

DATE: July 7, 2015
TO: Honorable Mayor & City Council
FROM: Doug Bender, Chairman, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of July 6, 2015

**AGENDA ITEM NO. 7A - PUBLIC HEARING
ZONING CASE 2015-17
APPLICANT: SWC TOLLWAY & 121, LLC**

Request to amend Planned Development-64-Central Business-1 on 137.3± acres located at the southwest corner of State Highway 121 and the Dallas North Tollway. Zoned Planned Development-64-Central Business-1/State Highway 121 and Dallas North Tollway Overlay Districts.

APPROVED: 8-0 **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:

Approved as noted below:

The permitted uses and standards shall be in accordance with the Central Business-1 (CB-1) zoning district unless otherwise specified herein.

Mid-rise residential is an additional permitted use subject to the following standards:

1. A maximum of 10 acres may be developed as mid-rise residential.
2. Mid-rise residential is prohibited within ~~700~~ 450 feet of the right-of-way line of State Highway 121 and the Dallas North Tollway.
3. Maximum Density: None
4. Minimum Building Height: 7 story
5. Maximum Number of Dwelling Units: 1,000

Refer to Design Guidelines after PD-65-CB-1 for additional stipulations.

FOR CITY COUNCIL MEETING OF: July 27, 2015 (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

<https://www.google.com/maps/@33.0864715,-96.8267227,17z/data=!3m1!1e3>

CITY OF PLANO
PLANNING & ZONING COMMISSION

July 6, 2015

Agenda Item No. 7A

Public Hearing: Zoning Case 2015-17

Applicant: SWC Tollway & 121, LLC

DESCRIPTION:

Request to amend Planned Development-64-Central Business-1 on 137.3± acres located at the southwest corner of State Highway 121 and the Dallas North Tollway. Zoned Planned Development-64-Central Business-1/State Highway 121 and Dallas North Tollway Overlay Districts.

REMARKS:

The purpose of this request is to amend Planned Development-64-Central Business-1 (PD-64-CB-1) in order to decrease the minimum setback for mid-rise residential from the Dallas North Tollway and State Highway 121. 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. Mid-rise residential is defined as buildings containing not less than five floors designed for residential occupancy and including accessory uses including, but not limited to, parking garages, recreational amenities, meeting space, storage, and personal services. A mid-rise residential development may include a mix of residential and nonresidential uses in the same structure.

The subject property is currently undeveloped. The requested amendment would decrease the minimum setback for mid-rise residential from 700 feet to 450 feet from the right-of-way line of the Dallas North Tollway and State Highway 121. PD-64-CB-1 was created in 2014 to allow for mid-rise residential with modified development standards and establish design guidelines within the proposed development. At that time, PD-65-CB-1 was also expanded and amended to include the property directly to the south across Headquarters Parkway.

A revised concept plan, Legacy West Addition, Block C, Lots 1R, 2R, 3R, & 4, accompanies this request as Agenda Item 7B.

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 the J.C. Penney Headquarters offices zoned CE with Specific Use Permit #265 for Day Care Center and a proposed general office, retail, restaurant, multifamily, and single-family detached residence development zoned PD-65-CB-1. To the west, across Leadership Drive, is general office and undeveloped property zone CB-1.

Proposed Planned Development Stipulations

The request is to amend PD-64-CB-1 to decrease the minimum setback for mid-rise residential from the Dallas North Tollway and State Highway 121.

Restrictions:

The permitted uses and standards shall be in accordance with the Central Business-1 (CB-1) zoning district unless otherwise specified herein.

Mid-rise residential is an additional permitted use subject to the following standards:

1. A maximum of 10 acres may be developed as mid-rise residential.
2. Mid-rise residential is prohibited within ~~700~~ 450 feet of the right-of-way line of State Highway 121 and the Dallas North Tollway.
3. Maximum Density: None
4. Minimum Building Height: 7 story
5. Maximum Number of Dwelling Units: 1,000

Refer to Design Guidelines after PD-65-CB-1 for additional stipulations.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as Major Corridor Development (MCD). The city's current land use policies recommend that land along expressway corridors be reserved for economic development and employment opportunities. However, residential development may be appropriate along expressway corridors in accordance with the interim amendment policy recommendations of the Comprehensive Plan that were adopted in April, 2012. The policies that apply to this request include:

1. The 1,200-foot setback for residential uses from the centerline of State Highway 121 should be retained, and applied to the Dallas North Tollway, State Highway 190/President Bush Turnpike, and U.S. Highway 75. Factors including topography, creeks, vegetation, and existing development patterns should be considered in applying this standard.

The subject property is located within the 1,200-foot setback from State Highway 121 and the Dallas North Tollway. However, mid-rise residential development in this location is an extension of the mixed-use urban center located to the south, across Headquarters Drive. The development pattern has been considered a factor which mitigates the setback requirement in this location.

ISSUES:

Distance to the Dallas North Tollway and State Highway 121

The applicant is proposing to reduce the setback for mid-rise residential uses from 700 feet to 450 feet from the right-of-way line of State Highway 121 and the Dallas North Tollway. Previously, the applicant did not have a specific development plan for the subject property, and it was unclear where residential uses would be located. The applicant is now refining their plan and requesting to reduce the distance for mid-rise uses accordingly.

The companion concept plan shows a proposed mid-rise building at the northeast corner of Communications Parkway and Headquarters Drive. PD-64-CB-1 is an extension of the existing development pattern to the east across the Dallas North Tollway within Legacy Town Center which features retail, office, multifamily and single-family attached residence. Multifamily within the 1,200-foot setback is not unprecedented in the area and is under construction within PD-65-CB-1 to the south across Headquarters Drive. The PD-65-CB-1 multifamily development will be setback a minimum of 450 feet measured from the right-of-way line of the Dallas North Tollway. This PD amendment would allow mid-rise residential to be setback from Dallas North Tollway and State Highway 121 at an equal distance as the multifamily to the south.

To further mitigate any potential nuisances as a result of allowing mid-rise residential within the 1,200-foot setback, immediately east of this property is a proposed 17-story office development. The requested 450-foot distance provides enough developable area along the highways to allow for significant commercial development to occur in this dense, urban context. For these reasons, staff believes the request is in conformance with the recommendations of the Comprehensive Plan.

SUMMARY:

The applicant is requesting to amend PD-64-CB-1 located at the southwest corner of State Highway 121 and the Dallas North Tollway PD-64-CB-1 to amend the distance

separation for mid-rise residential uses from State Highway 121 and the Dallas North Tollway. The request is consistent with the recommendations of the Comprehensive Plan and it is an extension of the mixed-use development to the south, which contains proposed residential uses in similar proximity to the Tollway frontage road. The 450-foot distance provides an area which will allow significant commercial development to occur to buffer residential uses from the highways this distance is consistent with the location of residential uses within the existing Legacy Town Center to the east of the Dallas North Tollway. For these reasons, staff is in support of the requested PD amendment.

RECOMMENDATION:

Recommended for approval as noted below:

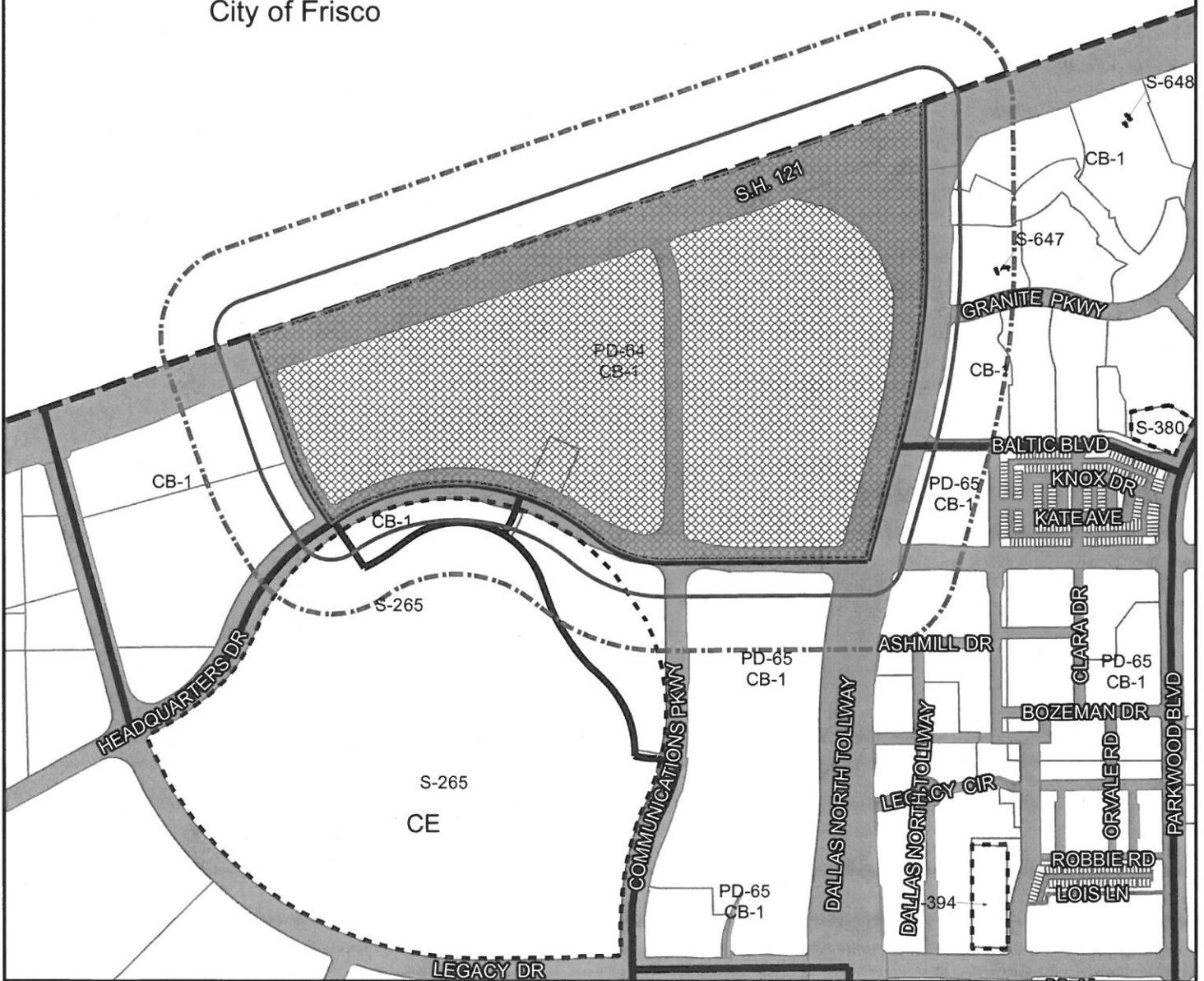
The permitted uses and standards shall be in accordance with the Central Business-1 (CB-1) zoning district unless otherwise specified herein.

Mid-rise residential is an additional permitted use subject to the following standards:

1. A maximum of 10 acres may be developed as mid-rise residential.
2. Mid-rise residential is prohibited within ~~700~~ 450 feet of the right-of-way line of State Highway 121 and the Dallas North Tollway.
3. Maximum Density: None
4. Minimum Building Height: 7 story
5. Maximum Number of Dwelling Units: 1,000

Refer to Design Guidelines after PD-65-CB-1 for additional stipulations.

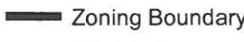
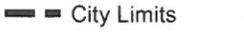
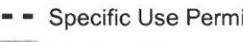
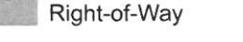
City of Frisco

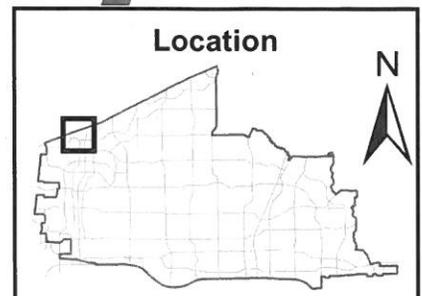


Zoning Case #: 2015-17

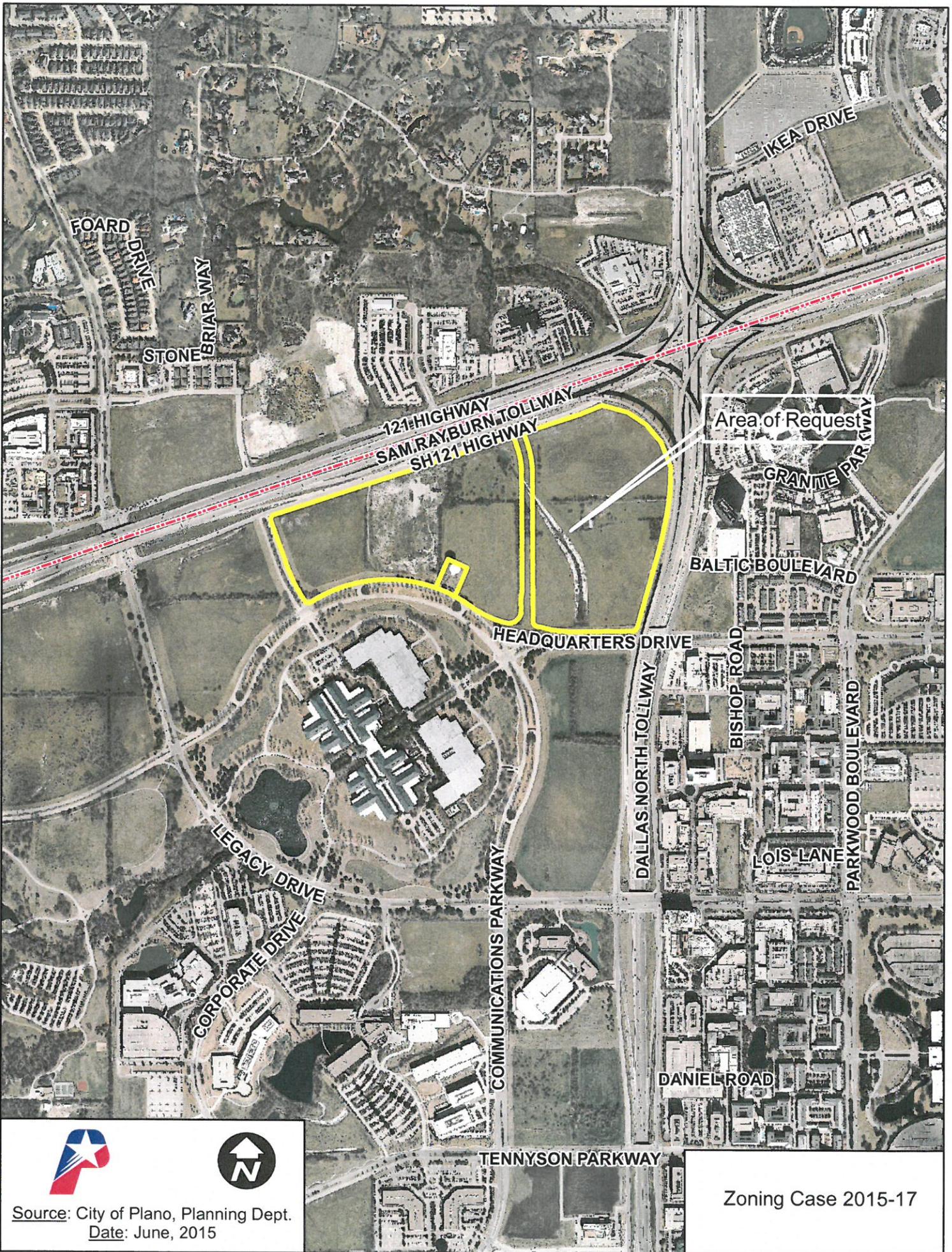
Existing Zoning: Planned Development-64-Central Business-1 (PD-64-CB-1)/Dallas North Tollway & State Highway 121 Overlay Districts

Proposed Zoning: Amend Planned Development-64-Central Business-1 to modify development standards for mid-rise residential

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



Source: City of Plano Planning Department

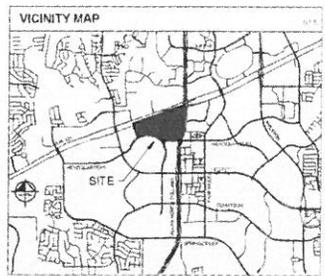
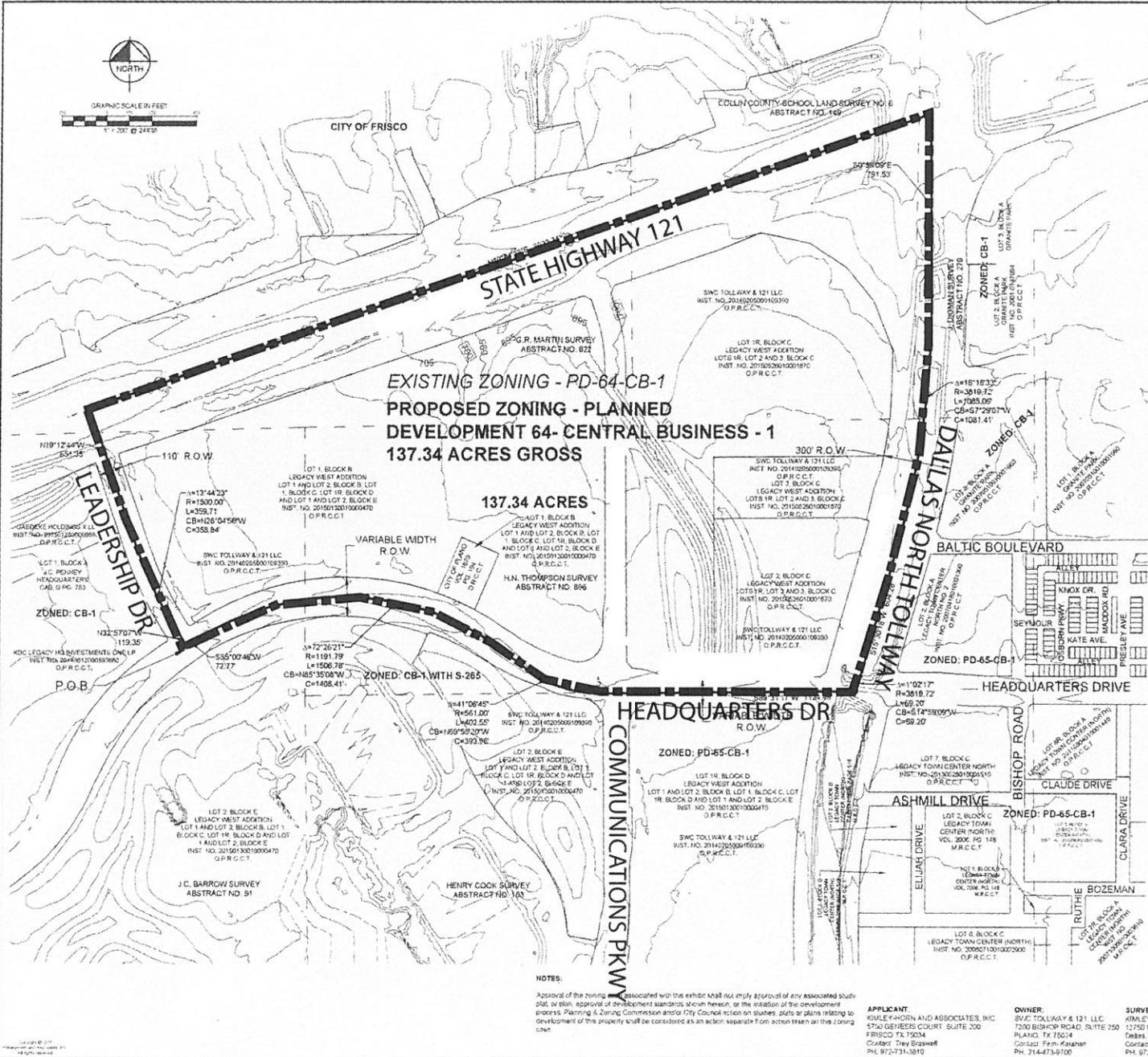


Area of Request



Source: City of Plano, Planning Dept.
Date: June, 2015

Zoning Case 2015-17



LEGAL DESCRIPTION

BEGIN a tract of land situated in 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 J. Digman Survey, Abstract No. 279, and the H.N. Thompson Survey, Abstract No. 896, Collin County, Texas and being all of Lot 16, Lot 2 and Lot 3, Block C, of Legacy West Addition, Lots 1R, Lot 2 and Lot 3, Block C, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20150526610001670, Official Public Records of Collin County, Texas and all of Lot 1 and Lot 2, Block B, of Legacy West Addition, Lot 1 and Lot 2, Block B, Lot 1, Block C, Lot 1R, Block D and Lot 1 and Lot 2, Block E, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 2015013001000470, Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at the intersection of the centerline of Headquarters Drive (a variable width right-of-way) and the centerline of Leadership Drive (a 110-foot wide right-of-way);

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

North 33°57'07" West, a distance of 110.25 feet to a point at the beginning of a tangent curve to the right having a central angle of 13°44'23" a radius of 1500.00 feet, a chord bearing and distance of South 20°04'58" West, 358.84 feet;

In a northerly direction, with said curve to the right, an arc distance of 359.71 feet to a point for corner;

North 19°12'44" West, a distance of 651.35 feet to the intersection of said centerline of Leadership Drive and the centerline of State Highway No. 121 (a variable width right-of-way);

THENCE with said centerline of State Highway No. 121, North 70°54'39" East, a distance of 3922.34 feet to the intersection of said centerline and the centerline of The Dallas North Tollway (a variable width right-of-way);

THENCE departing said centerline of State Highway No. 121 and with said centerline of the Dallas North Tollway, the following courses and distances to wit:

South 07°30'09" 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°10'33" a radius of 3819.72 feet, a chord bearing and distance of South 7°29'07" West, 1061.41 feet;

In a southerly direction, with said curve to the right, an arc distance of 1065.06 feet to a point for corner;

South 19°30'18" West, a distance of 604.28 feet to a point at the beginning of a tangent curve to the left having a central angle of 1°02'17" a radius of 3819.72 feet, a chord bearing and distance of South 14°59'09" West, 68.20 feet;

In a southerly direction, with said curve to the left, an arc distance of 69.20 feet to the intersection of said centerline and the centerline of said Headquarters Drive;

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

South 69°31'17" West, a distance of 1124.45 feet to a point at the beginning of a tangent curve to the right having a central angle of 4°10'45" a radius of 561.00 feet, a chord bearing and distance of North 69°45'27" West, 383.95 feet;

In a northerly direction, with said curve to the right, an arc distance of 402.55 feet to a point in said centerline of Headquarters Drive at the beginning of a reverse curve to the left having a central angle of 72°26'21", a radius of 1161.79 feet, a chord bearing and distance of North 80°35'58" West, 408.41 feet;

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

In a northerly direction, with said curve to the left, an arc distance of 1506.78 feet to a point for corner;

South 55°02'46" West, a distance of 72.77 feet to the **POINT OF BEGINNING** and containing 137.34 acres of land.

Reaking system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

This document was prepared under 22 TAC §663.21, 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, if any, established by the creation or re-creation of the boundary of the political subdivision for which it was prepared.

ZONING CASE # 2015-17

ZONING EXHIBIT
137.34 ACRES

J.C. BARROW SURVEY, ABSTRACT NO. 91
G.R. MARTIN SURVEY, ABSTRACT NO. 622
COLLIN COUNTY SCHOOL LAND SURVEY NO. 6
ABSTRACT NO. 149
J. DIGMAN SURVEY, ABSTRACT NO. 279
H.N. THOMPSON SURVEY, ABSTRACT NO. 896
CITY OF PLANO, COLLIN COUNTY, TEXAS

Kimley»Horn

12750 Merit Drive, Suite 1000 Dallas, Texas 75251
 Tel. No. 972.770.1300 Fax No. 972.770.0900

DATE: JUNE 2015 SHEET NO: 1 OF 1

NOTES:

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

APPLICANT: KIMLEY-HORN AND ASSOCIATES, INC. 5750 GERRISS COURT, SUITE 300 FRISCO TX 75034 Contact: Trey Braswell PH: 972.731.3810

OWNER: S.W.C. TOLLWAY & 121, LLC 7200 BISHOP ROAD, SUITE 250 PLANO, TX 75024 Contact: Fern Maranan PH: 214.447.3470

SURVEYOR/PREPARER: KIMLEY-HORN AND ASSOCIATES, INC. 12750 Merit Drive, Suite 1000 Dallas, Texas 75251 Contact: Dana Brown, RPLS PH: 972.770.1287

Zoning Case 2015-17

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-64-Central Business-1 on 137.3± acres of land out of 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 J. Digman 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, to modify development standards for mid-rise residential; 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 27th day of July, 2015, for the purpose of considering amending Planned Development-64-Central Business-1 on 137.3± acres of land out of 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 J. Digman 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, to modify development standards for mid-rise residential; 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 27th day of July, 2015; 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-64-Central Business-1 on 137.3± acres of land out of 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 J. Digman 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, to modify development standards for mid-rise residential, 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:

The permitted uses and standards shall be in accordance with the Central Business-1 (CB-1), unless otherwise specified herein.

Mid-rise residential is an additional permitted use subject to the following standards:

1. A maximum of 10 acres may be developed as mid-rise residential.
2. Mid-rise residential is prohibited within 450 feet of the right-of-way line of State Highway 121 and the Dallas North Tollway.
3. Maximum Density: None
4. Minimum Building Height: 7 story
5. Maximum Number of Dwelling Units: 1,000

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 27TH DAY OF JULY, 2015.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2015-17

BEING a tract of land situated in 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 J. Digman Survey, Abstract No. 279, and the H.N. Thompson Survey, Abstract No. 896, Collin County, Texas and being all of Lot 1R, Lot 2, and Lot 3, Block C, of Legacy West Addition, Lots 1R, 2, and Lot 3, Block C, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20150526010001670, Official Public Records of Collin County, Texas and all of Lot 1 and Lot 2, Block B, of Legacy West Addition, Lot 1 and Lot 2, Block B, Lot 1, Block C, Lot 1R, Block D and Lot 1 and Lot 2, Block E, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20150130010000470, Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at the intersection of the centerline of Headquarters Drive (a variable width right-of-way) and the centerline of Leadership Drive (a 110-foot wide right-of-way);

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

North 32°57'07" West, a distance of 119.35 feet to a point at the beginning of a tangent curve to the right having a central angle of 13°44'23", a radius of 1,500.00 feet, a chord bearing and distance of North 26°04'56" West, 358.84 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 359.71 feet to a point for corner;

North 19°12'44" West, a distance of 651.35 feet to the intersection of said centerline of Leadership Drive and the centerline of State Highway No. 121 (a variable width right-of-way);

THENCE with said centerline of State Highway No. 121, North 70°54'39" East, a distance of 3,922.34 feet to the intersection of said centerline and the centerline of The Dallas North Tollway (a variable width right-of-way);

THENCE departing said centerline of State Highway No. 121 and with said centerline of the 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, 1081.41 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 604.28 feet to a point at the beginning of a tangent curve to the left having a central angle of 01°02'17", a radius of 3,819.72 feet, a chord bearing and distance of South 14°59'09" West, 69.20 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 69.20 feet to the intersection of said centerline and the centerline of said Headquarters Drive;

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

South $89^{\circ}31'17''$ West, a distance of 1,124.49 feet to a point at the beginning of a tangent curve to the right having a central angle of $41^{\circ}06'45''$, a radius of 561.00 feet, a chord bearing and distance of North $69^{\circ}55'20''$ West, 393.96 feet;

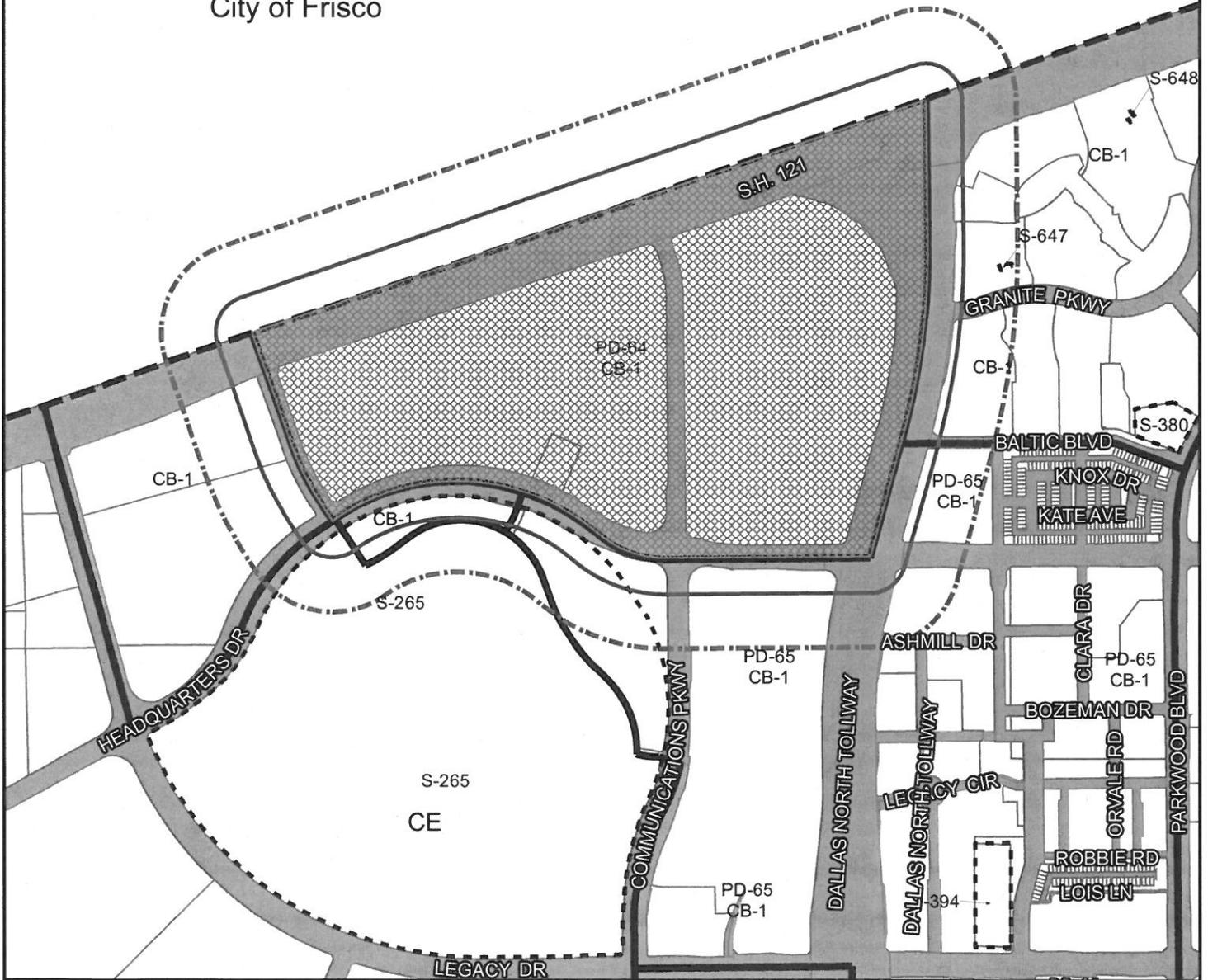
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THENCE with said centerline of Headquarters Drive, the following courses and distances to wit:

In a northwesterly direction, with said curve to the left, an arc distance of 1,506.78 feet to a point for corner;

South $55^{\circ}00'46''$ West, a distance of 72.77 feet to the POINT OF BEGINNING and CONTAINING 137.34 acres of land.

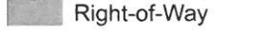
City of Frisco

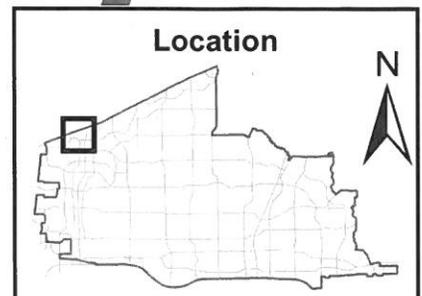


Zoning Case #: 2015-17

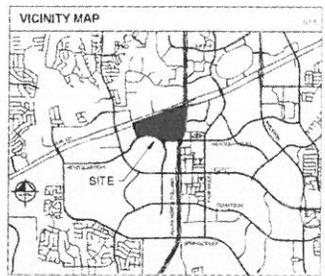
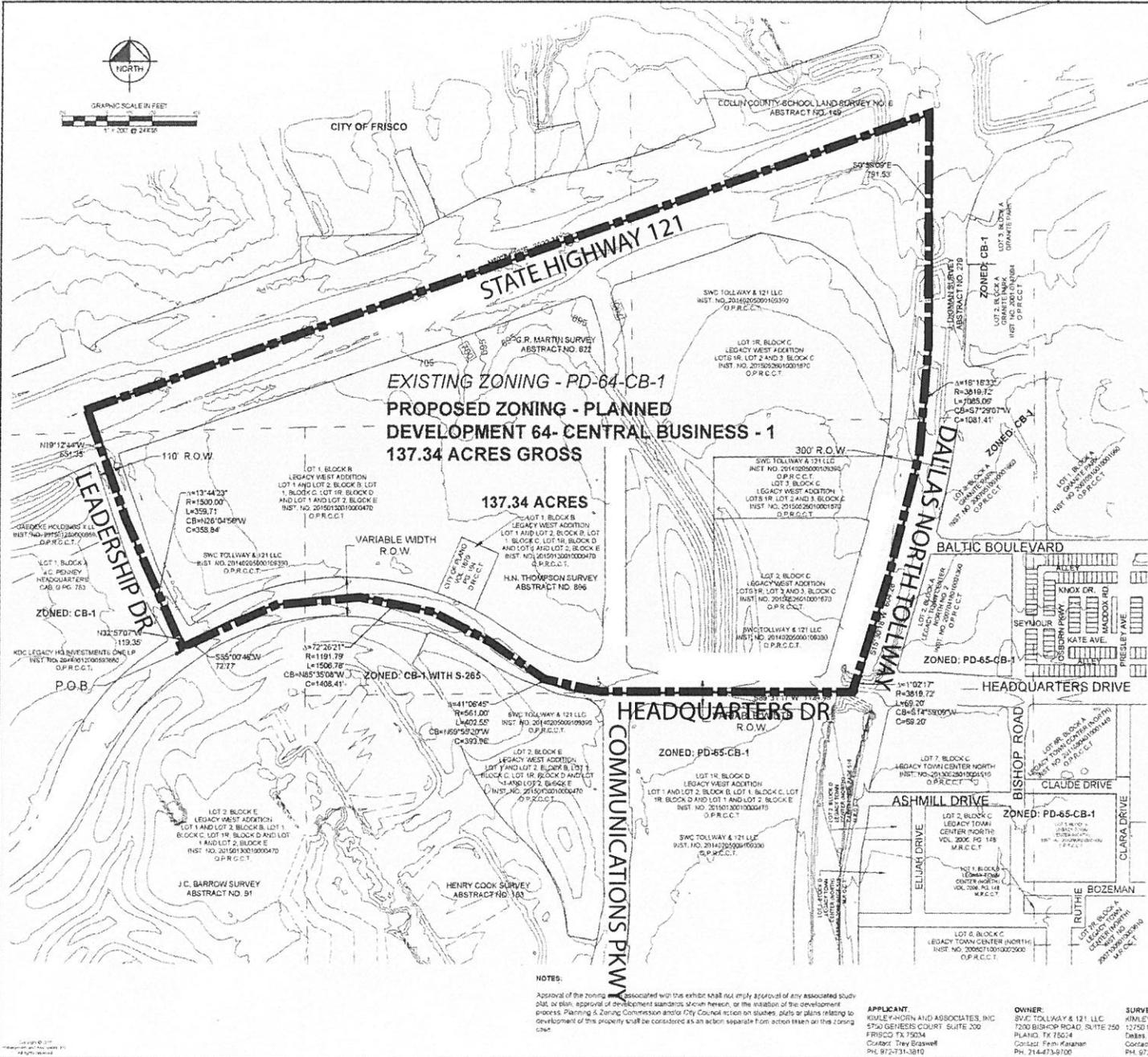
Existing Zoning: Planned Development-64-Central Business-1 (PD-64-CB-1)/Dallas North Tollway & State Highway 121 Overlay Districts

Proposed Zoning: Amend Planned Development-64-Central Business-1 to modify development standards for mid-rise residential

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



Source: City of Plano Planning Department



LEGAL DESCRIPTION

BEGIN a tract of land situated in 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 J. Digman Survey, Abstract No. 279, and the H.N. Thompson Survey, Abstract No. 896, Collin County, Texas, and being all of Lot 16, Lot 2 and Lot 3, Block C, of Legacy West Addition, Lots 1R, Lot 2 and Lot 3, Block C, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 2015052610001670, Official Public Records of Collin County, Texas and all of Lot 1 and Lot 2, Block B, of Legacy West Addition, Lot 1 and Lot 2, Block B, Lot 1, Block C, Lot 1R, Block D and Lot 1 and Lot 2, Block E, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 2015013001000470, Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at the intersection of the centerline of Headquarters Drive (a variable width right-of-way) and the centerline of Leadership Drive (a 110-foot wide right-of-way);

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

North 33°57'07" West, a distance of 110.25 feet to a point at the beginning of a tangent curve to the right having a central angle of 13°44'23" a radius of 1500.00 feet, a chord bearing and distance of South 20°04'58" West, 358.84 feet;

In a northerly direction, with said curve to the right, an arc distance of 359.71 feet to a point for corner;

North 19°12'44" West, a distance of 651.35 feet to the intersection of said centerline of Leadership Drive and the centerline of State Highway No. 121 (a variable width right-of-way);

THENCE with said centerline of State Highway No. 121, North 70°54'39" East, a distance of 3922.34 feet to the intersection of said centerline and the centerline of The Dallas North Tollway (a variable width right-of-way);

THENCE departing said centerline of State Highway No. 121 and with said centerline of the Dallas North Tollway, the following courses and distances to wit:

South 07°30'09" 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°10'33" a radius of 3819.72 feet, a chord bearing and distance of South 7°29'07" West, 1061.41 feet;

In a southerly direction, with said curve to the right, an arc distance of 1065.06 feet to a point for corner;

South 19°30'18" West, a distance of 604.28 feet to a point at the beginning of a tangent curve to the left having a central angle of 1°02'17" a radius of 3819.72 feet, a chord bearing and distance of South 14°59'09" West, 68.20 feet;

In a southerly direction, with said curve to the left, an arc distance of 69.20 feet to the intersection of said centerline and the centerline of said Headquarters Drive;

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

South 69°31'17" West, a distance of 1124.45 feet to a point at the beginning of a tangent curve to the right having a central angle of 4°10'45" a radius of 561.00 feet, a chord bearing and distance of North 69°45'27" West, 383.95 feet;

In a northerly direction, with said curve to the right, an arc distance of 402.55 feet to a point in said centerline of Headquarters Drive at the beginning of a reverse curve to the left having a central angle of 72°26'21", a radius of 1161.79 feet, a chord bearing and distance of North 80°35'58" East, 408.41 feet;

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

In a northerly direction, with said curve to the left, an arc distance of 1506.78 feet to a point for corner;

South 55°02'46" West, a distance of 72.77 feet to the **POINT OF BEGINNING** and containing 137.34 acres of land.

Reaking system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

This document was prepared under 22 TAC §663.21, 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, if any, established by the creation or re-creation of the boundary of the political subdivision for which it was prepared.

ZONING CASE # 2015-17

ZONING EXHIBIT
137.34 ACRES

J.C. BARROW SURVEY, ABSTRACT NO. 91
G.R. MARTIN SURVEY, ABSTRACT NO. 622
COLLIN COUNTY SCHOOL LAND SURVEY NO. 6
ABSTRACT NO. 149
J. DIGMAN SURVEY, ABSTRACT NO. 279
H.N. THOMPSON SURVEY, ABSTRACT NO. 896
CITY OF PLANO, COLLIN COUNTY, TEXAS

Kimley»Horn

12750 Merit Drive, Suite 1000 Dallas, Texas 75251
 Tel. No. 972.770.1300 Fax No. 972.770.0800
 Project No. 1509 Sheet No. 1 of 1

NOTES:

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

APPLICANT: KIMLEY-HORN AND ASSOCIATES, INC. 5750 GERRISS COURT, SUITE 300 FRISCO, TX 75034 Contact: Trey Braswell Ph: 972.331.3810

OWNER: S.W.C. TOLLWAY & 121, L.L.C. 7200 BISHOP ROAD, SUITE 250 PLANO, TX 75024 Contact: Fern Maranan Ph: 214.447.3470

SURVEYOR/PREPARER: KIMLEY-HORN AND ASSOCIATES, INC. 12750 Merit Drive, Suite 1000 Dallas, Texas 75251 Contact: Dana Brown, RPLS Ph: 972.770.1297