

DATE: August 17, 2010
TO: Honorable Mayor & City Council
FROM: James Duggan, Chairman, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of August 16, 2010

**AGENDA ITEM NO. 8 - PUBLIC HEARING
ZONING CASE 2010-10
APPLICANT: SHOPS AT LEGACY**

Request to amend Planned Development-65-Central Business-1 on 168.1± acres located generally at the northeast and southeast corners of the Dallas North Tollway and Legacy Drive to establish regulations to allow for off-premise signage.

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

LETTERS RECEIVED WITHIN 200 FOOT NOTICE AREA: **SUPPORT:** 4 **OPPOSE:** 7

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 follows:

The proposed regulations shall be added to Specific Provisions of the Planned Development within PD-65-CB-1: (Additions are indicated in underlined text.)

6. Signage Regulations

Multipurpose Wall Signs

a. General

- A multipurpose wall sign is any sign mounted on the wall of a building which is used to identify shopping centers, retail districts, office districts or commercial sites, and may include a listing of occupants within the development being identified. The multipurpose wall sign may also be an electronic changeable wall sign as defined herein.
- Multipurpose wall signs are exempt from Subsections 3.1603 (1)(b) and (2)(f) of Section 3.1600.

- An electronic changeable wall sign is a type of multipurpose wall sign that displays static images that change message or copy by programmable electronic processes. Electronic changeable wall signs shall be allowed to change copy every eight seconds.

b. Size and Location

- Multipurpose wall signs shall not be limited in height or width except that they shall be limited to 300 square feet in size.
- A maximum of two multipurpose wall signs shall be mounted to the parking garage located at the southeast corner of the Dallas North Tollway frontage road and Legacy Circle only. The signs shall be mounted on the north, west or south facades, and only one sign shall be permitted on each facade.
- Multipurpose wall signs may only be used to advertise occupants located within the area bounded by the Dallas North Tollway on the west, Legacy Drive on the south, Bishop Road on the east, and Legacy Circle on the north.

FOR CITY COUNCIL MEETING OF: September 13, 2010 (To view the agenda for this meeting, see www.planotx.org)

PUBLIC HEARING - ORDINANCE

EH/dc

xc: Fehmi Karahan, The Shops at Legacy North LLC

CITY OF PLANO
PLANNING & ZONING COMMISSION

August 16, 2010

Agenda Item No. 8

Public Hearing: Zoning Case 2010-10

Applicant: Shops at Legacy

DESCRIPTION:

Request to amend Planned Development-65-Central Business-1 on 168.1± acres located generally at the northeast and southeast corners of the Dallas North Tollway and Legacy Drive to establish regulations to allow for off-premise signage.

REMARKS:

At its May 17, 2010 meeting, the Planning & Zoning Commission called a public hearing to consider amendments to the regulations for signage within Planned Development-65-Central Business-1 (PD-65-CB-1). The applicant is requesting to amend the signage regulations within PD-65-CB-1 to allow off-premise, multipurpose wall signs, including electronic changeable wall signs, on the parking garage to advertise individual tenants within the Legacy Town Center development.

The PD-65-CB-1 zoning district applies to the Legacy Town Center development located generally at the northeast and southeast corners of Dallas North Tollway and Legacy Drive. The CB-1 district is intended for use in conjunction with the Commercial Employment (CE) district to permit a highly concentrated business center similar to traditional downtown areas of major cities. A PD district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions.

This planned development zoning district was established to foster a “new urbanism” development. The stipulations of the PD are intended to blend work, housing, shopping, and service opportunities together by combining these uses, de-emphasizing the automobile, and encouraging social interaction and a special sense of place.

ISSUES:

Off-premise Signage

The applicant is requesting that the Commission consider allowing off-premise signs, which are signs that are located on a different lot or building than the tenant being advertised, on the parking garage located at the southeast corner of the Dallas North Tollway frontage road and Legacy Circle. Presently, the sign ordinance does not allow wall signs for a business to be located on another lot or building than the tenant being advertised. However, in urban, mixed-use developments such as Legacy Town Center with a shared parking arrangement, a parking garage may serve businesses on multiple separate lots and buildings. The garage in question has frontage on the Dallas North Tollway and is used by tenants and customers for several businesses within the district north of Legacy Drive.

The applicant is proposing to utilize off-premise signage on the parking garage for businesses within the area bounded by the Dallas North Tollway on the west, Legacy Drive on the south, Bishop Road on the east, and Legacy Circle on the north. Many of the businesses face inward along a narrow “main street” and do not have an opportunity for signage visible from the Tollway frontage road. The Commission needs to determine if it is appropriate to allow off-premise signs within an urban mixed-use setting such as this.

Multipurpose Wall signs

A multipurpose wall sign is any sign mounted on the wall of a building which is used to identify shopping centers, retail districts, office districts, or commercial sites, and may include a listing of occupants within the development being identified. The applicant is proposing to use off-premise multipurpose wall signs to advertise businesses within a limited area of the PD-65-CB-1 zoning district.

Additionally, the applicant is requesting to install multipurpose wall signs with electronic changeable images. An electronic changeable wall sign is a type of multipurpose wall sign that displays static images that change message or copy by programmable electronic processes. In previous discussions regarding signage, the Commission has had reservations about allowing these types of signs as wall signs. Presently, the city allows electronic changeable signs as freestanding monument or pole signs, but not wall signs.

If the Commission is comfortable with allowing electronic changeable wall signs, staff recommends that the size of the signs and the number of signs allowed be consistent with the regulations proposed for multipurpose wall signs. Additionally, a definition would need to be included within the PD for multipurpose wall signs and electronic changeable wall signs.

Current Signage Allowances

The parking garage in question is 309 feet long on the western facade that faces the Dallas North Tollway. Using the city's current method for calculating signage, the garage would be allowed 618 square feet of signage on the western facade and 252 square feet of signage on the northern and southern facades. If the Commission determines that allowing off-premise multipurpose wall signs (including electronic changeable wall signs) is appropriate, staff suggests placing limits on the allowable square footage of signage. A 600 square foot wall sign is a large sign by any means, especially if the content on it is delivered electronically. An electronic sign of that size might be a distraction and nuisance to drivers and pedestrians using the Dallas North Tollway and adjacent roadways. The applicant is requesting to limit the size of multipurpose wall signs to 300 square feet. Currently, the Zoning Ordinance allows multistory office wall signs to be 250 square feet. Staff believes that 250 square feet is adequate to meet the applicant's needs of additional signage and recommends that the maximum allowable area for a multipurpose wall sign be limited to 250 square feet.

Staff also recommends that the Commission place limits on the building facade upon which the sign will be able to be mounted. The north, west, and south facades of the garage can all be clearly seen from the Tollway and adjacent streets. The east facade is interior to the development and faces residences within PD-65-CB-1; therefore, staff suggests disallowing any multipurpose wall signs on this facade. Additionally, staff suggests setting boundaries that define the area from which contributing businesses may advertise on multipurpose wall signs (including electronic changeable wall signs). Staff recommends the area be limited to those businesses located east of the Dallas North Tollway, north of Legacy Drive, west of Bishop Road, and south of Legacy Circle. This area includes the garage at the southeast corner of the Dallas North Tollway and Legacy Circle.

Finally, the Dallas North Tollway Overlay District also contains sign regulations, but the regulations pertain only to freestanding signs and not wall signs, so no changes to the overlay district are being proposed.

RECOMMENDATION:

The proposed regulations shall be added to Specific Provisions of the Planned Development within PD-65-CB-1: (Additions are indicated in underlined text.)

6. Signage Regulations

Multipurpose Wall Signs

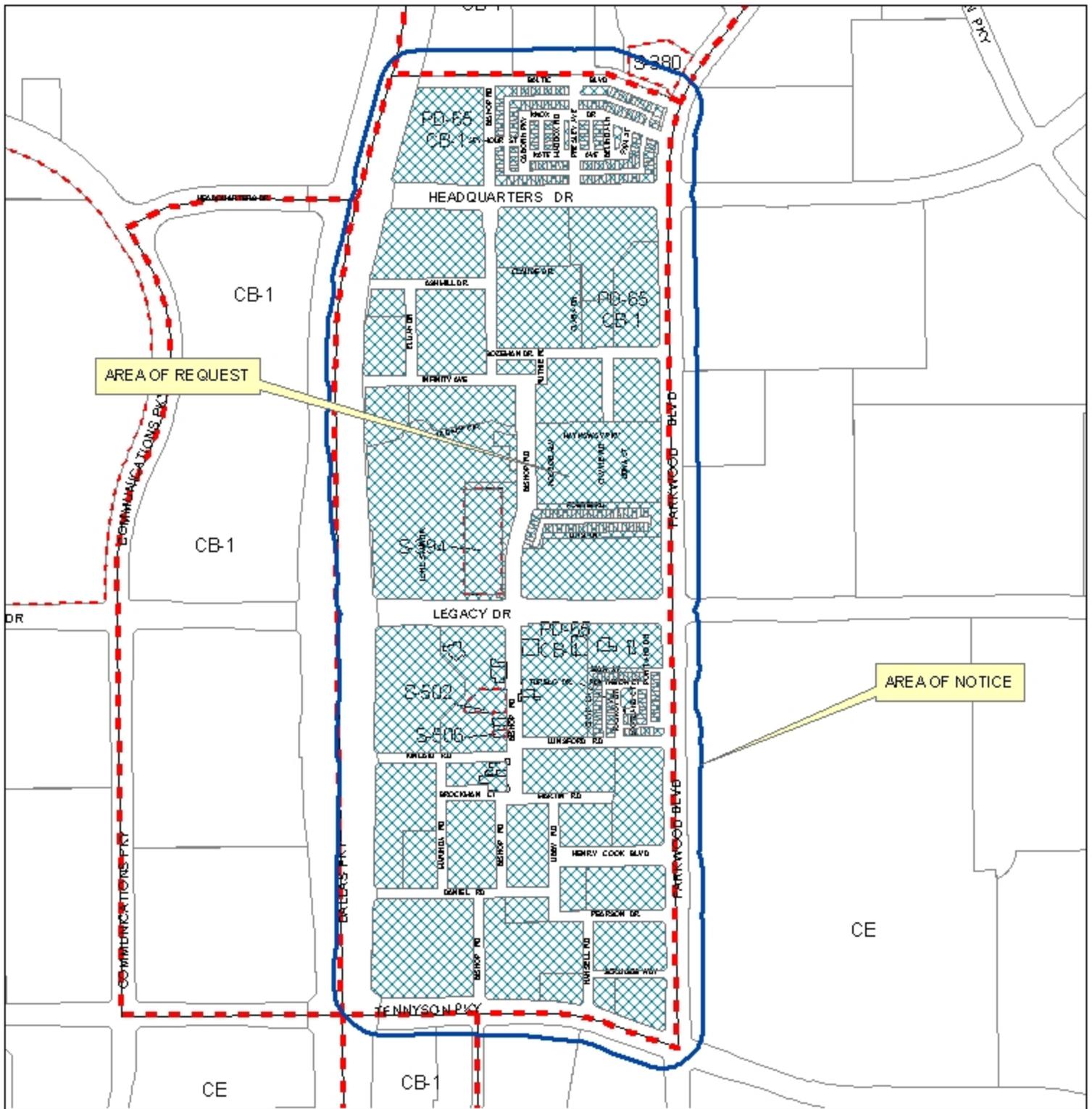
a. General

- A multipurpose wall sign is any sign mounted on the wall of a building which is used to identify shopping centers, retail districts, office districts, or commercial sites and may include a listing of occupants within the development being identified. The multipurpose wall sign may also be an electronic changeable wall sign as defined herein.

- Multipurpose wall signs are exempt from Subsections 3.1603 (1)(b) and (2)(f) of Section 3.1600.
- An electronic changeable wall sign is a type of multipurpose wall sign that displays static images that change message or copy by programmable electronic processes. Electronic changeable wall signs shall be allowed to change copy every eight seconds.

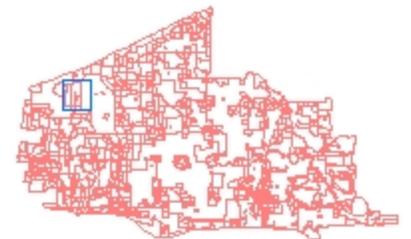
b. Size and Location

- Multipurpose wall signs shall not be limited in height or width except that they shall be limited to 250 square feet in size.
- A maximum of two multipurpose wall signs shall be mounted to the parking garage located at the southeast corner of the Dallas North Tollway frontage road and Legacy Circle only. The signs shall be mounted on the north, west, or south facades, and only one sign shall be permitted on each facade.
- Multipurpose wall signs may only be used to advertise occupants located within the area bounded by the Dallas North Tollway on the west, Legacy Drive on the south, Bishop Road on the east, and Legacy Circle on the north.



Zoning Case #: 2010-10

Existing Zoning: PLANNED DEVELOPMENT-65-CENTRAL BUSINESS-1/
DALLAS NORTH TOLLWAY OVERLAY DISTRICT



○ 200' Notification Buffer

Zoning Case 2010-10

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 amend Planned Development-65-Central Business-1 on 168.1± acres out of the Maria C. Vela Survey, Abstract No. 183, located generally at the northeast and southeast corners of Dallas North Tollway and Legacy Drive, in the City of Plano, Collin County, Texas, to establish regulations to allow for off-premise signage; 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 13th day of September, 2010, for the purpose of considering amending Planned Development-65-Central Business-1 on 168.1± acres out of the Maria C. Vela Survey, Abstract No. 183, located generally at the northeast and southeast corners of Dallas North Tollway and Legacy Drive, in the City of Plano, Collin County, Texas, to establish regulations to allow for off-premise signage; 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 13th day of September, 2010; 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. 2006-4-24, as the same has been heretofore amended, is hereby further amended so as to amend Planned Development-65-Central Business-1 on 168.1± acres out of the Maria C. Vela Survey, Abstract No. 183, located generally at the northeast and southeast corners of Dallas North Tollway and Legacy Drive, in the City of Plano, Collin County, Texas, to establish

regulations to allow for off-premise signage, said property being described in the legal description on Exhibit "A" attached hereto.

Section II. This section is hereby amended to add the following to Section 6 Signage Regulations, of Specific Provisions of the Planned Development, within Planned Development-65-Central Business-1.

Multipurpose Wall Signs

a. General

- A multipurpose wall sign is any sign mounted on the wall of a building which is used to identify shopping centers, retail districts, office districts or commercial sites, and may include a listing of occupants within the development being identified. The multipurpose wall sign may also be an electronic changeable wall sign as defined herein.
- Multipurpose wall signs are exempt from Subsections 3.1603 (1)(b) and (2)(f) of Section 3.1600.
- An electronic changeable wall sign is a type of multipurpose wall sign that displays static images that change message or copy by programmable electronic processes. Electronic changeable wall signs shall be allowed to change copy every eight seconds.

b. Size and Location

- Multipurpose wall signs shall not be limited in height or width except that they shall be limited to 300 square feet in size.
- A maximum of two multipurpose wall signs shall be mounted to the parking garage located at the southeast corner of the Dallas North Tollway frontage road and Legacy Circle only. The signs shall be mounted on the north, west or south facades, and only one sign shall be permitted on each facade.
- Multipurpose wall signs may only be used to advertise occupants located within the area bounded by the Dallas North Tollway on the west, Legacy Drive on the south, Bishop Road on the east, and Legacy Circle on the north.

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 person, firm or corporation found to be violating any term or provision of this Ordinance, 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 13TH DAY OF SEPTEMBER, 2010.

Phil Dyer, MAYOR

ATTEST:

Diane Zucco, CITY SECRETARY

APPROVED AS TO FORM:

Diane C. Wetherbee, CITY ATTORNEY

LEGAL DESCRIPTION

75.033 Acre Tract

BEING a tract of land located in the Maria C. Vela Survey, Abstract No. 935 and the Henry Cook Survey, Abstract No. 183, in the City of Plano, Collin County, Texas, and being part of those tracts described in deed to Quorum Development Corporation as recorded in Volume 1171, Page 174 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows (bearings referenced to the EDS Control Monuments):

BEGINNING at the intersection of the east line of Dallas North Tollway (variable width right-of-way) with the south line of Legacy Drive (variable width right-of-way);

THENCE in an easterly direction along said south line of Legacy Drive as follows:

North, $44^{\circ} 52' 02''$ East, a distance of 21.20 feet to a 5/8 inch iron rod capped with "KHA" set for corner;

North, $89^{\circ} 54' 36''$ East, a distance of 702.16 feet to a concrete monument with a brass cap found for a corner;

South, $00^{\circ} 05' 24''$ East, a distance of 15.00 feet to a 1/2 inch iron rod found for a corner;

North, $89^{\circ} 54' 36''$ East, a distance of 121.00 feet to a 5/8 inch iron rod capped with "KHA" set for corner;

North, $00^{\circ} 05' 24''$ West, a distance of 15.00 feet to a 5/8 inch iron rod capped with "KHA" set for corner;

North, $89^{\circ} 54' 36''$ East, a distance of 709.36 feet to a point for corner, on the westerly southwest corner for the intersection of Legacy and Parkwood Boulevard said point bears North, $16^{\circ} 30'$ East, a distance of 0.2 feet from a found 1 inch iron rod;

THENCE South, $45^{\circ} 05' 22''$ East, a distance of 21.21 feet to a 5/8 inch iron rod capped with "KHA" set for corner on the west line of Parkwood Boulevard (variable width right-of-way);

THENCE in a southerly direction along said west line of Parkwood Boulevard as follows:

South, $00^{\circ} 05' 22''$ East, a distance of 191.50 feet to a 1 inch iron rod found for corner;

South, $03^{\circ} 54' 34''$ East, a distance of 97.72 feet to a 1 inch iron rod found for corner;

South, $00^{\circ} 05' 22''$ East, a distance of 1,623.35 feet to a point which bears North, $04^{\circ} 17'$ West, 0.3 feet from a found 1 inch iron rod;

South, $03^{\circ} 43' 29''$ West, a distance of 97.72 feet to a point which bears North, $00^{\circ} 05'$ West, 0.4 feet from a found 1 inch iron rod;

South, $00^{\circ} 05' 22''$ East a distance of 180.00 feet to a 1 inch iron rod found for corner;

THENCE South, $54^{\circ} 52' 25''$ West, a distance of 22.98 feet to a 1 inch iron rod found on the northerly line of Tennyson Parkway (variable width right-of-way);

THENCE in a westerly direction along the northerly line of Tennyson Parkway as follows:

North, $70^{\circ} 09' 50''$ West, a distance of 301.46 feet to a 5/8 inch iron rod capped with "KHA" set for beginning of a curve to the left same point bears South, $79^{\circ} 18'$ East, a distance of 0.6 feet from a bent 1 inch iron rod;

Along said curve to the left having a central angle of $19^{\circ} 38' 48''$, a radius of 1,212.00 feet and an arc length of 415.59 to the end of said curve;

North, $89^{\circ} 48' 37''$ West, a distance of 2.99 feet to a 5/8 inch iron rod capped with "KHA" set for corner;

North, $89^{\circ} 46' 07''$ West, a distance of 396.57 feet to a 5/8 inch iron rod capped with "KHA" set for corner;

North, $85^{\circ} 57' 12''$ West, a distance of 285.63 feet to a 5/8 inch iron rod capped with "KHA" set for corner;

North, $89^{\circ} 46' 07''$ West, a distance of 150.00 feet to a 5/8 inch iron rod capped with "KHA" set for corner;

THENCE North, $46^{\circ} 58' 45''$ West, a distance of 69.47 feet to a 5/8 inch iron rod capped with "KHA" set for corner on the previously mentioned east line of Dallas North Tollway;

THENCE in a northerly direction along the east line of Dallas North Tollway as follows:

North, $00^{\circ} 10' 35''$ West, a distance of 206.88 feet to a 5/8 inch iron rod capped with "KHA" set for the beginning of a curve to the right;

Along said curve to the right having a central angle of $01^{\circ} 42' 05''$, a radius of 3,851.68 feet and an arc length of 114.37 feet to a 5/8 inch iron rod capped with "KHA" set for corner;

North, $01^{\circ} 31' 30''$ East, a distance of 1,079.88 feet to a 5/8 inch iron rod capped with "KHA" set for the beginning of a curve to the left;

Along said curve to the left, having a central angle of $01^{\circ} 40' 53''$, a radius of 2874.79 feet and an arc length of 84.36 to a 5/8 inch iron rod capped with "KHA" set for corner;

THENCE North, $00^{\circ} 10' 35''$ West, a distance of 471.55 feet to the POINT OF BEGINNING and CONTAINING 75.033 acres of land, more or less.

74.62 Acre Tract

BEING a tract of land located in the Samuel Brown Survey, Abstract No. 108 and the Maria C. Vela Survey, Abstract No. 935 in the City of Plano, Collin County, Texas, and being part of those tracts described by deeds to Quorum Development Corporation as recorded in Volume 1171, Page 174, Volume 1694, Page 823, and Volume 1283, Page 512, all of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows (bearings referenced to the EDS Control Monuments):

BEGINNING at a 5/8 inch iron rod capped with "KHA" set on the most northwesterly corner of the intersection of the north line of Legacy Drive (a variable width right-of-way) with the east line of Dallas North Tollway (a variable width right-of-way);

THENCE in a northerly direction along the easterly line of Dallas North Tollway as follows:

North, $00^{\circ} 10' 35''$ West, a distance of 105.90 feet to a 5/8 inch iron rod capped with "KHA" set at the beginning of a curve to the left;

Along said curve to the left having a central angle of $03^{\circ} 00' 32''$, a radius of 2,874.79 feet and an arc length of 150.97 feet to a 5/8 inch iron rod capped with "KHA" set for corner;

North, $03^{\circ} 11' 07''$ West, a distance of 541.63 feet to a 5/8 inch iron rod capped with "KHA" set for the beginning of a curve to the right;

Along said curve to the right having a central angle of $03^{\circ} 00' 32''$, a radius of 1,890.04 feet and an arc length of 99.25 feet to a 5/8 inch iron rod capped with "KHA" set for corner;

North, $00^{\circ} 10' 35''$ West, a distance of 285.92 feet to a 5/8 inch iron rod capped with "KHA" set at the beginning of a curve to the right;

Along said curve to the right having a central angle of $14^{\circ} 26' 23''$, a radius of 3,669.72 feet and an arc length of 924.85 feet to a 5/8 inch iron rod capped with "KHA" set for corner;

THENCE in an easterly and southerly direction departing said east line of Dallas North Tollway, the following:

North, $52^{\circ} 14' 49''$ East, a distance of 31.59 feet to a 5/8 inch iron rod capped with "KHA" set for corner;

South, $89^{\circ} 55' 31''$ East, a distance of 180.00 feet to a 5/8 inch iron rod capped with "KHA" set for corner;

North, $88^{\circ} 21' 23''$ East, a distance of 15007 feet to a 5/8 inch iron rod capped with "KHA" set for corner;

South, $89^{\circ} 55' 31''$ East, a distance of 281.99 feet to a 5/8 inch iron rod capped with "KHA" set for corner;

South, $88^{\circ} 12' 25''$ East, a distance of 150.07 feet to a 5/8 inch iron rod capped with "KHA" set for corner;

South, $89^{\circ} 53' 31''$ East, a distance of 185.00 feet to a 5/8 inch iron rod capped with "KHA" set for corner;

South, $45^{\circ} 00' 26''$ East, a distance of 21.24 feet to a 5/8 inch iron rod capped with "KHA" set for corner;

South, $00^{\circ} 05' 22''$ East, a distance of 185.00 feet to a point for corner;

South, $01^{\circ} 48' 28''$ East, a distance of 150.07 feet to a point for corner;

South, $00^{\circ} 05' 22''$ East, a distance of 1,423.63 feet to a point for corner;

South, $01^{\circ} 37' 44''$ West, a distance of 150.07 feet to a point for corner;

South, $00^{\circ} 05' 22''$ East, a distance of 175.00 feet to a point for corner;

South, $44^{\circ} 54' 37''$ West, a distance of 35.36 feet to a point for corner;

South, 00° 05' 22" East, a distance of 4.50 feet to a point for corner on the north line of Legacy Drive (a variable width right-of-way);

THENCE westerly along said north line, the following:

South, 89° 54' 36" West, a distance of 701.36 feet to a 5/8 inch iron rod capped with "KHA" set for corner;

North, 00° 05' 22" West, a distance of 15.00 feet to a 5/8 inch iron rod capped with "KHA" set for corner;

South, 89° 54' 36" West, a distance of 121.00 feet to a 5/8 inch iron rod capped with "KHA" set for corner;

South, 00° 05' 22" East, a distance of 15.00 feet to a 5/8 inch iron rod capped with "KHA" set for corner;

South, 89° 54' 36" West, a distance of 702.34 feet to a 5/8 inch iron rod capped with "KHA" set for corner;

North, 45° 07' 58" West, a distance of 21.24 feet to the POINT OF BEGINNING and CONTAINING 77.231 gross acres of land, save and except a 2.61 acre unincorporated tract of land, known as Baccus Cemetery, leaving 74.62 net acres of land, more or less.

18.429 Acre Tract (north of Headquarters Drive)

BEING all that certain lot, tract or parcel of land situated in the Samuel H. Brown Survey, Abstract No. 108 and the Henry Cook Survey, Abstract No. 183, in the City of Plano, Collin County, Texas, and being that same called 18.47 acre tract of land described in deed to EDS Information Services, L.L.C., recorded in Volume 4853, Page 2203 of the Deed Records of Collin County, Texas;

BEGINNING at a "+" found in concrete at the northeast corner of said 18.47 acre tract, and being the southeast corner of Lot 1R, Block A of Granite Park, Phase I, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Cabinet N, page 362 of the Plat Records of Collin County, Texas, and being in the west line of Parkwood Boulevard;

THENCE the following seven (7) calls along the west line of said Parkwood Boulevard:

Southwesterly with a curve to the left having a radius of 1,060.50 feet, with a central angle of 04° 37' 08" and an arc length of 85.49 feet, whose chord bears South, 19° 31' 34" West, a distance of 85.47 feet, to a 1/2 inch iron rod set with cap stamped "ARTHUR SURVEYING COMPANY";

South, $17^{\circ} 13' 00''$ West, a distance of 68.42 feet to a 1/2 inch iron rod set with cap stamped "ARTHUR SURVEYING COMPANY";

Southwesterly with a curve to the left having a radius of 559.83 feet, with a central angle of $09^{\circ} 11' 37''$ and an arc length of 89.83 feet, whose chord bears South, $12^{\circ} 37' 12''$ West, a distance of 89.73 feet to a 1/2 inch iron rod set with cap stamped "ARTHUR SURVEYING COMPANY";

South, $08^{\circ} 01' 22''$ West, a distance of 12.45 feet to a 1/2 inch iron rod set with cap stamped "ARTHUR SURVEYING COMPANY";

Southwesterly with a curve to the left having a radius of 1,065.02 feet, with a central angle of $08^{\circ} 08' 48''$ and an arc length of 151.43 feet, whose chord bears South, $03^{\circ} 56' 59''$ West, a distance of 151.30 feet to a "+" set on an electrical transformer;

South, $00^{\circ} 07' 26''$ East, a distance of 51.65 feet to a 1/2 inch iron rod set with cap stamped "ARTHUR SURVEYING COMPANY";

South, $44^{\circ} 57' 30''$ West, a distance of 20.10 feet to a 1/2 inch iron rod set with cap stamped "ARTHUR SURVEYING COMPANY"; said point being in the north line of Headquarters Drive;

THENCE the following six (6) calls along the north line of said Headquarters Drive:

North, $89^{\circ} 55' 57''$ West, a distance of 185.23 feet to a 5/8" iron rod found with cap stamped "KHA";

South, $88^{\circ} 21' 07''$ West, a distance of 150.07 feet to a 1/2 inch iron rod set with cap stamped "ARTHUR SURVEYING COMPANY";

North, $89^{\circ} 55' 47''$ West, a distance of 675.21 feet to a 5/8 inch iron rod found with cap stamped "KHA";

North, $86^{\circ} 06' 56''$ West, a distance of 217.98 feet to a 5/8 inch iron rod found with cap stamped "KHA";

North, $89^{\circ} 55' 47''$ West, a distance of 182.02 feet to a 1/2 inch iron rod set with cap stamped "ARTHUR SURVEYING COMPANY";

North, $36^{\circ} 53' 29''$ West, a distance of 21.71 feet to a "+" set on a utility vault in the east line of North Dallas Tollway;

THENCE the following two (2) calls along the east line of said North Dallas Tollway:

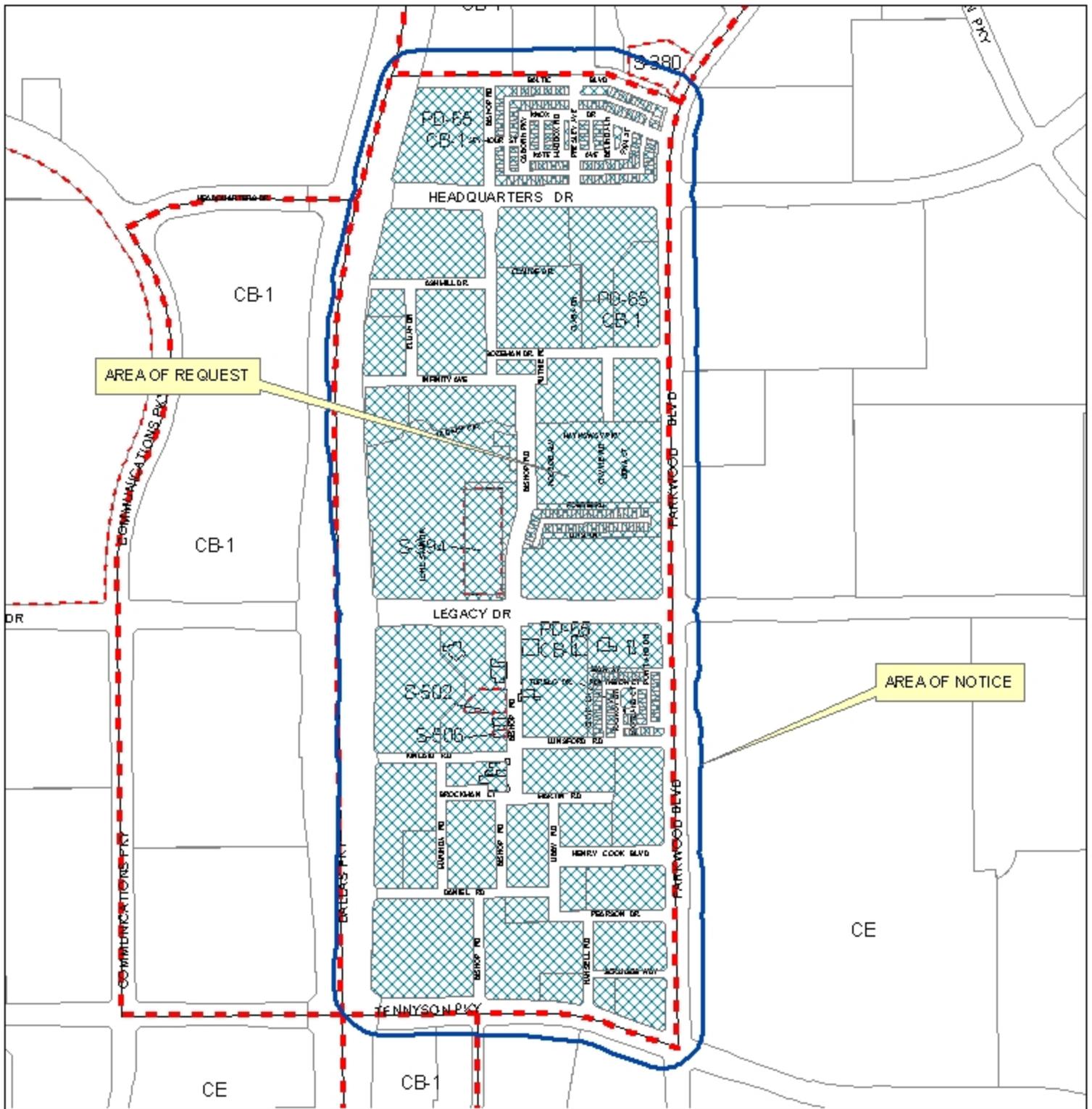
North, $16^{\circ} 09' 16''$ East, a distance of 533.78 feet to a 1/2 inch iron rod set with cap stamped "ARTHUR SURVEYING COMPANY";

Northeasterly with a curve to the left having a radius of 3,969.72 feet, with a central angle of $00^{\circ} 42' 33''$ and an arc length of 49.13 feet, whose chord bears North, $15^{\circ} 48' 00''$ East, a distance of 49.13 feet to a 1/2 inch iron rod set with cap stamped "ARTHUR SURVEYING COMPANY", said point being the southwest corner of Lot 3, Block A of Granite Park, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Cabinet M, Page 88 of the Plat Records of Collin County, Texas;

THENCE North, $89^{\circ} 47' 08''$ East, along the south line of said Lot 3, and passing at a distance of 497.22 feet a 60D nail found at the southeast corner thereof, being the southwest corner of said Lot 1R, and continuing along said course, a total distance of 1,023.30 feet to a 1 inch iron rod found;

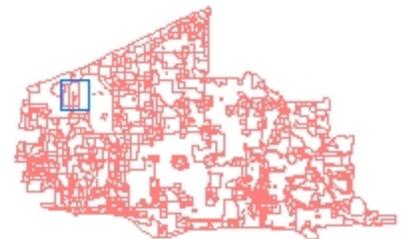
THENCE South, $68^{\circ} 36' 03''$ East, continuing along the south line of said Lot 1R, a distance of 357.08 feet to the POINT OF BEGINNING and CONTAINING 18.429 acres of land, more or less, and being subject to any and all easements that may affect.

NOTES: Bearings based on south line of Headquarters Drive as described in Volume 4853, Page 2203 of the Deed Records of Collin County, Texas.



Zoning Case #: 2010-10

Existing Zoning: PLANNED DEVELOPMENT-65-CENTRAL BUSINESS-1/
DALLAS NORTH TOLLWAY OVERLAY DISTRICT



○ 200' Notification Buffer