

Zoning Case 2023-005

An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, rezoning 89.1 acres of land out of the Robert Luddington Survey, Abstract No. 548, located on the west side of the Dallas North Tollway, 305 feet north of Park Boulevard in the City of Plano, Collin County, Texas, from Regional Commercial to Planned Development-Regional Commercial and repealing Ordinances No. 2023-10-4, 2001-2-31, 2001-5-13, and 2001-6-27 for the purpose of rescinding Specific Use Permits No. 56, 434, 444, and 448 for Private Club; 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 12th day of February 2024, for the purpose of considering rezoning 89.1 acres of land out of the Robert Luddington Survey, Abstract No. 548, located on the west side of the Dallas North Tollway, 305 feet north of Park Boulevard in the City of Plano, Collin County, Texas, from Regional Commercial to Planned Development-Regional Commercial and rescinding Specific Use Permits No. 56, 434, 444, and 448 for Private Club; 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 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 12th day of February 2024; 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.

NOW, THEREFORE, BE IT 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 89.1 acres of land out of the Robert Luddington Survey, Abstract No. 548, located on the west side of the Dallas North Tollway, 305 feet north of Park Boulevard in

the City of Plano, Collin County, Texas, from Regional Commercial to Planned Development-Regional 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, which were stipulated by the petitioner:

The permitted uses and standards shall be in accordance with the RC, Regional Commercial zoning district, unless otherwise specified herein:

1. Uses:

a) Additional Permitted Uses:

- i. Independent Living Facility
- ii. Mid-rise Residential
- iii. Multifamily Residence
- iv. Private Club: Receipts must be maintained to ensure compliance with city requirements for 35% minimum food sales.

b) Additional Prohibited Uses:

- i. Engine repair shop (small)
- ii. Funeral Parlor/Mortuary
- iii. Manufacturing (Light-intensity)
- iv. Mausoleum/Cemetery
- v. Vehicle Repair (Minor/Fueling Station)

2. Front Yard Setbacks:

- a) Lots fronting public right-of-way: 50 feet; 40 feet for Lot 13, Block 1; 30 feet for Lot 17, Block 1.
- b) Lots fronting quasi-public streets: 75% of the building face must be within 15 feet of the outside edge of quasi-public street easements or fire lanes designed to Type G street standards. If easements are present or public open space, patio dining, plaza, or other public amenity is provided. In that case, 75% of the building face must be built to the easement line, open space, or public amenity.

3. Mid-rise Residential, Multifamily, and Independent Living Facility Development Standards:

- a) Area, Yard, and Bulk Requirements

Description	Standard Requirement
Total Maximum Number of Residential Units <i>(total combination of Mid-rise Residential, Independent Living, and Multifamily Residence Units)</i>	965
Maximum number of Mid-rise Residential and Independent Living Units	957
Maximum number of Multifamily Residence Units	40
Minimum Side Yard	None
Maximum Lot Coverage	70%
Maximum Floor Area Ratio	2.7:1

b) Miscellaneous Area, Yard, and Bulk Requirements

- i. No residential uses are permitted within the EHA-1 line, as shown on the open space plan.
- ii. Mid-rise residential development is exempt from the supplemental regulations of Section 15.800 (Multifamily Residence) of the Zoning Ordinance.
- iii. Side yard setbacks are exempt from the provisions of 13.500.3K. (Side Yard Regulations) of the Zoning Ordinance.
- iv. Rear yard setbacks are exempt from the provisions of 13.500.4A. (Rear Yard Regulations) of the Zoning Ordinance.

c) Stoops, Patios, and Balconies

- i. A minimum of 40% of mid-rise residential units must have a balcony with a minimum depth of 5 feet and a minimum width of 7 feet.
- ii. Except when non-residential uses are provided on the ground floor, each building must include a porch, stoop, or patio at the front façade.
- iii. Canopies, balconies, stoops, bay windows, and awnings may extend up to 5 feet into the front yard setbacks.

d) Multifamily Residence units:

- i. Each ground-floor unit must include a porch or stoop at the front façade.
- ii. Buildings must be three or four stories in height and oriented to directly front to open space on Lot 14 as shown on the adopted open space plan.

e) Phasing – Refer to Section 11 (Open Space and Phasing) for phasing requirements.

4. Hotel Development Standards:

- a) Area, Yard, and Bulk Requirements

Description	Standard Requirement
Maximum Floor Area Ratio	5.4:1

5. Office Development Standards:

- a) Area, Yard, and Bulk Requirements

Description	Standard Requirement
Maximum Lot Coverage	70%
Maximum Floor Area Ratio	5:1

- 6. Retail development standards:** Regulations of Section 15.1100 (Regional Shopping Malls) will apply regardless of the total square footage in this development.

- 7. Lot Frontage and Access:** For purposes of this development, internal lots are not required to have frontage to a public street but are required to have access to a public street through a dedicated easement.

- 8. Parking:** Minimum parking for Retail and Restaurant uses: one space per 300 square feet.

- 9. Building Design:** Building Design Requirements for structures constructed after February 12, 2024:

- a) No primary façade (a façade directly facing a public right-of-way or quasi-public street) may exceed a length of 150 feet without articulations. The primary façade must have at least two required articulations separated by no more than 50 feet. Each articulation must have a minimum depth of 1 foot for a minimum length of 5 feet. Articulations may include:

- i. Architectural details such as raised bands and cornices;
- ii. Architecturally prominent entrance;
- iii. Attached tower or turret;
- iv. Awnings and trellis;
- v. Balconies;
- vi. Columns;
- vii. Notched setbacks;
- viii. Variation in fenestration technique; or
- ix. Other techniques approved by the Director of Planning.

- b) Exterior insulating finish systems (EIFS) are prohibited on the ground floor primary facade and may comprise no more than 10% of the upper-level primary facade.

c) Window, Doors, and Ceiling Height:

- i. With the exception of parking garages, podium garages, and loading and service areas, 60% of the first floor of nonresidential buildings and live/work/flex space units must consist of windows and doors.
- ii. Live/work/flex space units must have an exterior entrance.
- iii. Nonresidential space must have a minimum floor-to-ceiling height of 12 feet; however, live/work/flex space must have a minimum floor-to-ceiling height of ten feet.

d) Glazing Requirement:

- i. Upper-level primary facades that contain non-residential uses must maintain a minimum 50% glazing.
- ii. Residential and non-primary facades for non-residential buildings must maintain a minimum of 30% glazing.

10. Parking Structures: For parking garages constructed after February 12, 2024, the following parking garage structure requirements apply:

- a) Except as otherwise provided, parking structures shall be wrapped by the principal building which the structure serves. The parking structure must be screened for portions that are not wrapped so that architectural and landscape components articulate the facade. Structure parking must be designed to minimize the ground-level view of automobiles below their hoodlines and light fixtures. Screening may be achieved through the use of louvered, solid, or opaque vertical screening elements.
- b) When parking structures are located at the intersections of public rights-of-way and/or quasi-public streets, corner architectural elements must be incorporated, such as but not limited to corner pedestrian entrances, glazing, and signage.
- c) Parking structure ramps must be internal to the structure and must not be clearly visible from any adjacent right-of-way except for entrances to parking garage ramps.

11. Open Space and Phasing:

- a) The open space plan is adopted as part of this ordinance.
- b) A minimum of 10 acres of usable (active) open space must be provided in accordance with the open space plan, of which a minimum of 7 acres must be available to the public. The Interior Public Open Space (both ground floor and second floor), as shown on the open space plan, may count towards public usable open space.

- c) No residential units within Public Open Space Zone B may be issued a Certificate of Occupancy until area B-1 is provided within Zone B in accordance with the open space plan. No more than 360 residential units within Zone B may be issued a Certificate of Occupancy until all open space areas are provided in Zone B in accordance with the open space plan.
- d) No residential units within Public Open Space Zone C may be issued a Certificate of Occupancy until area C-1 is provided within Zone C in accordance with the open space plan.
- e) Private active open spaces shall be provided per the open space plan before issuing a Certificate of Occupancy for adjacent buildings.
- f) At least 2 acres of the total usable open space must be contiguous.
- g) The district must have no usable open space dimension of less than 15 feet.
- h) Usable open space must not include rooftops; accessory buildings, except those portions of any building designed specifically for recreational purposes; parking areas; or rights-of-way or easements for streets or alleys, floodway facilities, or electrical transmission lines.
- i) Usable open space must not have a slope exceeding 10%.
- j) Above-ground utilities may not be located within any public usable (active) open space as shown on the open space plan.

12. Street Design:

- a) The internal drives must be constructed as quasi-public streets and designed in accordance with Type G (Mixed-use) Streets as described in the City of Plano Street Design Standards, except that the design of quasi-public streets connecting to Chapel Hill Boulevard and Dallas Parkway may be modified as shown in the open space plan.
- b) A quasi-public street easement must be dedicated for all quasi-public streets, and a fire lane must be located within all quasi-public street easements.
- c) Lots may derive required access and street frontage from quasi-public streets and may be platted to the center line of quasi-public streets.
- d) Quasi-public streets are required where shown on the open space plan with adjacent development. The quasi-public street connection to Dallas Parkway is required with the development of Lot 15.

13. Screening Requirements:

- a) Screening requirements for loading docks or spaces, trash collection facilities (dumpsters, compactors, and related devices), and vehicle or truck service bays located along the Dallas North Tollway/Dallas Parkway frontage may be modified where screening and circulation is deemed acceptable through the site plan approval process.
- b) Roof-mounted mechanical units must be screened in accordance with Section 20.300 (Mechanical Screening Requirements) of the Zoning Ordinance. Ground-mounted mechanical units must be screened from view by walls constructed of the same materials and finishes as the building or by a solid landscape screen. These screens must be a minimum of 6 feet in height. Plants must be placed so as to create a minimum 6-foot-tall solid screen at the time of installation. All landscaping must be irrigated and must be replaced if damaged.

14. Site Amenities: An enhanced crosswalk must be provided across Chapel Hill Road in accordance with the following standards or alternate standards approved by the Director of Engineering:

- a) Differentiated paving material consisting of pavers or stamped concrete;
- b) Standard Manual of Uniform Traffic Control Devices Traffic Signage and Striping; and
- c) A Rectangular Rapid-Flashing Beacon at each end of the crossing.

15. Building Height: Buildings located equal to or more than 725 feet from the Dallas North Tollway frontage road must be no more than five stories, 80 feet in height.

16. Multiuse Growth Management: No more than 50% of the total square footage within the district is permitted to be residential uses at any time.

17. Governance Association: Building permits for development within the planned development district will not be accepted or 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 shall have power sufficient to assess and collect dues and charges as required to perform its responsibilities.

Section III. The Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended to rescind Specific Use Permit No. 56 for Private Club for the property as described in Ordinance No. 2023-10-4, and Ordinance No. 2023-10-4 is hereby repealed.

Section IV. The Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended to rescind Specific Use Permit No. 434 for Private Club for the property as described in Ordinance No. 2001-2-31, and Ordinance No. 2001-2-31 is hereby repealed.

Section V. The Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended to rescind Specific Use Permit No. 444 for Private Club for the property as described in Ordinance No. 2001-5-13, and Ordinance No. 2001-5-13 is hereby repealed.

Section VI. The Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended to rescind Specific Use Permit No. 448 for Private Club for the property as described in Ordinance No. 2001-6-27, and Ordinance No. 2001-6-27 is hereby repealed.

Section VII. 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 VIII. 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 IX. 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 X. 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 XI. 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 XII. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED on the 12th day of February, 2024.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

#ZC2023-005
Legal Description

BEING a tract of land situated in the Robert Luddington Survey, Abstract number 548, City of Plano, Collin County, Texas and being all of Lot 1R, Block 1 of The Shops at Willow Bend, an Addition to the City of Plano Texas according to the plat thereof recorded in Instrument No. 2018-112, Plat Records of Collin County, Texas, (P.R.C.C.T.), and being described in the Limited Warranty Deed to Dillards Higbee Operating Limited Partnership recorded in Instrument No. 20030211000264980, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.); all of Lot 6R, Block 1 of The Shops at Willow Bend, an Addition to the City of Plano, Texas according to the plat thereof recorded in Instrument No. 2019-189, P.R.C.C.T. and all of Lot 3, Block 1 of The Shops at Willow Bend, an Addition to the City of Plano, Texas according to the plat thereof recorded in Cabinet N, Page 44, P.R.C.C.T., both lots described in the Special Warranty Deed to Centennial Waterfall Willow Bend, LLC recorded in Instrument Number 2022000070854, O.P.R.C.C.T., and being all of Lot 5, Block 1 of said The Shops at Willow Bend being recorded in Cabinet N, Page 44, P.R.C.C.T., and being described Deed Without Warranty to Macy's TX I, I.P. recorded in Instrument No. 20060208000169570, O.P.R.C.C.T., and being a portion of Park Boulevard (a variable width public right-of-way), Plano Parkway (a called 110-foot public right-of-way, Cabinet F, Page 331, P.R.C.C.T.), Chapel Hill Boulevard (a called 110-foot public right-of-way, Cabinet M, Page 425, P.R.C.C.T.) and Dallas Parkway/ Dallas North Tollway, (a called 300-foot public right-of-way, Volume 3818, Page 204, Deed Records of Collin County, Texas, D.R.D.C.T.); and being more particularly described as follows;

BEGINNING at the most southerly southeast corner of Lot 12, Block 1 of The Shops at Willow Bend, an addition to the city of Plano, Texas according to the plat thereof recorded in Cabinet Q, Page 104, same being most southerly southwest corner of said Lot 6R, Block 1 and being in the northerly right-of-way line of said Park Boulevard;

THENCE departing said right-of-way line, with the common line of said Lots 12 and 6R, the following calls:

North 45°00'00" East, a distance of 35.35 feet;

North 00°00'00" East, a distance of 205.57 feet to the beginning of a tangent curve to the left with a radius of 29.50 feet, a central angle of 90°00'00", and a chord bearing and distance of North 45°00'00" West, 41.72 feet;

In a Northwesterly direction, with said tangent curve to the left, an arc distance of 46.34 feet;

North 90°00'00" West, a distance of 90.23 feet to the beginning of a tangent curve to the right with a radius of 295.50 feet, a central angle of 69°47'30", and a chord bearing and distance of North 55°06'15" West, 338.10 feet;

In a northwesterly direction, with said tangent curve to the right, passing at an arc distance of 54.44 feet the Northwest corner of said Lot 12, Block 1, same being the Northeast corner of Lot 9R, Block 1 of The Shops at Willow Bend an addition to the City of Plano according to the plat thereof recorded in Cabinet Q, Page 104, P.R.C.C.T., continuing along the common line of said Lot 6R, Block 1 and Lot 9R, Block 1, for a total arc distance of 359.95 feet;

THENCE South 69°47'30" West, continuing with the common line of said Lot 6R and Lot 9R, passing at a distance of 31.66 feet the Northwest corner of said Lot 9R, and the easterly right-of-way line of said Plano Parkway, continuing over and across said Plano Parkway right-of-way for a total distance of 86.66 feet to the centerline of said Plano Parkway and the beginning of a non-tangent curve to the left with a radius of 1,009.84 feet, a central angle of 48°12'04", and a chord bearing and distance of North 44°18'31" West, 824.71 feet;

THENCE with the centerline of said Plano Parkway, the following calls:

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 849.54 feet;

North 23°30'56" West, a distance of 94.98 feet to the centerline of said Chapel Hill Boulevard, same being the beginning of a non-tangent curve to the right with a radius of 850.00 feet, a central angle of 52°03'28", and a chord bearing and distance of North 46°42'16" East, 746.00 feet;

THENCE with the centerline of said Chapel Hill Boulevard, the following calls:

In a northeasterly direction, with said non-tangent curve to the right, an arc distance of 772.29 feet;

North 72°44'00" East, a distance of 420.26 feet to the beginning of a tangent curve to the left with a radius of 850.00 feet, a central angle of 43°31'21", and a chord bearing and distance of North 50°58'20" East, 630.26 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 645.67 feet;

North 29°12'39" East, a distance of 105.75 feet to the beginning of a tangent curve to the right with a radius of 850.00 feet, a central angle of 60°44'45", and a chord bearing and distance of North 59°35'01" East, 859.56 feet;

In a northeasterly direction, with said tangent curve to the right, an arc distance of 901.18 feet;

North 89°57'23" East, a distance of 138.50 feet to the centerline of said Dallas North Tollway;

THENCE with the centerline of said Dallas North Tollway, the following calls:

South 05°35'52" East, a distance of 605.09 feet to the beginning of a non-tangent curve to the right with a radius of 6,071.02 feet, a central angle of 06°55'18", and a chord bearing and distance of South 03°05'31" East, 732.97 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 733.42 feet;

South 00°27'54" West, a distance of 882.30 feet;

THENCE North 89°32'06" West, over and across said Dallas North Tollway and said Dallas Parkway passing at a distance of 150 feet the southeast corner of said Lot 6R, Block 1 in the westerly right-of-way line of said Dallas Parkway, continuing along the south line of said Lot 6R for a total distance of 161.99 feet to the northeast corner of Lot 7, Block 1 of The Shops at Willow Bend, an addition to the City of Plano according to the plat thereof recorded in Cabinet O, Page 248, P.R.C.C.T.;

THENCE along the common line of said Lot 6R and Lots 7 and 11, Block 1 of said Shops at Willow Bend, the following calls:

North 44°36'34" West, a distance of 35.27 feet to the beginning of a non-tangent curve to the right with a radius of 200.00 feet, a central angle of 40°17'54", and a chord bearing and distance of North 66°08'37" West, 137.79 feet;

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 140.67 feet to the beginning of a reverse curve to the left with a radius of 29.50 feet, a central angle of 93°51'03", and a chord bearing and distance of South 87°04'49" West, 43.10 feet;

In a westerly direction, with said reverse curve to the left, an arc distance of 48.32 feet;

South 38°20'53" West, a distance of 28.60 feet;

South 36°32'29" West, a distance of 100.35 feet to the beginning of a tangent curve to the right with a radius of 400.50 feet, a central angle of 28°11'38", and a chord bearing and distance of South 50°38'18" West, 195.09 feet;

In a southwesterly direction, with said tangent curve to the right, an arc distance of 197.08 feet to the beginning of a reverse curve to the left with a radius of 29.50 feet, a central angle of 73°02'16", and a chord bearing and distance of South 28°12'58" West, 35.11 feet;

In a southerly direction, with said reverse curve to the left, an arc distance of 37.61 feet to the beginning of a reverse curve to the right with a radius of 705.50 feet, a central angle of 07°25'25", and a chord bearing and distance of South 04°35'27" East, 91.34 feet;

In a southerly direction, with said reverse curve to the right, an arc distance of 91.41 feet to the beginning of a reverse curve to the left with a radius of 149.50 feet, a central angle of 07°17'33", and a chord bearing and distance of South 04°31'31" East, 19.02 feet;

In a southerly direction, with said reverse curve to the left, an arc distance of 19.03 feet;

South 08°10'18" East, a distance of 35.56 feet to the beginning of a tangent curve to the right with a radius of 150.50 feet, a central angle of 08°10'18", and a chord bearing and distance of South 04°05'09" East, 21.45 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 21.46 feet;

South 00°00'00" East, a distance of 70.33 feet;

South 47°05'00" East, a distance of 36.62 feet to the northerly right-of-way line of said Park Boulevard;

THENCE South 02°55'47" East, over and across said Park Boulevard, a distance of 66.84 feet to the centerline of said Park Boulevard and the beginning of a non-tangent curve to the right with a radius of 830.58 feet, a central angle of 04°09'01", and a chord bearing and distance of South 87°40'25" West, 60.15 feet;

THENCE with the centerline of said Park Boulevard, the following calls:

In a westerly direction, with said non-tangent curve to the right, an arc distance of 60.17 feet;

South 89°44'55" West, a distance of 74.01 feet;

THENCE North 00°00'42" West, over and across said Park Boulevard, a distance of 67.01 feet to the most southerly southeast corner of Lot 8, Block 1 of The Shops at Willow Bend, an addition to the City of Plano according to the plat thereof recorded in Cabinet O, Page 400, P.R.C.C.T., and being in the northerly right-of-way line of said Park Boulevard;

THENCE with the common line of said Lot 6R, Block 1, and Lots 8 and 10, Block 1 of said Shops at Willow Bend, the following calls:

North 44°52'28" East, a distance of 35.28 feet;

North 00°00'00" East, a distance of 137.50 feet to the beginning of a tangent curve to the left with a radius of 634.50 feet, a central angle of 06°32'00", and a chord bearing and distance of North 03°16'00" West, 72.31 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 72.35 feet to the beginning of a compound curve to the left with a radius of 29.50 feet, a central angle of 91°07'28", and a chord bearing and distance of north 52°05'44" West, 42.13 feet;

In a northwesterly direction, with said compound curve to the left, an arc distance of 46.92 feet to the beginning of a reverse curve to the right with a radius of 400.50 feet, a central angle of 07°39'28", and a chord bearing and distance of south 86°10'16" West, 53.49 feet;

In a westerly direction, with said reverse curve to the right, an arc distance of 53.53 feet;

North 90°00'00" West, a distance of 508.74 feet to the beginning of a tangent curve to the left with a radius of 29.50 feet, a central angle of 90°00'00", and a chord bearing and distance of South 45°00'00" West, 41.72 feet;

In a southwesterly direction, with said tangent curve to the left, an arc distance of 46.34 feet;

South 00°00'00" East, a distance of 59.98 feet to the beginning of a tangent curve to the left with a radius of 149.50 feet, a central angle of 08°43'45", and a chord bearing and distance of South 04°21'52" East, 22.75 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 22.78 feet;

South 08°43'45" East, a distance of 29.82 feet to the beginning of a tangent curve to the right with a radius of 150.50 feet, a central angle of 08°43'45", and a chord bearing and distance of South 04°21'52" East, 22.91 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 22.93 feet to a point for corner;

South 00°00'00" East, a distance of 70.02 feet;

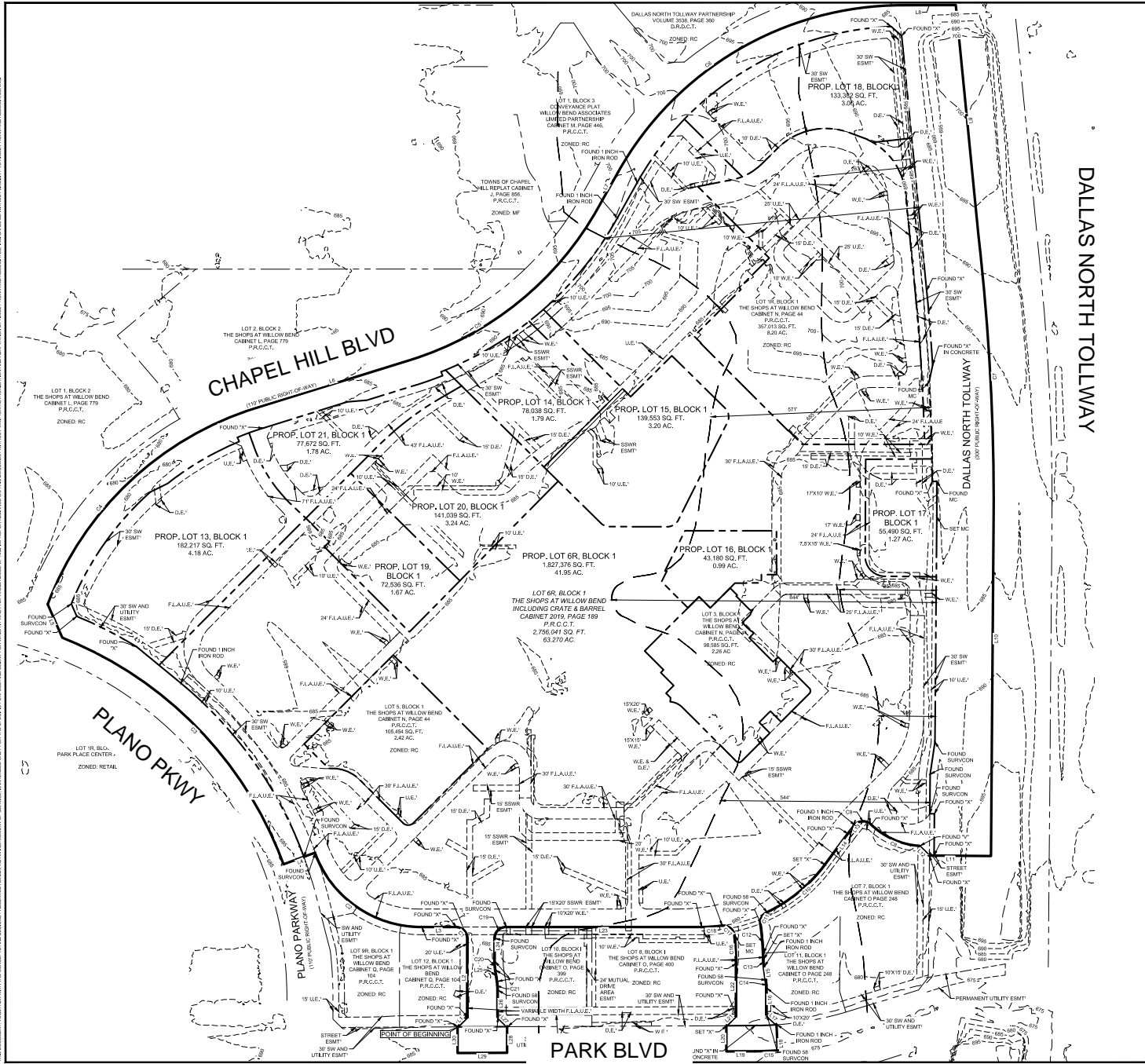
South 45°07'32" East, a distance of 35.43 feet to the northerly right-of-way line of said Park Boulevard;

THENCE south 00°00'42" East, over and across said Park Boulevard, a distance of 68.04 feet to the centerline of said Park Boulevard;

THENCE South 89°44'55" West, with the centerline of said Park Boulevard, a distance of 129.11 feet;

Thence North 00°00'42" West, over and across said Park Boulevard, a distance of 68.04 feet to the **POINT OF BEGINNING** and **CONTAINING** a computed area of 3,880,348 square feet or 89.081 acres of land, more or less.

THE SHOPS AT WILLOW BEND, INCLUDING CRATE & BARREL CABINET, IS A DEVELOPMENT OF THE SHOPS AT WILLOW BEND, INCLUDING CRATE & BARREL CABINET, AS SHOWN ON SHEET 1 OF 2. THE SHOPS AT WILLOW BEND, INCLUDING CRATE & BARREL CABINET, IS A DEVELOPMENT OF THE SHOPS AT WILLOW BEND, INCLUDING CRATE & BARREL CABINET, AS SHOWN ON SHEET 1 OF 2. THE SHOPS AT WILLOW BEND, INCLUDING CRATE & BARREL CABINET, IS A DEVELOPMENT OF THE SHOPS AT WILLOW BEND, INCLUDING CRATE & BARREL CABINET, AS SHOWN ON SHEET 1 OF 2.



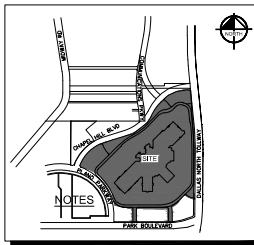
LEGEND

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - ZONING BOUNDARY LINE
- - - EHA SETBACK LINE
- - - EXISTING EASEMENT
- - - EXISTING CONTOURS

NORTH

GRAPHIC SCALE IN FEET
0 60 120 240

SCALE: 1"=120' ON 24"x36"



- NOTES**
1. ALL EASEMENTS SHOWN ARE EXISTING AND ARE RECORDED IN CABINET N, SLIDE 44, P.S.C.C.T., UNLESS OTHERWISE NOTED.
 2. APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS CABINET SHALL NOT BE IN FINAL APPROVAL OF DEVELOPMENT STUDY, PLAN, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE METHOD OF THE DEVELOPMENT PROCESS, PLANNING & ZONING COMMISSION, AND/OR CITY COUNCIL ACTION ON EITHER, PLATS OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

LEGEND

- W.E. WATER EASEMENT
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- F.L.A.U.E. FIRE LINE, ACCESS & UTILITY EASEMENT

DALLAS NORTH TOLLWAY

CITY PROJECT #ZC2023-005

ZONING EXHIBIT

OF
THE SHOPS AT WILLOW BEND
LOTS 1R, 3, 5, 6R, AND 13-21, BLOCK 1

89.081 AC

SITUATED IN ROBERT LUDDINGTON SURVEY ABSTRACT, NO. 548
CITY OF PLANO, COLLIN COUNTY, TEXAS
DATE: DECEMBER 15, 2023

<p>OWNER/DEVELOPER: THE NEIMAN MARCUS GROUP, LLC 1010 Main Street Dallas, Texas 75201 Tel. No. - 214-242-3333 Contact: Michael D. Lohan</p>	<p>GENERAL WATERFALL: WILLOW BEND, LLC 2701 Central Expressway, Suite 1740 Dallas, Texas 75201 Tel. No. - 214-242-3333 Contact: Michael Flat</p>	<p>CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. Two Green Office Tower, Suite 700 Dallas, Texas 75201 Tel. No. - 972-734-1300 Contact: Sarah Scott, P.E.</p>
<p>HOURS/RETAIL: HOURS/RETAIL 145 Progress Pl Springtown, Texas 75157 Tel. No. - 817-561-1111 Contact: Chris P. Digiovanna</p>	<p>DELLARD HERBES OPERATING LTD: PS & MERSCO REALTY CO INC. 4501 N Beach Street Ft Worth, Texas 76117 Tel. No. - 817-333-3333 Contact: Chris B. Johnson</p>	

PROJECT NO.	00441991
DATE:	DEC 2023
SCALE:	AS SHOWN
DESIGNED BY:	MMH
DRAWN BY:	MMH
CHECKED BY:	SES
DATE	
BY	

Kimley»Horn

13485 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
PHOENIX, ARIZONA 85024
PHONE: 602.727.7430 FAX: 602.723.2820
TEXAS REGISTERED ENGINEERING FIRM #2288

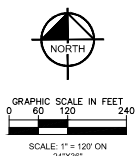
THE SHOPS AT WILLOW BEND
PLANO, TX

ZONING EXHIBIT

SHEET NUMBER
1 OF 2

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

THE SHOPS AT WILLOW BEND, PLANO, TEXAS. THIS PLAN IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. (KHA) AND IS NOT TO 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 KHA. THE INFORMATION CONTAINED HEREIN IS FOR THE SOLE USE OF THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PROJECT OR PURPOSE. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. KHA SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



LEGEND	
	PROPERTY LINE
	PEDESTRIAN PATHS
	FUTURE PEDESTRIAN PATHS BY DILLARDS
	PROPOSED PUBLIC ACTIVE OPEN SPACE
	PROPOSED PRIVATE ACTIVE OPEN SPACE
	INTERIOR PUBLIC OPEN SPACE (GROUND FLOOR)
	INTERIOR PUBLIC OPEN SPACE (SECOND FLOOR)
	INTERNAL LANDSCAPE AREAS
	QUASH-PUBLIC STREET
	FIRE LANE MEETING TYPE G STREET SECTION STANDARDS
	PROPOSED TREES

OPEN SPACE SUMMARY		
OVERALL DISTRICT AREA	76.15 ACRES	3,317,094 SQ. FT.
PUBLIC OPEN SPACE	6.13 ACRES	266,979 SQ. FT.
INTERIOR PUBLIC OPEN SPACE	2.39 ACRES	104,317 SQ. FT.
PRIVATE OPEN SPACE	1.68 ACRES	73,198 SQ. FT.
TOTAL	10.20 ACRES	444,495 SQ. FT.

LANDSCAPE SUMMARY		
INTERNAL LANDSCAPE AREA REQUIRED	0.23 ACRES	9,848 SQ. FT.
INTERNAL LANDSCAPE AREA PROVIDED	3.58 ACRES	156,075 SQ. FT.
LANDSCAPE EDGE	4.97 ACRES	216,383 SQ. FT.
TOTAL	8.55 ACRES	372,458 SQ. FT.

CITY PROJECT #OSP2023-002

OPEN SPACE PLAN
OF
SHOPS AT WILLOW BEND
LOTS 1R, 3, 5, 6R, AND 13-21, BLOCK 1
76.15 AC

SITUATED IN ROBERT LUDINGTON
SURVEY ABSTRACT, NO. 548
CITY OF PLANO, COLLIN COUNTY, TEXAS

DATE: JANUARY 11, 2024

OWNER/DEVELOPER: THE NEIMAN MARCUS GROUP LLC 10700 Main Street Dallas, Texas 75201 TEL No. - 214.642.6339 Contact: Michael D. Litwin	GENERAL WATERFALL: WILLOW BEND, LLC 8700 N. Central Expressway, Suite 1740 Dallas, Texas 75201 TEL No. - 214.642.6339 Contact: Michael Fleet	CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. Two Robert Office Tower, Suite 700 Dallas, Texas 75201 TEL No. - 972.774.1300 Contact: Sarah Scott, P.E.
--	--	---

MACY'S RETAIL HOLDINGS LLC: 145 Progress Pkwy Springtown, Texas 75286 TEL No. - 972.774.1300 Contact: Charles P. DiGiovanna	DILLARD HORSE OPERATING LTD: PS & MERSCO REALTY CO INC. 4501 N Branch Street Fort Worth, Texas 76137 TEL No. - 817.440.1111 Contact: Chris B. Johnson
--	---

NO.	DATE	BY

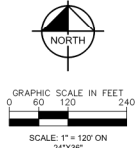
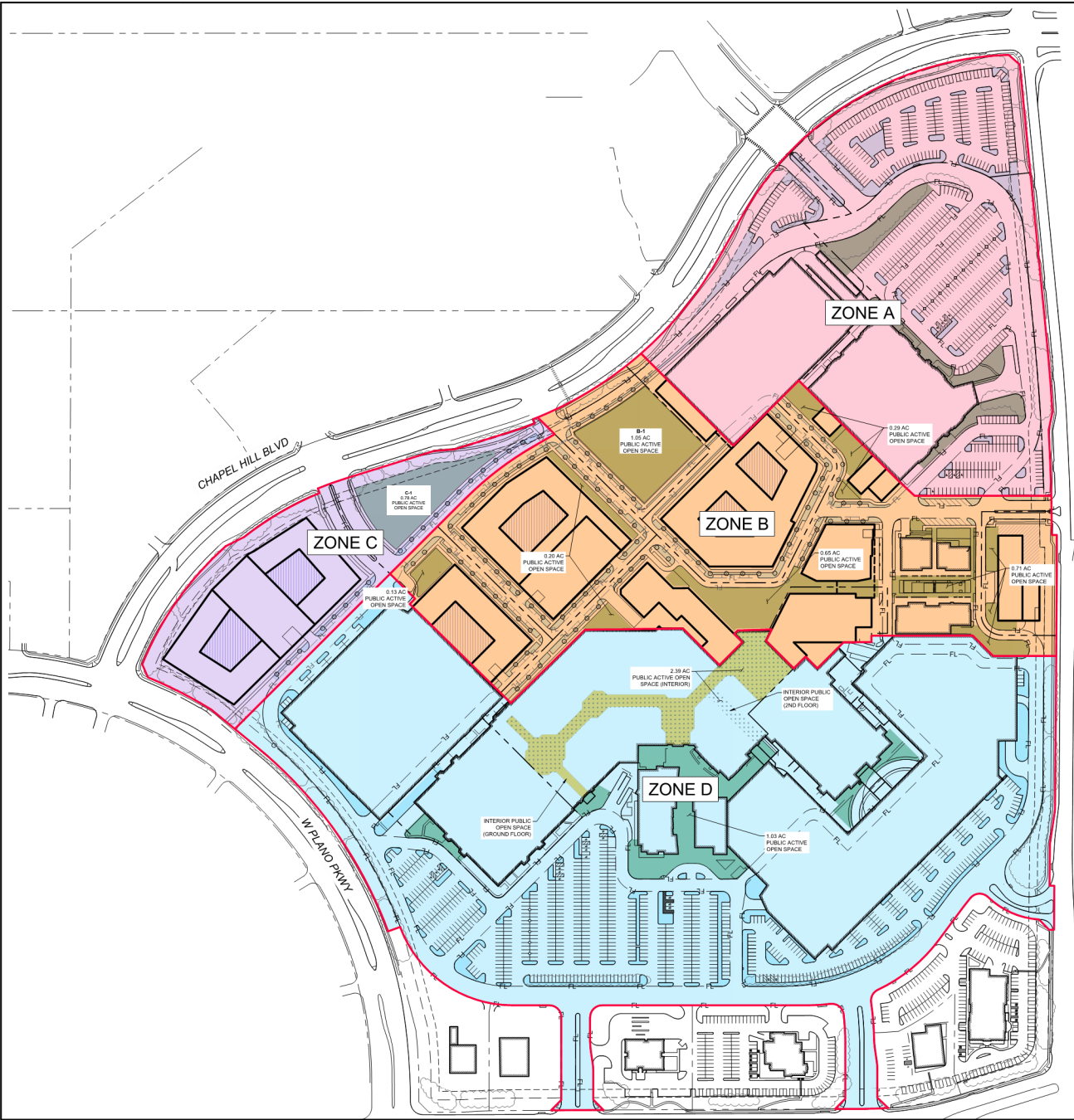
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 100
PHOENIX, ARIZONA 85024
TEL: 602.998.8000 FAX: 602.998.8001
TEXAS REGISTERED ENGINEERING PROFESSIONAL FIRM #208

THE SHOPS AT WILLOW BEND
PLANO, TX

OPEN SPACE PLAN

SHEET NUMBER
1 OF 1

THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. (KHA) AND IS NOT TO 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. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ASSUMPTION OF LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



LEGEND

- PROPERTY LINE
- PUBLIC OPEN SPACE ZONE A
- PUBLIC OPEN SPACE ZONE B
- PUBLIC OPEN SPACE ZONE C
- PUBLIC OPEN SPACE ZONE D

OPEN SPACE SUMMARY	
OVERALL DISTRICT AREA	76.15 ACRES / 3,317,094 SQ. FT.
PUBLIC OPEN SPACE	6.13 ACRES / 266,979 SQ. FT.
INTERIOR PUBLIC OPEN SPACE	2.39 ACRES / 104,317 SQ. FT.
PRIVATE OPEN SPACE	1.68 ACRES / 73,198 SQ. FT.
TOTAL	10.20 ACRES / 444,495 SQ. FT.

LANDSCAPE SUMMARY	
INTERNAL LANDSCAPE AREA REQUIRED	0.23 ACRES / 9,848 SQ. FT.
INTERNAL LANDSCAPE AREA PROVIDED	3.58 ACRES / 156,075 SQ. FT.
LANDSCAPE EDGE	4.97 ACRES / 216,383 SQ. FT.
TOTAL	8.55 ACRES / 372,458 SQ. FT.

REV.	DATE	BY

Kimley»Horn
 13455 MOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
 FORT WORTH, TEXAS 76133
 PHONE: (817) 701-1100 FAX: (817) 238-3830
 TEXAS REGISTERED ENGINEERING FIRM #288

PROJECT NO.	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
08471561	JAN 2024	AS SHOWN	BAM	BAM	SEE

THE SHOPS AT WILLOW BEND
 PLANO, TX

CITY PROJECT #OSP2023-002

OPEN SPACE PLAN
 OF
SHOPS AT WILLOW BEND
 LOTS 1R, 3, 5, 6R, AND 13-21, BLOCK 1
 76.15 AC

SITUATED IN ROBERT LUDDINGTON
 SURVEY ABSTRACT, NO. 549
 CITY OF PLANO, COLLIN COUNTY, TEXAS

DATE: JANUARY 11, 2024

OWNER/DEVELOPER: THE NEMAN MARCUS GROUP LLC 1618 Main Street Dallas, Texas 75201 Tel. No. 214-751-7700 Contact: Michael D. Litwin	CENTENNIAL WATERFALL WILLOW BEND, LLC 2700 N. Center Expressway, Suite 1740 Dallas, Texas 75231 Tel. No. 312-823-3303 Contact: Michael Platt	CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 13455 Moel Road Two Galleria Office Tower, Suite 700 Dallas, Texas 75251 Tel. No. 817-770-1100 Contact: Sarah Scott, P.E.
--	--	--

MACH'S RETAIL HOLDINGS LLC 145 Progress Pl Springdale, Ohio 45246 Tel. No. - Contact: Charles P. Digiovanna	DILLARD HIGBEE OPERATING LTD P/S & MICROSOFT REALTY CO INC 4001 N Branch Street Fort Worth, Texas 76137 Tel. No. - Contact: Chris B. Johnson
---	---

OPEN SPACE PLAN

SHEET NUMBER
1 OF 1