

DATE: May 3, 2022
TO: Honorable Mayor & City Council
FROM: David Downs, Chair, Planning & Zoning Commission 
SUBJECT: Results of Planning & Zoning Commission Meeting of May 2, 2022

AGENDA ITEM NO. 1A – ZONING CASE 2022-001
APPLICANT: COLUMBUS REALTY PARTNERS

Request to amend Planned Development-64-Central Business-1 to modify the location and development standards for mid-rise residential and the requirements for open space 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 and located within the Dallas North Tollway Overlay District. Project #ZC2022-001.

APPROVED: 7-0

Speaker Card(s) Received	Support: <u>1</u>	Oppose: <u>1</u>	Neutral: <u>1</u>
Letters Received Within 200' Notice Area:	Support: <u>4</u>	Oppose: <u>2</u>	Neutral: <u>0</u>
Petition Signatures Received:	Support: <u>1</u>	Oppose: <u>0</u>	Neutral: <u>0</u>
Other Responses:	Support: <u>8</u>	Oppose: <u>7</u>	Neutral: <u>0</u>

RESULTS:

The Commission recommended approval subject to City Council approval of ZC2022-008 and as follows (additions indicated in underline; deletions indicated in strikethrough):

Restrictions:

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

1. Mid-rise residential is an additional permitted use subject to the following standards:
 - a. ~~4.~~ A maximum of 13 acres may be developed as mid-rise residential.
 - b. ~~2.~~ Mid-rise residential is prohibited within 400 feet of the right-of-way line of S.H. 121 and the Dallas North Tollway, except for the site located on the southeast corner of Windrose Ave and S.H. 121, which may be developed as mid-rise residential with the following restrictions:
 - i. The maximum number of units is 177.

- ii. Minimum Setback from northern and eastern property lines: 40 feet.
- iii. Intake openings for outdoor air, as defined in the adopted International Mechanical Code, as amended, must be located on the southern and/or western facades.
- iv. Pollution Mitigation Measures - The following standards must be used during initial construction and must be added as notes to the site plan. The Building Official or designee may substitute equivalent or superior construction methods upon replacement or reconstruction, consistent with building code requirements.
 - 1. Mechanical ventilation must exceed the building code as follows:
 - a. All ventilation units will be "outdoor-air sourced."
 - b. Units will be installed on the roof of the building with air intakes "ducted" to the southernmost elevation of the building.
 - 2. Air Filtration:
 - a. Each "outdoor-air sourced" mechanical ventilation unit must contain a filter box on its air-intake side.
 - b. These filter boxes must contain a filter (or combination of filters in "series"), capable of filtering outdoor-airborne "particulates" to the MERV 16 standard or greater, based on American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) ratings.
- v. Noise Mitigation Measures - The following standards must be used during initial construction and must be added as notes to the site plan. The Building Official or designee may substitute equivalent or superior construction methods upon replacement or reconstruction, consistent with building code requirements.
 - 1. Construction documents sealed by an architect must be provided as part of the building construction plan set that details mitigation of the interior noise at each unit to a maximum level of 45 dBA. The engineer of record will be responsible for testing the interior noise and providing a noise study for all units to the Building Inspections Department prior to final building inspection.
 - 2. The minimum height for individual balcony rails is 4 feet. The minimum height for the pool terrace rail will be 5 feet. Laminated-glass will be used in the railings.
- c. ~~3.~~ Maximum Density: None
- d. ~~4.~~ Building Height: A maximum of 400 units may be constructed at a minimum height of 5 stories. The remaining units must be constructed at a minimum of 7 stories.
- e. ~~5.~~ Maximum Number of Dwelling Units: 1,000

2. Open Space

- a. The open space exhibit is adopted as part of this ordinance.
- b. Usable public open space must be provided in an amount not less than 2.5 acres as defined in the open space exhibit.
- c. Useable open space must be accessible to the public at all times and must not be fenced.
- d. Useable open space must have a minimum dimension of 30 feet long by 30 feet wide.

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

To view the hearing, please click on the provided link: <https://planotx.swagit.com/play/05032022-530>

RP/kob

cc: Eric Hill, Senior Planning Manager
Christina Sebastian, Land Records Planning Manager
Melissa Spriegel, Lead Planner
Glenn Greer, Planner
Cassidy Exum, GIS Technician
Jeanna Scott, Building Inspections Manager
Dorothy Alatorre, Property Standards

<https://goo.gl/maps/ckdJ6D2sgEUh2SSF6>

CITY OF PLANO
PLANNING & ZONING COMMISSION

May 2, 2022

Agenda No. 1A

Public Hearing: Zoning Case 2022-001

Applicant: Columbus Realty Partners

DESCRIPTION:

Request to amend Planned Development-64-Central Business-1 to modify the location and development standards for mid-rise residential and the requirements for open space 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 and located within the Dallas North Tollway Overlay District. Project #ZC2022-001.

SUMMARY:

The applicant is requesting to amend Planned Development-64-Central Business-1 (PD-64-CB-1) to modify the location and development standards for mid-rise residential and the requirements for open space. The request includes modifying the zoning to allow residential uses closer to expressways. Due to the property being located in the Expressway Corridor Environmental Health Area-2 (EHA-2), the applicant is proposing mitigation measures protect residents from the impacts of the expressways. Additionally, this request includes an update to open space requirements to separate open space from Planned Development-65-Central Business-1 (PD-65-CB-1) and to clarify the locations for open space based upon existing and proposed development. The request is in conformance with the recommendations of the Comprehensive Plan. Staff recommends approval as noted in the recommendation section below.

REMARKS:

On December 20, 2021, the Planning & Zoning Commission called a public hearing to amend Planned Development-64-Central Business-1 (PD-64-CB-1). PD-64-CB-1 was initially created in 2014 and was amended in 2015 and 2016.

The applicant is requesting a PD amendment in order to consider modifications to standards related to the placement of remaining mid-rise residential units and required open space. The Zoning Ordinance defines mid-rise residential 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. 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.

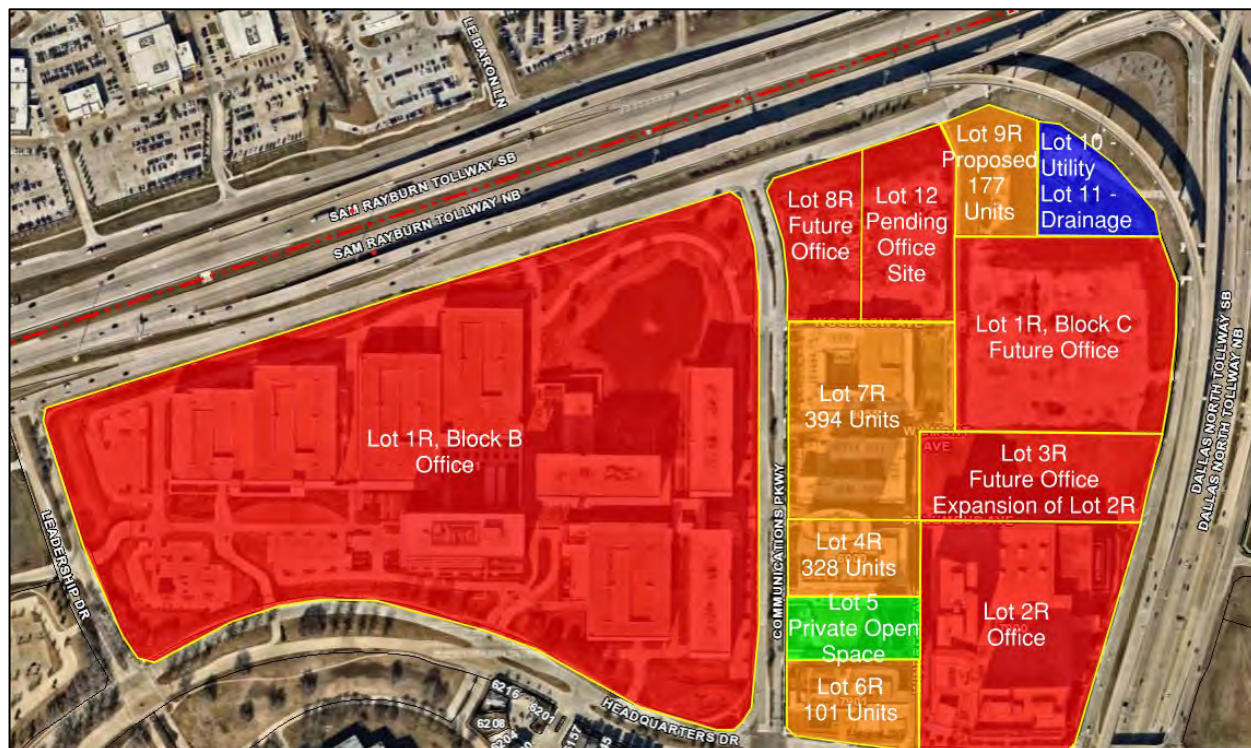
The subject property is currently undeveloped. A concept plan, Legacy West Addition, Block C, Lot 9R, accompanies this request as Agenda Item 1B.

There are two primary elements of this proposal:

1. Location allowance for construction of the remaining 177 mid-rise residential units, and
2. Provision of open space.

Location allowance for construction of the remaining 177 mid-rise residential units

When PD-64-CB-1 was initially created, and the properties were undeveloped, the applicant included restrictions related to the development and placement of mid-rise residential uses consistent with the city's Comprehensive Plan policies. As depicted in the image below, 823 units of the allowed 1,000 units have been constructed in accordance with these restrictions:



Due to existing development and reservation of land for future commercial development, there are limited locations available to construct the remaining 177 units. The units were originally planned for a location within Lot 1R. However, the office market demand for a Windrose address and proximity to the retail activity to the south has made Lot 1R a substantial economic development asset. With this request, the applicant is proposing to allow the development of the remaining 177 units to the north end of PD-64-CB-1, on Lot 9R. This lot is adjacent to State Highway 121 and is in close proximity to the Dallas North Tollway, so it does not conform to the Planned Development standards for residential proximity to the expressways. As such, the applicant is proposing to include mitigation measures to provide a safe, healthy living environment for future residents on Lot 9R.

Provision of Open Space

The original Planned Development (PD) committed to 5% gross acreage as open space. This was based on an original plan that included a primary green space, which was shortly-thereafter modified to include smaller spaces throughout the development. Other changes include the provision of Bruce Glasscock Park adjacent, and private open space as Lot 5 (currently open to the public) between the two residential towers on Lots 4R and 6R. A multitude of smaller open spaces (30 feet x 30 feet minimum), while meeting the technical requirements of the ordinance, have not been practical to manage and enforce. Additionally, the open space requirement is split between two different planned development districts, making it challenging to administer. Based on the experience working with this ordinance and the challenges maintaining required areas through a multitude of development projects, open space requirements have been worded differently for recent zoning requests.

Overall, in an effort to make the open space standards more practical in the future, staff has been working with the developer to isolate the significant, practical areas, separate the requirements between the two PD districts, and off-set changes with improvements that were not known or considered at the time of original zoning.

Surrounding Land Use and Zoning

North	The property to the north, across State Highway 121, is in the City of Frisco and is developed with new vehicle dealer use.
East	To the east, across the Dallas North Tollway, are general/professional office, restaurant, hotel, and retail zoned Planned Development-42-Central Business-1 (PD-42-CB-1) and mixed-use development zoned Planned Development-65-Central Business-1 (PD-65-CB-1).

South	To the south is mixed-use development including single-family detached residences zoned Planned Development-65-Central Business-1 (PD-65-CB-1) with Specific Use Permit #11 (S-11) for New Automobile Dealer and Specific Use Permit #186 (S-186) for New Vehicle Dealer and a professional/general administrative office campus and city park land zoned Central Business-1 (CB-1).
West	To the west, across Leadership Drive, are professional/general administrative office and undeveloped property zoned CB-1.

Conformance to the Comprehensive Plan

Guiding Principles - The set of [Guiding Principles](#) to the Comprehensive Plan establishes overarching themes that apply to all policies and actions and express values for Plano Today, Plano 2050, and Plano Together. Since the principles do not stand alone but are used in concert with one another and carry across the Plan as a whole, each principle must be judged through a lens that incorporates all of the other principles to be full and accurately understood. As such, the Commission is encouraged to review the full list of Guiding Principles and judge zoning requests through the lens of all principles.

Future Land Use Map and Dashboards - The subject property is located in the [Urban Activity Centers \(UA\)](#) Future Land Use Category of the Future Land Use Map. The UA future land use category applies to areas designated for significant development or redevelopment with high intensity mixed-use activity centers attracting large corporations, specialty shopping, dining, and entertainment, and high density residential development. These areas are typically a minimum of 100 acres and include mid- to high-rise buildings with a compact block structure, and human-scale street and building design, which create a highly walkable urban form.

Mix of Uses

As the request does not alter the maximum number of units permitted in PD-64-CB-1, there are no changes to the Mix of Uses for this area.

Desirable Character Defining Elements

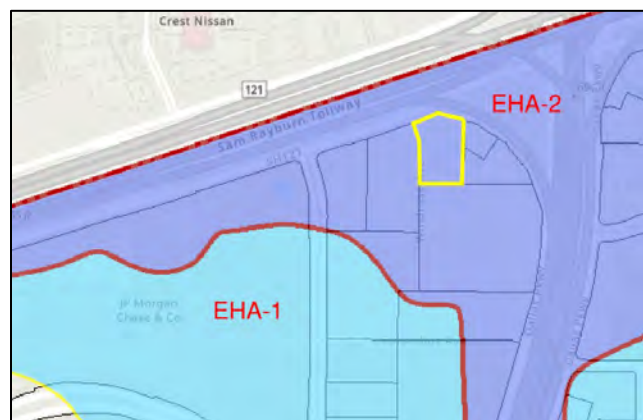
This request is limited in scope, proposing changes to a single property related to mid-rise residential uses and amending the open space requirements for the district. The request does not alter any character defining elements of the existing zoning related to mid-rise residential uses.

PD-64-CB-1 was established prior to the current Comprehensive Plan requirements, so the 5% open space requirement does not align with the recommended 10-15% active open space recommendation of the UA Dashboard. Requiring a substantial adjustment at this point in the development process, by doubling or tripling the open space to place the burden on a few remaining undeveloped properties, is inadvisable.

The adjustments to the open space plan remove areas are better utilized as landscape buffers rather than active open space due to issues such as proximity to thoroughfares, slope, and physical impediments (i.e., utility boxes, fences). Those open spaces are generally anticipated to remain in place, due to the existing development pattern, but will not be regulated as such. Redevelopment or infill development could alter these locations in the future. Additionally, with the proposed open space required by the companion zoning case, ZC2022-008 (Agenda Item 2), there will be a 0.96 acre increase in overall open space recognized in the zoning for the general area.

Due to these limited changes to the functionality of the development, and improvement to the regulatory standards benefiting the community and property owners, there is no significant impact to the desirable character defining elements.

Expressway Corridor Environmental Health Map – The majority of PD-64-CB-1 is within Expressway Corridor Environmental Health Area-1 (EHA-1) and Expressway Corridor Environmental Health Area-2 (EHA-2) of the [Expressway Corridor Environmental Health Map](#). The adjacent map shows these areas and highlights in yellow the subject property associated with the concept plan proposed as Agenda Item 1B.



The Expressway Corridor Environmental Health Goal states:

Sensitive land uses within Expressway Corridor Environmental Health Areas should achieve a maximum outdoor noise level off less than 65 dBA L_{dn} .

Additionally, the EHA-1 and EHA-2 areas include the following guidance:

EHA-1: Properties where outdoor noise levels are greater than or equal to 65 dBA L_{dn} and less than 75 dBA L_{dn} . Sensitive land uses are appropriate in EHA-1 if satisfactory mitigation is achieved.

EHA-2: Properties where outdoor noise levels are greater than or equal to 75 dBA L_{dn} . Sensitive land uses are generally inappropriate in EHA-2, but may be appropriate if satisfactory mitigation is achieved.

In accordance with this map and associated policies, mid-rise residential is considered a sensitive land use. The applicant has submitted an EHA Site Analysis and is proposing mitigating strategies as part of the PD stipulations, which are discussed below. If these stipulations are found satisfactory to property mitigate noise levels, this request would be consistent with the Expressway Corridor Environmental Health Map.

Findings Policy – Findings are not required to approve this zoning request.

ISSUES:

Proposed Location and Standards for Remaining Mid-Rise Residential Units

At the time this Planning Development district was created in 2014, the Expressway Corridor Environmental Health Study did not exist. The city's policy was a 1,200 foot setback for residential uses, with mitigation considerations such as topography. The PD district's setback standards were adopted, originally at 700-feet, based on this policy. Since that time, the city has conducted a study to determine more precise setback locations and developed mitigation guidelines. The majority of the land available for development is within EHA-2. A small area of undeveloped land is in EHA-1, but it is owned by the corporation immediately to the south (Liberty Mutual), and held for expansion of that site. Seeing as the units are likely to develop within EHA-2, and are allowed there by right, mitigation appears a reasonable course of action and accommodation. With this request, the city preserves some additional mitigation measures for development within EHA-2, and the property owner benefits from the relocation of the use.

To accommodate units in the proposed location, the applicant is proposing a number of site-specific restrictions, which are summarized as follows:

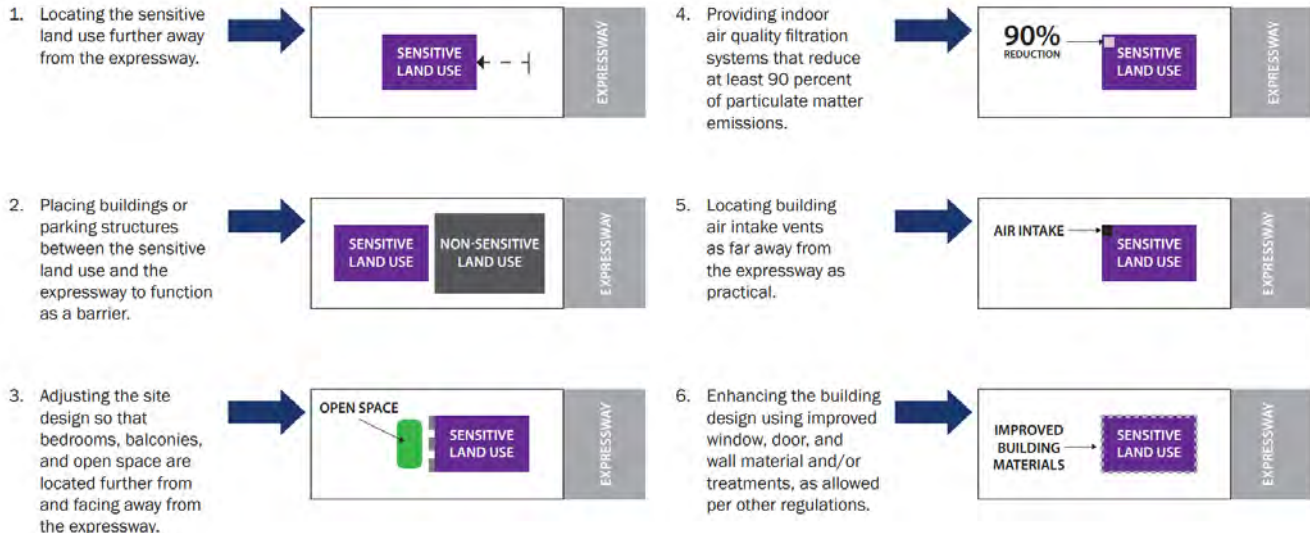
1. The remaining 177 units may only be developed at the southeast corner of Windrose Avenue and State Highway 121.
2. The development requires the following mitigation restrictions:
 - a. Intake openings will be placed along the southern and western building facades.
 - b. Mechanical ventilation in excess of building code.
 - c. Specific air filtration standards related to vehicle pollution.
 - d. Noise mitigation through building construction to ensure maximum interior noise levels of 45 dBA and balcony and pool terrace barrier standards to improve outdoor living spaces.
 - e. Minimum 40-foot building setback from northern and eastern property lines.

These mitigation strategies are intended to supplement the building code requirements and create protection for residents from the impacts of the adjacent expressways. The proposed stipulations are consistent with mitigation methods 1, 3, 4, 5, and 6 recommended by the Expressway Corridor Environmental Health policies shown:

MITIGATION METHODS

A combination of these methods is recommended for the most effective mitigation. Mitigation methods can be recommended through an EHA Site Analysis.

Potential mitigation methods include:



Although this is not an ideal location for residences, staff has reviewed the proposed stipulations with the Building Inspections Department and believes they will address the impacts of the adjacent expressways consistent with the city's adopted methods and the recommendations of their consultant.

Open Space

PD-64-CB-1 and Planned Development-65-Central Business-1 (PD-65-CB-1) have a joint open space plan tied to both developments, based on the requirement that spans both zonings. With this zoning case, and the companion case, ZC2022-008, the open space plan is proposed to be divided, with each planned development district having its own adopted plan and required open space calculation. The proposed open space plan is included as an exhibit to this staff report.

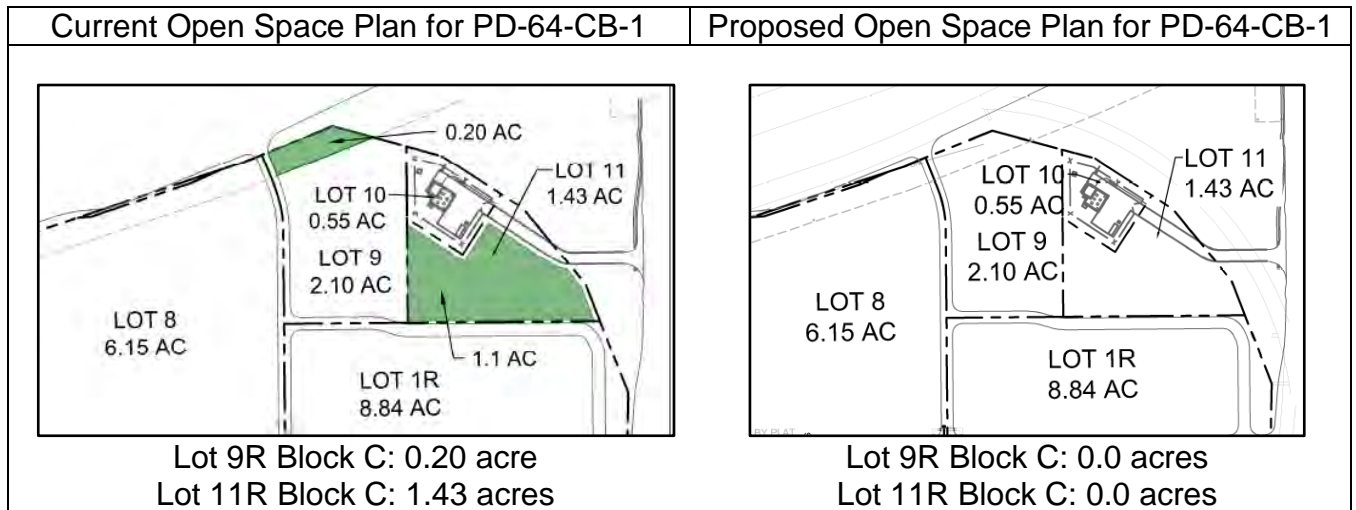
The current open space requirements for the PDs are as follows:

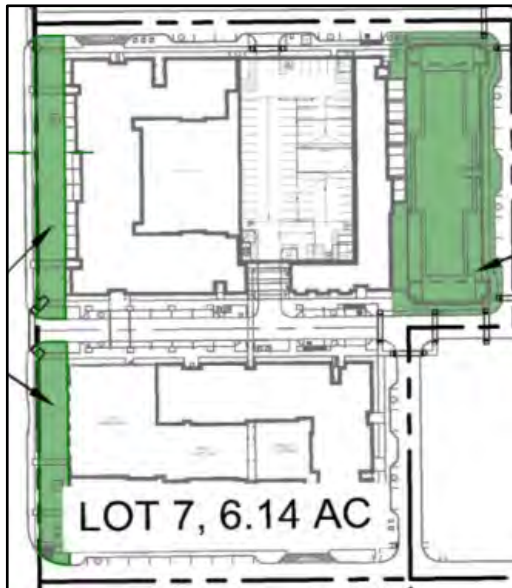
1. A minimum of 5% of the gross acreage of PD-64-CB-1 and Tracts C and D within PD-65-CB-1 shall be provided as open space.
2. A minimum of 0.25 acre shall be located on the quasi-public street within Tract C of PD-65-CB-1.
3. Open space shall be accessible to the public at all times and shall not be fenced.
4. Open space shall have a minimum dimension of 30 feet long by 30 feet wide.

The open space currently provided in PD-64-CB-1 is 5.13 acres. Although formal open space locations are being reduced for this district, they are being increased for PD-65-CB-1, as proposed in the companion zoning case. Taken together, consistent with the current standard, the overall open space between the two PDs will be increased by 0.96 acre.

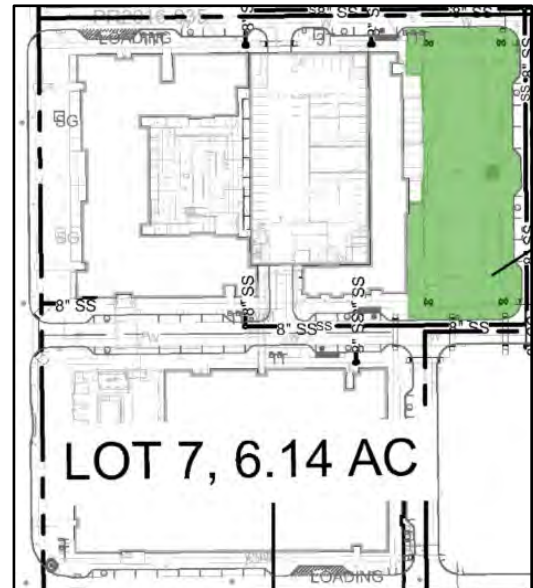
With this request, the applicant is proposing to maintain a total of 2.53 acres, consisting of the primary spaces in the district. The purpose for the reduction is to ensure that open space is in areas which will best support residents. Currently, open space is provided in portions of the landscape edges and in other minor landscaped areas on various properties. Some of these areas are in proximity to the expressways, are impacted by utilities or drainage facilities, or are otherwise situated in locations that are not ideal for and may not fully qualify as public open space.

The changes are shown in the images below:

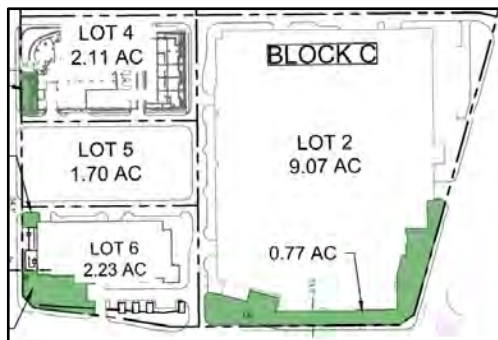




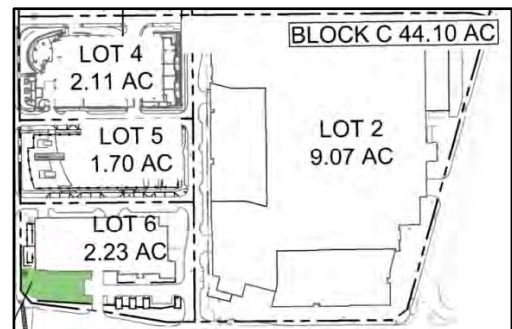
Lot 7R Block C: 1.1 acres



Lot 7R Block C: 0.72 acre



Lot 6R Block C: 0.26 acre
Lot 4R Block C: 0.08 acre



Lot 6R Block C: 0.23 acre
Lot 4R Block C: 0.0 acres

The plan does not show some substantial privately owned and maintained spaces such as Lot 5, between the two residential towers along Communications Parkway (Lots 4 and 6), and the pond and open space at the northeast corner of Block B, Lot 1 (J.P. Morgan Chase), though they contribute substantially to the enjoyment of local residents and employees. Additionally, each residential building contains on-site amenities, such as a swimming pool and outdoor deck space to benefit residents. With the updates to the companion zoning case, staff is in support of the proposed open space changes and believes they will improve the zoning in the area to focus regulation on meaningful open space assets within the development.

SUMMARY:

The applicant is requesting to amend PD-64-CB-1 to modify the location and development standards for mid-rise residential and the requirements for open space. Due to the

property being located in the Expressway Corridor Environmental Heath Area – 2 (EHA-2), the applicant is proposing mitigation measures protect residents from the impacts of the expressways. Additionally, this request includes an update to open space requirements to separate open space from PD-65-CB-1 and to clarify the locations for open space based upon existing and proposed development. The request is in conformance with the recommendations of the Comprehensive Plan. Staff recommends approval as noted in the recommendation section below.

RECOMMENDATION:

Recommended for approval subject to City Council approval of ZC2022-008 and as follows (additions indicated in underline; deletions indicated in strikethrough):

Restrictions:

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

1. Mid-rise residential is an additional permitted use subject to the following standards:
 - a. ~~4.~~ A maximum of 13 acres may be developed as mid-rise residential.
 - b. ~~2.~~ Mid-rise residential is prohibited within 400 feet of the right-of-way line of S.H. 121 and the Dallas North Tollway~~-, except for the site located on the southeast corner of Windrose Ave and S.H. 121, which may be developed as mid-rise residential with the following restrictions:~~
 - i. The maximum number of units is 177.
 - ii. Minimum Setback from northern and eastern property lines: 40 feet.
 - iii. Intake openings for outdoor air, as defined in the adopted International Mechanical Code, as amended, must be located on the southern and/or western facades.
 - iv. Pollution Mitigation Measures - The following standards must be used during initial construction and must be added as notes to the site plan. The Building Official or designee may substitute equivalent or superior construction methods upon replacement or reconstruction, consistent with building code requirements.

1. Mechanical ventilation must exceed the building code as follows:

- a. All ventilation units will be "outdoor-air sourced."
- b. Units will be installed on the roof of the building with air intakes "ducted" to the southernmost elevation of the building.

2. Air Filtration:

- a. Each "outdoor-air sourced" mechanical ventilation unit must contain a filter box on its air-intake side.
- b. These filter boxes must contain a filter (or combination of filters in "series"), capable of filtering outdoor-airborne "particulates" to the MERV 16 standard or greater, based on American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) ratings.

v. Noise Mitigation Measures - The following standards must be used during initial construction and must be added as notes to the site plan. The Building Official or designee may substitute equivalent or superior construction methods upon replacement or reconstruction, consistent with building code requirements.

1. Construction documents sealed by an architect must be provided as part of the building construction plan set that details mitigation of the interior noise at each unit to a maximum level of 45 dBA. The engineer of record will be responsible for testing the interior noise and providing a noise study for all units to the Building Inspections Department prior to final building inspection.

2. The minimum height for individual balcony rails is 4 feet. The minimum height for the pool terrace rail will be 5 feet. Laminated-glass will be used in the railings.

c. ~~3.~~ Maximum Density: None

d. 4. Building Height: A maximum of 400 units may be constructed at a minimum height of 5 stories. The remaining units must be constructed at a minimum of 7 stories.

e. 5. Maximum Number of Dwelling Units: 1,000

2. Open Space

a. The open space exhibit is adopted as part of this ordinance.

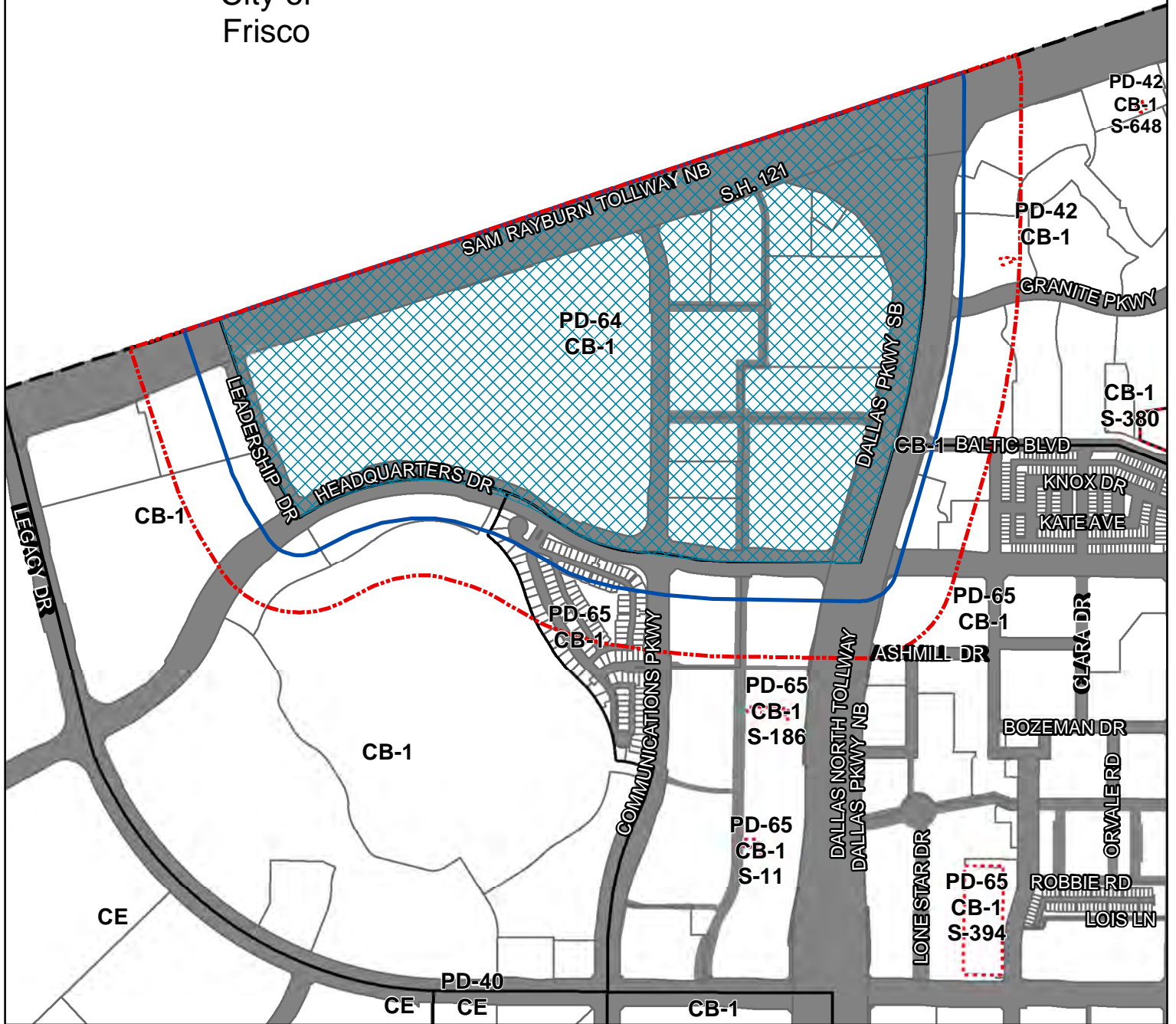
b. Usable public open space must be provided in an amount not less than 2.5 acres as defined in the open space exhibit.

c. Useable open space must be accessible to the public at all times and must not be fenced.

d. Useable open space must have a minimum dimension of 30 feet long by 30 feet wide.

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

City of Frisco



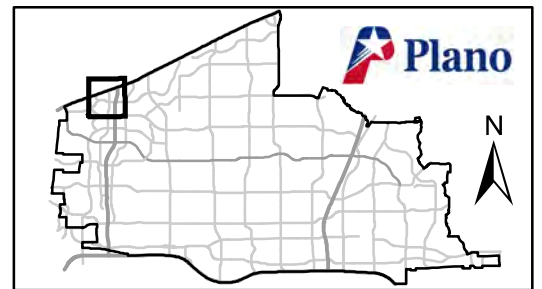
Zoning Case: 2022-001

Existing Zoning: Planned Development-64-Central Business-1 and located within the Dallas North Tollway Overlay District

Proposed Zoning: Amend Planned Development-64-Central Business-1 and located within the Dallas North Tollway Overlay District

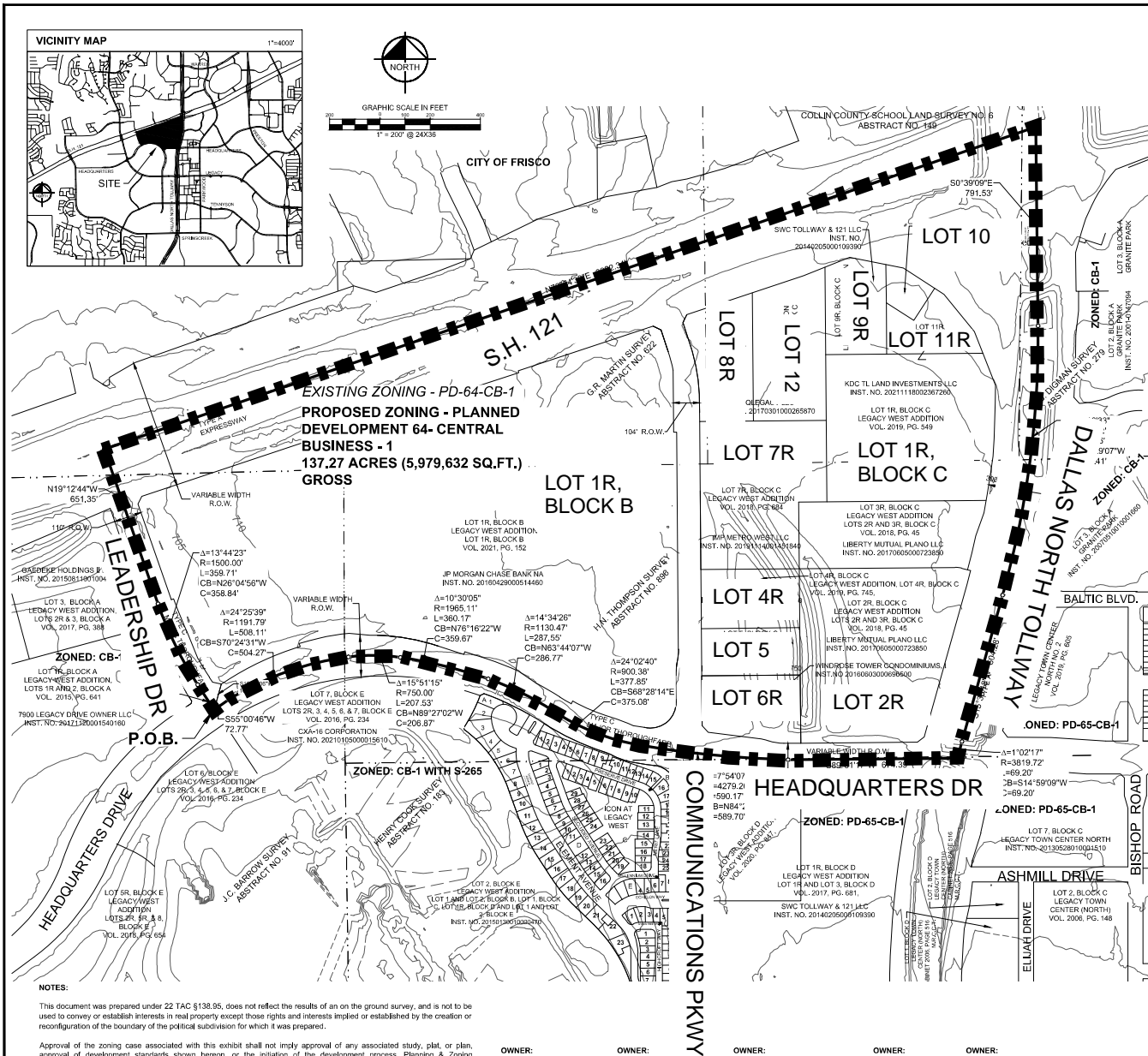
- 500' Courtesy Notification Buffer
- 200' Notification Buffer
- Subject Property

- Streets
- Municipal Boundaries
- Zoning Boundary
- Specific Use Permit
- Zoning Boundary Change/SUP



0 550 1,100 2,200
Feet





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

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

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 1500.00 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 said 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 392.34 feet to the intersection of said centerline and the centerline of said 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:

South 0°30'09" East, a distance of 791.63 feet to a point at the beginning of a tangent curve to the right having a central angle of 16°16'53", a radius of 3819.72 feet, a chord bearing and distance of South 7°29'07" West, 1081.41 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 1085.06 feet to a point for corner;

South 15°30'18" West, a distance of 604.26 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, 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, South 89°31'17" West, a distance of 674.39 feet to a point at the beginning of a non-tangent curve to the right with a radius of 4,279.20 feet, a central angle of 0°7'50"7", and a chord bearing and distance of North 84°26'38" West, 589.70 feet;

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

In a westerly direction, with said non-tangent curve to the right, an arc distance of 590.17 feet to a point at the beginning of a compound curve to the right with a radius of 900.38 feet, a central angle of 24°02'40", and a chord bearing and distance of North 68°28'14" West, 375.06 feet;

In a westerly direction, with said compound curve to the right, an arc distance of 377.85 feet to a point at the beginning of a reverse curve to the left with a radius of 1,130.47 feet, a central angle of 14°34'26", and a chord bearing and distance of North 63°44'07" West, 286.77 feet;

In a westerly direction, with said reverse curve to the left, an arc distance of 287.55 feet to a point at the beginning of a compound curve to the left with a radius of 1,965.11 feet, a central angle of 10°30'05", and a chord bearing and distance of North 76°16'22" West, 206.87 feet;

In a westerly direction, with said compound curve to the left, an arc distance of 360.17 feet to a point at the beginning of a compound curve to the left with a radius of 750.00 feet, a central angle of 15°51'15", and a chord bearing and distance of North 89°27'02" West, 206.87 feet;

In a westerly direction, with said compound curve to the left, an arc distance of 207.53 feet to a point at the beginning of a compound curve to the left with a radius of 1,191.79 feet, a central angle of 24°25'39", and a chord bearing and distance of South 70°24'31" West, 504.27 feet;

In a westerly direction, with said compound curve to the left, an arc distance of 508.11 feet to a point for corner;

South 55°00'46" West, a distance of 72.77 feet to the **POINT OF BEGINNING** and containing 137.27 acres of land.

NOTES:

This document was prepared under 22 TAC §138.05, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plat, or plan, approval of development standards shown herein, 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.

All recording information shown hereon is referenced to the Deed, Land Map or Official Public Records of Collin County, Texas.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).

OWNER:
SWC TOLLWAY & 121 LLC
7200 Bishop Road, Suite# 250
Plano, TX 75024
Contact: Fani Korahan
PH: 214-473-9700

OWNER:
IMP METRO WEST LLC
c/o GID
455 Market Street, Suite 1810
San Francisco, CA 94105

OWNER:
RHQ LEGACY
c/o Ryan LLC
13155 Noel Road, Suite 100
Dallas, Texas 75240

OWNER:
NE WEST LEGACY LP
865 N. Cowan Avenue
Lewisville, TX 75057

OWNER:
KDC TL LAND INVESTMENTS LLC
8115 Preston Road, Suite 700
Dallas, TX 75225

OWNER:
WINDROSE TOWER CONDOMINIUMS, LP
865 N. Cowan Avenue
Lewisville, TX 75057

OWNER:
CITY OF PLANO
1520 K Avenue
Plano, TX 75074

OWNER:
WINDROSE TOWER CONDOMINIUMS, LP
7501 San Jacinto
Plano, TX 75024

OWNER:
LIBERTY MUTUAL PLANO LLC
1111 Polaris Parkway, Suite 4P
Columbus, Ohio 43248

OWNER:
JP MORGAN CHASE BANK NA
1111 Polaris Parkway, Suite 4P
Columbus, Ohio 43248

APPLICANT:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 Noel Road, Two Galleria Office
Tower, Suite 700
Dallas, Texas 75240
Contact: Caille Baker, PE
PH: 972-770-1300

SURVEYOR/PREPARER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 Noel Road, Two Galleria Office
Tower, Suite 700
Dallas, Texas 75240
Contact: David J. De Weirdt, RPLS
PH: 972-770-1300

ZONING CASE # ZC2022-001
ZONING EXHIBIT
LEGACY WEST - 137.27 ACRES
LOT 1R, BLOCK B
LOTS 1R, 2R, 3R, 4R, 5, 6R, 7R, 8R, 9R, 10, 11R, AND
12 BLOCK C, OF LEGACY WEST ADDITION
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

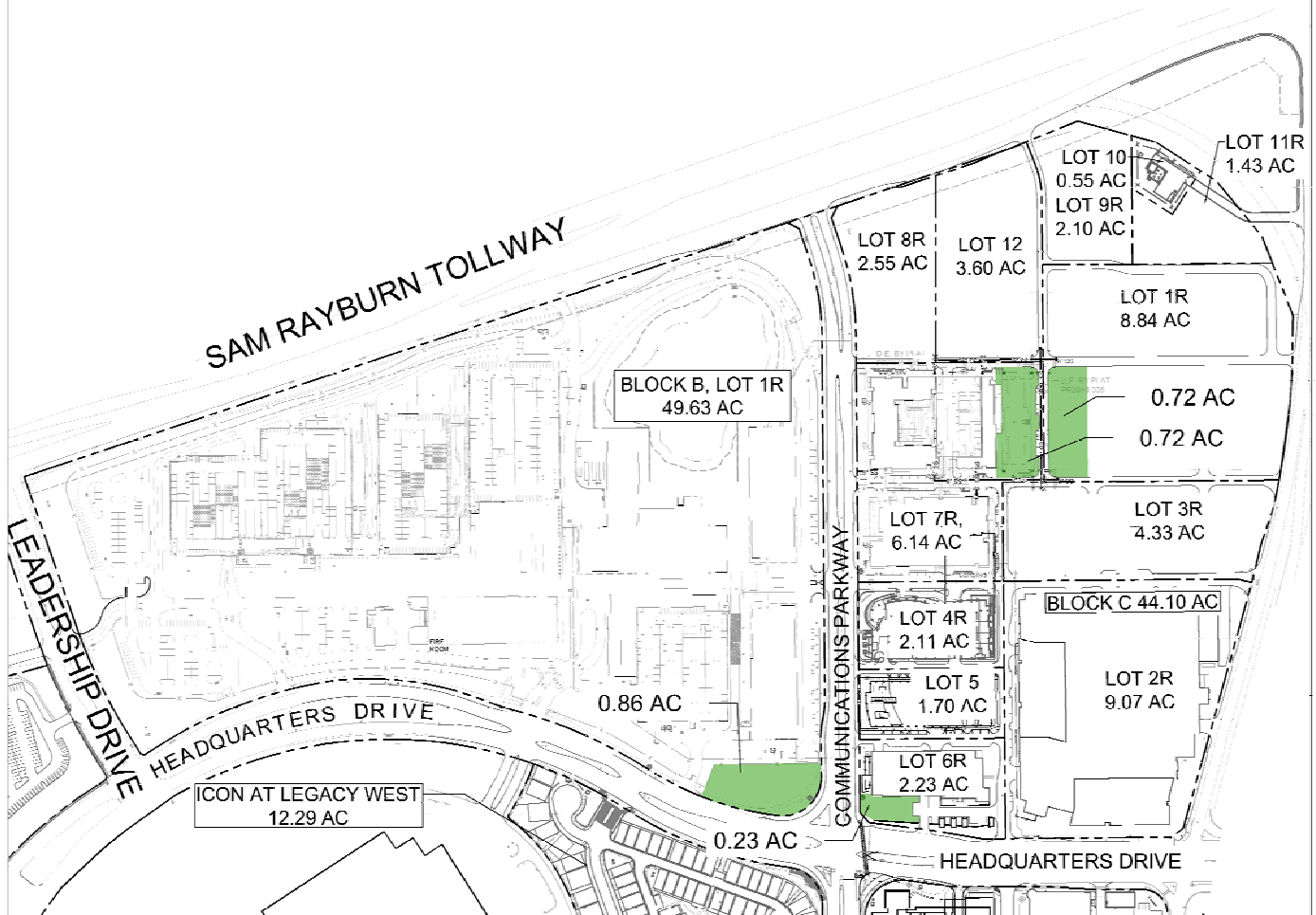
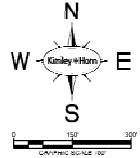
Kimley»Horn					
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 PH: (972) 770-1300 FAX: (972) 770-3928	Tel. No. (972) 770-1300 Fax No. (972) 770-3928				
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	SRD	DJD	April 2022	064316043	1 OF 1

Proposed Open Space plan for PD 64

OPEN SPACE TABLE

BLOCK - LOT	OPEN SPACE (AC)
B - 1	0.86
C - 1R, 6R, & 7R	1.67
TOTAL PROVIDED	2.53
TOTAL REQUIRED	MIN. 2.50

- THE OPEN SPACE EXHIBIT IS ADOPTED AS PART OF THIS ORDINANCE.
- USABLE PUBLIC OPEN SPACE MUST BE PROVIDED IN AN AMOUNT NOT LESS THAN 2.5 ACRES AS DEFINED IN THE OPEN SPACE EXHIBIT.
- USABLE OPEN SPACE MUST BE ACCESSIBLE TO THE PUBLIC AT ALL TIMES AND MUST NOT BE FENCED.
- USABLE OPEN SPACE MUST HAVE A MINIMUM DIMENSION OF 30 FEET LONG BY 30 FEET WIDE.



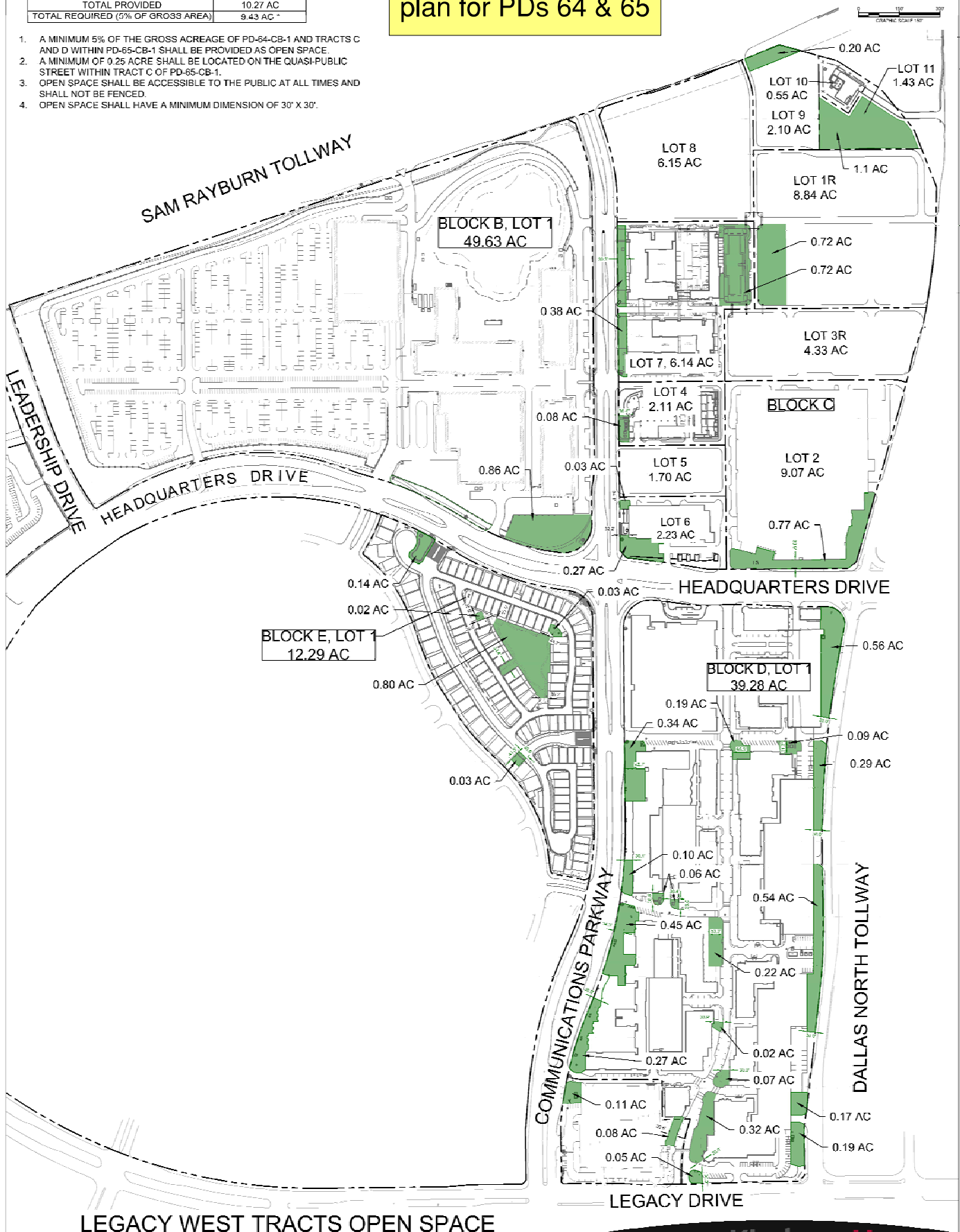
Kimley & Horn

100 W. Oak Street
Suite 203
Denton, Texas 76201
940-538-0175
State of Texas Registration No. F-928

LEGACY WEST PD 64 CR 1
137.27 ACRES
REVISED OPEN SPACE PLAN
R08F2022-001
LEGACY WEST ADDITION
LOTS 1R, 6R, AND 7R BLOCK C, AND LOT 1R, BLOCK D
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 149
G.I. MARTIN SURVEY, ABSTRACT NO. 622
H.N. THOMPSON SURVEY, ABSTRACT NO. 596
CITY OF PLANO, COLLIN COUNTY, TEXAS
DATE: 1/27/2022

BLOCK	LOTS	OPEN SPACE (AC)
B	1R	0.86
C	2,6,7,1R	4.21
D	1R & 2	4.12
E	1	1.02
TOTAL PROVIDED		10.27 AC
TOTAL REQUIRED (5% OF GROSS AREA)		9.43 AC *

- ## Current Open Space plan for PDs 64 & 65



5750 Genesis Court
Suite 200
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928