

Zoning Case 2024-009

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 amend Planned Development-64-Central Business-1 to modify development standards for mid-rise residential on 137.3 acres of land out of the J.C. Barrow Survey, Abstract No. 91, the G.R. Martin Survey, Abstract No. 622, the Collin County School Land Survey No. 6, Abstract No. 149, the J. Digman Survey, Abstract No. 279, and the H.N. Thompson Survey, Abstract No. 896, located at the northwest corner of the Dallas North Tollway and Headquarters Drive within the Dallas North Tollway Overlay District in the City of Plano, Collin County, Texas; 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 28th day of May 2024, for the purpose of considering amending Planned Development-64-Central Business-1 to modify development standards for mid-rise residential on 137.3 acres of land out of the J.C. Barrow Survey, Abstract No. 91, the G.R. Martin Survey, Abstract No. 622, the Collin County School Land Survey No. 6, Abstract No. 149, the J. Digman Survey, Abstract No. 279, and the H.N. Thompson Survey, Abstract No. 896, located at the northwest corner of the Dallas North Tollway and Headquarters Drive within the Dallas North Tollway Overlay District in the City of Plano, Collin County, Texas; 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 28th day of May 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 amend Planned Development-64-Central Business-1 to modify development standards for mid-rise residential on 137.3 acres of land out of the J.C. Barrow Survey, Abstract No. 91, the G.R. Martin Survey, Abstract No. 622, the Collin County School Land Survey No. 6, Abstract No. 149, the J. Dugman Survey, Abstract No. 279, and the H.N. Thompson Survey, Abstract No. 896, located at the northwest corner of the Dallas North Tollway and Headquarters Drive within the Dallas North Tollway Overlay District in the City of Plano, Collin County, Texas, said property being described in the legal description on Exhibit A attached hereto.

Section II. The modified development standards of Planned Development-64-Central Business-1 are hereby amended, according to the stipulations agreed upon during the public hearing, as described below:

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. A maximum of 13 acres may be developed as mid-rise residential.
 - b. Mid-rise residential is prohibited within 400 feet of the right-of-way line of S.H. 121 and the Dallas North Tollway.
 - c. The site located at the northeast corner of Windrose Avenue and Columbus Avenue may be developed with the following restrictions:
 - i. The maximum number of units is 177.
 - ii. A parking structure must be located between the residential units and the frontage road of the Dallas North Tollway, the design of which must conform to the Multifamily Site & Massing Study dated December 5, 2023.
 - iii. 50% of all units on the western and southern facades must have a true balcony to create outdoor living space.
 - iv. All ground floor units facing the northern, western, and southern facades are to have stoops or patios.
 - v. No building facade may exceed a length of 100 feet without a break in the facade of a minimum depth of 5 feet and a minimum length of 10 feet.
 - vi. A minimum of two benches, trash receptacles, and/or bicycle racks, or any combination thereof, must be provided every 200 linear feet along the public ways.

- vii. Intake openings for outdoor air, as defined in the adopted International Mechanical Code, as amended, must be located on the southern, western, and northern exterior facades and the courtyard facades.
 - viii. Pollution and 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. All ventilation units will be “outdoor-air sourced.”
 - 2. Each “outdoor-air sourced” mechanical ventilation unit must contain a filter box on its air intake side with a MERV 13 filter, based on American Society of Heating, Refrigerating, and Air-Conditioning (ASHRAE) Engineers.
 - 3. No balconies above the ground floor on the northern facade.
 - d. Maximum Density: None
 - e. Building Height: A maximum of 400 units may be constructed at a minimum height of 5 stories, except that additional units may be constructed at 5 stories in accordance with Section 1.c. above. The remaining units must be constructed at a minimum of 7 stories.
 - f. 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.

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 28th day of May 2024.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2024-009

BEING a tract of land situated in the J.C. Barrow Survey, Abstract No. 91, the G.R. Martin Survey, Abstract No. 622, the Collin County School Land Survey No. 6, Abstract No. 149, the J. Digman Survey, Abstract No. 279, and the H.N. Thompson Survey, Abstract No. 896, City of Plano, Collin County, Texas and being all of Lot 1R, Block B, of Legacy West Addition Lot 1R, Block B, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2021, Page 152, Official Public Records of Collin County, Texas; all of Lot 2R and Lot 3R, Block C, of Legacy West Addition, Lots 2R and 3R, Block C, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2018, Page 45, Official Public Records of Collin County, Texas; all of Lot 4R, Block C, of Legacy West Addition, Lot 4R, Block C, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2019, Page 745, Official Public Records of Collin County, Texas; all of Lot 5, Block C, of Legacy West Addition, Lot 5, Block C, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2015, Page 601, Official Public Records of Collin County, Texas; all of Lot 6R, Block C, of Legacy West Addition, Lot 6R, Block C, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2020, Page 313, Official Public Records of Collin County, Texas; all of Lot 7R, Block C, of Legacy West Addition, Lot 7R, Block C, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2018, Page 684, Official Public Records of Collin County, Texas; all of Lot 10, Block C, of Legacy West Addition, Lots 1R, 8, 9, 10 and 11, Block C, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2017, Page 132, Official Public Records of Collin County, Texas; all of Lot 1R, Lot 9R, and Lot 11R, Block C, Legacy West Addition, Lots 1R, 9R and 11R, Block C, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2019, Page 549, Official Public Records of Collin County, Texas; all of Lots 8R and 12, Block C, Legacy West Addition, Lots 8R and 12, Block C, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2022, Page 77, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to SWC TOLLWAY & 121 LLC, recorded in Instrument No. 20140205000109390, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to RHQ LEGACY LLC, recorded in Instrument No. 20170301000265870, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to KDC TL LAND INVESTMENTS LLC, recorded in Instrument No. 2021118002367260, Official Public Records of Collin County, Texas; all of that tract of land described in the Special Warranty Deed to Ryan Tower Property Owner, LLC, recorded in Instrument No. 2022000090840, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to CITY OF PLANO, recorded in Instrument No. 20170721000957450, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to LIBERTY MUTUAL PLANO LLC, recorded in Instrument No. 20170605000723850, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to IMP METRO WEST LLC, recorded in Instrument No. 20191114001451840, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to NE WEST LEGACY LP, recorded in Instrument No. 20151028001366450, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to WINDROSE/LVL29 LLC, recorded in Instrument No. 20200707001047750, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to WINDROSE TOWER CONDOMINIUMS, LP, recorded in Instrument No. 20160603000696500, Official Public Records of Collin County, Texas; all of a

tract of land described in the Special Warranty Deed to JP MORGAN CHASE BANK NA, recorded in Instrument No. 20160429000514460, Official Public Records of Collin County, Texas; and portions of Leadership Drive, State Highway No. 121, the Dallas North Tollway, Communications Parkway and Headquarters Drive, all variable width public rights-of-way, and being more particularly described as follows:

BEGINNING at the intersection of the centerline of said Headquarters Drive and the centerline of said Leadership Drive;

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;

THENCE with said centerline of State Highway No. 121, North 70°54'39" East, a distance of 3922.34 feet to the intersection of said centerline and the centerline of said Dallas North Tollway;

THENCE with said centerline of the Dallas North Tollway, the following courses and distances:

South 0°39'09" East, a distance of 791.53 feet to a point at the beginning of a tangent curve to the right having a central angle of 16°16'33", a radius of 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 604.28 feet to a point at the beginning of a tangent curve to the left having a central angle of 1°02'17", a radius of 3819.72 feet, a chord bearing and distance of South 14°59'09" West, 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 with the centerline of said Headquarters Drive, the following courses and distances:

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 07°54'07", and a chord bearing and distance of North 84°26'38" West, 589.70 feet;

In a northwesterly 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 $24^{\circ}02'40''$, and a chord bearing and distance of North $68^{\circ}28'14''$ West, 375.08 feet;

In a northwesterly 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 $14^{\circ}34'26''$, and a chord bearing and distance of North $63^{\circ}44'07''$ West, 286.77 feet;

In a northwesterly 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 $10^{\circ}30'05''$, and a chord bearing and distance of North $76^{\circ}16'22''$ West, 359.67 feet;

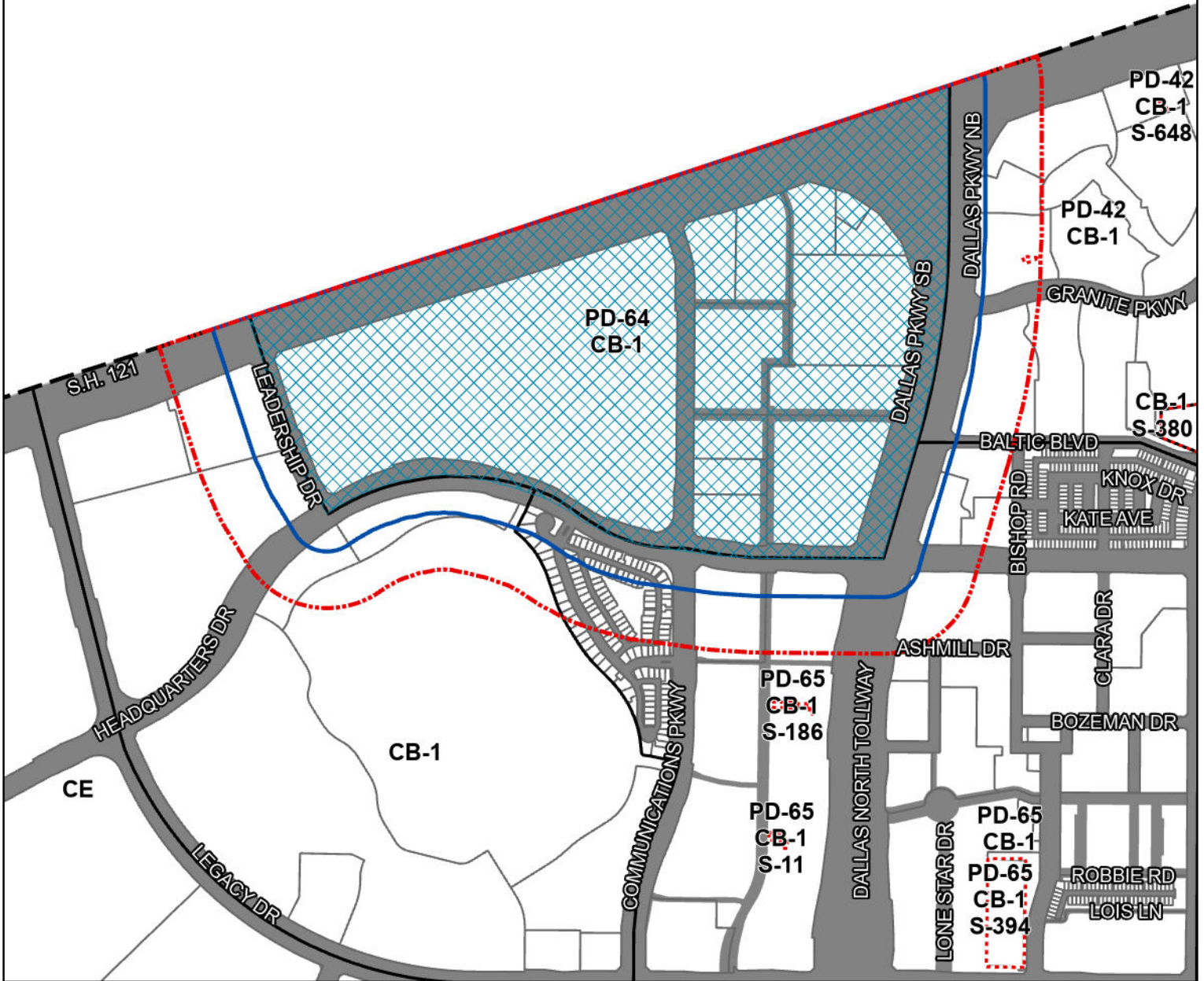
In a northwesterly direction, with said compound curve to the left, an arc distance of 360.17 feet to a point at the beginning of a compound curve to the left with a radius of 750.00 feet, a central angle of $15^{\circ}51'15''$, and a chord bearing and distance of North $89^{\circ}27'02''$ West, 206.87 feet;

In a northwesterly 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 $24^{\circ}25'39''$, and a chord bearing and distance of South $70^{\circ}24'31''$ West, 504.27 feet;

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

South $55^{\circ}00'46''$ West, a distance of 72.77 feet to the **POINT OF BEGINNING** and **CONTAINING** 137.27 acres of land.

City of Frisco

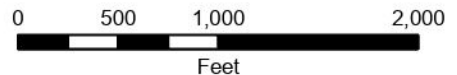
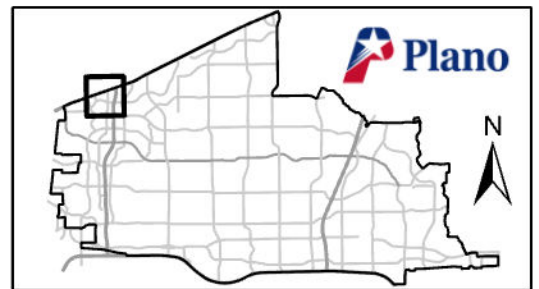


Zoning Case: 2024-009

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

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



ZONING DESCRIPTION

BEING a tract of land situated in the J.C. Barrow Survey, Abstract No. 91, the G.R. Martin Survey, Abstract No. 622, the Collin County School Land Survey No. 6, Abstract No. 149, the J. Digman Survey, Abstract No. 279, and the H.N. Thompson Survey, Abstract No. 896, City of Plano, Collin County, Texas and being all of Lot 1R, Block B, of Legacy West Addition Lot 1R, Block B, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2021, Page 152, Official Public Records of Collin County, Texas; all of Lot 2R and Lot 3R, Block C, of Legacy West Addition, Lots 2R and 3R, Block C, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2018, Page 45, Official Public Records of Collin County, Texas; all of Lot 4R, Block C, of Legacy West Addition, Lot 4R, Block C, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2019, Page 745, Official Public Records of Collin County, Texas; all of Lot 5, Block C, of Legacy West Addition, Lot 5, Block C, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2015, Page 601, Official Public Records of Collin County, Texas; all of Lot 6R, Block C, of Legacy West Addition, Lot 6R, Block C, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2020, Page 313, Official Public Records of Collin County, Texas; all of Lot 7R, Block C, of Legacy West Addition, Lot 7R, Block C, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2018, Page 684, Official Public Records of Collin County, Texas; all of Lot 10, Block C, of Legacy West Addition, Lots 1R, 8, 9, 10 and 11, Block C, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2017, Page 132, Official Public Records of Collin County, Texas; all of Lot 1R, Lot 9R, and Lot 11R, Block C, Legacy West Addition, Lots 1R, 9R and 11R, Block C, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2019, Page 549, Official Public Records of Collin County, Texas; all of Lots 8R and 12, Block C, Legacy West Addition, Lots 8R and 12, Block C, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2022, Page 77, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to SWC TOLLWAY & 121 LLC, recorded in Instrument No. 20140205000109390, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to RHO LEGACY LLC, recorded in Instrument No. 20170301000265870, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to KDC TL LAND INVESTMENTS LLC, recorded in Instrument No. 2021118002367260, Official Public Records of Collin County, Texas; all of that tract of land described in the Special Warranty Deed to RYAN TOWER PROPERTY OWNER, LLC, recorded in Instrument No. 2022000090840, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to CITY OF PLANO, recorded in Instrument No. 20170721000957450, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to LIBERTY MUTUAL PLANO LLC, recorded in Instrument No. 20170605000723850, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to IMP METRO WEST LLC, recorded in Instrument No. 20191114001451840, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to NE WEST LEGACY LP, recorded in Instrument No. 20151028001366450, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to WINDROSE/LVL29 LLC, recorded in Instrument No. 20200707001047750, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to WINDROSE TOWER CONDOMINIUMS, LP, recorded in Instrument No. 20160603000696500, Official Public Records of Collin County, Texas; all of a tract of land described in the Special Warranty Deed to JP MORGAN CHASE BANK NA, recorded in Instrument No. 20160429000514460, Official Public Records of Collin County, Texas; and portions of Leadership Drive, State Highway No. 121, the Dallas North Tollway, Communications Parkway and Headquarters Drive, all variable width public rights-of-way, and being more particularly described as follows:

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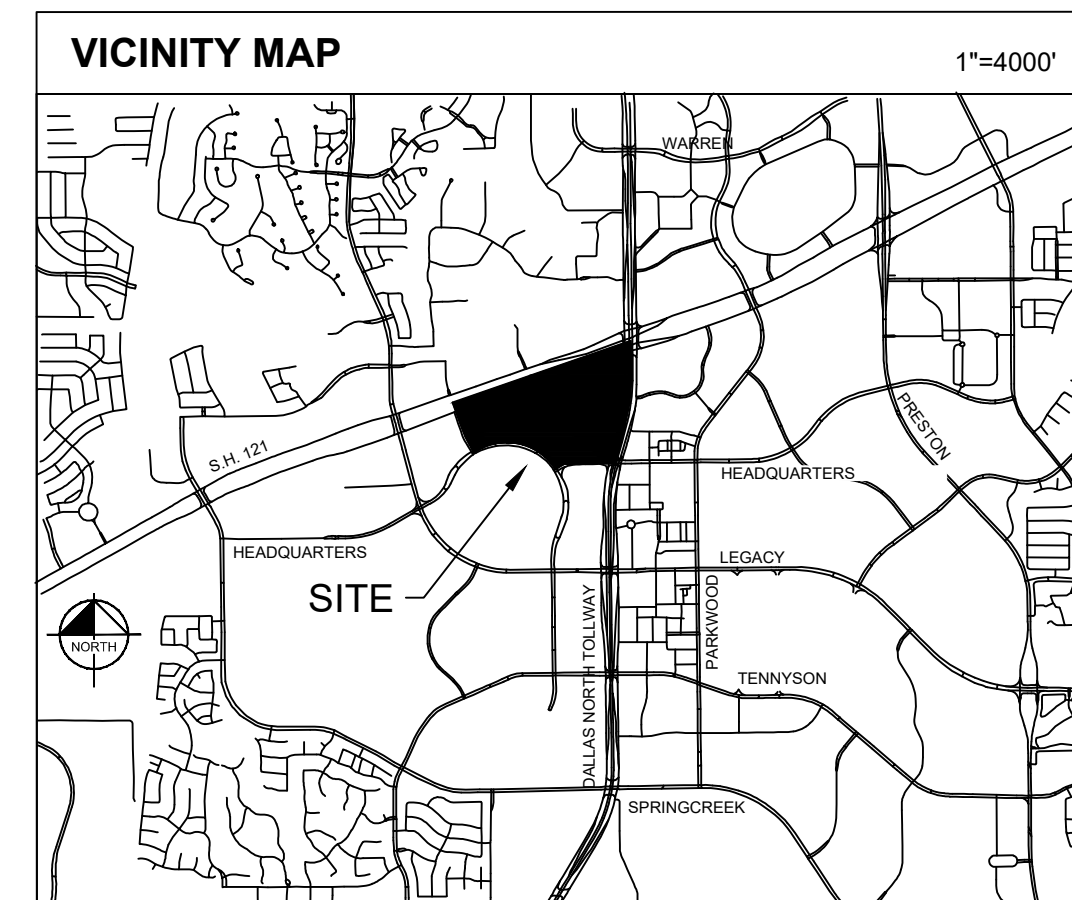
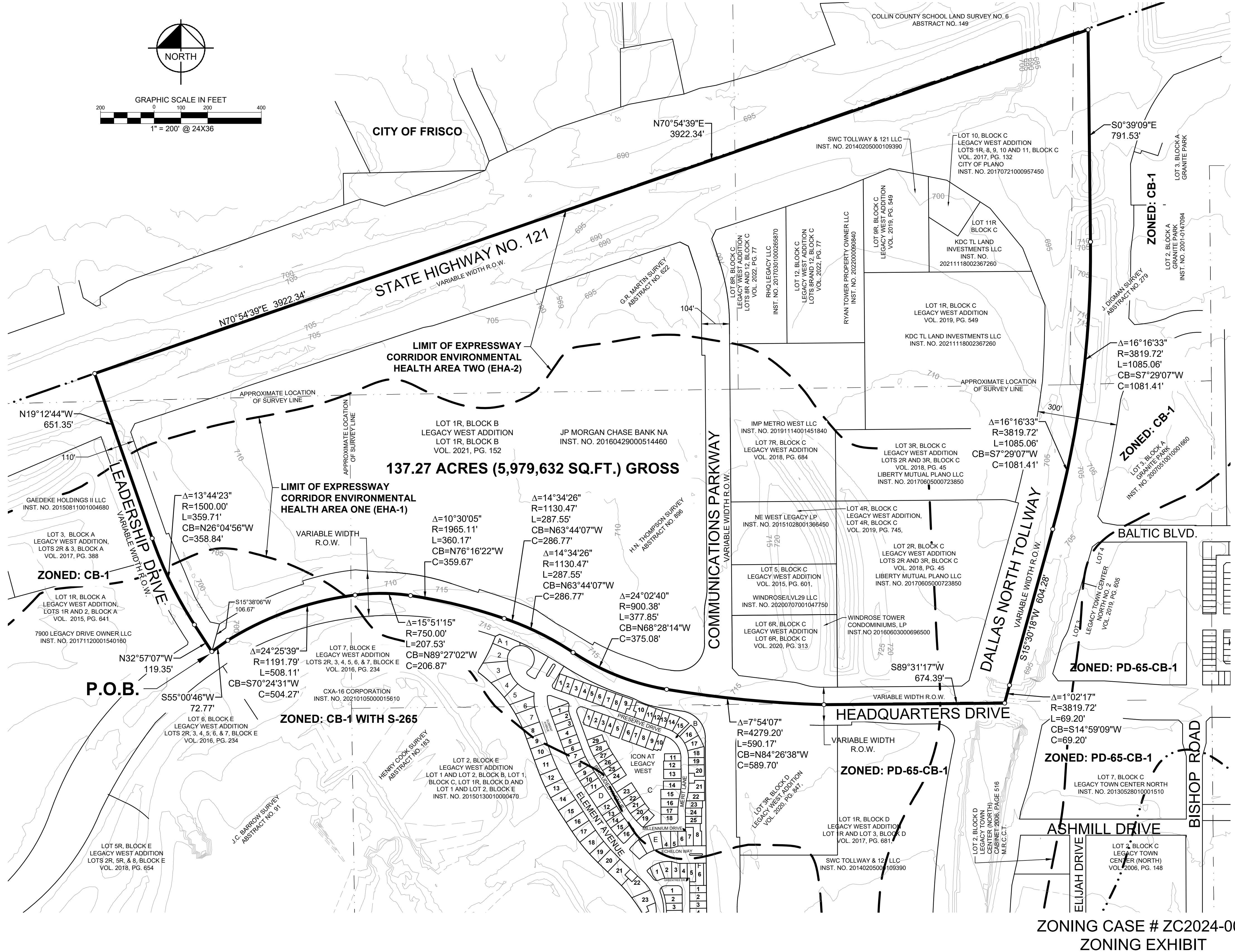
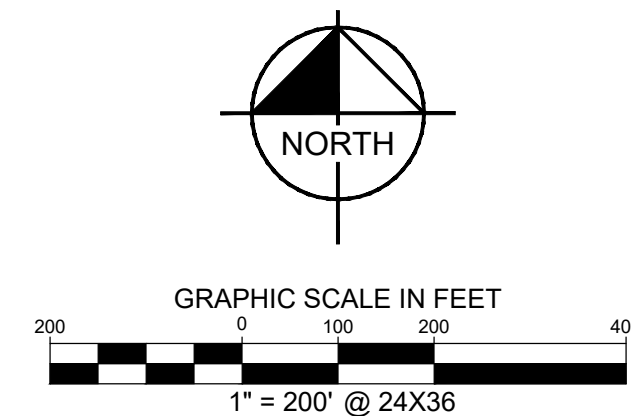
NOTES:

This document was prepared under 22 TAC §138.95, 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 hereon, or the initiation of the development process. Planning & Zoning Commission and/or City Council action on studies, plats or plans relating to development of this property shall be considered as an action separate from action taken on this zoning case.

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).



VICINITY MAP	
1"=4000'	
OWNERS	
CITY OF PLANO	1520 K Avenue, Plano, TX 75074
IMP METRO WEST LLC c/o GID	455 Market Street, Suite 1810 San Francisco, CA 94105
JP MORGAN CHASE BANK NA	1111 Polaris Parkway, Suite 4P, Columbus, Ohio 43240
KDC TL LAND INVESTMENTS LLC	8115 Preston Road, Suite 700, Dallas, TX 75225
LIBERTY MUTUAL PLANO LLC	175 Berkeley Street, Boston MA, 02116
RHO LEGACY LLC, c/o Ryan LLC	13155 Noel Road, Suite 100, Dallas, Texas 75240
RYAN TOWER PROPERTY OWNER LLC, c/o Ryan LLC	13155 Noel Road, Suite 100, Dallas, Texas 75240
SWC TOLLWAY & 121 LLC	7200 Bishop Road, Suite E 250, Plano, TX 75024
NE WEST LEGACY LP	865 N. Cowan Avenue, Lewisville, TX 75057
WINDROSE/LVL29 LLC	865 N. Cowan Avenue, Lewisville, TX 75057
WINDROSE TOWER CONDOMINIUMS, LP	7500 San Jacinto, Plano, TX 75024

DEVELOPER:
COLUMBUS PARTNERS, LTD.
8343 Douglas Avenue, Suite 360,
Dallas, Texas 75225
Contact: Griffen Shaw
PH. 214-686-8016

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

ZONING CASE # ZC2024-009
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 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620

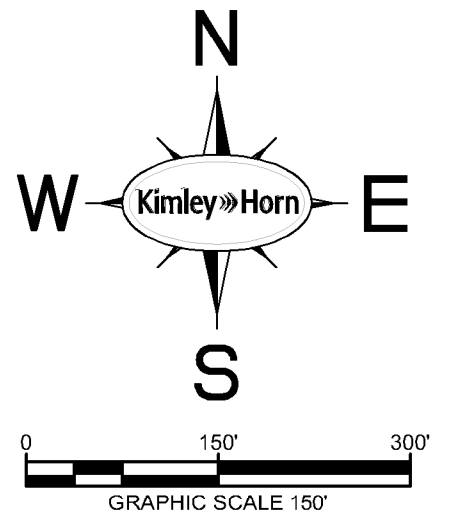
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	SRD	DJD	April 2024	064316055	1 OF 1

DWG NAME: F:\CDL SURVEY\060316055-LEGACY WEST LP DWG\060316055-LEGACY WEST HIGHRISE.MXD DATE LAST SAVED: 3/29/2024 12:28 PM Copyright © 2024 Kimley-Horn and Associates, Inc. All rights reserved.

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

- 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. USABLE OPEN SPACE MUST BE ACCESSIBLE TO THE PUBLIC AT ALL TIMES AND MUST NOT BE FENCED.
- d. USABLE OPEN SPACE MUST HAVE A MINIMUM DIMENSION OF 30 FEET LONG BY 30 FEET WIDE.



APPROVED
 SUBJECT TO STIPULATIONS
 MAY 02, 2022
 CITY OF PLANO
 P&Z COMMISSION
 PLANNER: *RP*



100 W. Oak Street
 Suite 203
 Denton, Texas 76201
 940-536-0175
 State of Texas Registration No. F-928

LEGACY WEST PD-64-CB-1
 137.27 ACRES
 REVISED OPEN SPACE PLAN
 ROSP2022-001
 LEGACY WEST ADDITION
 LOTS 1R, 6R, AND 7R BLOCK C, AND LOT 1R, BLOCK B
 COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 149
 G.R. MARTIN SURVEY, ABSTRACT NO. 622
 H.N. THOMPSON SURVEY, ABSTRACT NO. 896
 CITY OF PLANO, COLLIN COUNTY, TEXAS
 DATE: 4/27/2022