

- b. From ~~300~~ 250 feet south of the southern right-of-way line of Plano Pkwy. to 600 feet south of Plano Pkwy., the maximum building height shall be 6 story/125 feet, whichever is less.
 - c. From 600 feet south of the southern right-of-way line for Plano Pkwy., the maximum building height shall be 12 story.
3. Maximum Lot Coverage: 50% (excluding parking structures); 70% (including parking structures)
4. For hospital use, required parking is one space per bed.
5. Building facades, except for parking structures, shall be constructed of brick, stone, or glass.
6. Parking structure facades shall be compatible in color and texture to the materials used for the hospital facade. The northern facade of parking structures that front Plano Pkwy. shall be designed to diffuse or to decrease light overspill through the use of solid walls, ornamental metal or other material screening, landscaping, earthen berms, or a combination of these.
7. The minimum front building setback along Allied Drive shall be 30 feet beginning at a distance of 250 feet from the southern right-of-way line of Plano Pkwy. continuing south to the southern right-of-way line for Alliance Blvd.

FOR CITY COUNCIL MEETING OF: July 25, 2016 (To view the agenda for this meeting, see www.plano.gov)

ST/amf

xc: Wes Huff, Baylor Scott & White Hospital
Phillip Waters, Ascension Group Architects
Wayne Snell, Permit Services Manager

<https://goo.gl/maps/LxBYrTJtMoS2>

CITY OF PLANO
PLANNING & ZONING COMMISSION

July 5, 2016

Agenda Item No. 3A

Public Hearing: Zoning Case 2016-021

Applicant: Baylor Scott & White Hospital

DESCRIPTION:

Request to amend Planned Development-138-Retail/General Office on 30.2 acres located at the southeast corner of Plano Parkway and Allied Drive in order to modify height regulations. Zoned Planned Development-138-Retail/General Office with Specific Use Permit #164 for Outdoor Commercial Amusement Facility. Project #ZC2016-021.

REMARKS:

The purpose of this request is to amend Planned Development-138-Retail/General Office (PD-138-R/O-2) in order to modify regulations related to height. The applicant is proposing to amend the existing PD language in order to increase the allowed height of a proposed hospital expansion on a portion of the property adjacent to Plano Parkway.

The existing zoning is PD-138-R/O-2. 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. The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling or warehousing. The O-2 district is intended to allow for a variety of low-, mid-, and high-rise office developments providing for professional, financial, medical, and similar services to local residents; corporate offices for regional and national operations; and major centers of employment for Plano and surrounding communities.

A revised site plan, Baylor Medical Center at Plano, Block A, Lot 1R, accompanies this request as Agenda Item No. 3B.

Surrounding Land Use and Zoning

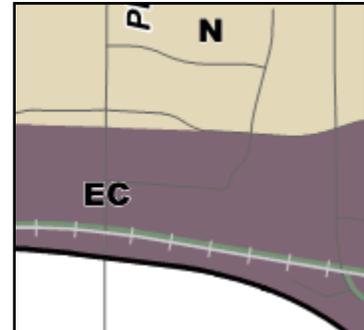
The subject property is currently developed with hospital and medical office uses. The properties to the west are zoned PD-350-R/O-2 and are developed as nursery, restaurant, hotel, and retail uses, with some undeveloped property remaining. The properties to the

east contain a hotel, convenience store with gas pumps, commercial pet sitting, medical office, and light-intensity manufacturing zoned PD-402-R/O-2 with Specific Use Permit #565 for Light-Intensity Manufacturing. To the north, across Plano Parkway, is a residential subdivision zoned Planned Development-192-Patio Home. To the south is railroad right-of-way and State Highway 190.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as Employment Center (EC).

The Employment Center future land use category applies to business centers. The primary uses for employment centers are commercial uses which provide corporate office campuses, medical centers, educational facilities, technology centers, and research facilities. Limited manufacturing and warehouse uses may be allowed to support the employment centers. Adequate building setbacks must be considered when development is proposed near neighborhoods. Residential development is not appropriate within these centers in order to ensure the city's ability to attract and maintain employment generating uses.

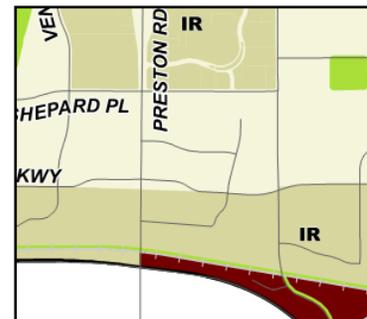


The requested changes to the height continue to allow for adequate height setbacks to protect the existing neighborhood to the north, across Plano Parkway, while allowing opportunity for additional development of the subject property. This request is in conformance with the Future Land Use Plan.

Growth and Change Map - The Growth and Change Map designates the subject property as Improve and Refine (IR).

IR areas are expected to experience moderate changes through infill, reuse, and redevelopment.

The requested modifications would allow for moderate changes to the existing PD language. This request is in conformance with the growth and change map.



Land Use Policy - Plano will support a system of organized land use to provide greater housing and employment choices, where new and redevelopment areas respect existing neighborhoods and businesses.

The proposed expansion will provide a minor benefit to employment opportunities for the medical office through additional building height while still providing sufficient restrictions to protect the existing neighborhood to the north. This request is in conformance with the Land Use Policy.

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

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

Proposed PD Stipulations

The existing PD stipulations were established in 2005 in order to accommodate the development of the hospital, and create restrictions intended to protect the residential neighborhood to the north, across Plano Parkway. Currently, the proposed hospital could develop a six-story, 65-foot building on the subject property. With this request, the applicant is proposing to modify the existing PD language to allow the placement of a six-story, 85-foot building in a location 50-feet closer to the northern property line. The 50 foot modification will still require a 250 foot setback from the right-of-way line of Plano Parkway.

The applicant is requesting the additional 20-foot height increase to accommodate a six-story development. Due to the specifications required for the hospital expansion, it is not practical for the applicant to develop a six-story building within the current maximum building height. The requested zoning amendment is a relatively minor change to the existing planned development regulations. Although these changes will allow for some additional height in closer proximity to the residential zoning district to the north, staff does not believe the changes will create a significant impact to the existing subdivision, or to surrounding properties. For this reason, staff is in support of the requested PD amendments.

SUMMARY:

The applicant is requesting to amend Planned Development-138-Retail/General Office on 30.2 acres located at the southeast corner of Plano Parkway and Allied Drive in order to modify regulations related to height. The request is in conformance with the recommendations of the Comprehensive Plan. The proposed PD amendments are a relatively minor change to the existing regulations, and will still provide adequate height setbacks for residences to the north of the subject property. For these reasons, staff is in support of this zoning request.

RECOMMENDATION:

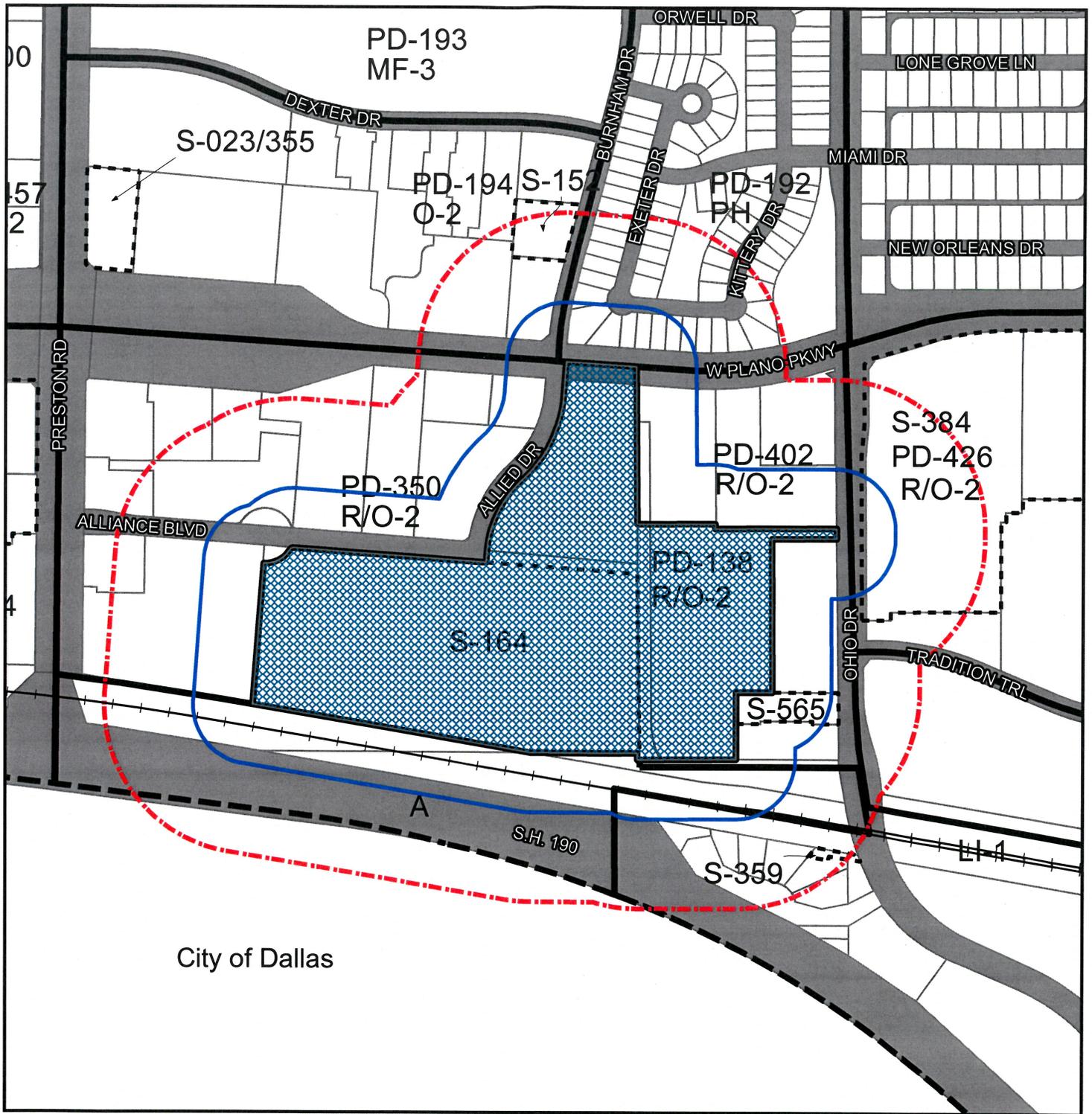
Recommended for approval as follows: (Additions are indicated in underlined text and deletions are shown as strike through text)

Restrictions:

1. A hospital and helistop are additional allowed uses. A helistop is allowed only in conjunction with a hospital use.
2. Maximum Building Height:
 - a. Beginning at a distance of 50 feet south of the southern right-of-way line of Plano Pkwy. (110 feet from the residential district boundary line) to

~~300~~ 250 feet south of Plano Pkwy., the maximum building height shall be 6 story/~~65~~ 85 feet, whichever is less.

- b. From ~~300~~ 250 feet south of the southern right-of-way line of Plano Pkwy. to 600 feet south of Plano Pkwy., the maximum building height shall be 6 story/125 feet, whichever is less.
 - c. From 600 feet south of the southern right-of-way line for Plano Pkwy., the maximum building height shall be 12 story.
3. Maximum Lot Coverage: 50% (excluding parking structures); 70% (including parking structures)
 4. For hospital use, required parking is one space per bed.
 5. Building facades, except for parking structures, shall be constructed of brick, stone, or glass.
 6. Parking structure facades shall be compatible in color and texture to the materials used for the hospital facade. The northern facade of parking structures that front Plano Pkwy. shall be designed to diffuse or to decrease light overspill through the use of solid walls, ornamental metal or other material screening, landscaping, earthen berms, or a combination of these.
 7. The minimum front building setback along Allied Drive shall be 30 feet beginning at a distance of 250 feet from the southern right-of-way line of Plano Pkwy. continuing south to the southern right-of-way line for Alliance Blvd.

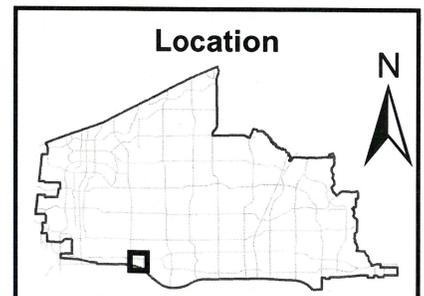


Zoning Case #: 2016-021

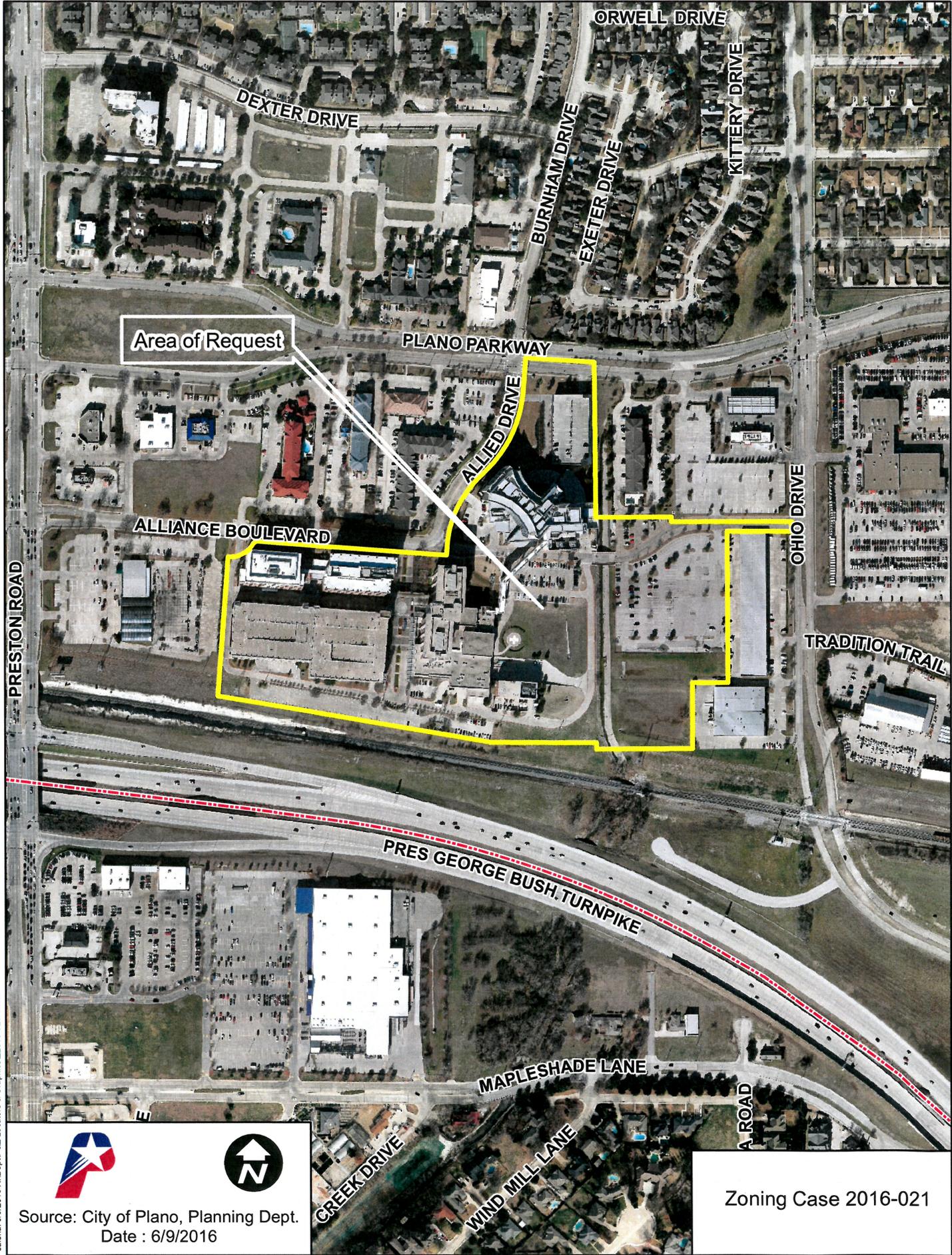
Existing Zoning: Planned Development-138-Retail/General Office (PD-138-R/O-2)/190 Tollway/Plano Parkway & Preston Road Overlay Districts w/Specific Use Permit #164

Proposed Zoning: Amend Planned Development-138-Retail/General Office (PD-138-R/O-2)/190 Tollway/Plano Parkway & Preston Road Overlay Districts w/Specific Use Permit #164

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



Source: City of Plano Planning Department



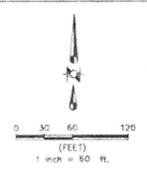
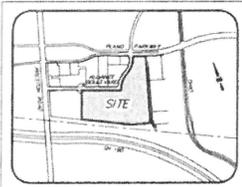
Area of Request

Zoning Case 2016-021

salena1 6/9/2016 X:\Dept\P&Z Locators & Graphics\2016-021A.mxd




Source: City of Plano, Planning Dept.
Date : 6/9/2016



WATER METER SCHEDULE

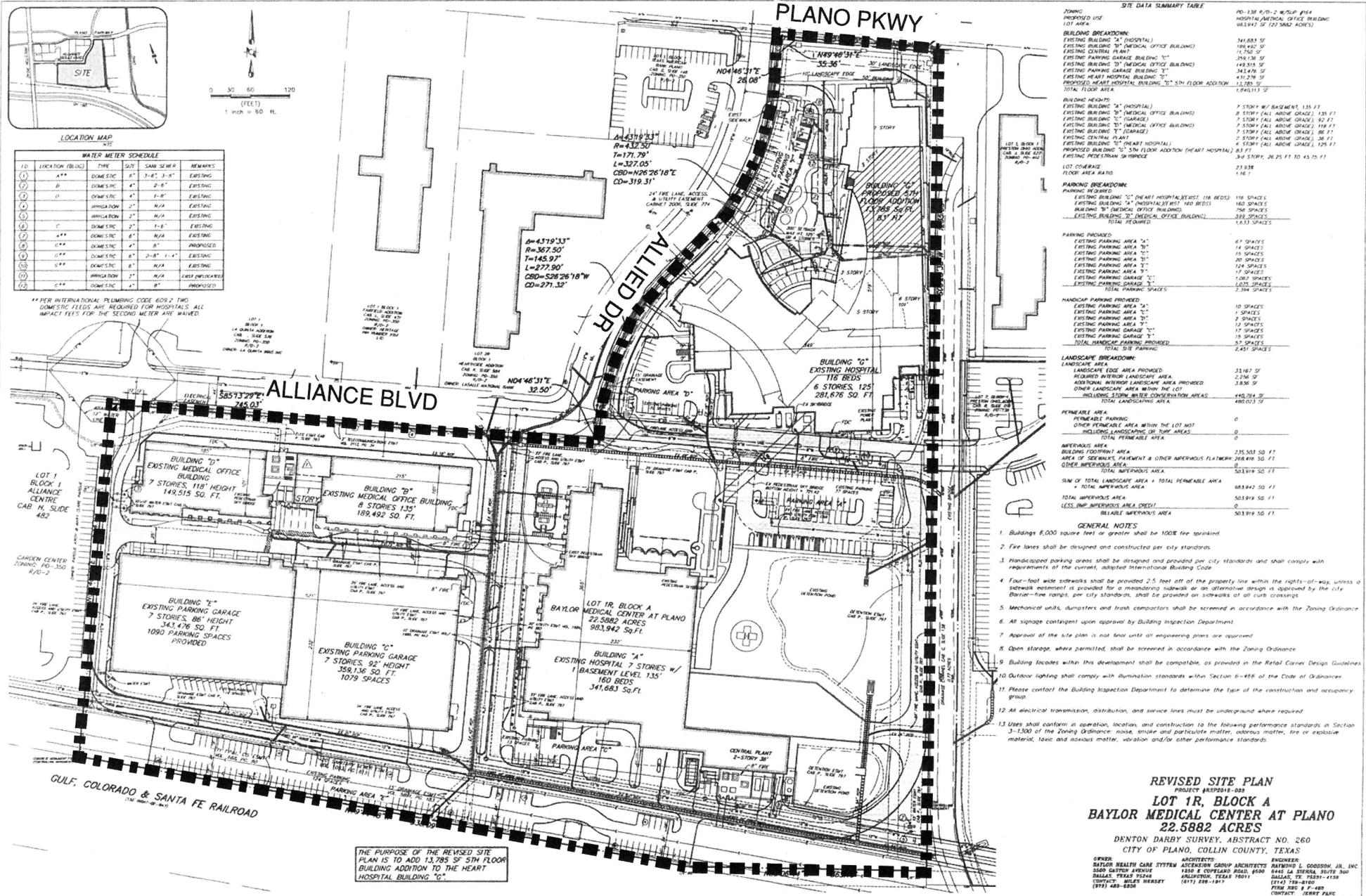
ID	LOCATION (BLDG)	TYPE	SIZE	MAIN SEWER	REMARKS
1	4**	DOMESTIC	4"	3'-4" 3'-4"	EXISTING
2	4	DOMESTIC	4"	2'-6"	EXISTING
3	4	DOMESTIC	4"	1'-6"	EXISTING
4	4	IRRIGATION	2"	N/A	EXISTING
5	4	DOMESTIC	2"	1'-6"	EXISTING
6	4**	DOMESTIC	6"	N/A	EXISTING
7	4**	DOMESTIC	4"	8"	PROPOSED
8	4**	DOMESTIC	4"	1'-8" 1'-4"	EXISTING
9	4**	DOMESTIC	8"	N/A	EXISTING
10	4**	IRRIGATION	2"	N/A	EXIST. UNRECORDED
11	4**	DOMESTIC	4"	8"	PROPOSED

** PER INTERNATIONAL PLUMBING CODE 605.2 TWO DOMESTIC FEEDS ARE REQUIRED FOR HOSPITALS. ALL IMPACT FEES FOR THE SECOND METER ARE WAIVED.

PLANO PKWY

ALLIED DR

ALLIANCE BLVD



SITE DATA SUMMARY TABLE

Category	Item	Value	
ZONING	PROPOSED USE	PD-130 R/10-2 W/SLP #17	
	LOT AREA	HOSPITAL MEDICAL OFFICE BUILDING 22,588.2 ACRES	
BUILDING BREAKDOWN	EXISTING BUILDING "A" (HOSPITAL)	341,683 SQ FT	
	EXISTING BUILDING "B" (MEDICAL OFFICE BUILDING)	198,492 SQ FT	
	EXISTING BUILDING "C" (HOSPITAL)	17,750 SQ FT	
	EXISTING BUILDING "D" (MEDICAL OFFICE BUILDING)	343,476 SQ FT	
	EXISTING BUILDING "E" (MEDICAL OFFICE BUILDING)	341,476 SQ FT	
	EXISTING HEART HOSPITAL BUILDING "F"	41,276 SQ FT	
	PROPOSED HEART HOSPITAL BUILDING "G" 5TH FLOOR ADDITION	13,785 SQ FT	
	TOTAL FLOOR AREA	1,846,113 SQ FT	
	PROPOSED HEART HOSPITAL BUILDING "G" 5TH FLOOR ADDITION	EXISTING BUILDING "A" (HOSPITAL)	7 STORY W/ BASEMENT 135 FT
		EXISTING BUILDING "B" (MEDICAL OFFICE BUILDING)	8 STORY (ALL ABOVE GRADE) 135 FT
		EXISTING BUILDING "C" (HOSPITAL)	7 STORY (ALL ABOVE GRADE) 50 FT
		EXISTING BUILDING "D" (MEDICAL OFFICE BUILDING)	7 STORY (ALL ABOVE GRADE) 118 FT
		EXISTING BUILDING "E" (HOSPITAL)	7 STORY (ALL ABOVE GRADE) 86 FT
		EXISTING CENTRAL PLANT	7 STORY (ALL ABOVE GRADE) 36 FT
EXISTING BUILDING "F" (HEART HOSPITAL)		7 STORY (ALL ABOVE GRADE) 125 FT	
PROPOSED BUILDING "G" 5TH FLOOR ADDITION (HEART HOSPITAL)		8.3 FT	
EXISTING PEDESTRIAN SKIRTPROTECT		3rd STORY, 26.25 FT TO 43.75 FT	
LOT COVERAGE		23,938	
PARKING BREAKDOWN	PARKING PROVIDED	116 SPACES	
	EXISTING BUILDING "A" (HOSPITAL) 160 BEDS	762 SPACES	
	EXISTING BUILDING "D" (MEDICAL OFFICE BUILDING)	381 SPACES	
	TOTAL PROVIDED	1,241 SPACES	
PARKING PROVIDED	EXISTING PARKING AREA "A"	67 SPACES	
	EXISTING PARKING AREA "B"	14 SPACES	
	EXISTING PARKING AREA "C"	16 SPACES	
	EXISTING PARKING AREA "D"	20 SPACES	
	EXISTING PARKING AREA "E"	124 SPACES	
	EXISTING PARKING AREA "F"	17 SPACES	
	EXISTING PARKING GARAGE "G"	1,081 SPACES	
	EXISTING PARKING GARAGE "H"	1,024 SPACES	
	TOTAL HANDICAPPED PARKING PROVIDED	2,394 SPACES	
	LANDSCAPE BREAKDOWN	LANDSCAPE AREA PROVIDED	31,167 SQ FT
REQUIRES INTERIOR LANDSCAPE AREA		2,236 SQ FT	
ADDITIONAL INTERIOR LANDSCAPE AREA PROVIDED		3,836 SQ FT	
TOTAL LANDSCAPING AREA		47,239 SQ FT	
PERMEABLE AREA	PERMEABLE PARKING	0	
	OTHER PERMEABLE AREA WITHIN THE LOT NOT INCLUDING LANDSCAPING OR ZONE AREA	0	
SUPERFICIAL AREA	BUILDING FOOTPRINT AREA	235,561 SQ FT	
	AREA OF SIDEWALK, PAVEMENT & OTHER IMPERVIOUS PLATING	36,846 SQ FT	
TOTAL IMPERVIOUS AREA	TOTAL IMPERVIOUS AREA	583,942 SQ FT	
	LESS IMPERVIOUS AREA CREDIT	0	
TOTAL PERMEABLE AREA	TOTAL PERMEABLE AREA	583,942 SQ FT	
	LESS IMPERVIOUS AREA CREDIT	0	

- GENERAL NOTES**
- Buildings 6,000 square feet or greater shall be 100% fire sprinkled.
 - Fire lanes shall be designed and constructed per city standards.
 - Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code.
 - Four-foot wide sidewalks shall be provided 2.5 feet off of the property line with the rights-of-way, unless a sidewalk easement is provided for a mandatory sidewalk or an alternative design is approved by the city. Barrier-free ramps, per city standards, shall be provided on sidewalks at all curb crossings.
 - Mechanical units, dumpsters and trash compactors shall be screened in accordance with the Zoning Ordinance.
 - All signage contingent upon approval by Building Inspection Department.
 - Approval of the site plan is not final until all engineering plans are approved.
 - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 - Building facades within this development shall be compatible, as provided in the Retail Center Design Guidelines.
 - Outdoor lighting shall comply with illumination standards within Section 6-456 of the Code of Ordinances.
 - Please contact the Building Inspection Department to determine the type of the construction and occupancy group.
 - All electrical transmission, distribution, and service lines must be underground where required.
 - Uses shall conform in operation, location, and construction to the following performance standards in Section 3-1300 of the Zoning Ordinance: noise, smoke and particulate matter, odorous matter, fire or explosive material, toxic and noxious matter, vibration and/or other performance standards.

REVISED SITE PLAN
PROJECT #1039318-021
LOT 1R, BLOCK A
BAYLOR MEDICAL CENTER AT PLANO
22,588.2 ACRES

DENTON DARBY SURVEY, ABSTRACT NO. 260
 CITY OF PLANO, COLLIN COUNTY, TEXAS

OWNER: BAYLOR HEALTH CARE SYSTEM
 5550 GATSON AVENUE
 DALLAS, TEXAS 75248
 CONTACT: MARY HENNESSY
 (972) 489-8208

ARCHITECTS: ASTORSON GROUP ARCHITECTS
 1310 E COPPELLAN ROAD, SUITE 300
 ARLINGTON, TEXAS 76011
 (817) 290-1949

ENGINEER: DAVID L. GOODSON JR., INC.
 8406 LA SIERRA, SUITE 300
 DALLAS, TX 75241-4130
 (214) 788-9100
 PLOT REC # P-489
 CONTACT: HEART PLUM

DATE: JUNE 9, 2016

THE PURPOSE OF THE REVISED SITE PLAN IS TO ADD 13,785 SQ 5TH FLOOR BUILDING ADDITION TO THE HEART HOSPITAL BUILDING "G".

Zoning Case 2016-021

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-138-Retail/General Office on 30.2 acres of land out of the Denton Darby Survey, Abstract No. 260, located at the southeast corner of Plano Parkway and Allied Drive, in the City of Plano, Collin County, Texas, to modify height regulations; 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 25th day of July, 2016, for the purpose of considering amending Planned Development-138-Retail/General Office on 30.2 acres of land out of the Denton Darby Survey, Abstract No. 260, located at the southeast corner of Plano Parkway and Allied Drive, in the City of Plano, Collin County, Texas, to modify height regulations; 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 25th day of July, 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-138-Retail/General Office on 30.2 acres of land out of the Denton Darby Survey, Abstract No. 260, located at the southeast corner of Plano Parkway and Allied Drive in the City of Plano, Collin County, Texas, to modify height regulations, 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:

Restrictions:

1. A hospital and helistop are additional allowed uses. A helistop is allowed only in conjunction with a hospital use.
2. Maximum Building Height:
 - a. Beginning at a distance of 50 feet south of the southern right-of-way line of Plano Pkwy. (110 feet from the residential district boundary line) to 250 feet south of Plano Pkwy., the maximum building height shall be 6 story/85 feet, whichever is less.
 - b. From 250 feet south of the southern right-of-way line of Plano Pkwy. to 600 feet south of Plano Pkwy., the maximum building height shall be 6 story/125 feet, whichever is less.
 - c. From 600 feet south of the southern right-of-way line for Plano Pkwy., the maximum building height shall be 12 story.
3. Maximum Lot Coverage: 50% (excluding parking structures); 70% (including parking structures)
4. For hospital use, required parking is one space per bed.
5. Building facades, except for parking structures, shall be constructed of brick, stone, or glass.
6. Parking structure facades shall be compatible in color and texture to the materials used for the hospital facade. The northern facade of parking structures that front Plano Pkwy shall be designed to diffuse or to decrease light overspill through the use of solid walls, ornamental metal or other material screening, landscaping, earthen berms, or a combination of these.
7. The minimum front building setback along Allied Drive shall be 30 feet beginning at a distance of 250 feet from the southern right-of-way line of Plano Pkwy. continuing south to the southern right-of-way line for Alliance Blvd.

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 25TH DAY OF JULY 2016.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2016-021

BEING a tract or parcel of land situated in the Denton Darby Survey, Abstract Number 260, City of Plano, Collin County, Texas and being all of Lot 1R, Block A, Baylor Medical Center at Plano, an addition to the City of Plano as recorded in Cabinet 2011, Slide 136, Plat Records, Collin County, Texas, all of Lot 7, Block 1, Preston Ohio Addition, an addition to the City of Plano, as recorded in Cabinet R, Slide 091, Plat Records, Collin County, Texas and part of a 40 feet wide drainage channel according to the plat recorded in Cabinet C, Slide 138. Plat Records. Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner at the intersection of the south line of Plano Parkway (120 feet right of way) and the east line of Allied Drive (65 feet right-of-way). Said point being the northwest corner of said Lot 1R;

THENCE South $85^{\circ}13'30''$ East, along the south line of said Plano Parkway and the north line of said Lot 1R, a distance of 242.47 feet to a point for the northeast corner of said Lot 1R and the northwest corner of Lot 1, Block 1, Preston Ohio Addition, an addition to the City of Plano as recorded in Cabinet J, Slide 622, Plat Records, Collin County, Texas;

THENCE South $00^{\circ}28'38''$ West, departing said south line of Plano Parkway and along the east line of said Lot 1R, the west line of said Lot 1 and the west line of said 40 feet wide drainage channel a distance of 466.28 feet to a point for corner;

THENCE South $89^{\circ}38'48''$ East, departing the west line of said 40 feet wide drainage channel, and along the north line of said Lot 7 and the south line of said Lot 1, a distance of 260.15 feet to a point for corner in the west line of Lot 5, Block 1, Preston Ohio Addition, an addition to the City of Plano, as recorded in Cabinet 2010, Slide 265, Plat Records Collin County, Texas, said point being the southeast corner of said Lot 1 and a north corner of said Lot 7;

THENCE South $00^{\circ}21'12''$ West, along the common line between said Lot 7 and said Lot 5 a distance of 16.00 feet to a point for corner, said point being the southwest corner of said Lot 5 and a north corner of said Lot 7;

THENCE South $89^{\circ}38'48''$ East, along the south line of said Lot 5 and the north line of said Lot 7, a distance of 409.45 feet to a point for corner in the west line of Ohio Drive (a 92 feet right-of-way), said point being the northeast corner of said Lot 7 and the southeast corner of said Lot 5;

THENCE South $00^{\circ}21'12''$ west, along said west line and the east line of said Lot 7 a distance of 33.67 feet to a point for corner;

THENCE North 89°38'48" West, departing said west line and said east line a distance of 218.20 feet to a point for corner;

THENCE South 00°21'12" West, a distance of 519.10 feet to a point for corner in a south line of said Lot 7 and the north line of Lot 3R, Block 1, Preston Ohio Addition, an addition to the City of Plano, as recorded in Cabinet P, Slide 662, Plat Records, Collin County, Texas;

THENCE North 89°13'21" West, along said south line and said north line a distance of 127.60 feet to a point for corner;

THENCE South 00°46'39" West, along an east line of said Lot 7 and the west line of said Lot 3R and the west line of Lot 6, Block 1, of said Preston Ohio Addition, a distance of 225.00 feet to a point for corner at the most southerly southeast corner of said Lot 7 and the Southwest corner of said Lot 6;

THENCE North 89°13'21" West, along the south line of said Lot 7, passing at a distance of 253.33 feet, the southwest corner of said Lot 7, continuing for a total distance of 323.86 feet to a point for corner in the west line of said 40 feet wide drainage channel;

THENCE North 00°28'38" East, along the west line of said 40 feet drainage channel a distance of 21.06 feet to a point for corner, said point being the southeast corner of said Lot 1R;

THENCE North 89°06'44" West, along the south line of said Lot 1R a distance of 365.16 feet to a point for corner in the northeasterly line of the Gulf Colorado & Santa Fe Railroad (150 feet right-of- way);

THENCE North 79°44'48" West, along said northeasterly line and the southwesterly line of said Lot 1R, a distance of 938.09 feet to a point for corner, said point being the southeasterly corner of Lot 1R, Block 1, Alliance Centre, an addition to the City of Plano as recorded in Cabinet 2015, Slide 711, Plat Records of Collin County, Texas;

THENCE North 04°46'31" East, along the east line of Lot 1R, Block 1, Alliance Centre and the west line of said Lot 1R, a distance of 474.87 feet to a point for corner in the south line of Alliance Boulevard (65 feet right- of-way), in a non-tangent curve to the left, said point being a common corner between said Lot 1R, Block 1, Alliance Center and said Lot 1R;

THENCE in a northeasterly direction along the south line of said Alliance Boulevard, the northerly line of said Lot 1R and the said non-tangent curve to the left whose chord bears North 63°41'01" East, a distance of 95.53 feet, having a radius of 92.50 feet, a central angle of 62°10'50", and an arc length of 100.39 feet to a point for corner at the end of said curve to the left, and the beginning of a curve to the right;

THENCE in a northeasterly direction along the south line of said Alliance Boulevard, the northerly line of said Lot 1R and said curve to the right whose chord bears North $63^{\circ}41'04''$ East, a distance of 20.66 feet, having a radius of 20.00 feet, a central angle of $62^{\circ}10'55''$, and an arc length of 21.71 feet, to a point for corner at the end of said curve to the right;

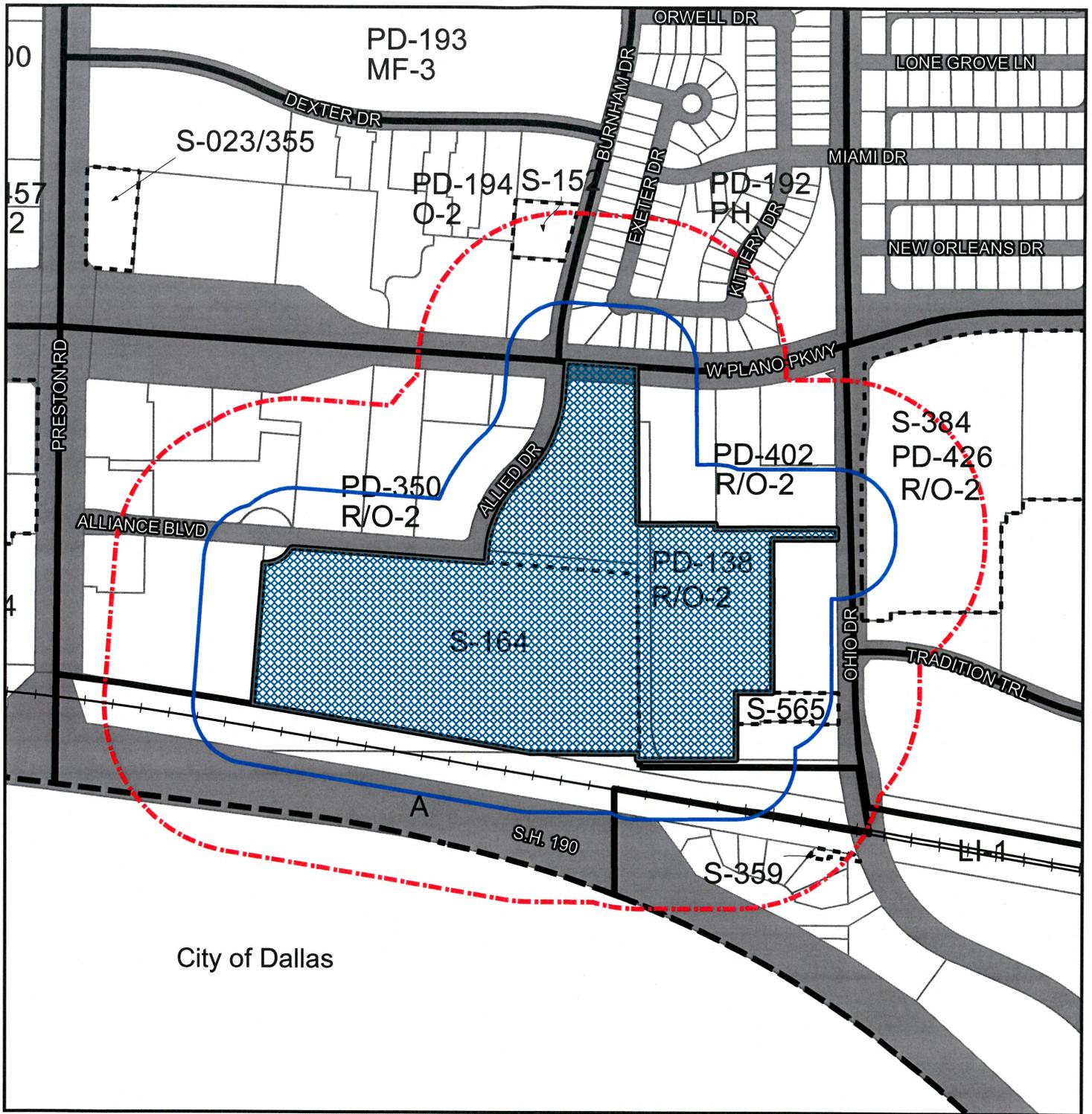
THENCE South $85^{\circ}13'29''$ East, along the south line of said Alliance Boulevard and the north line of said Lot 1R a distance of 645.53 feet to a point for corner at the Intersection of the south line of Alliance Boulevard and the east line of said Allied Drive;

THENCE North $04^{\circ}46'31''$ East, along the east line of said Allied Drive and the west line of said Lot 1R, a distance 32.50 feet to a point for corner at the beginning of a curve to the right;

THENCE in a northeasterly direction along the east line of said Allied Drive and the west line of said Lot 1R and said curve to the right whose chord bears North $26^{\circ}26'18''$ East, a distance of 271.32 feet, having a radius of 367.50 feet, a central angle of $43^{\circ}19'33''$, and an arc length of 277.90 feet to a point for corner at the end of said curve to the right and the beginning of a curve to the left;

THENCE in a northeasterly direction along the east line of said Allied Drive and the west line of said Lot 1R and said curve to the left whose chord bears North $26^{\circ}26'18''$ East, having a radius of 432.50 feet, a central angle of $43^{\circ}19'33''$, and an arc length of 327.05 feet to a point for corner;

THENCE North $04^{\circ}46'31''$ East, along the east line of said Allied Drive and the west line of said Lot 1R a distance of 51.08 feet to the POINT OF BEIGNINNING, and CONTAINING 1,314,072 square feet or 30.1669 acres, more or less.

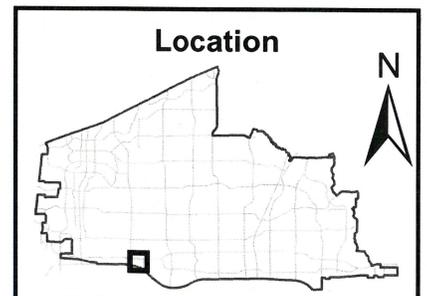


Zoning Case #: 2016-021

Existing Zoning: Planned Development-138-Retail/General Office (PD-138-R/O-2)/190 Tollway/Plano Parkway & Preston Road Overlay Districts w/Specific Use Permit #164

Proposed Zoning: Amend Planned Development-138-Retail/General Office (PD-138-R/O-2)/190 Tollway/Plano Parkway & Preston Road Overlay Districts w/Specific Use Permit #164

- 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

