

## Zoning Case 2022-009

**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 rezone 19.1 acres of land out of the Samuel Klepper Survey, Abstract No. 216, located at the southwest corner of Plano Parkway and Executive Drive in the City of Plano, Collin County, Texas, from Corridor Commercial to Planned Development-58-Corridor Commercial, 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 26th of June, 2023, for the purpose of considering rezoning 19.1 acres of land out of the Samuel Klepper Survey, Abstract No. 216, located at the southwest corner of Plano Parkway and Executive Drive in the City of Plano, Collin County, Texas, from Corridor Commercial to Planned Development-58-Corridor Commercial; and

**WHEREAS**, the City Secretary of 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 Planning & Zoning Commission denied the petition to rezone and offered reasons for the denial at the public hearing, and the petitioner, upon its own motion, filed a written request that a public hearing be scheduled and held before the City Council regarding the petition; and

**WHEREAS**, notice of the public hearing was given as required by the laws of the State of Texas; and

**WHEREAS**, a three-fourths vote of City Council was required to approve the petition based upon both the denial of the Planning & Zoning Commission and the protest against the petition; and

**WHEREAS**, the City Council is of the opinion and finds that such rezoning, as amended by the stipulations agreed upon during the public hearing, 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; and

**WHEREAS**, the City Council authorized this Ordinance to be executed without further consideration, consistent with the stipulated restrictions presented at the hearing.

**IT IS, THEREFORE, ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:**

**Section I.** The Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended so as to rezone 19.1 acres of land out of the Samuel Klepper Survey, Abstract No. 216, located at the southwest corner of Plano Parkway and Executive Drive in the City of Plano, Collin County, Texas, from Corridor Commercial to Planned Development-58-Corridor Commercial, said property being described in the legal description on Exhibit A attached hereto.

**Section II.** The change in Section I is granted subject to the following restrictions:

The permitted uses and standards will be in accordance with the Corridor Commercial (CC) zoning district, unless otherwise specified herein:

1. Mid-rise residential and single-family residence attached are additional permitted uses within Tract 1 only. If neither mid-rise residential nor single-family residence attached development occurs, Tract 1 must be developed in accordance with the Corridor Commercial (CC) zoning district regulations.
2. Tract 1 Standards:
  - a. If residential uses are developed, the following uses are prohibited:
    - i. Car Wash
    - ii. Compact Construction & Transportation Sales & Service
    - iii. Convenience Store with Fuel Pumps
    - iv. Drive-In Theater
    - v. Major Vehicle Repair
    - vi. Minor Vehicle Repair
    - vii. Motorcycle Sales/Service
    - viii. Open storage
    - ix. Restaurant – with Drive-In or Drive-Through service
    - x. Small Engine Repair Shop
    - xi. Water Treatment Plant

b. Mid-rise Residential Standards:

- i. Area, Yard, and Bulk Requirements:

<b>Description</b>	<b>Standard Requirement</b>
Maximum Number of Units	501
Minimum Front Yard	30 feet
Minimum Side and Rear yards	None
Maximum Height	5 stories; 70 feet
Maximum Floor Area Ratio	2:1
Minimum Floor Area Per Dwelling Unit:	
Efficiency	500 square feet
1 bedroom	650 square feet

2 bedroom	800 square feet
Each additional bedroom	200 square feet
Parking	
Efficiency units	1.0 space per dwelling unit
1 Bedroom units	1.0 space per dwelling unit
2 Bedroom units	1.5 space per dwelling unit
3 Bedroom units	2.0 space per dwelling unit

ii. Miscellaneous Area, Yard, and Bulk Requirements:

- (1) Mid-rise residential development is exempt from the supplemental regulations of Section 15.800 (Multifamily Residence) of the Zoning Ordinance.
- (2) A minimum of 75% of mid-rise residential units facing Plano Parkway and Executive Drive must have one of the following design features: a true balcony, stoop, or patio to create outdoor living space, with a minimum depth of 4 feet and a minimum width of 8 feet.
- (3) Front yard setbacks are exempt from the provisions of 13.500.2I. and 13.500.2N. of the Zoning Ordinance
- (4) Side yard setbacks are exempt from the provisions of 13.500.3I. and 13.500.3K. of the Zoning Ordinance
- (5) Rear yard setbacks are exempt from the provisions of 13.500.4A. and 13.500.4D. of the Zoning Ordinance.

c. Single-family residence attached uses must conform to Section 10.700 (UMU, Urban Mixed-Use Zoning District) of the Zoning Ordinance except the street and sidewalk standards set forth in 10.700.10 C-G will not apply.

d. Screening and Fencing Requirements:

- i. A landscape edge with a minimum dimension of 15 feet must be placed along the western property boundary of Tract 1 if developed with mid-rise residential, open space, or single-family residential attached uses. A solid evergreen landscape screen must be installed and maintained to grow to a height of at least 15 feet within two years of installation.
- ii. Fencing is restricted to wrought iron, tubular steel, tubular aluminum, or masonry and must be a minimum of 50% open construction.

e. Open Space and Landscaping Standards:

- i. A minimum of 1.5 acres must be provided as usable open space and meet the multifamily requirements per section 13.800 of the Zoning Ordinance. Open space must be set back a minimum of 150 feet from U.S. Highway 75 and State Highway 190 right-of-way.

- ii. Minimum landscape edge along Plano Parkway: 30 feet
  - iii. Minimum landscape edge along Executive Drive: 20 feet
  - iv. Streetscape: Street trees, measuring a minimum of 4-inch caliper, must be provided at a rate of one tree per 50 linear feet of street frontage.
  - v. If easement areas fall within the landscape edge, no shade trees will be required, only grass, shrubs, and ornamentals. Trees that cannot be planted in the easement areas must be planted elsewhere along the street.
- f. Noise and Air Quality Mitigation Standards:
- i. Mid-rise residential and single-family residence attached buildings must be set back a minimum of 435 feet from the State Highway 190 frontage road.
  - ii. True balconies and patios are permitted where an EHA site analysis for the building meeting City of Plano standards proves noise levels will be less than 65 dBA Ldn at the time of Preliminary Site Plan approval.
  - iii. 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 for mid-rise residential and single-family residence attached buildings must exceed the building code as follows:
      - (a) All ventilation units must be outdoor-air sourced.
      - (b) Units must be installed on the roof of the building with air intakes ducted to the northernmost elevation of the building.
  - iv. 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.

- (2) 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.

g. Façade Standards:

i. Mid-Rise Residential Buildings:

- (1) At least 80% of any exposed exterior wall of main buildings and accessory buildings will consist of glass, native stone, clay-fired brick or tile, or a combination of these materials. However, a maximum of 50% of any exposed exterior wall may consist of metal. The remaining 50% must comply with the materials listed above.
- (2) No building facade may exceed a length of 600 feet without a break in the facade of a minimum width of 70 feet for the entire depth of the building.

ii. Nonresidential Buildings: At least 80% of any exposed exterior wall of the first floor of main buildings and accessory buildings will consist of glass, native stone, clay-fired brick or tile, or a combination of these materials.

iii. Additional Parking Garage Structure Requirements:

- (1) Parking structure facades on all streets must be designed with both vertical (façade rhythm of 20 feet to 30 feet) and horizontal (aligning with horizontal elements along the block) articulation.
- (2) Where above-ground structured parking is located at the perimeter of a building, it must be screened in such a way that cars on all levels are hidden from view along rights-of-way. Screening may be achieved through the use of louvered, solid or opaque vertical screening elements.
- (3) When parking structures are located at corners, corner architectural elements must be incorporated such as corner entrance and signage.
- (4) Parking structure ramps must not be visible from any adjacent right-of-way.

3. Tract 2 Standards:

a. Miscellaneous Area, Yard, and Bulk Requirements:

- i. Minimum Front Yard: 15 feet
- ii. Front yard setbacks are exempt from Section 13.500.2.I and 13.500.2.N of the Zoning Ordinance.

iii. The minimum landscape edge along State Highway 190 is 15 feet.

4. Phasing:

- a. A minimum of 33 single-family residence attached units and the required open space must be constructed at the same time as the first phase of mid-rise residential units, not to exceed 260 units.
- b. A landscape berm with a minimum height of 6 feet and a maximum slope of 3:1 must be constructed as part of the first phase on the southern portion of Tract 1 between State Highway 190 and residential units should no nonresidential building be part of the first phase in this location. The landscape berm must include trees, shrubs, groundcover, and related elements. A minimum of one 3-inch caliper shade tree and one 3-inch caliper ornamental tree (7-foot planted height) must be placed per 50 feet. The landscape berm must extend the full length of the residential units. Should openings in the berm be required (to allow for pedestrian paths, utilities, or drainage, for example), the design must include overlapping berms that continue parallel to State Highway 190.
  - i. Signs must be placed along the landscape berm that state the area may be used for future commercial development.
- c. Prior to or concurrent with the issuance of a certificate of occupancy for the remaining mid-rise residential units, a certificate of occupancy must be issued for a minimum of 70,000 square feet of nonresidential square footage, not including parking garages.
- d. The landscape berm can be removed once a permit for non-residential has been issued on the southern portion of Tract 1 between State Highway 190 and the residential units.

5. Governance Association: Applications for building permits for development within the district will not be approved until a property owner's governance association is established. The association will be responsible for maintaining all common property, improvements, and amenities within the district. It will have power sufficient to assess and collect dues and charges as required to perform its responsibilities. It may have additional powers to administer other programs, including but not limited to, security, promotion and marketing and entertainment.

**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 effectuated 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** on the 26th of June, 2023.

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John B. Muns, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

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Paige Mims, CITY ATTORNEY

**Zoning Case 2022-009**

**BEING** a tract of land situated in the Samuel Klepper Survey, Abstract No. 216 in the City of Plano, Collin County, Texas, being a part of Lot 1, Block A of Fry's Electronic Addition, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Volume P, Page 247, Plat Records, Collin County, Texas, being a part of a 13.496 acre tract of land described in the Special Warranty Deed to ONALP PROPERTY OWNER LLC recorded in Instrument No. 20200416000548800, Official Public Records, Collin County, Texas, being a part of Plano Parkway, Executive Drive, Crawford Road (variable width rights-of-way) and being more particularly described as follows:

**BEGINNING** at the centerline intersection of said Plano Parkway and Executive Drive;

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

South 1°04'47" West, a distance of 150.50 feet to the beginning of a tangent curve to the right having a central angle of 34°42'51", a radius of 915.69 feet, a chord bearing and distance of South 18°26'13" West, 546.35 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 554.80 feet to the beginning of a compound curve to the right having a central angle of 64°55'15", a radius of 400.00 feet, a chord bearing and distance of South 68°15'17" West, 429.37 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 453.23 feet to the centerline intersection of said Executive Drive with said Crawford Road;

**THENCE** with said centerline of Crawford Road, South 4°58'20" West, a distance of 140.09 feet to the north right-of-way line of President George Bush Turnpike (a variable width right-of-way);

**THENCE** with said right-of-way line of President George Bush Turnpike, the following courses and distances:

North 81°12'52" West, a distance of 407.28 feet;

North 78°46'53" West, a distance of 313.15 feet;

North 11°33'26" East, a distance of 108.69 feet to the centerline of said Executive Drive;

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



South 85°59'52" East, a distance of 248.07 feet to the beginning of a tangent curve to the right having a central angle of 5°32'33", a radius of 1,030.00 feet, a chord bearing and distance of South 83°13'36" East, 99.60 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 99.64 feet;

South 80°12'21" East, a distance of 62.15 feet;

**THENCE** over and across said Executive Drive, North 9°47'30" East, a distance of 30.00 feet to the southwest corner of said Fry's Electronics Addition and the southeast corner of Lot 1, Block A of Atrium At College Ridge, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Volume E, Page 115, Plat Records, Collin County, Texas;

**THENCE** with the common line of said Fry's Electronics Addition and said Atrium At College Ridge, the following courses and distances:

North 4°00'08" East, a distance of 352.75 feet to the beginning of a tangent curve to the right having a central angle of 45°00'00", a radius of 20.00 feet, a chord bearing and distance of North 26°30'08" East, 15.31 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 15.71 feet to the east end of said curve;

North 49°00'08" East, a distance of 169.10 feet;

North 40°59'52" West, a distance of 520.00 feet to the most westerly corner of said Lot 1, Block A;

**THENCE** with the west line of said Fry's Electronics Addition, North 55°50'13" East, passing at a distance of 311.01 the north corner of said Fry's Electronics Addition, in all a total distance of 362.51 feet to the centerline of said Plano Parkway;

**THENCE** with said centerline right-of-way, the following courses and distances:

South 48°01'19" East, a distance of 261.37 feet to the beginning of a tangent curve to the left having a central angle of 41°01'28", a radius of 572.96 feet, a chord bearing and distance of South 68°32'03" East, 401.54 feet;

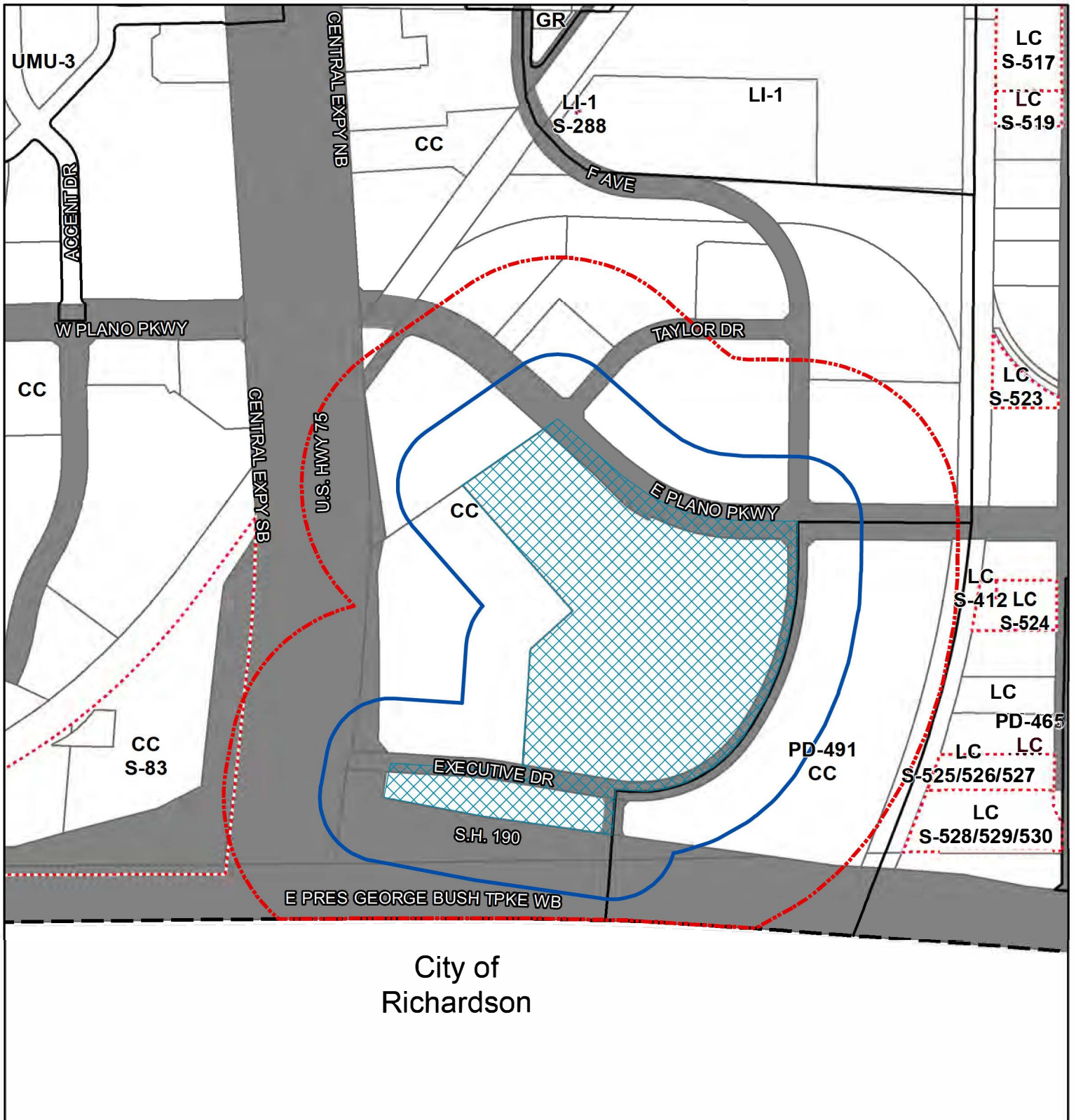
In a southeasterly direction, with said curve to the left, an arc distance of 410.25 feet to the end of said curve;

South 89°02'46" East, a distance of 175.90 feet to the **POINT OF BEGINNING** and containing 19.06 acres, more or less.

Notes:

Bearings called for herein are based on the final plat of Lot 1, Block A of Fry's Electronic Addition, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Volume P, Page 247, Plat Records, Collin County, Texas.

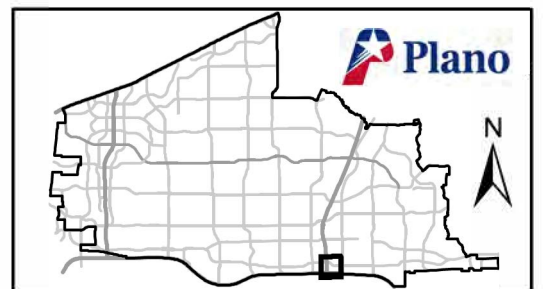
This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



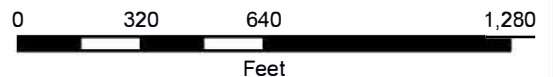
Zoning Case: 2022-009

Existing Zoning: Corridor Commercial and located within the 190 Tollway/Plano Parkway Overlay District (CC)

Proposed Zoning: Planned Development-Corridor Commercial and located within the 190 Tollway/Plano Parkway Overlay District (PD-CC)



- 500' Courtesy Notification Buffer
- 200' Notification Buffer
- Subject Property
- Streets
- Municipal Boundaries
- Zoning Boundary
- Specific Use Permit
- Zoning Boundary Change/SUP



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND SHALL BE KEPT COMPLETELY CONFIDENTIAL. NO PART OF THESE PLANS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.

**LEGAL DESCRIPTION**

BEING A TRACT OF LAND SITUATED IN THE SAMUEL KLEPPER SURVEY, ABSTRACT NO. 216 IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS, BEING A PART OF LOT 1, BLOCK A OF FRY'S ELECTRONIC ADDITION, AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME P, PAGE 247, PLAT RECORDS, COLLIN COUNTY, TEXAS, BEING A PART OF A 13.888 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO OWNER PROPERTY OWNER LLC RECORDED INSTRUMENT NO. 2020040000000, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, BEING A PART OF PLANO PARKWAY, EXECUTIVE DRIVE, CRAWFORD ROAD (VARIABLE WIDTH RIGHTS-OF-WAY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEING** AT THE CENTERLINE INTERSECTION OF SAID PLANO PARKWAY AND EXECUTIVE DRIVE.

**THENCE** WITH SAID CENTERLINE OF EXECUTIVE DRIVE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 1°34'47" WEST, A DISTANCE OF 155.50 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 34°42'51", A RADIUS OF 916.99 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 18°21'57" WEST, 549.25 FEET.

IN A SOUTHWESTERLY DIRECTION, WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 54.50 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 84°56'19", A RADIUS OF 400.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 85°10'57" WEST, 430.77 FEET.

IN A SOUTHWESTERLY DIRECTION, WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 492.25 FEET TO THE CENTERLINE INTERSECTION OF SAID EXECUTIVE DRIVE WITH SAID CRAWFORD ROAD.

**THENCE** WITH SAID CENTERLINE OF CRAWFORD ROAD, SOUTH 4°30'39" WEST, A DISTANCE OF 142.50 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PRESIDENT GEORGE BUSH TURNPIKE (A VARIABLE WIDTH RIGHT-OF-WAY).

**THENCE** WITH SAID RIGHT-OF-WAY LINE OF PRESIDENT GEORGE BUSH TURNPIKE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 81°12'22" WEST, A DISTANCE OF 407.28 FEET;

NORTH 79°48'52" WEST, A DISTANCE OF 313.15 FEET;

NORTH 11°32'35" EAST, A DISTANCE OF 188.89 FEET TO THE CENTERLINE OF SAID EXECUTIVE DRIVE.

**THENCE** WITH SAID CENTERLINE OF EXECUTIVE DRIVE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 85°56'52" EAST, A DISTANCE OF 248.27 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 9°12'21", A RADIUS OF 1,030.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 83°13'42" EAST, 96.40 FEET;

IN A SOUTHWESTERLY DIRECTION, WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 19.64 FEET;

SOUTH 80°12'21" EAST, A DISTANCE OF 621.5 FEET.

**THENCE** OVER AND ACROSS SAID EXECUTIVE DRIVE, NORTH 9°47'30" EAST, A DISTANCE OF 392.00 FEET TO THE SOUTHWEST CORNER OF SAID FRY'S ELECTRONIC ADDITION AND THE SOUTHWEST CORNER OF LOT 1, BLOCK A OF ATRIUM AT COLLEGE RIDGE, AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME E, PAGE 119, PLAT RECORDS, COLLIN COUNTY, TEXAS.

**THENCE** WITH THE COMMON LINE OF SAID FRY'S ELECTRONIC ADDITION AND SAID ATRIUM AT COLLEGE RIDGE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 4°02'30" EAST, A DISTANCE OF 362.25 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 43°20'51", A RADIUS OF 320 FEET, A CHORD BEARING AND DISTANCE OF NORTH 26°20'30" EAST, 153.11 FEET;

IN A NORTHEASTERLY DIRECTION, WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 15.71 FEET TO THE EAST END OF SAID CURVE;

NORTH 46°02'30" EAST, A DISTANCE OF 186.15 FEET;

NORTH 40°58'52" WEST, A DISTANCE OF 520.00 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 1, BLOCK A.

**THENCE** WITH THE WEST LINE OF SAID FRY'S ELECTRONIC ADDITION, NORTH 56°10'11" EAST, PASSING AT A DISTANCE OF 311.21 TO THE NORTH CORNER OF SAID FRY'S ELECTRONIC ADDITION, IN ALL A TOTAL DISTANCE OF 362.25 FEET TO THE CENTERLINE OF SAID PLANO PARKWAY.

**THENCE** WITH SAID CENTERLINE NORTH-OF-WAY, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 48°10'18" EAST, A DISTANCE OF 261.27 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 47°10'21", A RADIUS OF 972.36 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 88°12'01" EAST, 454.64 FEET;

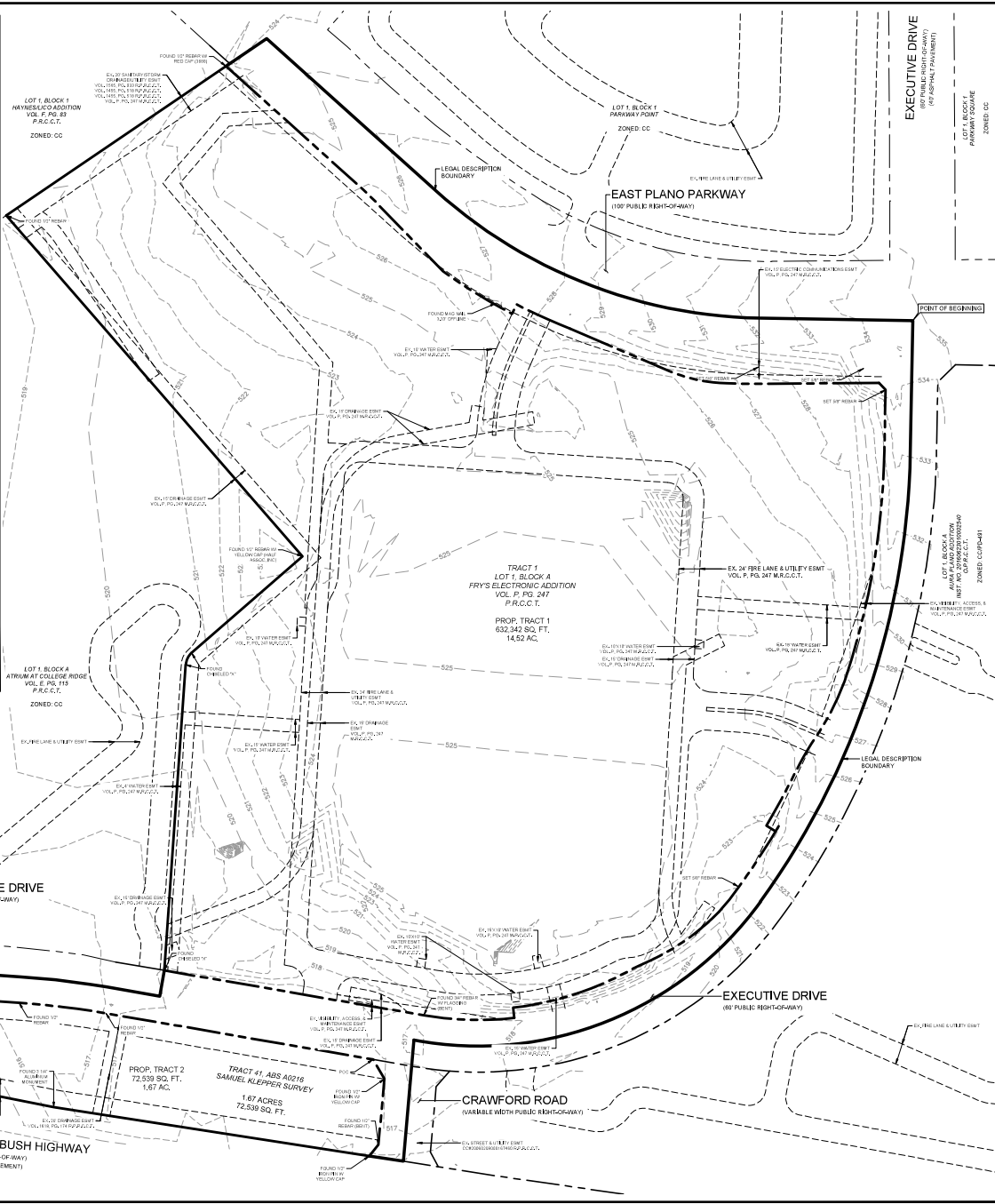
IN A SOUTHEASTERLY DIRECTION, WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 416.25 FEET TO THE END OF SAID CURVE;

SOUTH 89°02'40" EAST, A DISTANCE OF 175.90 FEET TO THE POINT OF BEGINNING AND CONTAINING FOUR ACRES, MORE OR LESS.

**NOTES:**

BEARINGS CALLED FOR HEREIN ARE BASED ON THE FINAL PLAT OF LOT 1, BLOCK A OF FRY'S ELECTRONIC ADDITION, AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME P, PAGE 247, PLAT RECORDS, COLLIN COUNTY, TEXAS.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §602.1. DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY AND SHOULD NOT BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONSTRUCTION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



**EXECUTIVE DRIVE**  
(40' PUBLIC RIGHT-OF-WAY)

**EAST PLANO PARKWAY**  
(100' PUBLIC RIGHT-OF-WAY)

**CRAWFORD ROAD**  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

**EAST PRESIDENT GEORGE BUSH HIGHWAY**  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

**NORTH CENTRAL EXPRESSWAY**  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

**LEGEND**

PROPERTY LINE  
LEGAL DESCRIPTION LIMITS  
(TO CENTERLINE OF R.O.W.)

**NOTE**

APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT BE THE APPROVAL OF ANY ASSOCIATED STUDY, PLAT, OR PLAN. APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON IS THE FINAL STEP OF THE PERMIT 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.

**VICINITY MAP**  
P.L.S.

**GRAPHIC SCALE IN FEET**  
0 30 60 90 120  
SCALE: 1" = 60' ON 24"x36"

**PROJECT NO.** 20221200  
**DATE:** JAN. 2023  
**SCALE:** AS SHOWN  
**DESIGNED BY:** JMW  
**DRAWN BY:** JMW  
**CHECKED BY:** JSE

**CITY PROJECT #ZC2022-009**

**ZONING EXHIBIT**  
OF  
FRY'S ELECTRONIC ADDITION  
LOT 1, BLOCK A & ABS A0216 SAMUEL  
KLEPPER SURVEY, TRACT 41  
19.05 AC,  
SITUATED IN SAMUEL KLEPPER  
SURVEY ABSTRACT NO. 216  
CITY OF PLANO, COLLIN COUNTY, TEXAS  
DATE: JANUARY 26, 2023

**OWNER/DEVELOPER:**  
KIMLEY-HORN AND ASSOCIATES, LLC  
C/O BAY WEST DEVELOPMENT  
1725 S. Bascom Avenue  
Campbell, California 95008  
Tel. No. 408-712-2661  
Contact: Bryan Huff

**CIVIL ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
12455 Holladay Road  
Dallas, Texas 75244  
Tel. No. 972-734-1300  
Contact: Sarah Scott, P.E.

**PROJECT NO.** 20221200  
**DATE:** JAN. 2023  
**SCALE:** AS SHOWN  
**DESIGNED BY:** JMW  
**DRAWN BY:** JMW  
**CHECKED BY:** JSE

**FRY'S ELECTRONIC ADDITION**  
PLANO, TX

**ZONING EXHIBIT**

**SHEET NUMBER**  
1 OF 1

**Kimley-Horn**

1385 NIEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 100  
PHOENIX, ARIZONA 85006  
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**PROJECT NO.** 20221200  
**DATE:** JAN. 2023  
**SCALE:** AS SHOWN  
**DESIGNED BY:** JMW  
**DRAWN BY:** JMW  
**CHECKED BY:** JSE

**FRY'S ELECTRONIC ADDITION**  
PLANO, TX

**ZONING EXHIBIT**

**SHEET NUMBER**  
1 OF 1