallas, Texas 75201
 Tel. No.: -
 Contact: Michael D. Lavin

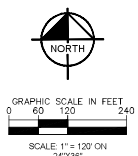
CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
 1385 Niel Road
 Two Galleries Office Tower, Suite 100
 Dallas, Texas 75201
 Tel. No.: 972-322-3830
 Contact: Sarah Scott, P.E.

MACY'S RETAIL HOLDINGS LLC
 145 Progress Rd
 Springdale, Ohio 45248
 Tel. No.: -
 Contact: Charles P. Digeovanna

DILLARD HIGBEE OPERATING LTD
 P.O. BOX 1000
 4501 N Beach Street
 Fort Worth, Texas 76107
 Tel. No.: -
 Contact: Chris B. Johnson

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



LEGEND

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

OPEN SPACE SUMMARY	
OVERALL DISTRICT AREA	76.15 ACRES / 3,317,094 SQ. FT.
PUBLIC OPEN SPACE	6.13 ACRES / 266,079 SQ. FT.
INTERIOR PUBLIC OPEN SPACE	2.20 ACRES / 96,317 SQ. FT.
PRIVATE OPEN SPACE	1.68 ACRES / 73,198 SQ. FT.
TOTAL	10.20 ACRES / 444,495 SQ. FT.

LANDSCAPE SUMMARY	
INTERNAL LANDSCAPE AREA REQUIRED	0.23 ACRES / 9,848 SQ. FT.
INTERNAL LANDSCAPE AREA PROVIDED	3.58 ACRES / 156,075 SQ. FT.
LANDSCAPE EDGE	6.97 ACRES / 316,381 SQ. FT.
TOTAL	8.55 ACRES / 377,458 SQ. FT.

**CITY COUNCIL
CITY OF PLANO
APPROVED
FEBRUARY 12, 2024**

CITY PROJECT #OSP2023-002

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

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

DATE: JANUARY 11, 2024

OWNER/DEVELOPER: THE NEIMAN MARCUS GROUP LLC
1410 Main Street
Dallas, Texas 75201
Tel. No.: 214-640-3333
Contact: Michael D. Levin

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
13455 North Road
Two O'Brien Office Tower, Suite 700
Dallas, Texas 75251
Tel. No.: 972-754-1000
Contact: Sarah Scott, P.E.

MACY'S RETAIL: HOLLINGER LLC
145 Progress Rd
Springdale, Ohio 45448
Tel. No.: 513-333-5248
Contact: Chris P. Digiovanna

DILLARD HOBBS OPERATING LTD
PS & MERCSO REALTY CO INC.
4501 N Beach Street
Springtown, Texas 75157
Tel. No.: 817-532-8800
Contact: Chris S. Johnson

Kimley-Horn
13455 NIEL ROAD, TWO O'BRIEN OFFICE TOWER, SUITE 700
PHOENIX, ARIZONA 85024
PHONE: 602.774.1340 FAX: 602.774.3300
TEXAS REGISTERED ENGINEERING FIRM #258

PROJECT NO: 0047561
DATE: JAN 2024
SCALE: AS SHOWN
DESIGNED BY: BMM
DRAWN BY: BMM
CHECKED BY: BSE

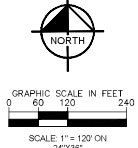
THE SHOPS AT WILLOW BEND PLANO, TX

OPEN SPACE PLAN

SHEET NUMBER
1 OF 1

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

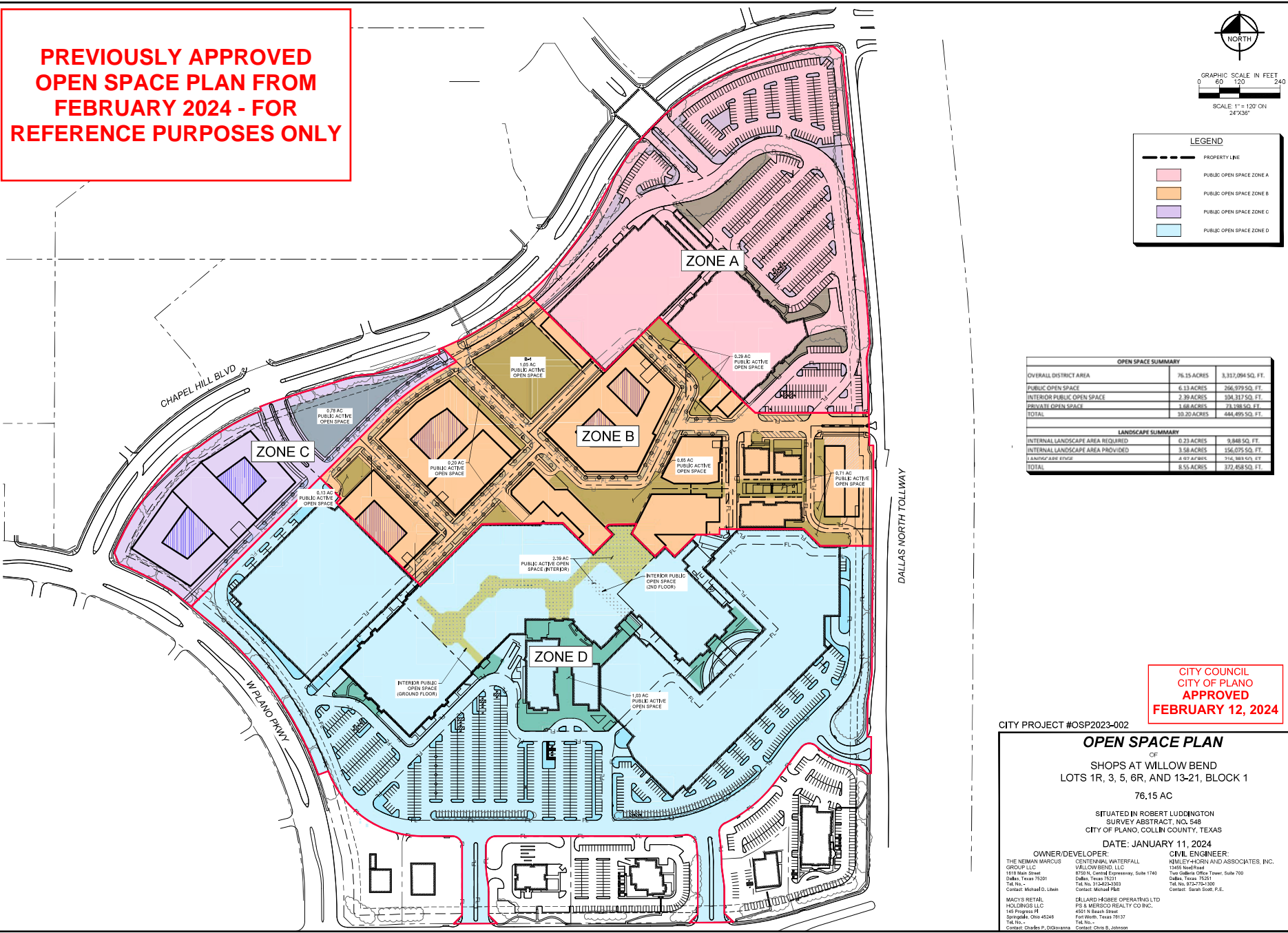


LEGEND

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

OPEN SPACE SUMMARY	
OVERALL DISTRICT AREA	76.55 ACRES / 3,317,094 SQ. FT.
PUBLIC OPEN SPACE	6.33 ACRES / 266,979 SQ. FT.
INTERIOR PUBLIC OPEN SPACE	2.39 ACRES / 104,317 SQ. FT.
PRIVATE OPEN SPACE	1.68 ACRES / 73,188 SQ. FT.
TOTAL	10.20 ACRES / 444,495 SQ. FT.

LANDSCAPE SUMMARY	
INTERNAL LANDSCAPE AREA REQUIRED	0.23 ACRES / 9,848 SQ. FT.
INTERNAL LANDSCAPE AREA PROVIDED	3.58 ACRES / 156,075 SQ. FT.
LANDSCAPE OPEN SPACE	6.67 ACRES / 291,269 SQ. FT.
TOTAL	8.55 ACRES / 372,458 SQ. FT.



**CITY COUNCIL
CITY OF PLANO
APPROVED
FEBRUARY 12, 2024**

CITY PROJECT #OSP2023-002

OPEN SPACE PLAN
OF
SHOPS AT WILLOW BEND
LOTS 1R, 3, 5, 6R, AND 13-21, BLOCK 1
76.55 AC

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

DATE: JANUARY 11, 2024

OWNER/DEVELOPER: THE NEIMAN MARCUS GROUP, LLC
1410 Main Street
Dallas, Texas 75201
Tel. No.: -
Contact: Michael D. Lewis

OWNER/DEVELOPER: CENTENNIAL WATERFALL VILLOWBEND, LLC
6500 Central Expressway, Suite 1740
Dallas, Texas 75201
Tel. No.: 214-640-3333
Contact: Michael Platt

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
13455 North Road
Two O'Brien Office Tower, Suite 700
Dallas, Texas 75251
Tel. No.: 972-714-1000
Contact: Sarah Scott, P.E.

MAJOR RETAIL: HOLLINGER LLC
145 Progress Rd
Springdale, Texas 75248
Tel. No.: -
Contact: Charles P. Digiovanna

RETAIL: DILLARD HOBBS OPERATING LTD
PS & MESSICO REALTY CO INC.
4501 N Beach Street
Ft Worth, Texas 75137
Tel. No.: -
Contact: Chris B. Johnson

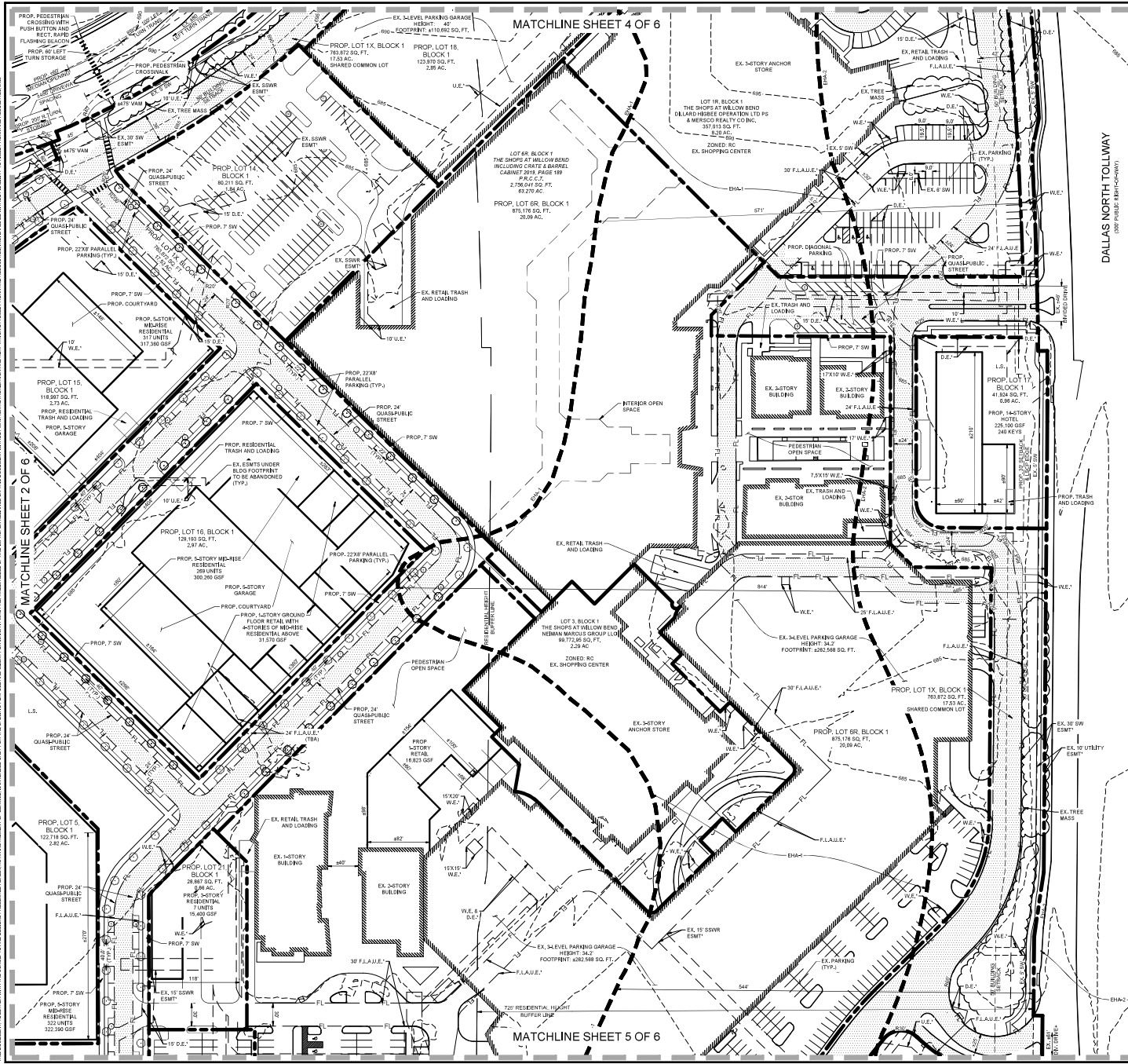
Kimley»Horn
13455 N. ROAD, TWO O'BRIEN OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75251
PHONE: 972.714.1000 FAX: 972.714.3000
TEXAS REGISTERED ENGINEERING FIRM #268

PROJECT NO: 00475461
DATE: JAN 2024
SCALE: AS SHOWN
DESIGNED BY: BMM
DRAWN BY: BMM
CHECKED BY: BSE

THE SHOPS AT WILLOW BEND
PLANO, TX

OPEN SPACE PLAN

SHEET NUMBER
1 OF 1



LEGEND

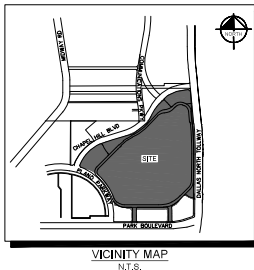
- PROPERTY LINE
- EHA SETBACK LINE
- ZONING BOUNDARY LINE
- EXISTING EASEMENT
- RESIDENTIAL HEIGHT BUFFER LINE
- BUILDING SETBACK
- EXISTING BUILDING
- PROPOSED FIRE LANE
- L.S. PROPOSED LANDSCAPE AREA
- W.E. EXISTING WATER EASEMENT
- D.E. EXISTING DRAINAGE EASEMENT
- F.L.A.U.E. EXISTING FIRE LANE, ACCESS,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

GRAPHIC SCALE IN FEET

0 30 60 90 120

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

NORTH



- NOTE:**
1. ALL EASEMENTS SHOWN ARE RECORDED IN CABINET N. SIDE 44, P.P.C. 2, UNLESS OTHERWISE NOTED.
 2. REFERENCE SHEET 8 OF 6 FOR SITE DATA TABLE INFORMATION.
 3. THE PURPOSE OF THIS CONCEPT PLAN IS TO SHOW THE PROPOSED REDEVELOPMENT OF PORTIONS OF THE SITE FOR A MEDIUM DENSITY DEVELOPMENT WITH ACTIVE OPEN SPACE.
 4. ALL FIRE LANES ARE 34' WIDE WITH 20' INNER ROAD UNLESS OTHERWISE LABELED.
 5. PROPOSED CHAMPTER ENCLOSURES TO FOLLOW CITY OF PLANO SITE DESIGN STANDARDS FOR SOLID WASTE CONTAINERS MANUAL.

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

EXPIRES
FEBRUARY 3, 2027
CITY OF PLANO

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

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

DATE: JANUARY 22, 2025

OWNER/DEVELOPER: THE NEIMAN MARCUS GROUP, LLC
1410 Main Street
Dallas, Texas 75201
Tel. No.: 214-424-3333
Contact: Michael D. Lavin

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

OWNER/DEVELOPER: CENTRAL WATERFALL HOLDINGS, LLC
145 Progress Rd
Springdale, Texas 75248
Contact: Charles P. Digirolamo

CIVIL ENGINEER: DILLARD HOBBS OPERATING LTD
P.O. BOX 100
4501 N. Beach Street
Springdale, Texas 75137
Tel. No.: 972-232-3233
Contact: Chris S. Johnson

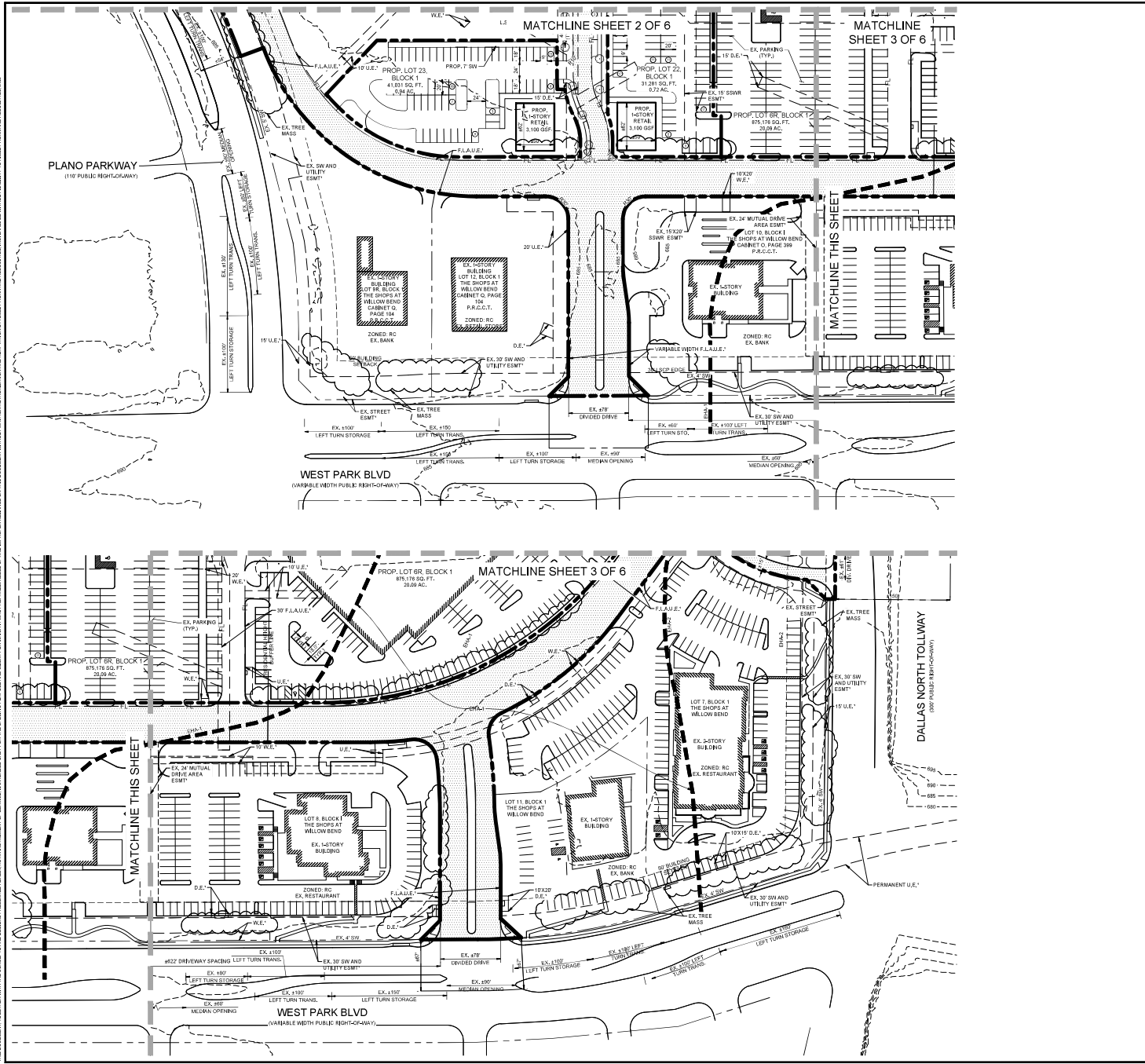
PROJECT NO. 02474561	DATE: JAN 2025	SCALE: AS SHOWN	DESIGNED BY: BMM	DRAWN BY: BMM	CHECKED BY: BSE
THE SHOPS AT WILLOW BEND PLANO, TX					
CONCEPT PLAN					
SHEET NUMBER 3 OF 6					

Kimley-Horn

13455 N. BEACH STREET, SUITE 700
SPRINGDALE, TEXAS 75137
PHONE: 972.754.1300 FAX: 972.232.3233
TEXAS REGISTERED ENGINEERING FIRM #2503

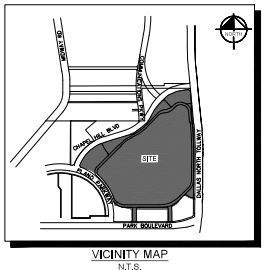
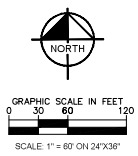
ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.

THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. (KHA) AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE HEREOF. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KHA. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE. KHA AND ITS ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DOCUMENT. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE. KHA AND ITS ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DOCUMENT. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE. KHA AND ITS ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DOCUMENT.



LEGEND

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



- NOTE:**
1. ALL EASEMENTS SHOWN ARE RECORDED IN CABINET N., SIDE 44, P.R.C. 2, UNLESS OTHERWISE NOTED.
 2. REFERENCE SHEET 8 OF 6 FOR SITE DATA TABLE INFORMATION.
 3. THE PURPOSE OF THIS CONCEPT PLAN IS TO SHOW THE PROPOSED REDEVELOPMENT OF PORTION OF THE SITE FOR A MEDIUM DENSITY DEVELOPMENT WITH ACTIVE OPEN SPACE.
 4. ALL FIRE LANES ARE 24' WIDE WITH 20' INNER RADIUS UNLESS OTHERWISE LABELED.
 5. PROPOSED DUMPSTER ENCLOSURES TO FOLLOW CITY OF PLANO SITE DESIGN STANDARDS FOR SOLID WASTE CONTAINER MANUAL.

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

EXPIRES
 FEBRUARY 3, 2027
 CITY OF PLANO

REVISED CONCEPT PLAN
 OF
SHOPS AT WILLOW BEND
 LOTS 1R, 3, 5, 6R, 1X-3X AND 13-73, BLOCK 1
 76.15 AC.
 SITUATED IN ROBERT LUDINGTON
 SURVEY ABSTRACT, NO. 548
 CITY OF PLANO, COLLIN COUNTY, TEXAS
 DATE: JANUARY 22, 2025

OWNER/DEVELOPER: THE NEIMAN MARCUS GROUP, LLC
 1410 Main Street
 Dallas, Texas 75201
 Tel. No. - Contact: Michael D. Livan

CENTRAL WATERFALL WILLOW BEND, LLC
 13455 NorthPark Drive
 Dallas, Texas 75240
 Tel. No. - Contact: Michael Platt

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NorthPark Drive
 Two-Office Office Tower, Suite 700
 Dallas, Texas 75251
 Tel. No. 972-754-1000
 Contact: Sarah Scott, P.E.

MACY'S RETAIL HOLDINGS, LLC
 145 Progress Rd
 Springdale, Texas 75787
 Tel. No. - Contact: Chris P. Digiovanna

DALLARD HOBBS OPERATING LTD
 P&Z & MESSCO REALTY CO INC.
 4501 N Beach Street
 Fort Worth, Texas 76117
 Tel. No. - Contact: Chris B. Johnson

PROJECT NO. 0047561	DATE: JAN 2025	SCALE: AS SHOWN	DESIGNED BY: BMM	DRAWN BY: BMM	CHECKED BY: BSE
THE SHOPS AT WILLOW BEND PLANO, TX					
CONCEPT PLAN					
SHEET NUMBER 5 OF 6					

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

LEGEND

- PROPERTY LINE
- EHA SETBACK LINE
- ZONING BOUNDARY LINE
- EXISTING EASEMENT
- RESIDENTIAL HEIGHT BUFFER LINE
- BUILDING SETBACK
- EXISTING BUILDING
- PROPOSED FIRE LANE
- PROPOSED LANDSCAPE AREA
- EXISTING WATER EASEMENT
- EXISTING DRAINAGE EASEMENT
- EXISTING FIRE LANE, ACCESS, AND UTILITY EASEMENT
- EXISTING UTILITY EASEMENT
- PROPERTIES WITH OUTDOOR NOISE LEVELS BETWEEN 75B&A & 75BA
- PROPERTIES WITH OUTDOOR NOISE LEVELS ≥ 75BA

NORTH

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

VICINITY MAP
N.T.S.

NOTE:

- ALL EASEMENTS SHOWN ARE RECORDED IN CABINET N. SIDE 44, P.R.C.G.T., UNLESS OTHERWISE NOTED.
- REFERENCE SHEET 6 OF 6 FOR SITE DATA TABLE INFORMATION.
- THE PURPOSE OF THIS CONCEPT PLAN IS TO SHOW THE PROPOSED REDEVELOPMENT OF PORTION OF THE SITE FOR A MEDIUM DENSITY DEVELOPMENT WITH ACTIVE OPEN SPACE.
- ALL FIRE LANES ARE 24' WIDE WITH 20' INNER RADIUS UNLESS OTHERWISE LABELED.

PROJECT NO.	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
04/24/24	JAN 2024	AS SHOWN	MMH	MMH	MMH

Kimley»Horn

13485 HOEL ROAD, TWO DALLEN OFFICE TOWER, SUITE 100
PHOENIX, ARIZONA 85024
PHONE: 602.743.1400 FAX: 602.743.2820
TEXAS REGISTERED ENGINEERING FIRM #2208

PROJECT NO.	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
04/24/24	JAN 2024	AS SHOWN	MMH	MMH	MMH

THE SHOPS AT WILLOW BEND
PLANO, TX

CONCEPT PLAN

EXPIRES
JANUARY 16, 2026
CITY OF PLANO

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

CITY PROJECT #CP2023-002

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

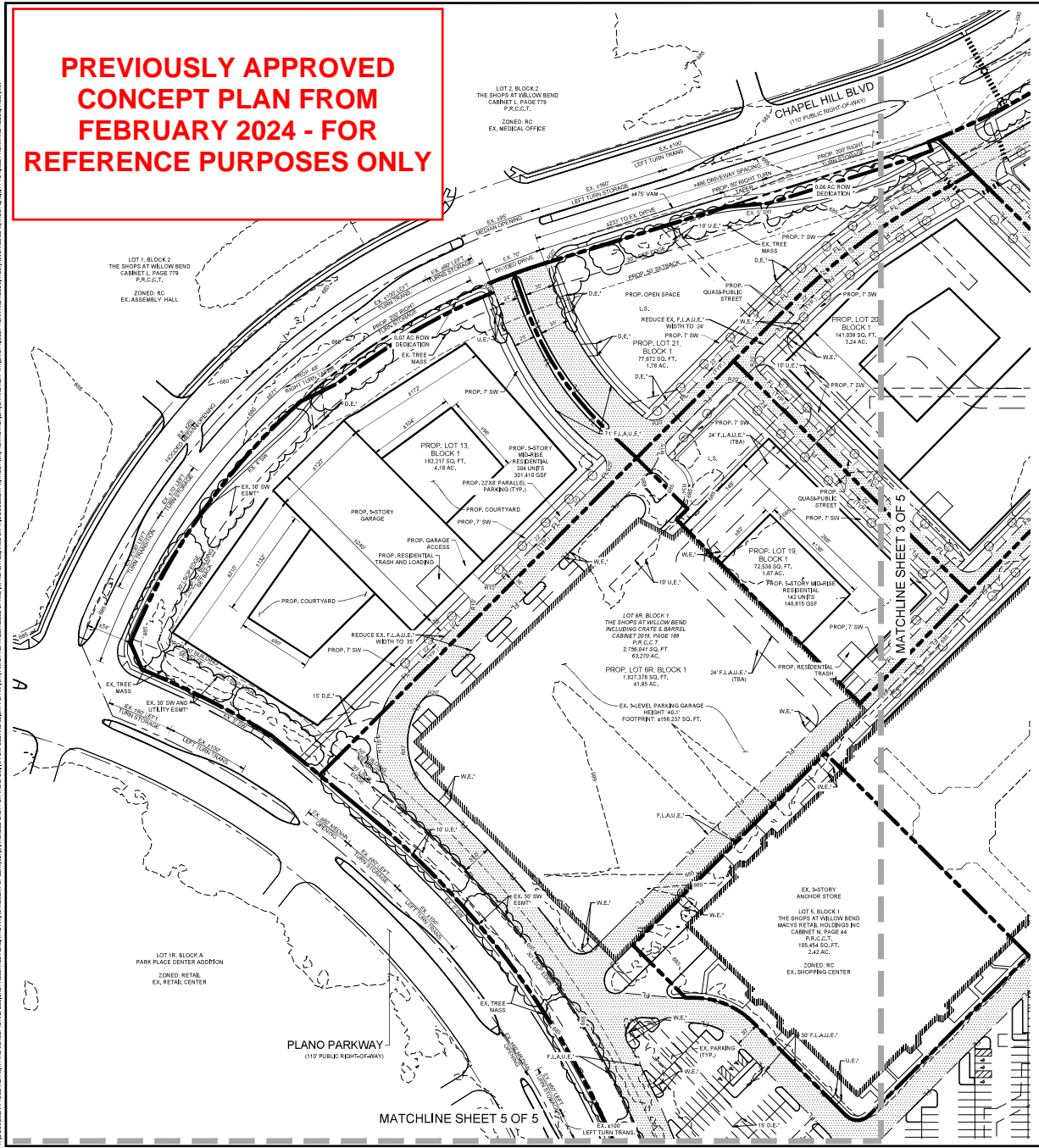
SITUATED IN ROBERT LUDDINGTON
SURVEY ABSTRACT, NO. 548
CITY OF PLANO, COLLIN COUNTY, TEXAS
DATE: JANUARY 11, 2024

OWNER/DEVELOPER:
THE NEIMAN MARCUS GROUP, LLC
1601 Main Street
Dallas, Texas 75201
Tel. No. - Contact: Michael D. Lewis

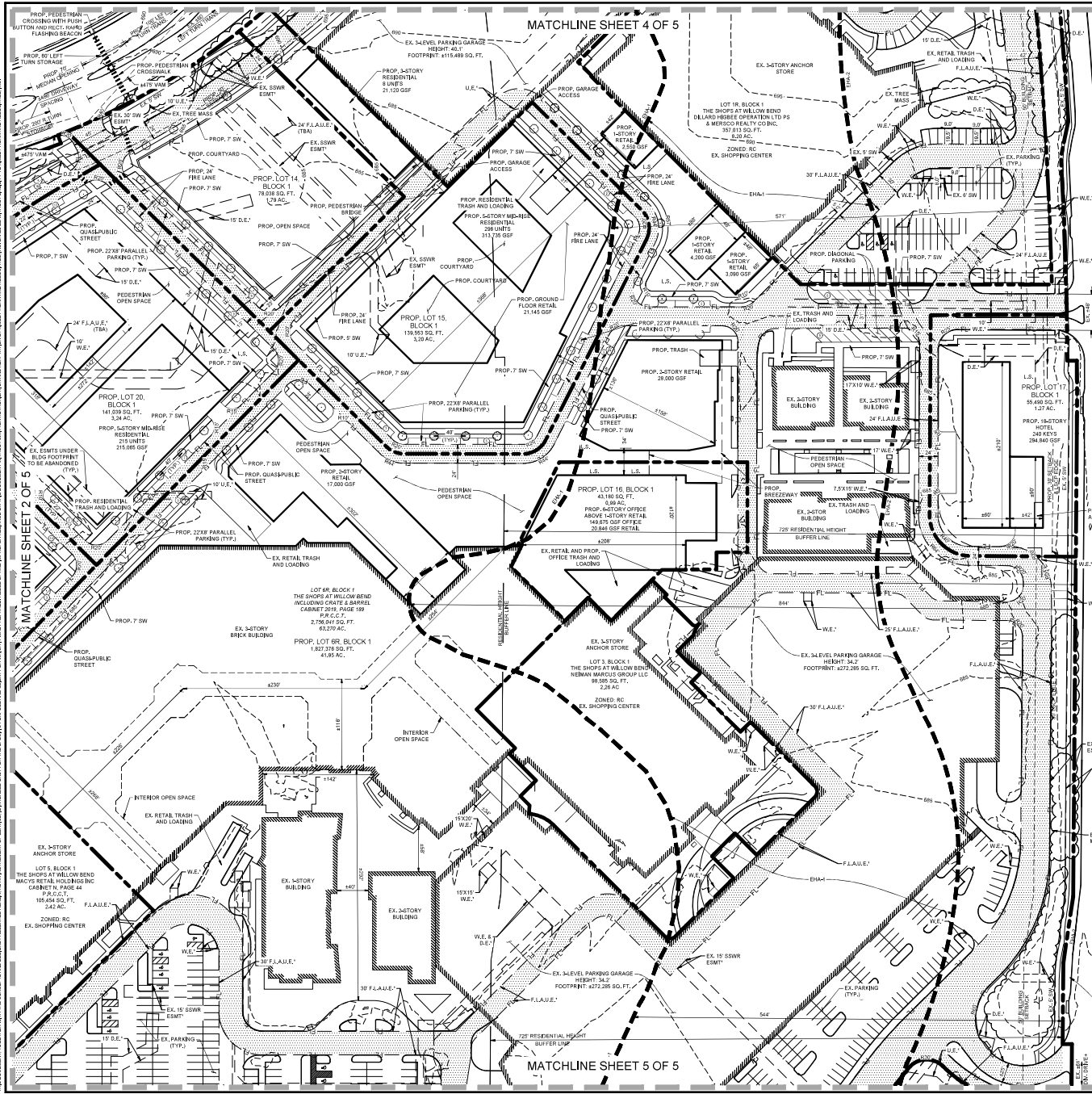
CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13485 Hoel Road
Two Dallas Office Towers, Suite 100
Dallas, Texas 75221
Tel. No. 972.743.1400
Contact: Sarah Scott, P.E.

OWNER/DEVELOPER:
MAYCO'S RETAIL HOLDINGS, LLC
145 Progress Rd
Springdale, Texas 75246
Tel. No. - Contact: Charles P. Digiovanna

CIVIL ENGINEER:
DELLARD HIGBEE OPERATING LTD
P.O. BOX 1000
4501 N. Beach Street
Fort Worth, Texas 76107
Tel. No. - Contact: Chris B. Johnson

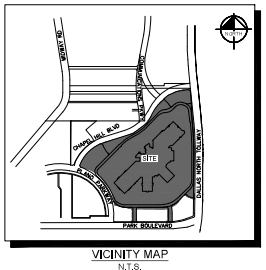
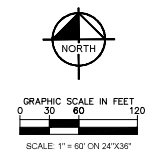


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LEGEND

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



NOTE:

1. ALL EASEMENTS SHOWN ARE RECORDED IN CARNET N. SIDE 44. P.R.C.C.T. UNLESS OTHERWISE NOTED.
2. REFERENCE SHEET 8 OF 8 FOR SITE DATA TABLE INFORMATION.

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

**EXPIRES
JANUARY 16, 2026
CITY OF PLANO**

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

CITY PROJECT #CP2023-002

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

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

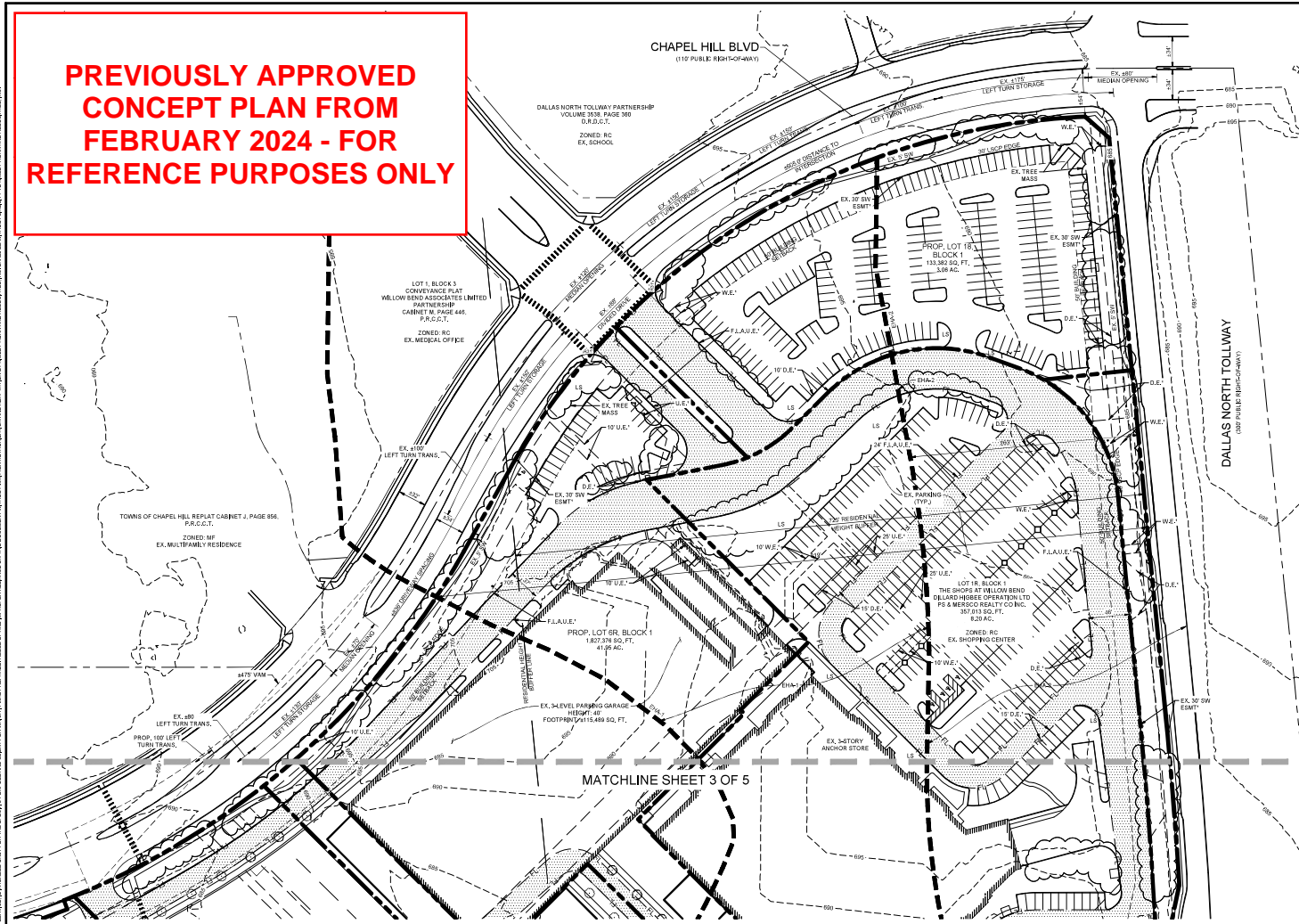
<p>OWNER/DEVELOPER: THE NEIMAN MARCUS GROUP, LLC 1616 Main Street Dallas, Texas 75201 Tel. No.: 214-242-3333 Contact: Michael D. Levin</p>	<p>CENTRAL WATERFALL: WILLOW BEND, LLC 8701 Central Expressway, Suite 1740 Dallas, Texas 75201 Tel. No.: 214-242-3333 Contact: Michael Platt</p>	<p>CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 13455 Noel Road Two Dallas Office Towers, Suite 700 Dallas, Texas 75251 Tel. No.: 972-754-1300 Contact: Sarah Scott, P.E.</p>
<p>MACYS RETAIL HOLDINGS LLC: 145 Progress Rd Springdale, Ohio 43246 Tel. No.: -</p>	<p>DELLARD HERBEE OPERATING LTD: 828 S. MESSICO REALTY CO. INC. 4501 N. Beach Street Fort Worth, Texas 76107 Tel. No.: -</p>	<p>CONTACT: Chris B. Johnson</p>

PROJECT NO. 0241561	DATE: JAN 2024	SCALE: AS SHOWN	DESIGNED BY: BWH	DRAWN BY: BWH	CHECKED BY: SES
THE SHOPS AT WILLOW BEND PLANO, TX					
CONCEPT PLAN					
SHEET NUMBER 3 OF 6					

Kimley»Horn

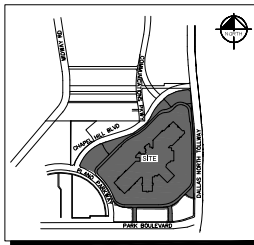
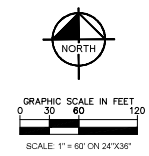
13455 NOEL ROAD, TWO DALLAS OFFICE TOWERS, SUITE 700
DALLAS, TEXAS 75251
PHONE: 972.754.1300 FAX: 972.754.3330
TEXAS REGISTERED ENGINEERING FIRM #2208

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



LEGEND

	PROPERTY LINE
	EHA SETBACK LINE
	ZONING BOUNDARY LINE
	EXISTING EASEMENT
	RESIDENTIAL HEIGHT BUFFER LINE
	BUILDING SETBACK
	EXISTING BUILDING
	PROPOSED FIRE LANE
	PROPOSED LANDSCAPE AREA
	EXISTING WATER EASEMENT
	EXISTING DRAINAGE EASEMENT
	EXISTING FIRE LANE, ACCESS, AND UTILITY EASEMENT
	EXISTING UTILITY EASEMENT
	PROPERTIES WITH OUTDOOR NOISE LEVELS BETWEEN 75BBA & 75BA
	PROPERTIES WITH OUTDOOR NOISE LEVELS ≥ 75BA



- NOTE:**
1. ALL EASEMENTS SHOWN ARE RECORDED IN CABINET N. SIDE 44, P.R.C.G.T., UNLESS OTHERWISE NOTED.
 2. REFERENCE SHEET 6 OF 6 FOR SITE DATA TABLE INFORMATION.
 3. THE PURPOSE OF THIS CONCEPT PLAN IS TO SHOW THE PROPOSED REDEVELOPMENT OF PORTION OF THE SITE FOR A NEW MIDDLE-SCALE DEVELOPMENT WITH ACTIVE OPEN SPACE.
 4. ALL FIRE LANES ARE 24' WIDE WITH 20" INNER RADIUS UNLESS OTHERWISE LABELED.

**EXPIRES
JANUARY 16, 2026
CITY OF PLANO**

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

CITY PROJECT #CP2023-002

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

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

OWNER/DEVELOPER: THE NEIMAN MARCUS GROUP, LLC 1601 Main Street Dallas, Texas 75201 Tel. No. - 214-242-3333 Contact: Michael D. Lavin	CENTRAL WATERFALL: WILLOW BEND, LLC 8701L CentralExpressway, Suite 1140 Dallas, Texas 75221 Tel. No. - 214-242-3333 Contact: Michael Platt	CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 13455 Noel Road Two Giffens Office Tower, Suite 700 Dallas, Texas 75251 Tel. No. 972-794-1300 Contact: Sarah Scott, P.E.
--	--	--

MANCY'S RETAIL: HOLLINGS LLC 145 Progress Rd Springdale, Texas 75157 Tel. No. - Contact: Charles P. Digiovanna	DELLARD HIGBEE OPERATING LTD: PS & MERSCO REALTY CO, INC. 4501 N Beach Street Ft Worth, Texas 76137 Tel. No. - Contact: Chris B. Johnson
--	--

NO.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GIFFENS OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75251
PHONE: 972.794.1300 FAX: 972.794.2820
TEXAS REGISTERED ENGINEERING FIRM #200

PROJECT NO: 00474561
DATE: JAN 2024
SCALE: AS SHOWN
DESIGNED BY: BWH
DRAWN BY: BWH
CHECKED BY: BSE

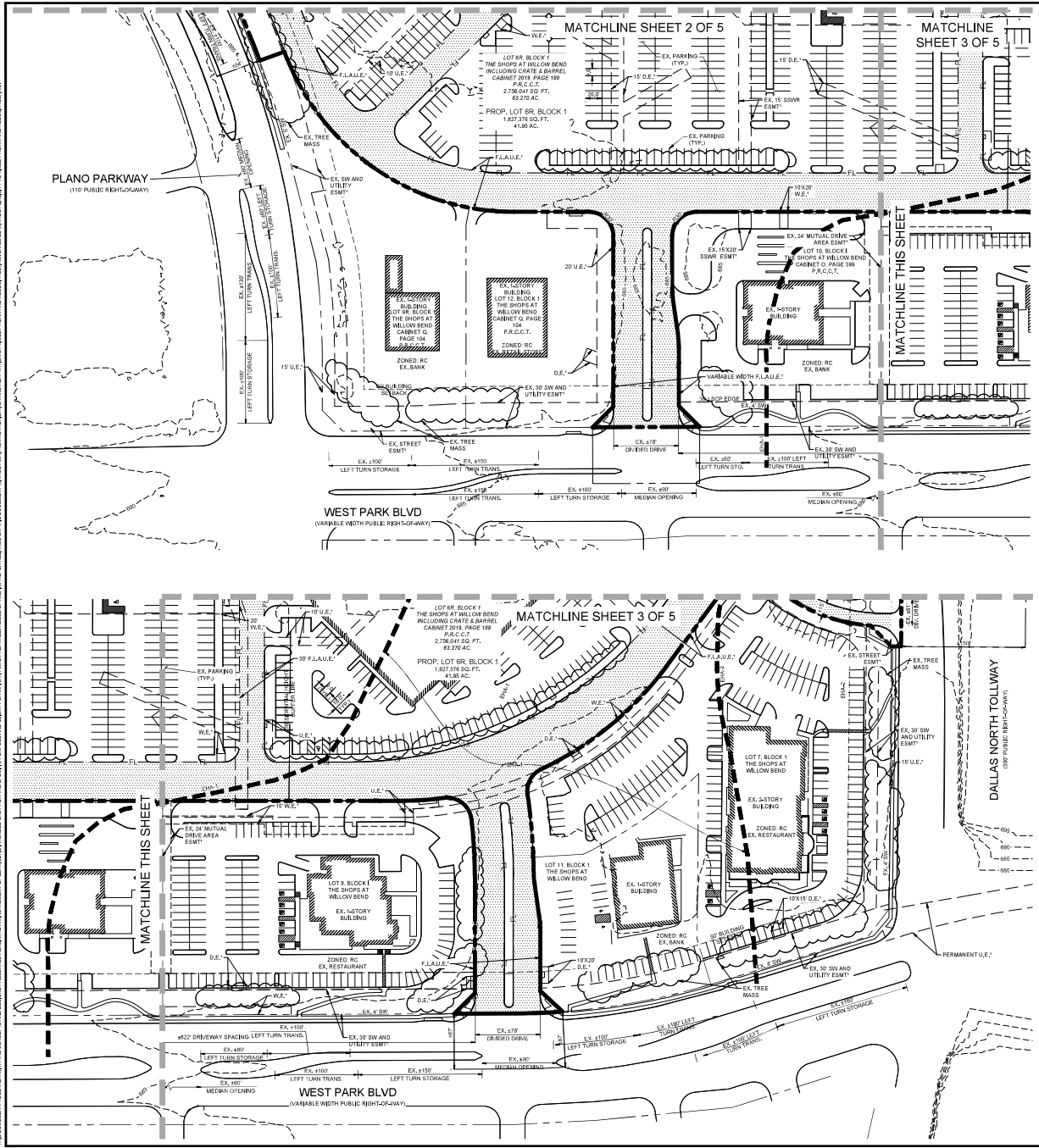
THE SHOPS AT WILLOW BEND
PLANO, TX

CONCEPT PLAN
SHEET NUMBER
4 OF 6

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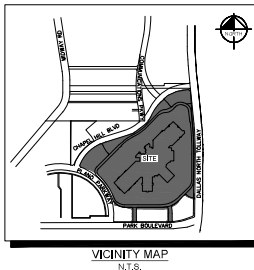
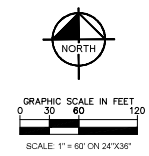
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LEGEND

	PROPERTY LINE
	EHA SETBACK LINE
	ZONING BOUNDARY LINE
	EXISTING EASEMENT
	RESIDENTIAL HEIGHT BUFFER LINE
	BUILDING SETBACK
	EXISTING BUILDING
	PROPOSED FIRE LANE
	PROPOSED LANDSCAPE AREA
	EXISTING WATER EASEMENT
	EXISTING DRAINAGE EASEMENT
	EXISTING FIRE LANE, ACCESS, AND UTILITY EASEMENT
	EXISTING UTILITY EASEMENT
	PROPERTIES WITH OUTDOOR NOISE LEVELS BETWEEN 75BA & 75BA-A
	PROPERTIES WITH OUTDOOR NOISE LEVELS > 75BA-A



NOTE:

- ALL EASEMENTS SHOWN ARE RECORDED IN CABINET N. SIDE 44, P.R.C.C.T., UNLESS OTHERWISE NOTED.

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

EXPIRES
 JANUARY 16, 2026
 CITY OF PLANO

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

CITY PROJECT #CP2023-002

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

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

<p>OWNER/DEVELOPER: THE NEIMAN MARCUS GROUP, LLC 1618 Main Street Dallas, Texas 75201 Tel. No. - Contact: Michael D. Lavin</p>	<p>CENTRAL WATERFALL WILLOW BEND, LLC 1545 Noel Road 8705H, CentralExpressway, Suite 1740 Dallas, Texas 75201 Tel. No. 214-242-3339 Contact: Michael Platt</p>	<p>CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 1545 Noel Road Two Office Tower, Suite 700 Dallas, Texas 75201 Tel. No. 972-754-1300 Contact: Sarah Scott, P.E.</p>
<p>MACYS RETAIL HOLDINGS, LLC 145 Progress Rd Springdale, Texas 75246 Tel. No. - Contact: Charles P. Digiovanna</p>	<p>DELAND HERBEE OPERATING LTD P.S. & MERRICK REALTY CO INC. 4501 N Beach Street Fort Worth, Texas 76137 Tel. No. - Contact: Chris B. Johnson</p>	

	<p>13465 NOEL ROAD, TWO GABLEN OFFICE TOWER, SUITE 700 PHONE: 972-754-1300 FAX: 972-232-3330 TEXAS REGISTERED ENGINEER #8917</p>
<p>THE SHOPS AT WILLOW BEND PLANO, TX</p>	<p>CONCEPT PLAN</p>
<p>SHEET NUMBER 5 OF 6</p>	<p>DATE</p>

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

GENERAL SITE DATA	LOT 1A, BLOCK 1	LOT 2, BLOCK 1	LOT 5, BLOCK 1	LOT 6A, BLOCK 1	LOT 13, BLOCK 1	LOT 14, BLOCK 1	LOT 15, BLOCK 1	LOT 16, BLOCK 1	LOT 17, BLOCK 1	LOT 18, BLOCK 1	LOT 19, BLOCK 1	LOT 20, BLOCK 1	LOT 21, BLOCK 1	TOTAL
EXISTING ZONING (FROM ZONING MAP)	KC & DOW FOOTPRINTS OVERLAP OVERLAP													
PROPOSED ZONING	KC & DOW FOOTPRINTS OVERLAP OVERLAP													
LAND USE	RETAIL STORE	RETAIL STORE	RETAIL STORE	REGIONAL MALL	MID-RISE RESIDENTIAL	OPEN SPACE	MULTIFAMILY RESIDENTIAL W/ GROUND FLOOR RETAIL	PROFESSIONAL/GENERAL ADMINISTRATIVE OFFICE	HOTEL	PARKING	MID-RISE RESIDENTIAL	MID-RISE RESIDENTIAL	OPEN SPACE	TOTAL
LOT AREA (SQ. FT.)	357,013 SQ. FT.	96,585 SQ. FT.	105,454 SQ. FT.	1,827,376 SQ. FT.	182,217 SQ. FT.	78,038 SQ. FT.	139,553 SQ. FT.	43,180 SQ. FT.	55,490 SQ. FT.	133,382 SQ. FT.	72,536 SQ. FT.	141,039 SQ. FT.	77,672 SQ. FT.	3,311,535 SQ. FT.
LOT AREA (AC.)	8.20 AC.	2.20 AC.	2.42 AC.	41.95 AC.	4.18 AC.	1.79 AC.	3.20 AC.	1.27 AC.	1.27 AC.	3.00 AC.	1.67 AC.	3.24 AC.	1.78 AC.	76.022 AC.
BUILDING FOOTPRINT AREA (SQ. FT.)	86,737 SQ. FT.	43,646 SQ. FT.	80,126 SQ. FT.	249,664 SQ. FT.	107,126 SQ. FT.	N/A	90,466 SQ. FT.	29,247 SQ. FT.	16,380 SQ. FT.	N/A	28,163 SQ. FT.	43,613 SQ. FT.	N/A	794,593 SQ. FT.
GARAGE FOOTPRINT AREA (SQ. FT.)	N/A	N/A	N/A	154,587 SQ. FT.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	144,017 SQ. FT.
LEASABLE FOOTPRINT AREA (SQ. FT.)*	250,000 SQ. FT.	150,000 SQ. FT.	240,000 SQ. FT.	302,374 SQ. FT.	N/A	N/A	31,345 SQ. FT.	170,521 SQ. FT.	N/A	N/A	N/A	N/A	N/A	1,134,040 SQ. FT.
TOTAL BUILDING AREA (SQ. FT.)	250,000 SQ. FT.	150,000 SQ. FT.	240,000 SQ. FT.	468,081 SQ. FT.	301,410 SQ. FT.	N/A	334,855 SQ. FT.	170,521 SQ. FT.	296,840 SQ. FT.	N/A	140,815 SQ. FT.	215,065 SQ. FT.	N/A	2,565,587 SQ. FT.
BUILDING HEIGHT (IN STORES)	3-STORY	3-STORY	1-STORY	1-STORY, 2-STORY, 3-STORY	5-STORY	N/A	3-STORY, 5-STORY	7-STORY	18-STORY	-	5-STORY	5-STORY	N/A	-
BUILDING HEIGHT (FEET - DISTANCE TO TALLEST BUILDING ELEMENT)	67'-0"	67'-0"	67'-0"	67'-0"	75'-0"	N/A	75'-0"	110'-0"	220'-0"	-	55'-0"	55'-0"	N/A	-
LOT COVERAGE (PERCENT - X.XX%)	24.3%	64.0%	76.0%	23.7%	58.8%	N/A	64.8%	67.2%	29.5%	N/A	38.8%	30.5%	N/A	23.6%
FLOOR AREA RATIO (RATIO X.XX:1)	0.29:1	1.52:1	0.26:1	1.49:1	2.40:1	N/A	2.40:1	3.95:1	5.31:1	N/A	1.94:1	1.52:1	N/A	0.29:1
EXISTING OPEN STORAGE (SQ. FT.)	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	N/A	N/A	N/A	N/A	0 SQ. FT.
PROPOSED OPEN STORAGE (SQ. FT.)	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	N/A	N/A	N/A	N/A	0 SQ. FT.
PROPOSED OPEN SPACE (SQ. FT.)	****	****	****	****	****	48,000 SQ. FT.	****	****	****	N/A	****	****	****	33,800 SQ. FT.
PROPOSED OPEN SPACE (AC.)	****	****	****	****	****	1.05 SQ. FT.	****	****	****	N/A	****	****	****	0.78 SQ. FT.
RESIDENTIAL DENSITY (UNITS/NET ACRES)*	N/A	N/A	N/A	N/A	72.7	N/A	94.9	N/A	N/A	N/A	85.3	66.4	N/A	N/A
*NET ACRES=(TOTAL ACRES MINUS STREETS AND OPEN SPACE)														
MULTIFAMILY UNITS														
# OF STUDIOS/STEFERENCES (MINIMUM XXX SQ. FT.)	N/A	N/A	N/A	N/A	0 UNITS	N/A	0 UNITS	N/A	N/A	N/A	0 UNITS	0 UNITS	N/A	N/A
# OF 1 BEDROOMS (MINIMUM XXX SQ. FT.)	N/A	N/A	N/A	N/A	213 UNITS	N/A	210 UNITS	N/A	N/A	N/A	100 UNITS	150 UNITS	N/A	673 UNITS
# OF 2 BEDROOMS (MINIMUM XXX SQ. FT.)	N/A	N/A	N/A	N/A	91 UNITS	N/A	94 UNITS	N/A	N/A	N/A	42 UNITS	65 UNITS	N/A	292 UNITS
# OF 3 BEDROOMS (MINIMUM XXX SQ. FT.)	N/A	N/A	N/A	N/A	0 UNITS	N/A	0 UNITS	N/A	N/A	N/A	0 UNITS	0 UNITS	N/A	0 UNITS
TOTAL UNIT COUNT	N/A	N/A	N/A	N/A	304 UNITS	N/A	296 MIDRISE UNITS 8 MULTIFAMILY UNITS	N/A	240 KEYS	N/A	142 UNITS	215 UNITS	N/A	905 UNITS 240 KEYS
RESIDENTIAL DENSITY (UNITS/NET ACRES)*	N/A	N/A	N/A	N/A	72.7	N/A	94.9	N/A	N/A	N/A	85.3	66.4	N/A	N/A
*NET ACRES=(TOTAL ACRES MINUS STREETS AND OPEN SPACE)														
PARKING														
PARKING RATIO	1.0 SPACE / 300 SQ.FT.	1.0 SPACE / 300 SQ.FT.	1.0 SPACE / 300 SQ.FT.	1.0 SPACE / 300 SQ.FT.	1.0 SPACE / EFFCY UNIT 1.0 SPACE / 1 BED UNIT 1.5 SPACE / 2 BED UNIT 2.0 SPACE / 3 BED UNIT	N/A	1.0 SPACE / EFFCY UNIT 1.0 SPACE / 1 BED UNIT 1.5 SPACE / 2 BED UNIT 2.0 SPACE / 3 BED UNIT	1.0 SPACE / 300 SQ.FT.	1.25 SPACE / KEY	N/A	1.0 SPACE / EFFCY UNIT 1.0 SPACE / 1 BED UNIT 1.5 SPACE / 2 BED UNIT 2.0 SPACE / 3 BED UNIT	1.0 SPACE / EFFCY UNIT 1.0 SPACE / 1 BED UNIT 1.5 SPACE / 2 BED UNIT 2.0 SPACE / 3 BED UNIT	N/A	-
REQUIRED PARKING (# OF SPACES)	833 SPACES	500 SPACES	800 SPACES	1,008 SPACES	310 SPACES	N/A	421 SPACES	568 SPACES	300 SPACES	N/A	163 SPACES	348 SPACES	N/A	5,191 SPACES
PROVIDED PARKING (# OF SPACES)	**	**	**	4,158 GARAGE SPACES	400 GARAGE SPACES	N/A	**	**	**	**	**	489 GARAGE SPACES	N/A	5,047 GARAGE SPACES
ACCESSIBLE PARKING (# OF SPACES)	8 SPACES	**	**	809 SURFACE SPACES	10 SURFACE SPACES	N/A	31 SURFACE SPACES	**	**	**	16 SURFACE SPACES	19 SURFACE SPACES	0 SURFACE SPACES	1,214 SURFACE SPACES
ACCESSIBLE PARKING PROVIDED (# OF SPACES)	8 SPACES	**	**	60 SPACES	0 SPACES	1 SPACES	1 SPACES	**	**	**	1 SPACES	11 SPACES	1 SPACES	92 SPACES
PARKING IN EXCESS OF 110% OF REQUIRED PARKING (# OF SPACES)	N/A	N/A	N/A	77 SPACES	9 SPACES	1 SPACES	1 SPACES	**	**	**	1 SPACES	11 SPACES	1 SPACES	109 SPACES

*NOTE - LEASABLE FOOTPRINT AREA USED FOR REQUIRED RETAIL PARKING CALCULATION PER COP ZONING ORDINANCE 16.700
 **NOTE - REQUIRED PARKING PROVIDED IN PARKING AGREEMENT WITH LOT 6R
 ***NOTE - LOT 18 PARKING NOT INCLUDED IN TOTAL SITE PARKING COUNT
 ****NOTE - REFERENCE OPEN SPACE PLAN FOR DETAILED OPEN SPACE QUANTITIES

**EXPIRES
JANUARY 16, 2026
CITY OF PLANO**

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

CITY PROJECT #CP2023-002

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

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

OWNER/DEVELOPER: THE NEIMAN MARCUS GROUP, LLC
1519 Main Street, Dallas, Texas 75201
Tel. No.: 214-642-0330
Contact: Michael O. Lewis

CIVIL ENGINEER: CENTENNIAL WATERFALL VILLOW BEND, LLC
1519 Main Street, Dallas, Texas 75201
Tel. No.: 214-642-0330
Contact: Michael Platt

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

MACY'S RETAIL HOLDINGS, LLC
145 Progress Rd, Springdale, Texas 75157
Tel. No.: 972-754-1300
Contact: Chris P. Diggswa

DELLARD HOLDING OPERATING LTD
P.O. BOX 1000, COO INC.
4501 N. Beach Street, Fort Worth, Texas 76117
Tel. No.: 817-339-3333
Contact: Chris B. Johnson

CONCEPT PLAN

SHEET NUMBER
6 OF 6

Kimley»Horn

1345 NIEL ROAD, TWO OAKS OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75251
PHONE: 972.754.1300 FAX: 972.339.3330
WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERS #8717 & 2820

PROJECT No: 00475451
DATE: JAN 2024
SCALE: AS SHOWN
DESIGNED BY: BMM
DRAWN BY: BMM
CHECKED BY: BSE

THE SHOPS AT WILLOW BEND PLANO, TX

REVISIONS

NO.

DATE

BY

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CITY COUNCIL AGENDA MEMO

MEETING DATE: 2/24/2025

DEPARTMENT: Community Services

DIRECTOR: Curtis Howard, Director of Neighborhood Services

AGENDA ITEM: Public Hearing and consideration of a Resolution of the City of Plano, Texas, authorizing a Substantial Amendment to the 2023-2024 Action Plan for the use of U.S. Department of Housing and Urban Development Community Development Block Grant and HOME Investment Partnerships Program funds.

RECOMMENDED ACTION: Items for Individual Consideration

ITEM SUMMARY

Public Hearing and consideration of a Resolution to authorize a Substantial Amendment to the 2023-2024 Action Plan for the use of U.S. Department of Housing and Urban Development Community Development Block Grant and HOME Investment Partnerships Program funds; and providing an effective date.
Conducted and adopted Resolution No. 2025-2-7(R)

BACKGROUND

On July 24, 2023, the City Council approved an allocation of \$116,026 in Community Development Block Grants (CDBG) funds for My Possibilities to install a security fence and security cameras around their property via Resolution No 2023-7-13(R); the 2023-2024 Action Plan.

On September 4, 2024, My Possibilities submitted a request to repurpose \$116,026 in 2023-2024 CDBG site improvement funds for a site improvement project. The request is to repurpose the prior approved funds to be used to install a fence around their soccer field and construct two ADA-compliant restrooms near the field. This change requires Council approval to use 2023-2024 CDBG public facility grant funds for this purpose.

My Possibilities presented the request for repurposing their 2023 CDBG public facility grant funds before the Community Relations Commission (CRC) on October 17, 2024. The CRC recommended approval of the request in a vote of 8-0.

FINANCIAL SUMMARY/STRATEGIC GOALS

This item has no financial impact.

Approval of this agenda item supports the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Resolution	2/18/2025	Resolution
Exhibit A - Public Notice	2/5/2025	Exhibit
Exhibit B - Substantial Amendment	2/5/2025	Exhibit

A Resolution of the City of Plano, Texas, authorizing a Substantial Amendment to the 2023-2024 Action Plan for the use of U.S. Department of Housing and Urban Development Community Development Block Grant and HOME Investment Partnerships Program funds; and providing an effective date.

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires local governments seeking federal assistance through the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Program to develop a Five Year Consolidated Plan for Housing and Community Development Needs and an annual Action Plan; and

WHEREAS, on July 24, 2023, the City Council adopted Resolution No. 2023-7-13(R) approving activities and proposed use of funds set forth in the 2023-2024 Action Plan; and

WHEREAS, the 2023-2024 Action Plan approved My Possibilities to utilize CDBG funds for a public facility improvement activity of installing a security fence and cameras around their site due to growing safety concerns; and

WHEREAS, a substantial amendment is required to allow My Possibilities to repurpose their 2023-2024 CDBG funds thereby allowing the funds to be utilized for the public facility activity of installing a fence around their soccer field and constructing two ADA compliant bathrooms at the field; and

WHEREAS, the City's Citizen Participation Plan, which was submitted to and approved by HUD, requires a public participation process for substantial amendments when: (1) changes are made to the Consolidated Plan goals and objectives, (2) changes to project budgets approved in the annual Action Plan exceed twenty-five percent (25%) of the project's approved budget, and (3) new activities are added to the approved annual Action Plan; and

WHEREAS, in accordance with the Citizen Participation Plan, a public notice was published in the Plano Star Courier on January 26, 2025, a copy of which is attached hereto as Exhibit "A", informing the public of the proposed Substantial Amendment to the 2023-2024 Action Plan; and

WHEREAS, the City Council approves of the Substantial Amendment to the 2023-2024 Action Plan which is attached hereto as Exhibit "B" and the related activities and proposed uses of the HUD funds.

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

SECTION I. The City Council adopts the Substantial Amendment to the 2023-2024 Action Plan, a copy of which is attached hereto as Exhibit "B".

SECTION II. This resolution shall become effective immediately upon its passage.

PASSED AND APPROVED on the 24TH day of February, 2025.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

**NOTICE OF PUBLIC HEARING AND COMMENT FOR
SUBSTANTIAL AMENDMENT TO THE 2023-2024 ACTION PLAN FOR THE USE OF
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS**Publication Date: **JANUARY 26, 2025**

The City of Plano proposes a substantial amendment to its 2023-2024 Action Plan for the use of the United States Department of Housing and Urban Development (HUD funds). The purpose of this amendment is to repurpose \$116,026 of 2023 Community Development Block Grant (CDBG) funds allocated to My Possibilities for a new site improvement project.

My Possibilities has requested repurposing the 2023 CDBG Public Facility grant to use the \$116,026 in CDBG funds to install a fence around their relocated soccer field for safety measures and construct two ADA-compliant restrooms near the field. These funds were previously approved for My Possibilities to install security gates and cameras on their property. The Community Relations Commission (CRC) reviewed and discussed this request at their October 17, 2024, meeting. The request was approved in an 8-0 vote.

PUBLIC COMMENTS

A public comment period will be open from January 27, 2025 to February 25, 2025. The public may review Substantial Amendment to the 2023-2024 Action Plan in-person at the Neighborhood Services Department, 777 E. 15th Street, Plano, TX 75074. City department office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday. The Substantial Amendment to the 2023-2024 Action Plan may also be reviewed online at <https://plano.gov/923/Grant-Funding-for-Nonprofits> under the "Federal Grants" tab.

Comments regarding the Substantial Amendment to the 2023-2024 Action Plan should be directed to Sandra Ottinger, Community Services Grants Administrator, 777 E. 15th Street, Plano, TX 75074, Phone: (972) 208-8150, Email: sottinger@plano.gov. Comments received by 5:00 p.m. on February 24, 2025, will be provided to City Council. Comments may also be made at the public hearing (see below).

PUBLIC HEARING

The Substantial Amendment to the 2023-2024 Action Plan will be reviewed by City Council, and the public may comment at a public hearing on February 24, 2025, to be held at 7:00 p.m. in the Plano Municipal Center, 1520 K Avenue, Plano, TX 75074.

ACCESSIBILITY STATEMENT

The City of Plano encourages participation from all citizens. The facility has accessible restroom facilities, drinking fountains, and power assist entrance doors. The facility is easily accessed from public sidewalks and parking areas, with designated accessible parking nearby. If you require additional assistance or reasonable accommodations under the Americans with Disabilities Act for this meeting or facility, including ASL interpreters, you should submit an ADA Reasonable Accommodation Request Form to the ADA Coordinator at least 48 hours in advance. If you need assistance completing the form, please call 972-941-7152. Complete or download the ADA Reasonable Accommodation Request Form at <https://www.plano.gov/395/Accessibility-Accommodations>.

Proposed Substantial Amendment to the 2023-2024 Action Plan

INTRODUCTION

The City of Plano proposes a substantial amendment to its 2023-2024 Action Plan for the use of United States Department of Housing and Urban Development (HUD) funds. The purpose of this amendment is to repurpose \$116,026 of Community Development Block Grant (CDBG) funds allocated to My Possibilities for a new site improvement project. The 2023 CDBG site improvement project was initially for the installation of security gates and cameras on their property. However, upcoming changes on their campus site plan resulted in a need to repurpose their existing 2023 CDBG funds for a fence around their soccer field and to construct two ADA-compliant restrooms near the field.

My Possibilities presented the request for repurposing of their 2023 CDBG Public Facility grant before the Community Relations Commission on October 17, 2024. The Community Relations Commission discussed the request and recommended approval of the request for the repurposing of funds in a vote of 8-0.

PROPOSED AMENDED SECTIONS OF PLANS

I. 2023-2024 ACTION PLAN

The proposed substantial amendment will amend the 2023-2024 Annual Action Plan in the following sections:

A. AP-20 Annual Goals and Objectives and AP-21 Annual Goal

- i. Modify Goal 6 – Public Services – Special Needs to update the Goal narrative to describe the updated site improvement project.

B. AP-35 Projects and AP-38 Projects Summary

- i. Modify Project 8-23-24 My Possibilities Public Facility Improvement to update the project description and planned activities with the new site improvement project to be funded.



CITY COUNCIL AGENDA MEMO

MEETING DATE: 2/24/2025
DEPARTMENT: City Secretary
DIRECTOR: Karen Rhodes-Whitley, Director of Budget and Research
AGENDA ITEM: Discussion and direction re: 2025 Bond Referendum Educational Materials
RECOMMENDED ACTION: Items for Individual Consideration

ITEM SUMMARY

Discussion and direction re: 2025 Bond Referendum Educational Materials **Discussed and provided direction.**

FINANCIAL SUMMARY/STRATEGIC GOALS

Discussion and direction of 2025 Bond Referendum Educational Materials relates to the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.



CITY COUNCIL AGENDA MEMO

MEETING DATE: 2/24/2025

DEPARTMENT: City Secretary

DIRECTOR: Lisa Henderson, City Secretary

AGENDA ITEM: ***IMPORTANT MESSAGE*** Comments of Public Interest (general comments on items related to city business not on the agenda) will be heard via Zoom at the end of each regular council meeting. To provide general comments, you must register to speak online and register for Zoom by 4:00 p.m. on the day of the meeting. No in-person Comments of Public Interest will be heard at the meeting. If your comments pertain to business unrelated to the City, we will provide a contact to the appropriate agency that can assist you, if applicable, as an alternative means of communication.

RECOMMENDED ACTION: Important Message
