

DATE: February 2, 2016

TO: Honorable Mayor & City Council

FROM: John Muns, Chair, Planning & Zoning Commission

SUBJECT: Results of Planning & Zoning Commission Meeting of February 1, 2016

**AGENDA ITEM NO. 4 - PUBLIC HEARING
ZONING CASE 2015-30
APPLICANT: SWC TOLLWAY & 121, LLC**

Request to amend Planned Development-65-Central Business-1 on 275.1± acres located at the northeast corner of the Dallas North Tollway and Tennyson Parkway in order to modify development standards related to signage. Zoned Planned Development-65-Central Business-1 with Specific Use Permit #265 for Day Care Center and #394 for Cemetery/Mausoleum. Neighborhood #7.

APPROVED: 7-0 **DENIED:** _____ **TABLED:** _____

Letters Received Within 200 Foot Notice Area: **Support:** 2 **Oppose:** 0 **Neutral:** 0

Letters Received Outside 200 Foot Notice Area: **Support** 0 **Oppose:** 0 **Neutral:** 0

Petition(s) Received: 0 **# Of Signatures:** 0

STIPULATIONS:

Recommended for approval as noted below:

(Proposed additions are indicated by underlined text; deletions are indicated by strikethrough text.)

Signage Regulations

Multipurpose Wall Signs

b. Sign and Location

- Multipurpose wall signs shall not be limited in height or width except that they shall be limited to 300 square feet in size.
- Multipurpose wall signs within Tract C shall be limited to ~~450~~ 500 square feet in size.
- A maximum of 2 multipurpose wall signs shall be mounted to parking garages located adjacent to the Dallas North Tollway within Tract C.

- A maximum of 2 multipurpose wall signs shall be mounted to the parking garages located at the southeast corner of the Dallas North Tollway frontage road and Legacy Cr. only. The signs shall be mounted on the north, west, or south facades, and only one sign shall be permitted on each facade.
- Multipurpose wall signs may only be used to advertise tenants, owners and uses, and any of their products or services within PD-65-CB-1.
- Refer to Design Guidelines after PD-65-CB-1 for additional stipulations.

FOR CITY COUNCIL MEETING OF: February 22, 2016 (To view the agenda for this meeting, see www.plano.gov)

PUBLIC HEARING - ORDINANCE

EM/ks

xc: Fehmi Karahan, SWC Tollway & 121, LLC
Trey Braswell, Kimley-Horn and Associates
Wayne Snell, Permit Services Manger

<https://goo.gl/maps/YdEhQr3WHZ52>

CITY OF PLANO
PLANNING & ZONING COMMISSION

February 1, 2016

Agenda Item No. 4

Public Hearing: Zoning Case 2015-30

Applicant: SWC Tollway & 121, LLC

DESCRIPTION:

Request to amend Planned Development-65-Central Business-1 on 275.1± acres located at the northeast corner of the Dallas North Tollway and Tennyson Parkway in order to modify development standards related to signage. Zoned Planned Development-65-Central Business-1 with Specific Use Permit #265 for Day Care Center and #394 for Cemetery/Mausoleum. Neighborhood #7.

REMARKS:

On December 22, 2015, the City Council called a public hearing to amend Planned Development-65-Central Business-1 (PD-65-CB-1) in order to consider an increase to the maximum size for multipurpose wall signs. The applicant is requesting to modify the signs located within Tract C, which includes a mixed-use development currently under construction on 34.4± acres located at the southwest corner of Headquarters Drive and the Dallas North Tollway. A planned development 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.

Multipurpose wall signs are defined as any sign mounted on the wall of a building which is used to identify shopping centers, retail districts, office districts, or commercial sites and may include a listing of occupants within the development being identified. The multipurpose wall sign may also be an electronic changeable wall sign. An electronic changeable wall sign is a type of multipurpose wall sign that displays static images that change message or copy by programmable electronic processes. Electronic changeable wall signs shall be allowed to change copy every eight seconds.

Surrounding Land Use and Zoning

The property to the north of Tract C, across Headquarters Drive, is zoned Planned Development-64-Central Business-1 (PD-64-CB-1) and is currently under construction with general office uses. To the east, across the Dallas North Tollway, are general office, restaurant, and retail uses zoned PD-65-CB-1 with Specific Use Permit #394 for Cemetery. To the south of Tract C is a general office development zoned Commercial Employment (CE), and to the west is a general office development zoned CE with for Day Care Center.

Electronic Changeable Wall Signs

In 2010, PD-65-CB-1 was amended to allow off-premise electronic changeable wall signs (multipurpose wall signs) in order to advertise individual tenants within the retail core of Legacy Town Center east of the Dallas North Tollway (Tracts A & B). In 2014, the PD was expanded to the west side of the Dallas North Tollway and amended to allow two similar electronic changeable wall signs within Tract C. The applicant is requesting to increase the size of multipurpose wall signs from 450 square feet to 500 square feet.

In other areas of the city, multipurpose wall signs are permitted up to a maximum of 250 square feet. It may be appropriate to allow for an increase in sign size, as long as the requested size will not be obtrusive to the general public. Per the attached letter, the applicant is requesting the increased sign size to allow for greater flexibility in design, and to achieve better visibility from adjacent expressways. Staff believes that increasing the size by 50 square feet is a minor change and is consistent with the applicant's request for additional flexibility in design and increased visibility. For these reasons, staff is in support of the requested amendment.

SUMMARY:

This is a request to amend Planned Development-65-Central Business-1 on 275.1± acres located at the northeast corner of the Dallas North Tollway and Tennyson Parkway in order to increase the size of the multipurpose wall signs within Tract C. Staff believes the requested amendment is minor in scope, and will allow opportunity for flexibility in future design, as well as improved visibility from adjacent thoroughfares. For these reasons, staff is in support of the applicant's request.

RECOMMENDATION:

Recommended for approval as noted below:

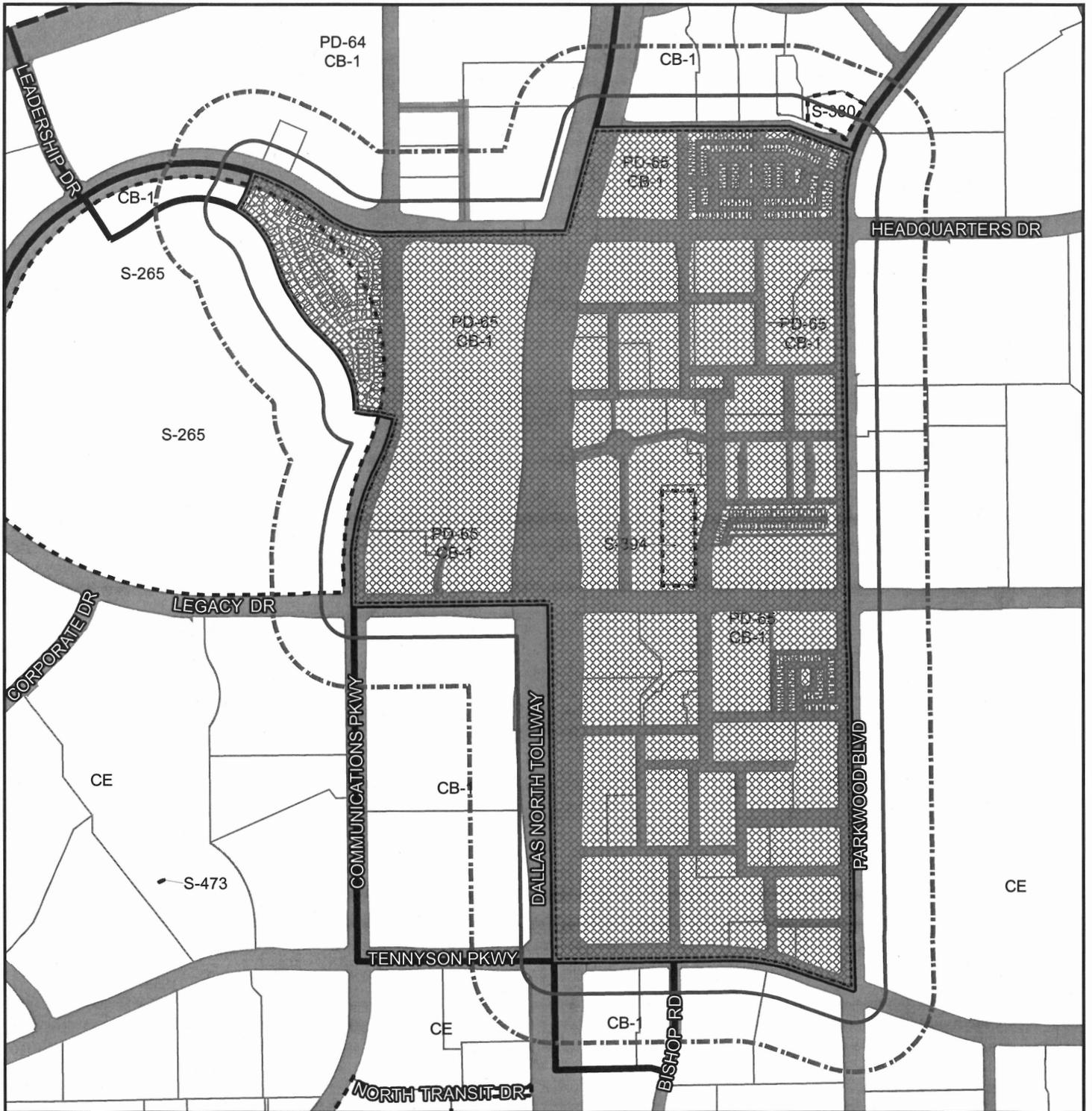
(Proposed additions are indicated by underlined text; deletions are indicated by strikethrough text.)

Signage Regulations

Multipurpose Wall Signs

b. Sign and Location

- Multipurpose wall signs shall not be limited in height or width except that they shall be limited to 300 square feet in size.
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- A maximum of 2 multipurpose wall signs shall be mounted to parking garages located adjacent to the Dallas North Tollway within Tract C.
- A maximum of 2 multipurpose wall signs shall be mounted to the parking garages located at the southeast corner of the Dallas North Tollway frontage road and Legacy Cr. only. The signs shall be mounted on the north, west, or south facades, and only one sign shall be permitted on each facade.
- Multipurpose wall signs may only be used to advertise tenants, owners and uses, and any of their products or services within PD-65-CB-1.
- Refer to Design Guidelines after PD-65-CB-1 for additional stipulations.

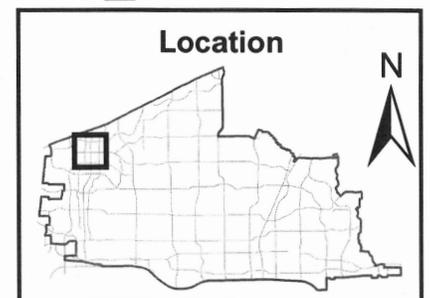


Zoning Case #: 2015-30

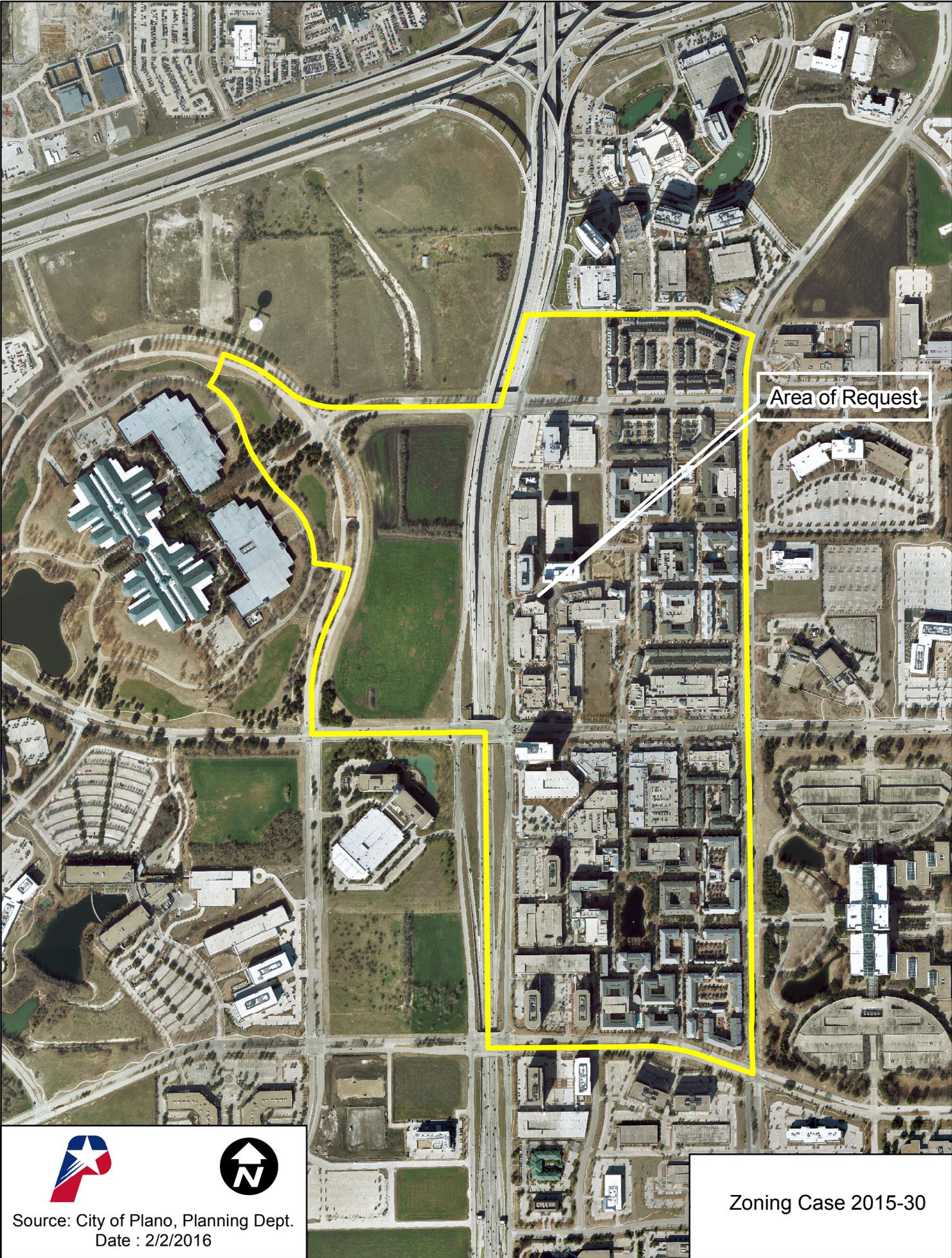
Existing Zoning: Planned Development-65-Central Business-1 (PD-65-CB-1)/Dallas North Tollway Overlay District

Proposed Zoning: Amend Planned Development-65-Central Business-1 (PD-65-CB-1) to modify development standards related to signage

-  500' Courtesy Notification Buffer
-  200' Notification Buffer
-  Subject Property
-  Zoning Boundary
-  Specific Use Permit
-  City Limits
-  Right-of-Way



Source: City of Plano Planning Department



Area of Request



Source: City of Plano, Planning Dept.
Date : 2/2/2016

Zoning Case 2015-30

Zoning Case 2015-30

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-65-Central Business-1 on 275.1± acres of land out of the Henry Cook Survey, Abstract No. 183, the J.C. Barrow Survey, Abstract No. 90, the G.R. Martin Survey, Abstract No. 622, the Collin County School Land Survey No. 6, Abstract No. 149, the J. Digman Survey, Abstract No. 279, the Maria C. Vela Survey, Abstract No. 935, the Samuel H. Brown Survey, Abstract No. 108, and the H.N. Thompson Survey, Abstract No. 896, located at the northeast corner of the Dallas North Tollway and Tennyson Parkway, in the City of Plano, Collin County, Texas, to modify development standards related to multipurpose wall signs, zoned Planned Development-65-Central Business-1 with Specific Use Permit No. 265 for Day Care Center and Specific Use Permit No. 394 for Cemetery/Mausoleum; 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 22nd day of February, 2016, for the purpose of considering amending Planned Development-65-Central Business-1 on 275.1± acres of land out of the Henry Cook Survey, Abstract No. 183, the J.C. Barrow Survey, Abstract No. 90, the G.R. Martin Survey, Abstract No. 622, the Collin County School Land Survey No. 6, Abstract No. 149, the J. Digman Survey, Abstract No. 279, the Maria C. Vela Survey, Abstract No. 935, the Samuel H. Brown Survey, Abstract No. 108, and the H.N. Thompson Survey, Abstract No. 896, located at the northeast corner of the Dallas North Tollway and Tennyson Parkway, in the City of Plano, Collin County, Texas, to modify development standards related to multipurpose wall signs, zoned Planned Development-65-Central Business-1 with Specific Use Permit No. 265 for Day Care Center and Specific Use Permit No. 394 for Cemetery/Mausoleum; and

WHEREAS, the City Secretary of the 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 22nd day of February, 2016; 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.

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

Section I. The Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended so as to amend Planned Development-65-Central Business-1 on 275.1± acres of land out of the Henry Cook Survey, Abstract No. 183, the J.C. Barrow Survey, Abstract No. 90, the G.R. Martin Survey, Abstract No. 622, the Collin County School Land Survey No. 6, Abstract No. 149, the J. Digman Survey, Abstract No. 279, the Maria C. Vela Survey, Abstract No. 935, the Samuel H. Brown Survey, Abstract No. 108, and the H.N. Thompson Survey, Abstract No. 896, located at the northeast corner of the Dallas North Tollway and Tennyson Parkway, in the City of Plano, Collin County, Texas, to modify development standards related to multipurpose wall signs, zoned Planned Development-65-Central Business-1 with Specific Use Permit No. 265 for Day Care Center and Specific Use Permit No. 394 for Cemetery/Mausoleum, said property being described in the legal description on Exhibit "A" attached hereto.

Section II. The change granted in Section I is granted subject to the following, such portion of subsection to read as follows:

Signage Regulations

Multipurpose Wall Signs

b. Sign and Location

- Multipurpose wall signs shall not be limited in height or width except that they shall be limited to 300 square feet in size.
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- A maximum of 2 multipurpose wall signs shall be mounted to the parking garages located at the southeast corner of the Dallas North Tollway frontage road and Legacy Cr. only. The signs shall be mounted on the north, west, or south facades, and only one sign shall be permitted on each facade.
- Multipurpose wall signs may only be used to advertise tenants, owners and uses, and any of their products or services within PD-65-CB-1.
- Refer to Design Guidelines after PD-65-CB-1 for additional stipulations.

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 affected 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 THIS THE 22ND DAY OF FEBRUARY, 2016.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2015-30

BEING a tract of land situated in the Henry Cook Survey, Abstract No. 183, the J.C. Barrow Survey, Abstract No. 90, the G.R. Martin Survey, Abstract No. 622, the Collin County School Land Survey No. 6, Abstract No. 149, the J. Digman Survey, Abstract No. 279, the Maria C. Vela Survey, Abstract No. 935, the Samuel H. Brown Survey, Abstract No. 108 and the H.N. Thompson Survey, Abstract No. 896, Collin County, Texas and being all of Lot 1 Block C and part of Lot 1, Block D, J.C. Penney Headquarters, an addition to the City of Plano, Texas according to the plat recorded in Cabinet G, Page 783, Map Records of Collin County, Texas, all of Lot 2, Block A, Legacy Town Center North No. 2, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20070418010001360, Official Public Records of Collin County, Texas, all of Townhomes at Legacy Town Center Phase 4, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20070718010002410, Official Public Records of Collin County, Texas, all of Lot 7, Block C, Legacy Town Center North, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20130528010001510, Official Public Records of Collin County, Texas, all of Lot 8R, Block A, Legacy Town Center (North), an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20110804010001440, Official Public Records of Collin County, Texas, all of Lots 1 and 2, Block D, Legacy Town Center (North), an addition to the City of Plano, Texas according to the plat recorded in Cabinet 2006, Page 516, Map Records of Collin County, Texas, all of Lot 1, Block B and Lot 2, Block C, Legacy Town Center (North), an addition to the City of Plano, Texas according to the plat recorded in Cabinet 2006, Page 148, Map Records of Collin County, Texas, all of Lot 5, Block C, Legacy Town Center (North), an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20100806010001480, Official Public Records of Collin County, Texas, all of Lot 6R, Block A, Legacy Town Center (North), Lots 6R, and 8R, Block A, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20100507010000900, Official Public Records of Collin County, Texas, all of Lot 4 and Lot 6, Block C, Legacy Town Center (North), an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20060710010002900, Official Public Records of Collin County, Texas, all of Lot 2R and Lot 3, Block A, Legacy Town Center (North), an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20071009010003610, Official Public Records of Collin County, Texas, all of Lot 1R and Lot 5, Block C, Legacy Town Center (North), an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20071107010003940, Official Public Records of Collin County, Texas, all of Lot 3, Block C, Legacy Town Center North, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20060317010000990, Official Public Records of Collin County, Texas, all of Lot 1, Block A, Legacy Town Center (North), an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20080222010000710, Official Public Records of Collin County, Texas, all of The Town Homes at Legacy Town Center, Phase 2, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20060518010002110, Official Public Records of Collin County, Texas, all of Lot 1R and Lot 5, Block C, Legacy Town Center (North), an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20071107010003940, Official Public Records of Collin County, Texas, all of Lot 1, Block A, The Shops at Legacy Town Center (North), an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20061108010004830, Official Public Records of Collin County, Texas, all of Baccus Cemetery, all of Lot 1, Robb and Stucky Addition, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 2001-0095071, Official Public Records of Collin County,

Texas, all of Lot 1, Block D, Lot 1, Block E, and Lot 1, Block F, The Shops at Legacy Town Center, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 2004-0038069, Official Public Records of Collin County, Texas, all of Lot 2, Block F, The Shops at Legacy Town Center, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 2004-0038062, Official Public Records of Collin County, Texas, all of The Shops at Legacy Town Center, Phase 2, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 2005-0064263, Official Public Records of Collin County, Texas, all of Lot 1, Block 1, Lincoln at Legacy Town Center, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 2002-0074310, Official Public Records of Collin County, Texas, all of Lot 1, Block G and Lot 3, Block G, Legacy Town Center (South), an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 2003-0036901, Official Public Records of Collin County, Texas, all of Lot 2, Block 1 and Lot 3, Block 1, Two Legacy Town Center (South), an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 2004-0038063, Official Public Records of Collin County, Texas, all of Lot 1, Block A and Lot 1, Block B, Doubletree Legacy Addition, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 2001-0020950, Official Public Records of Collin County, Texas, all of Lot 1R, Block H, Legacy Town Center (South), an addition to the City of Plano, Texas according to the plat recorded in Volume M, Page 47, Map Records of Collin County, Texas, all of Lot 1R, Block 1 and Lot 4, Block 1, Legacy Town Center (South), an addition to the City of Plano, Texas according to the plat recorded in Volume Q, Page 239, Map Records of Collin County, Texas, all of Lot 1R, Block A, Two Legacy Town Center, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20060509010001880, Official Public Records of Collin County, Texas, all of Lot 2, Block 1, Two Legacy Town Center (South), an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 2004-0011445, Official Public Records of Collin County, Texas, being all of Lot 1R, and Lot 5, Block 1, Two Legacy Town Center (South), an addition to the City of Plano, Texas according to the plat recorded in Volume P, Page 454, Map Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at the intersection of the centerline of Legacy Drive (a variable width right-of-way) and the centerline of Communications Parkway (a variable width right-of-way);

THENCE with the centerline of Communications Parkway, the following courses and distances to wit:

North $0^{\circ}38'34''$ West, a distance of 284.84 feet to a point at the beginning of a tangent curve to the right having a central angle of $29^{\circ}58'12''$, a radius of 1,143.74 feet, a chord bearing and distance of North $14^{\circ}20'32''$ East, 591.46 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 598.26 feet to a point at the beginning of a non-tangent curve to the left having a central angle of $12^{\circ}34'33''$, a radius of 1,261.08 feet, a chord bearing and distance of North $20^{\circ}03'31''$ East, 276.24 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 276.79 feet to a point for corner;

THENCE departing said centerline, the following courses and distances to wit:

North $76^{\circ}19'54''$ West, a distance of 122.14 feet to a point at the beginning of a tangent curve to the left having a central angle of $12^{\circ}34'21''$, a radius of 559.37 feet, a chord bearing and distance of North $82^{\circ}37'05''$ West, 122.50 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 122.74 feet to a point at the beginning of a non-tangent curve to the left having a central angle of $48^{\circ}26'58''$, a radius of 550.00 feet, a chord bearing and distance of North $21^{\circ}42'51''$ West, 451.35 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 465.08 feet to a point for corner;

North $45^{\circ}56'20''$ West, a distance of 101.54 feet to a point at the beginning of a tangent curve to the right having a central angle of $13^{\circ}00'00''$, a radius of 700.00 feet, a chord bearing and distance of North $39^{\circ}26'20''$ West, 158.48 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 158.82 feet to a point for corner;

North $32^{\circ}56'20''$ West, a distance of 101.40 feet to a point at the beginning of a tangent curve to the right having a central angle of $13^{\circ}00'00''$, a radius of 700.00 feet, a chord bearing and distance of North $26^{\circ}26'20''$ West, 158.48 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 158.82 feet to a point for corner;

North $19^{\circ}56'20''$ West, a distance of 141.58 feet to a point at the beginning of a tangent curve to the left having a central angle of $39^{\circ}20'01''$, a radius of 480.00 feet, a chord bearing and distance of North $39^{\circ}36'20''$ West, 323.09 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 329.52 feet to a point for corner;

North $31^{\circ}07'28''$ East, a distance of 60.01 feet to a point at the beginning of a tangent curve to the left having a central angle of $11^{\circ}28'12''$, a radius of 532.50 feet, a chord bearing and distance of North $25^{\circ}23'22''$ East, 106.42 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 106.60 feet to a point for corner;

North $19^{\circ}39'16''$ East, a distance of 95.37 feet to a point in the centerline of Headquarters Drive (a variable width right-of-way) at the beginning of a non-tangent curve to the right having a central angle of $23^{\circ}03'41''$, a radius of 1191.79 feet, a chord bearing and distance of South $60^{\circ}53'48''$ East, 476.46 feet;

THENCE with the centerline of Headquarters Drive, in a southeasterly direction, with said curve to the right, an arc distance of 479.69 feet to a point at the beginning of a reverse curve to the left having a central angle of $41^{\circ}06'45''$, a radius of 561.00 feet, a chord bearing and distance of South $69^{\circ}55'20''$ East, 393.96 feet;

THENCE in a southeasterly direction, with said curve to the left, an arc distance of 402.55 feet to a point for corner;

THENCE North $89^{\circ}31'17''$ East, a distance of 1,124.49 feet to a point at the intersection of said centerline of Headquarters Drive and the centerline of the Dallas North Tollway (a variable width right-of-way) and at the beginning of a non-tangent curve to the right having a central angle of $1^{\circ}02'17''$, a radius of 3,819.72 feet, a chord bearing and distance of North $14^{\circ}59'09''$ East, 69.20 feet;

THENCE with said centerline of the Dallas North Tollway, the following courses and distances to wit:

In a northeasterly direction, with said curve to the right, an arc distance of 69.20 feet to a point for corner;

North $15^{\circ}30'18''$ East, a distance of 584.33 feet to the intersection of said centerline and the centerline of Baltic Boulevard;

THENCE with the centerline of Baltic Boulevard, the following courses and distances to wit:

North $89^{\circ}47'07''$ East, a distance of 1,182.27 feet to a point for corner;

South $68^{\circ}36'03''$ East, a distance of 408.43 feet to a point at intersection of said centerline and the centerline of Parkwood Boulevard (a variable width right-of-way) and at the beginning of a non-tangent curve to the left having a central angle of $20^{\circ}08'49''$, a radius of 1,003.66 feet, a chord bearing and distance of South $10^{\circ}04'24''$ West, 351.10 feet;

THENCE with the centerline of Parkwood Boulevard, the following courses and distances to wit:

In a southwesterly direction, with said curve to the left, an arc distance of 352.92 feet to a point for corner;

South $0^{\circ}00'00''$ East, a distance of 4,760.63 feet to the intersection of the centerline of Parkwood Boulevard and Tennyson Parkway (a variable width right-of-way);

THENCE with the centerline of said Tennyson Parkway, the following courses and distances to wit:

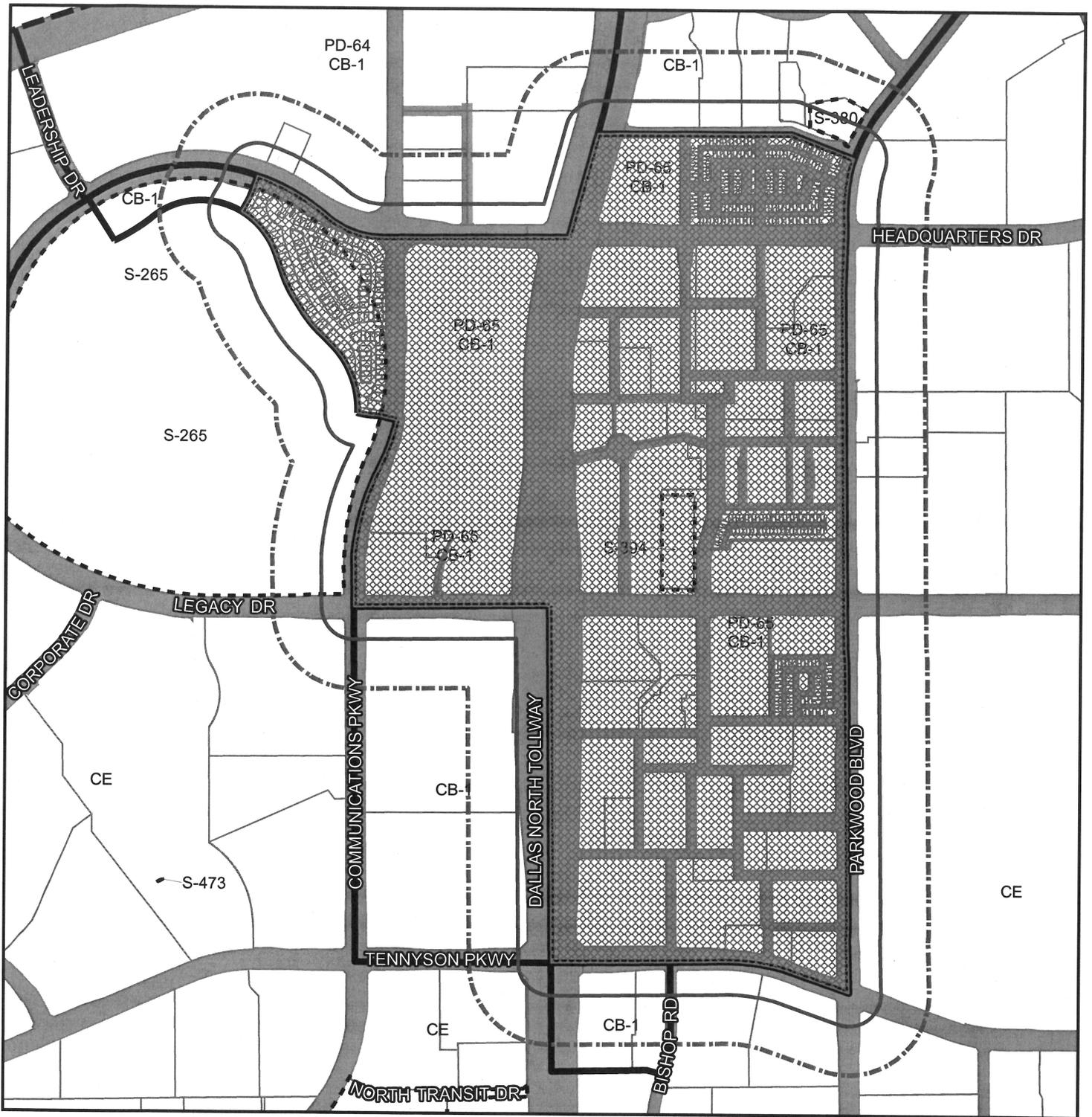
North $70^{\circ}09'50''$ West, a distance of 414.03 feet to a point at the beginning of a tangent curve to the left having a central angle of $19^{\circ}36'17''$, a radius of 1,151.50 feet, a chord bearing and distance of North $79^{\circ}57'59''$ West, 392.09 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 394.01 feet to a point for corner;

North 89°46'07" West, a distance of 1,020.78 feet to the intersection of said centerline of Tennyson Parkway and the said centerline of the Dallas North Tollway;

THENCE with said centerline of the Dallas North Tollway, North 0°00'00" East, a distance of 2,158.23 feet to the intersection of said centerline and said centerline of Legacy Drive;

THENCE with said centerline of Legacy Drive, South 89°21'26" West, a distance of 1,175.78 feet to the POINT OF BEGINNING and CONTAINING 275.07 acres of land.

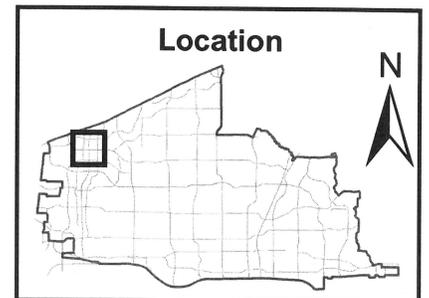


Zoning Case #: 2015-30

Existing Zoning: Planned Development-65-Central Business-1 (PD-65-CB-1)/Dallas North Tollway Overlay District

Proposed Zoning: Amend Planned Development-65-Central Business-1 (PD-65-CB-1) to modify development standards related to signage

-  500' Courtesy Notification Buffer
-  200' Notification Buffer
-  Subject Property
-  Zoning Boundary
-  Specific Use Permit
-  City Limits
-  Right-of-Way



Source: City of Plano Planning Department

