

DATE: June 17, 2014
TO: Honorable Mayor & City Council
FROM: Richard Grady, Chairman, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of June 16, 2014

**AGENDA ITEM NO. 8 - PUBLIC HEARING
ZONING CASE 2014-15
APPLICANT: J.C. PENNEY CO. INC., SWC TOLLWAY & 121, LLC,
AND THE CITY OF PLANO**

Request to rezone 204.7± acres located at the southwest corner of State Highway 121 and the Dallas North Tollway from Commercial Employment to Central Business-1. Zoned Commercial Employment with Specific Use Permit #265 for Day Care Center.

APPROVED: 6-0 **DENIED:** _____ **TABLED:** _____

LETTERS RECEIVED WITHIN 200 FOOT NOTICE AREA: **SUPPORT:** 1 **OPPOSE:** 0

LETTERS RECEIVED OUTSIDE 200 FOOT NOTICE AREA: **SUPPORT:** 0 **OPPOSE:** 0

PETITION(S) RECEIVED: N/A **# OF SIGNATURES:** N/A

STIPULATIONS:

Recommended for approval as submitted.

FOR CITY COUNCIL MEETING OF: June 23, 2014 (To view the agenda for this meeting, see www.planotx.gov)

PUBLIC HEARING - ORDINANCE

EM/dc

xc: Katheryn Burchett, J.C. Penney Co., Inc.
Fehmi Karahan, SWC Tollway & 121, LLC

<http://goo.gl/maps/2fWK7>

CITY OF PLANO
PLANNING & ZONING COMMISSION

June 16, 2014

Agenda Item No. 8

Public Hearing: Zoning Case 2014-15

Applicant: J.C. Penney Co. Inc.,
SWC Tollway & 121, LLC, and the City of Plano

DESCRIPTION:

Request to rezone 204.7± acres located at the southwest corner of State Highway 121 and the Dallas North Tollway from Commercial Employment to Central Business-1. Zoned Commercial Employment with Specific Use Permit #265 for Day Care Center.

REMARKS:

The applicant is requesting to rezone 204.7± acres located at the southwest corner of State Highway 121 and the Dallas North Tollway from Commercial Employment (CE) to Central Business-1 (CB-1) to allow for greater flexibility in development due to deed restricted building setbacks. The CE zoning district is intended for corporate headquarters in a campus-like setting. The proposed CB-1 zoning district is intended for use in conjunction with the CE district to permit a highly concentrated business center similar to traditional downtown areas of major cities.

The subject property is mostly undeveloped and includes several unique parcels for future development. The property includes a section of Headquarters Drive right-of-way and 12.0± acres of the northeastern portion of J.C. Penney Headquarters Addition, Block D, Lot 1, which features an existing pedestrian path and ponds. The City of Plano is a party to this zoning request because a small parcel, J.C. Penney Headquarters Addition, Block B, Lot 2, is owned by the city and features an elevated water storage tank.

In addition to the city's CE zoning district, the subject property is also regulated by a private property owner's association. The association's building setbacks are more restrictive than the city's CE zoning district setbacks. Although all properties will have to comply with the CE zoning district setbacks, rezoning the property to CB-1 will allow the property owner more flexibility in regards to developing with the property owner's association's setbacks.

Surrounding Land Use and Zoning

The property to the north, across State Highway 121, is in the City of Frisco and is developed as new car dealers. To the east, across the Dallas North Tollway, are general office, restaurant, and retail uses zoned Planned Development-65-Central Business-1 (PD-65-CB-1) and CB-1. To the south is a general office development zoned CE with Specific Use Permit #265 for Day Care Center. To the west, across Legacy Drive, is undeveloped property zoned CE.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as Major Corridor Development (MCD) and Low-Intensity Office (LIO). This request is in conformance with the future land use plan.

Adequacy of Public Facilities - Water and sanitary sewer services are available to serve the subject properties.

Traffic Impact Analysis (TIA) - A TIA is not required for this rezoning request.

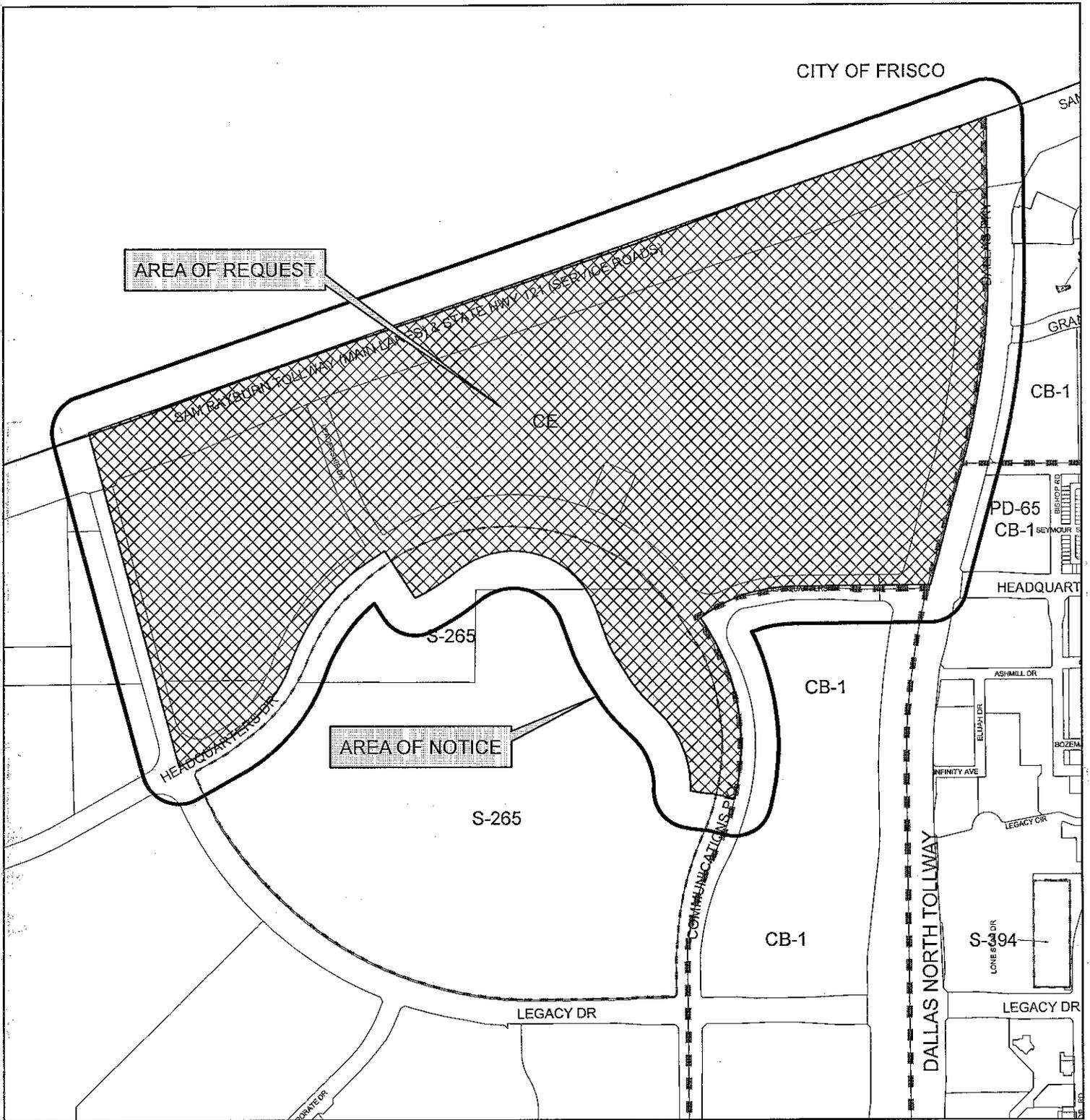
Public Safety Response Time - Based upon existing personnel, equipment, and facilities, fire emergency response times will be sufficient to serve the site.

SUMMARY:

The applicant is requesting to rezone 204.7± acres located at the southwest corner of State Highway 121 and the Dallas North Tollway from CE to CB-1. The proposed CB-1 zoning district is consistent with the surrounding zoning and uses, and the Future Land Use Plan of the Comprehensive Plan, which designates the property as MCD and LIO. Staff is in support of the proposed rezoning.

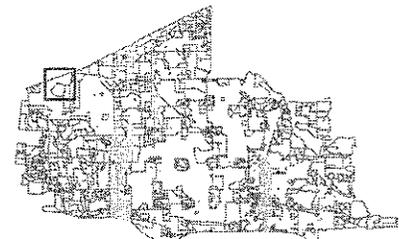
RECOMMENDATION:

Recommend for approval as submitted.



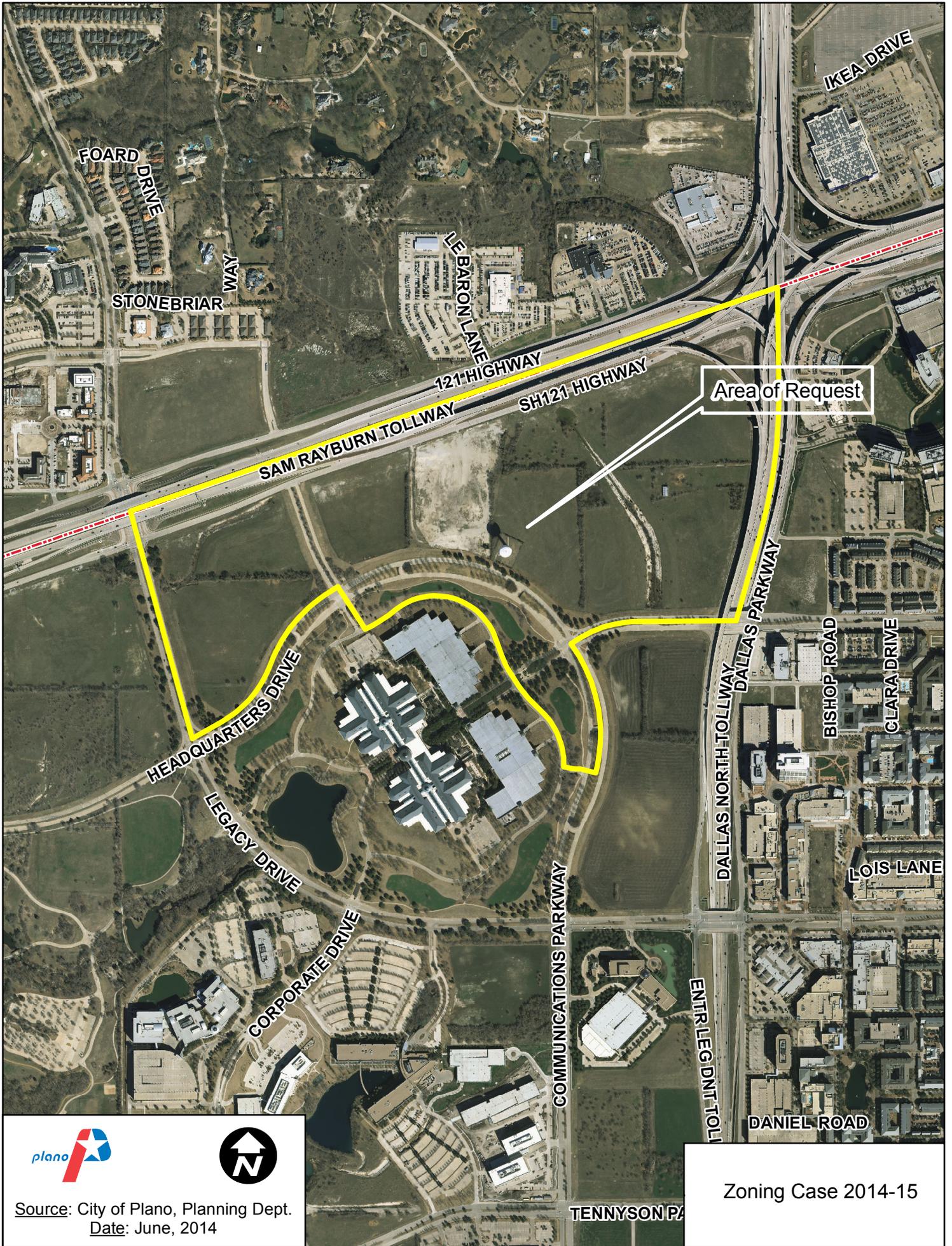
Zoning Case #: 2014-15

Existing Zoning: COMMERCIAL EMPLOYMENT



○ 200' Notification Buffer





FOARD DRIVE

STONEBRIAR WAY

LE BARON LANE

IKEA DRIVE

121 HIGHWAY

SH121 HIGHWAY

Area of Request

SAM RAYBURN TOLLWAY

HEADQUARTERS DRIVE

LEGACY DRIVE

CORPORATE DRIVE

COMMUNICATIONS PARKWAY

DALLAS PARKWAY

DALLAS NORTH TOLLWAY

BISHOP ROAD

CLARA DRIVE

LOIS LANE

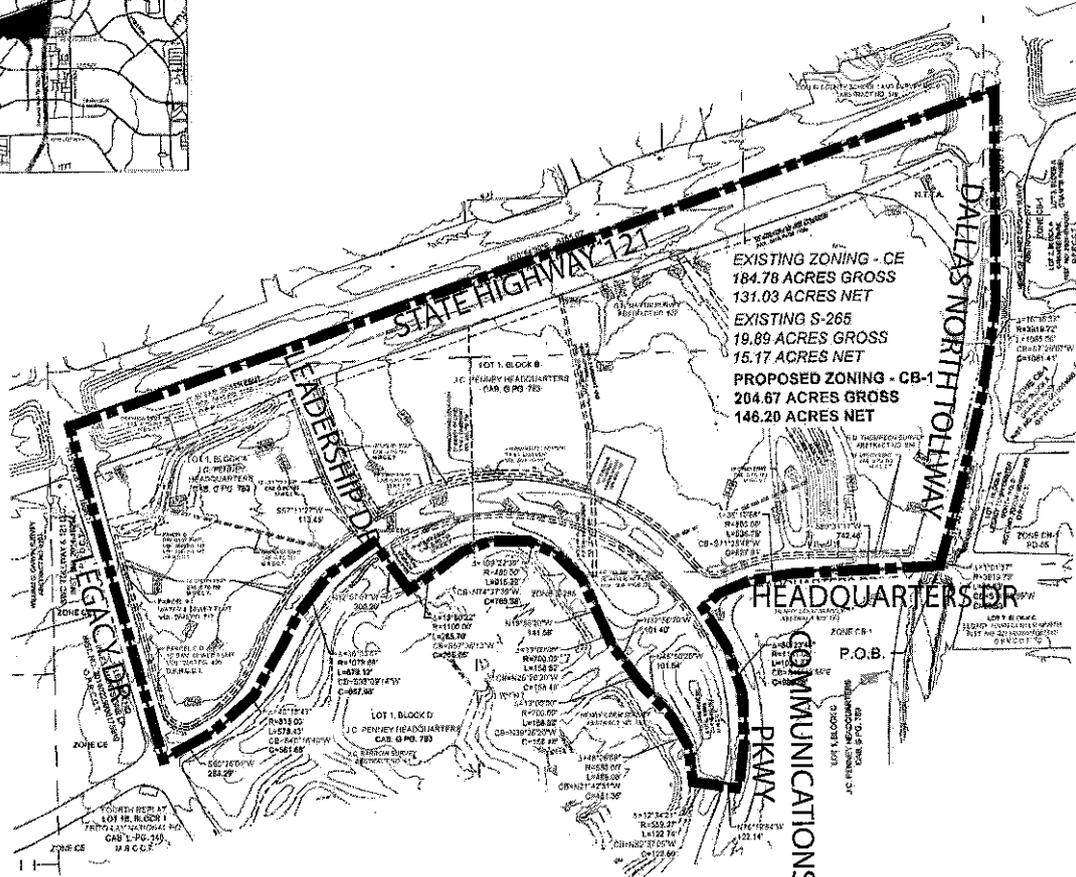
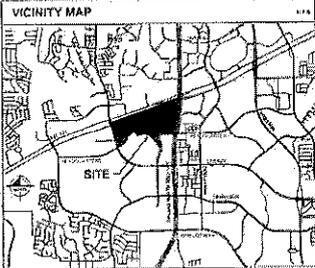
DANIEL ROAD

TENNYSON PARKWAY



Source: City of Plano, Planning Dept.
Date: June, 2014

Zoning Case 2014-15



EXISTING ZONING - CE
184.78 ACRES GROSS
131.03 ACRES NET

EXISTING S-265
19.89 ACRES GROSS
15.17 ACRES NET

PROPOSED ZONING - CB-1
204.67 ACRES GROSS
146.20 ACRES NET

LEGAL DESCRIPTION

BEING a tract of land situated in the Henry Cook Survey, Abstract No. 183, the J.C. Barrow Survey, Abstract No. 61, the G.R. Martin Survey, Abstract No. 622, the Collin County School Land Survey No. 5; Abstract No. 149, the Heirs of J. Abaz Deguan Survey, Abstract No. 279 and the H.N. Thompson Survey, Abstract No. 896, Collin County, Texas and being all of Lot 1, Block A, Lot 1, Block B, Lot 1, Block C and part of Lot 1, Block D, J.C. Barrow Survey, an addition to the City of Plano, Texas according to the plat recorded in Catalog G, Page 783, Map Records of Collin County, Texas but being more particularly described as follows:

BEGINNING at the intersection of the centerline of the Dallas North Tollway (a variable width right-of-way) and the centerline of Headquarters Drive (a variable width right-of-way);

THENCE with the centerline of Headquarters Drive, the following courses and distances to wit:

South 69°14'17" West, a distance of 745.46 feet to a point at the beginning of a tangent curve to the left having a central angle of 36°10'58", a radius of 850.00 feet, a chord bearing and distance of South 71°25'48" West, 527.91 feet; in a southeasterly direction, with said curve to the left, an arc distance of 536.78 feet to a point at the intersection of said centerline and the centerline of Communications Parkway (a variable width right-of-way) and at the beginning of a non-tangent curve to the right having a central angle of 40°22'58", a radius of 650.00 feet, a chord bearing and distance of South 10°43'53" East, 558.68 feet;

THENCE with the centerline of Communications Parkway and in a southeasterly direction, with said curve to the right, an arc distance of 1021.27 feet to a point for corner;

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

North 70°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°24'51", a radius of 556.37 feet, a chord bearing and distance of North 67°37'10" West, 122.56 feet; in a southeasterly 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 40°22'58", a radius of 650.00 feet, a chord bearing and distance of North 51°42'51" West, 651.95 feet;

in a northeasterly direction, with said curve to the left, an arc distance of 485.08 feet to a point for corner; North 43°04'20" West, a distance of 101.83 feet to a point at the beginning of a tangent curve to the right having a central angle of 13°30'07", a radius of 700.00 feet, a chord bearing and distance of North 39°26'20" West, 153.48 feet;

in a northeasterly direction, with said curve to the right, an arc distance of 152.87 feet to a point for corner; North 21°52'28" West, a distance of 101.83 feet to a point at the beginning of a tangent curve to the right having a central angle of 13°30'07", a radius of 700.00 feet, a chord bearing and distance of North 26°26'20" West, 153.48 feet;

in a northeasterly direction, with said curve to the right, an arc distance of 152.87 feet to a point for corner; North 19°56'29" 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 106°27'38", a radius of 480.00 feet, a chord bearing and distance of South 74°37'30" West, 783.38 feet;

in a northeasterly direction, with said curve to the left, an arc distance of 102.32 feet to a point at the beginning of a curve curve to the right having a central angle of 39°22'22", a radius of 1100.00 feet, a chord bearing and distance of South 67°36'13" West, 268.08 feet;

in a southeasterly direction, with said curve to the right, an arc distance of 255.76 feet to a point for corner; North 32°57'57" West, a distance of 200.20 feet to a point at the intersection of the centerline of said Headquarters Drive and the centerline of Legacy Drive (a variable width right-of-way);

THENCE with said centerline of Headquarters Drive, the following courses and distances to wit:

South 57°14'27" West, a distance of 113.45 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 36°10'58", a radius of 1078.85 feet, a chord bearing and distance of South 34°00'14" West, 687.26 feet; in a southeasterly direction, with said curve to the left, an arc distance of 678.12 feet to a point at the beginning of a tangent curve to the right having a central angle of 40°18'48", a radius of 815.00 feet, a chord bearing and distance of South 40°24'40" West, 581.58 feet;

in a southeasterly direction, with said curve to the right, an arc distance of 573.43 feet to a point for corner; South 67°28'04" West, a distance of 284.25 feet to a point at the intersection of said centerline of Headquarters Drive and the centerline of Legacy Drive (a variable width right-of-way);

THENCE with said centerline of Legacy Drive, North 15°09'28" West, a distance of 1658.17 feet to a point at the intersection of said centerline of Legacy Drive and the centerline of State Highway No. 121 (a variable width right-of-way);

THENCE with the centerline of said State Highway No. 121, South 70°18'30" East, a distance of 5165.20 feet to a point at the intersection of said centerline of State Highway No. 121 and said centerline of the Dallas North Tollway;

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

South 0°30'00" East, a distance of 791.53 feet to a point at the beginning of a tangent curve to the right having a central angle of 16°14'33", a radius of 3818.72 feet, a chord bearing and distance of South 17°02'01" West, 684.44 feet; in a southeasterly direction, with said curve to the right, an arc distance of 585.26 feet to a point for corner;

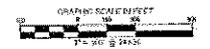
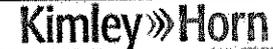
South 15°30'18" West, a distance of 614.66 feet to a point at the beginning of a tangent curve to the left having a central angle of 130°57'57", a radius of 2810.72 feet, a chord bearing and distance of South 14°58'30" West, 581.58 feet; in a southeasterly direction, with said curve to the left, an arc distance of 62.85 feet to the POINT OF BEGINNING and containing 204.67 acres of land.

This document was prepared under 22 TAC §503.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or recognition of the boundary of the vertical subdivision to which it applies.

ZONING CASE # 2014-15

**ZONING EXHIBIT
204.67 ACRES**

HENRY COOK SURVEY, ABSTRACT NO. 183,
THE J.C. BARROW SURVEY, ABSTRACT NO.
91, THE G.R. MARTIN SURVEY, ABSTRACT NO.
622, THE COLLIN COUNTY SCHOOL LAND
SURVEY NO. 6, ABSTRACT NO. 149, THE
HEIRS OF J. ABAB DEGUAN SURVEY,
ABSTRACT NO. 279 AND THE H.N. THOMPSON
SURVEY, ABSTRACT NO. 896
CITY OF PLANO, COLLIN COUNTY, TEXAS



NOTES:
Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plan, or plan. Approval of development standards shown hereon, at the initiation of the development process. Planning & Zoning Commission and City Council action on studies, plans or plans relating to development of this property shall be considered as an action separate from actions taken on this zoning case.

OWNER:
SAC TOLLWAY & 121, LLC
7200 GRESHAM ROAD, SUITE 750
PLANO, TX 75024

SURVEYOR/PREPARER:
KIMLEY HORN AND ASSOCIATES, INC.
12750 North Dallas, Suite 1000
Dallas, Texas 75241

12750 North Dallas, Suite 1000 Dallas, Texas 75241		FILE# K140156-00		TAX NO. (972) 770-1200 Fax No. (972) 238-9923	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	GRJ	TG	MAY 2014	006117-1008	1 OF 1

Zoning Case 2014-15

An Ordinance of the City of Plano amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, so as to rezone 204.7± acres of land out of the Henry Cook Survey, Abstract No. 183, the J.C. Barrow Survey, Abstract No. 91, the G.R. Martin Survey, Abstract No. 622, The Collin County School Land Survey No. 6, Abstract No. 149, the Heirs of J. Abez Duguan Survey, Abstract No. 279, and the H.N. Thompson Survey, Abstract No. 896, located at the southwest corner of State Highway 121 and the Dallas North Tollway, in the City of Plano, Collin County, Texas, from Commercial Employment to Central Business-1; directing a change accordingly in the official zoning map of the City; and providing a publication clause, a penalty clause, a repealer clause, a savings clause, a severability clause, and an effective date.

WHEREAS, the City Secretary of Plano, Texas, directed that notices of a hearing be issued, as required by the Zoning Ordinance of the City of Plano and laws of the State of Texas, at a meeting of the City Council, to be held on the 23rd day of June, 2014, for the purpose of considering rezoning 204.7± acres of land out of the Henry Cook Survey, Abstract No. 183, the J.C. Barrow Survey, Abstract No. 91, the G.R. Martin Survey, Abstract No. 622, The Collin County School Land Survey No. 6, Abstract No. 149, the Heirs of J. Abez Duguan Survey, Abstract No. 279, and the H.N. Thompson Survey, Abstract No. 896, located at the southwest corner of State Highway 121 and the Dallas North Tollway, in the City of Plano, Collin County, Texas, from Commercial Employment to Central Business-1; 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 23rd day of June, 2014; and

WHEREAS, the City Council is of the opinion and finds that such rezoning 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. 2006-4-24, as the same has been heretofore amended, is hereby further amended so as to rezone 204.7± acres of land out of the Henry Cook Survey, Abstract No. 183, the J.C. Barrow Survey, Abstract No. 91, the G.R. Martin Survey, Abstract No. 622, The Collin County School Land Survey No. 6, Abstract No. 149, the Heirs of J. Abez Duguan Survey, Abstract No. 279, and the H.N. Thompson Survey, Abstract No. 896, located at the southwest corner of State Highway 121 and the Dallas North Tollway, in the City of Plano, Collin County, Texas, from Commercial Employment to Central Business-1, said property being described in the legal description on Exhibit "A" attached hereto.

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

PASSED AND APPROVED THIS THE 23RD DAY OF JUNE, 2014.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2014-15

BEING a tract of land situated in the Henry Cook Survey, Abstract No. 183, the J.C. Barrow Survey, Abstract No. 91, the G.R. Martin Survey, Abstract No. 622, The Collin County School Land Survey No. 6, Abstract No. 149, the Heirs of J. Abez Duguan Survey, Abstract No. 279, and the H.N. Thompson Survey, Abstract No. 896, Collin County, Texas and being all of Lot 1, Block A, Lot 1, Block B, 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 and being more particularly described as follows:

BEGINNING at the intersection of the centerline of the Dallas North Tollway (a variable width right-of-way) and the centerline of Headquarters Drive (a variable width right-of-way);

THENCE with the centerline of Headquarters Drive, the following courses and distances to wit:

South, $89^{\circ} 31' 17''$ West, a distance of 742.46 feet to a point at the beginning of a tangent curve to the left having a central angle of $36^{\circ} 10' 58''$, a radius of 850.00 feet, a chord bearing and distance of South, $71^{\circ} 25' 48''$ West, 527.91 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 536.78 feet to a point at the intersection of said centerline and the centerline of Communications Parkway (a variable width right-of-way) and at the beginning of a non-tangent curve to the right having a central angle of $50^{\circ} 23' 46''$, a radius of 1,161.09 feet, a chord bearing and distance of South, $10^{\circ} 43' 55''$ East, 988.66 feet;

THENCE with the centerline of Communications Parkway and in a southeasterly direction, with said curve to the right, an arc distance of 1,021.27 feet to a point for corner;

THENCE departing said centerline of Communications Parkway, 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° 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° 00' 00", a radius of 700.00 feet, a chord bearing and distance of North, 39° 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° 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° 00' 00", a radius of 700.00 feet, a chord bearing and distance of North, 26° 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 a corner;

North, 19° 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 109° 22' 38", a radius of 480.00 feet, a chord bearing and distance of North, 74° 37' 39" West, 783.38 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 916.32 feet to a point at the beginning of a reverse curve to the right having a central angle of 13° 50' 22", a radius of 1,100.00 feet, a chord bearing and distance of South, 57° 36' 13" West, 265.05 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 265.70 feet to a point for corner;

North, 32° 57' 07" West, a distance of 300.20 feet to a point at the intersection of the centerline of said Headquarters Drive and the centerline of Leadership Drive (a 110-foot wide right-of-way);

THENCE with said centerline of Headquarters Drive, the following courses and distances to wit:

South, 57° 11' 27" West, a distance of 113.45 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 36° 03' 57", a radius of 1,078.88 feet, a chord bearing and distance of South, 38° 09' 14" West, 667.96 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 679.12 feet to a point at the beginning of a reverse curve to the right having a central angle of 40° 18' 48", a radius of 815.00 feet, a chord bearing and distance of South, 40° 16' 40" West, 561.68 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 573.43 feet to a point for corner;

South, 60° 26' 04" West, a distance of 284.29 feet to a point at the intersection of said centerline of Headquarters Drive and the centerline of Legacy Drive (a variable width right-of-way);

THENCE with said centerline of Legacy Drive, North, 15° 09' 28" West, a distance of 1,858.17 feet to a point at the intersection of said centerline of Legacy Drive and the centerline of State Highway No. 121 (a variable width right-of-way);

THENCE with the centerline of said State Highway No. 121, North, 70° 54' 39" East, a distance of 5,155.02 feet to a point at the intersection of said centerline of State Highway No. 121 and said centerline of the Dallas North Tollway;

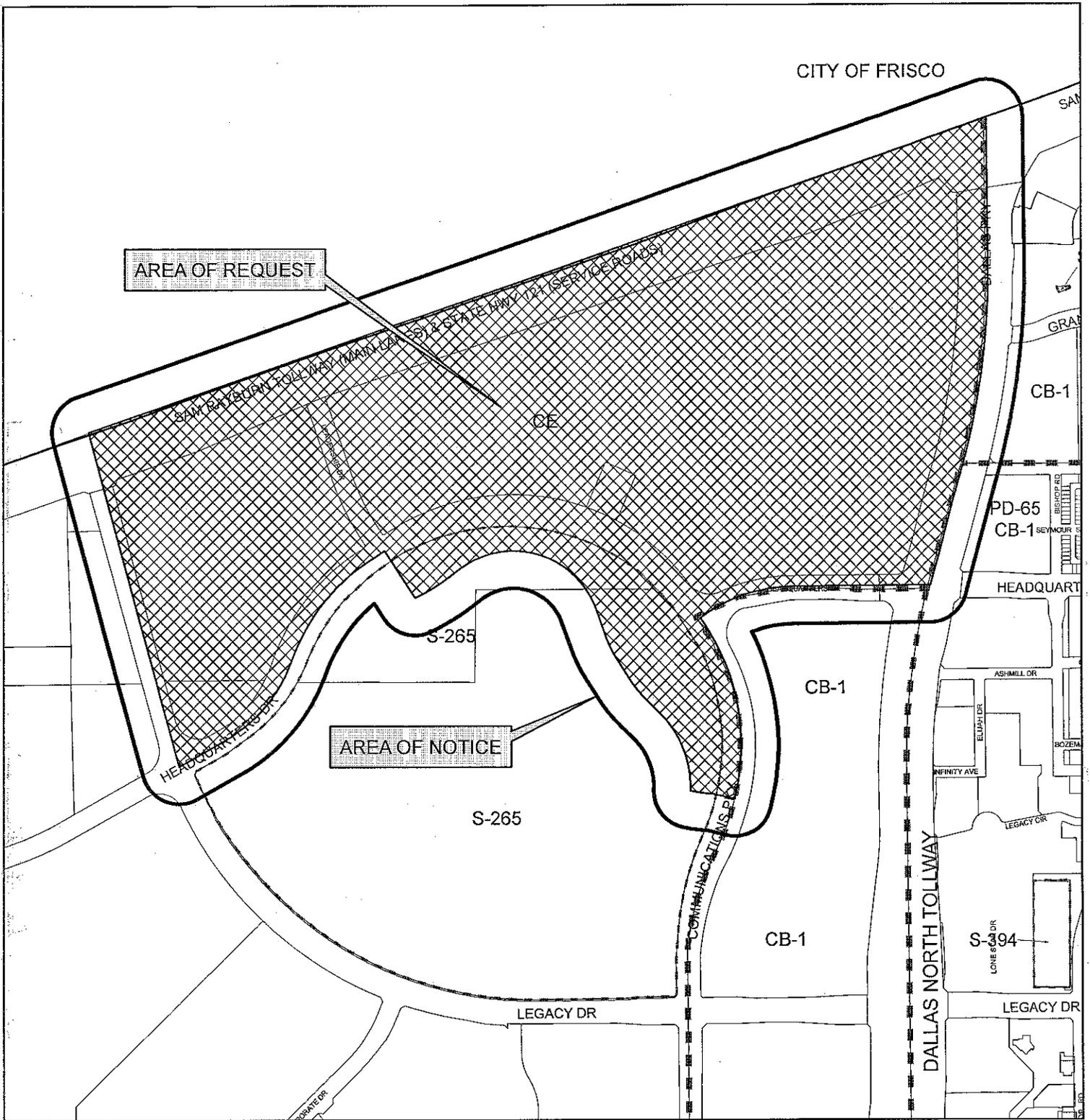
THENCE with the centerline of said Dallas North Tollway, the following courses and distances to wit:

South, 00° 39' 09" East, a distance of 791.53 feet to a point at the beginning of a tangent curve to the right having a central angle of 16° 16' 33", a radius of 3,819.72 feet, a chord bearing and distance of South, 07° 29' 07" West, 1,081.41 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 1,085.06 feet to a point for corner;

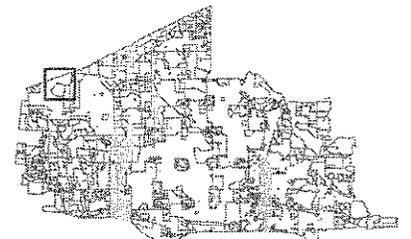
South, 15° 30' 18" West, a distance of 604.66 feet to a point at the beginning of a tangent curve to the left having a central angle of 01° 01' 57", a radius of 3,819.72 feet, a chord bearing and distance of South, 14° 58' 59" West, 68.83 feet;

In a southwesterly direction with said curve to the left, an arc distance of 68.83 feet to the POINT OF BEGINNING and CONTAINING 204.7 acres of land.



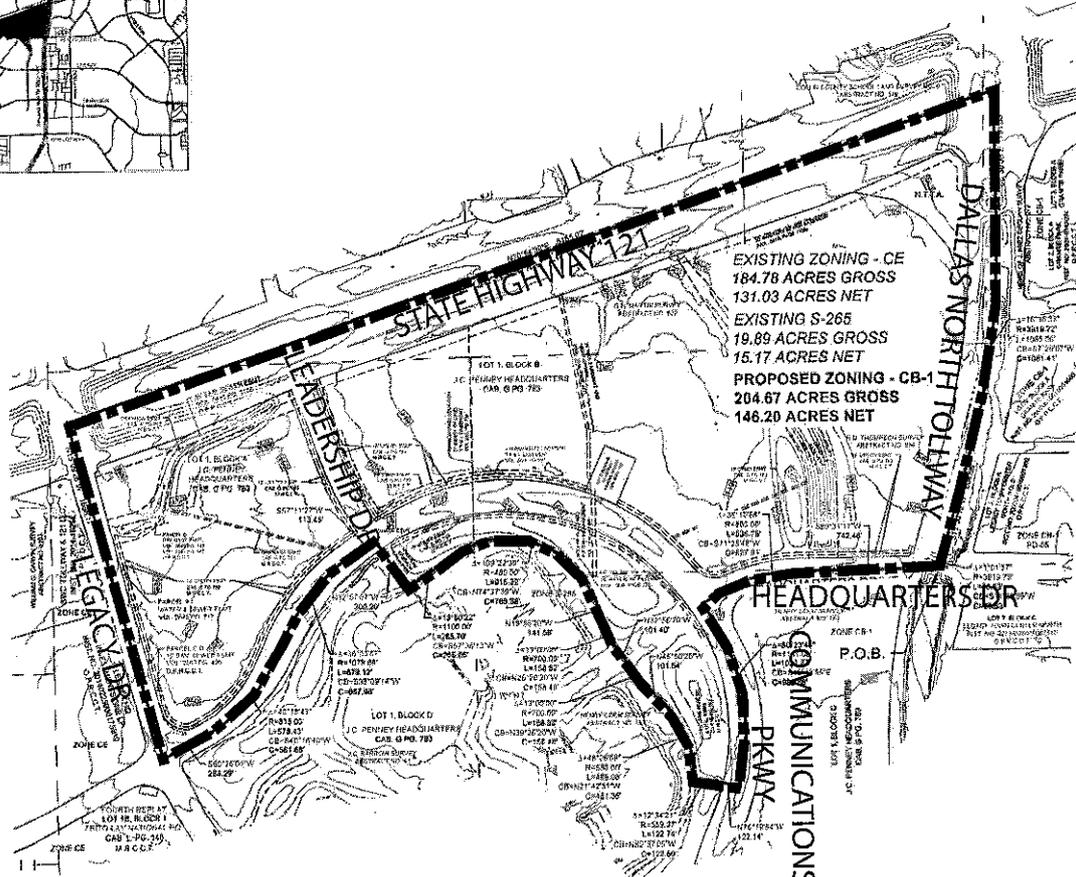
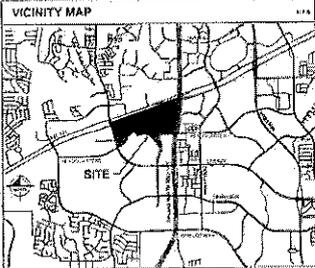
Zoning Case #: 2014-15

Existing Zoning: COMMERCIAL EMPLOYMENT



○ 200' Notification Buffer





LEGAL DESCRIPTION

BEING a tract of land situated in the Henry Cook Survey, Abstract No. 183, the J.C. Barrow Survey, Abstract No. 61, the G.R. Martin Survey, Abstract No. 622, the Collin County School Land Survey No. 5; Abstract No. 149, the Heirs of J. Abaz Deguan Survey, Abstract No. 279 and the H.N. Thompson Survey, Abstract No. 896, Collin County, Texas and being all of Lot 1, Block A, Lot 1, Block B, Lot 1, Block C and part of Lot 1, Block D, J.C. Parney Headquarters, an addition to the City of Plano, Texas according to the plat recorded in Catalog G, Page 783, Map Records of Collin County, Texas but being more particularly described as follows:

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THENCE with the centerline of Headquarters Drive, the following courses and distances to wit:

South 69°14'17" West, a distance of 745.46 feet to a point at the beginning of a tangent curve to the left having a central angle of 36°10'58", a radius of 850.00 feet, a chord bearing and distance of South 71°25'48" West, 527.91 feet; in a southeasterly direction, with said curve to the left, an arc distance of 536.78 feet to a point at the intersection of said centerline and the centerline of Communications Parkway (a variable width right-of-way) and at the beginning of a non-tangent curve to the right having a central angle of 40°22'58", a radius of 650.00 feet, a chord bearing and distance of South 10°43'33" East, 558.68 feet;

THENCE with the centerline of Communications Parkway and in a southeasterly direction, with said curve to the right, an arc distance of 1021.27 feet to a point for corner;

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

North 70°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°24'51", a radius of 556.37 feet, a chord bearing and distance of North 67°37'10" West, 122.56 feet; in a southeasterly 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 40°22'58", a radius of 650.00 feet, a chord bearing and distance of North 51°42'11" West, 491.95 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 485.08 feet to a point for corner; North 43°04'20" West, a distance of 101.83 feet to a point at the beginning of a tangent curve to the right having a central angle of 13°30'07", a radius of 700.00 feet, a chord bearing and distance of North 39°26'20" West, 153.48 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 152.87 feet to a point for corner; North 32°52'28" West, a distance of 121.45 feet to a point at the beginning of a tangent curve to the right having a central angle of 13°30'07", a radius of 700.00 feet, a chord bearing and distance of North 26°26'20" West, 153.48 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 152.87 feet to a point for corner; North 39°52'28" 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 106°27'38", a radius of 480.00 feet, a chord bearing and distance of North 74°37'30" West, 783.38 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 102.32 feet to a point at the beginning of a curve curve to the right having a central angle of 39°22'22", a radius of 1100.00 feet, a chord bearing and distance of South 67°36'13" West, 268.08 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 255.76 feet to a point for corner; North 32°57'07" West, a distance of 200.20 feet to a point at the intersection of the centerline of said Headquarters Drive and the centerline of Legacy Drive (a variable width right-of-way);

THENCE with said centerline of Legacy Drive, the following courses and distances to wit:

South 57°14'27" West, a distance of 113.45 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 30°03'17", a radius of 1078.85 feet, a chord bearing and distance of South 34°00'14" West, 687.26 feet; in a southeasterly direction, with said curve to the left, an arc distance of 678.12 feet to a point at the beginning of a tangent curve to the right having a central angle of 40°18'48", a radius of 815.00 feet, a chord bearing and distance of South 40°24'40" West, 581.58 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 573.43 feet to a point for corner; South 67°28'04" West, a distance of 284.25 feet to a point at the intersection of said centerline of Headquarters Drive and the centerline of Legacy Drive (a variable width right-of-way);

THENCE with said centerline of Legacy Drive, North 15°09'28" West, a distance of 1658.17 feet to a point at the intersection of said centerline of Legacy Drive and the centerline of State Highway No. 121 (a variable width right-of-way);

THENCE with the centerline of said State Highway No. 121, South 70°18'30" East, a distance of 5165.20 feet to a point at the intersection of said centerline of State Highway No. 121 and said centerline of the Dallas North Tollway;

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

South 0°30'00" East, a distance of 791.53 feet to a point at the beginning of a tangent curve to the right having a central angle of 16°14'33", a radius of 3818.72 feet, a chord bearing and distance of South 17°02'07" West, 684.44 feet; in a southeasterly direction, with said curve to the right, an arc distance of 585.26 feet to a point for corner;

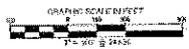
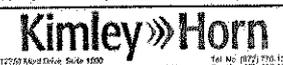
South 15°30'18" West, a distance of 614.66 feet to a point at the beginning of a tangent curve to the left having a central angle of 130°57'37", a radius of 2810.72 feet, a chord bearing and distance of South 14°58'30" West, 581.58 feet; in a southeasterly direction, with said curve to the left, an arc distance of 62.85 feet to the POINT OF BEGINNING and containing 204.67 acres of land.

This document was prepared under 22 TAC §503.21. It does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or recognition of the boundary of the vertical subdivision to which it applies.

ZONING CASE # 2014-15

**ZONING EXHIBIT
204.67 ACRES**

**HENRY COOK SURVEY, ABSTRACT NO. 183,
THE J.C. BARROW SURVEY, ABSTRACT NO. 61,
THE G.R. MARTIN SURVEY, ABSTRACT NO. 622,
THE COLLIN COUNTY SCHOOL LAND SURVEY NO. 6, ABSTRACT NO. 149, THE HEIRS OF J. ABAB DEGUAN SURVEY, ABSTRACT NO. 279 AND THE H.N. THOMPSON SURVEY, ABSTRACT NO. 896
CITY OF PLANO, COLLIN COUNTY, TEXAS**



NOTES:

Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plan, or plan. Approval of development standards shown hereon, is the initiation of the development process. Planning & Zoning Commission and City Council action on studies, plans or plans relating to development of this property shall be considered as an action separate from actions taken on this zoning case.

OWNER:
SAC TOLLWAY & 121, LLC
7200 GRESHAM ROAD, SUITE 750
PLANO, TX 75024

SURVEYOR/PREPARER:
KIMLEY HORN AND ASSOCIATES, INC.
12750 MARK DR., SUITE 1000
DALLAS, TEXAS 75241

12750 Mark Dr., Suite 1000 Dallas, Texas 75241		FILE# 150156-00		FILE NO. (072) 770-1000 Fax No. (972) 238-9920	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	GRJ	TG	MAY 2014	006117-1008	1 OF 1