

Zoning Case 2024-003

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 107.0 acres of land out of the Henry Cook Survey, Abstract No. 183, the H.N. Thompson Survey, Abstract No. 896, the J.C. Barrow Survey, Abstract No. 90, and the Collin County School Land Survey No. 5, Abstract No. 149, located on the southeast corner of Legacy Drive and Headquarters Drive in the City of Plano, Collin County, Texas, from Central Business-1 to Planned Development-24-Central Business-1 to establish uses and development standards for mixed-use development; 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 11th day of November 2024, for the purpose of considering rezoning 107.0 acres of land out of the Henry Cook Survey, Abstract No. 183, the H.N. Thompson Survey, Abstract No. 896, the J.C. Barrow Survey, Abstract No. 90, and the Collin County School Land Survey No. 5, Abstract No. 149, located on the southeast corner of Legacy Drive and Headquarters Drive in the City of Plano, Collin County, Texas, from Central Business-1 to Planned Development-24-Central Business-1; 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 11th day of November 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 107.0 acres of land out of the Henry Cook Survey, Abstract No. 183, the H.N. Thompson Survey, Abstract No. 896, the J.C. Barrow Survey, Abstract No. 90, and the Collin County School Land Survey No. 5, Abstract No. 149, located on the southeast corner of Legacy Drive and Headquarters Drive in the City of Plano, Collin County, Texas, from Central Business-1 to Planned Development-24-Central Business-1, 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 stipulations:

1. Uses:

a) Additional Permitted Uses:

- i. Independent Living Facility
- ii. Mid-Rise Residential
- iii. Retail/Service (Incidental)

b) Additional Standards for Permitted Uses:

- i. Vehicle storage uses are only permitted when located within a parking structure and do not utilize required parking spaces.
- ii. Licensed Massage Therapy uses are only permitted as an accessory use to a Health/Fitness Center, Hotel, or Medical Office.

c) Additional Prohibited Uses:

- i. Assisted Living Facility
- ii. Body Piercing
- iii. Cabinet/Upholstery Shop
- iv. Car Wash
- v. Cemetery/Mausoleum
- vi. Compact Construction & Transportation Equipment Sales & Service
- vii. Continuing Care Facility
- viii. Convenience Store, Freestanding
- ix. Dry Cleaning Plant
- x. Electrical Power Generating Plant
- xi. Fairgrounds
- xii. Farm, Ranch, Garden, or Orchard
- xiii. Furniture and Appliance, Storage/Repair of (Inside)
- xiv. Garden Center
- xv. Kennel (Outdoor Pens)
- xvi. Long-term Care Facility
- xvii. Mini-Warehouse/Public Storage
- xviii. Mortuary/Funeral Parlor

- xix. Motorcycle Sales & Service
- xx. Nursery
- xxi. Paint Shop
- xxii. Pawn Shop
- xxiii. Print Shop (Major)
- xxiv. Public Storage/Mini-Warehouse
- xxv. Railroad Freight Depot or Dock
- xxvi. Sewage Treatment Plant
- xxvii. Superstore
- xxviii. Tattooing and Permanent Cosmetics
- xxix. Theater (Drive-in)
- xxx. Vehicle Dealer (Used)
- xxxi. Vehicle Dealer (New)
- xxxii. Vehicle Parts Sales (Inside)
- xxxiii. Vehicle Repair (Major)
- xxxiv. Vehicle Repair (Minor/Fueling Station)
- xxxv. Vehicle Storage (Outside)
- xxxvi. Warehouse/Distribution Center
- xxxvii. Water Treatment Plant

2. General Standards:

- a) The Open Space Plan is adopted as part of this ordinance. The layout of Internal Drives, Sidewalk/Trail Network, and Open Space and Amenities must comply with the adopted Open Space Plan; however, the Planning & Zoning Commission may approve minor amendments consistent with Section 12.1400 (Minor Amendments for Plan Adopted by Ordinance) of the Zoning Ordinance.
- b) No fencing shall be permitted along the perimeter of the district or surrounding publicly accessible open space in a manner that prevents access to such open space.
- c) Along Headquarters Drive and Legacy Drive, one 3-inch caliper or greater shade tree and one ornamental tree (7-foot planted height) shall be provided per 50 feet of linear frontage. Existing trees within 75 feet of the public right-of-way may count towards this requirement when located between a building and the street.
- d) Where directly adjacent to non-residential uses, a park will be considered to meet Section 5.7.4 of the Subdivision Ordinance by providing a screening wall, fence and landscaping, or separation via an Internal Drive.

3. Development Standards for Mid-rise Residential and Independent Living Facilities:

- a) Maximum Number of Dwelling Units: 750
- b) Minimum Height:

- i. 15 stories or 180 feet, except as limited by Single-family Adjacency Height Transitions and set for in Section 3.b)ii.
 - ii. A maximum of 195 linear feet of mid-rise residential building facades that face Headquarters Drive and that provide screening for a parking garage may be less than 15 stories, but shall be no less than the height of the parking garage.
- c) Single-family Adjacency Height Transitions – To provide a transitional height buffer, buildings within 240 feet of an existing single-family lot are subject to the following standards:
 - i. Maximum Height: 3 stories, 45 feet
 - ii. Maximum Number of Units: 5 per building
 - iii. Units shall be located on the same lot with a mid-rise residential building adhering to the 8-story or 100-foot minimum height requirement.
 - iv. Each unit shall have an individual exterior entrance.
- d) Location Restrictions: Mid-rise Residential and Independent Living Facilities shall only be permitted on Proposed Lots 7R and 10R as shown on the Open Space Plan (OSP2024-001).
- e) Minimum Lot Depth: None
- f) Maximum Lot Coverage: 65%
- g) Mid-rise residential development is exempt from the supplemental regulations of Section 15.800 (Multifamily Residence) of the Zoning Ordinance.
- h) Balconies facing Headquarters Drive and located 123 feet or more above grade shall have solid balcony wall with laminated glass achieving a combined height of no less than 6 feet tall.

4. Development Standards for Non-residential Uses: Non-residential uses shall be developed in accordance with the Central Business-1 (CB-1) zoning district except as otherwise specified herein:

- a) Maximum Lot Coverage for Area A as depicted on the Open Space Plan: 45%
- b) Minimum Lot Coverage for all other areas: 75%

5. Parking Requirements:

- a) A minimum of 75% of the required parking for mid-rise residential or independent living facilities shall be located in a parking structure.

- b) Required parking must be provided within 300 feet of the use it serves except for valet parking which may be located anywhere within the Property provided it is in a parking structure.

6. Parking Garages: For parking garages constructed after November 11, 2024, the following parking garage requirements apply:

- a) For residential uses, parking garages fronting a public street shall be fully concealed by the buildings except for their entry features. A garage for a mid-rise residential building may not exceed the height of the mid-rise residential building.
- b) All permanent parking garages fronting on Headquarters Drive and Legacy Drive must be designed to conceal the vehicular headlights from adjacent residential properties and rights-of-way. The source of internal lighting shall be hooded and shielded to direct light into the parking garage.
- c) Parking ramps must be internal to the garage and must not be clearly visible from the public right-of-way on which the façade fronts, except for garage entrances.

7. Screening: Required screening for new structures constructed after November 11, 2024, shall conform to requirements in Article 20 and the following:

- a) Newly constructed roof-mounted equipment, including, but not limited to, vent stacks and their roof penetrations, elevator cabs, storage tanks, compressor units and water chillers, shall be integrated into the building design and screened to minimize visibility from adjacent ground level public streets or Internal Drives.
- b) The following elements shall be screened from ground level view from adjacent public and internal drives: trash containers; trash collection areas; maintenance facilities; ground-mounted utilities equipment; storage areas; incinerators; air conditioning chillers; storage tanks; construction and maintenance equipment (except when actually in use); ground-level generator; and loading docks.
- c) Trash receptacles shall be oriented toward service corridors and screened from view.
- d) Loading docks be either fully or semi-recessed within structures to fulfill part or all of the screening requirements.
- e) Utility company switchgear, splice cabinets, and other surface-mounted utility equipment shall be screened by landscaping or screening walls except when prohibited by such utility company.
- f) All cabinets, wiring, conductors, lamps, transformers, ballasts, raceways, attachment devices and other equipment associated with signage shall be screened from adjacent streets.

8. Internal Drive Standards: Internal Drives shall be provided in the locations shown on the Open Space Plan and comply with the following:

- a) Internal Drives shall be privately owned and maintained but open to the public for transportation purposes only.
- b) Except as provided below, Internal Drives shall comply with the cross-section as shown in the Open Space Plan.
 - i. Internal Drives existing on November 11, 2024, may utilize existing pavement width and materials for the travel lanes.
 - ii. Parallel on-street parking spaces shall only be required at the locations shown on the Open Space Plan. Diagonal parking may be used in lieu of parallel parking provided that the minimum sidewalk width and tree planting zone is maintained. Additional parallel or diagonal on-street parking may be provided at time of site plan.
 - iii. Perpendicular parking spaces may be provided in Area A. Perpendicular parking spaces that are depicted on the Open Space Plan are conceptual in nature and may be modified at time of site plan.
- c) A minimum of one 3-inch caliper shade tree shall be required for every 40 linear feet along each side of Internal Drives. Existing trees within 30 feet of a sidewalk count towards this requirement. Shade trees shall be planted with the construction of the adjacent building or Open Space and Amenities.
- d) Trees shall be placed in planting beds or tree grates within five feet of the back of curb of Internal Drives. The exact spacing and location of trees shall be determined at the time of site plan approval.
- e) Sidewalks and street trees shall be constructed along the respective side of the Internal Drives no later than with the construction of the adjacent building.

9. Open Space and Amenities: A minimum 21 acres of Open Space and Amenities shall be provided as shown on the Open Space Plan. Open Space and Amenities not required with Section 10 (Residential Phasing) of this ordinance shall be provided with the construction of the adjacent building. Open Space and Amenities shall consist of the following areas:

- a) *District Trail & Sidewalk Network* – A minimum 4-mile network of trails and sidewalks shall be provided as shown on the Open Space Plan. The *District Trail & Sidewalk Network* shall meet the following standards:
 - i. A 12-foot-wide sidewalk shall be constructed along Legacy Drive. All other trails and sidewalks shall be a minimum width of 7 feet; and
 - ii. Trash receptacles shall be located adjacent to sidewalks no more than every 500 feet, generally.
- b) *General Green Space* – A minimum 9.5 acres of open space shall be provided in the locations as shown in the Open Space Plan. Area 1 and Area 2, as shown on

the Open Space Plan, shall comply with the requirements of Section 13.800.3 (Usable Open Space – General Standards) in addition to the following standards:

- i. Area 1 shall include a minimum of 0.5 contiguous acres.
 - ii. Area 2 shall include a minimum of 0.5 contiguous acres.
 - iii. Usable open space shall have no dimension less than 45 feet.
 - iv. Usable open space shall have a minimum of two access points to the District Trail & Sidewalk Network, Internal Drives, or public streets. Each access point must abut the trail/sidewalk, drive, or street for a minimum frontage distance of 25 feet.
- c) *Pond/Water Feature* – A minimum 4-acre retention pond shall be provided within the boundaries generally shown on the Open Space Plan and shall include the following associated improvements: seating areas, trash receptacles, a retaining wall, and ten (10) parking spaces reserved for public use. Publicly reserved parking spaces shall be located within 200 feet of the Pond/Water Feature.
- d) *Waterfront Trail* – A minimum 7-foot-wide pedestrian trail shall be provided along the perimeter of the Pond/Water Feature in the approximate location shown on the Open Space Plan. The exact location of the Waterfront Trail shall be identified at time of site plan for adjacent development, taking into consideration changes to the Pond/Water Feature.
- e) *Pond Plaza* – A minimum 10-foot wide, variable width, hard-surfaced plaza that extends a minimum of 690 linear feet along the Pond/Water Feature and provides direct connectivity to the Waterfront Trail and the District Trail & Sidewalk Network. The Pond Plaza shall consist of spaces for outdoor dining, seating areas, bicycle parking, trash receptacles, and pedestrian-scale lighting.
- f) *Courtyard* – A minimum of 7 acres of contiguous open space between the existing building and parking garages that includes features and amenities including, but not limited to, plazas, water fountains, lighting, seating areas, decorative landscaped areas, trees, and recreational game courts as shown on the Open Space Plan.
- g) *Pocket Park* – A minimum 0.5 acres of open space shall be provided as a pocket park in the approximate location shown on the Open Space Plan.

10. Residential Phasing:

- a) Phase 1 – Max 365 units

In addition to recent interior renovations to the existing building, the following must be completed prior to issuance of building permit for the first phase of 365 residential units:

- i. A minimum of 560,000 square feet within the existing office building must have received certificates of occupancy.

- ii. The Courtyard shall be maintained, including a plaza for 100 people and recently added recreational game courts and amenities.
- iii. The Pocket Park, including seating, shade trees, and trash receptacles, shall be provided.
- iv. The General Green Space, including the installation of four new recreational game courts, two new dog parks, excluding Area 1 and Area 2, shall be provided.
- v. A minimum of 1.5 miles of existing and proposed trails/sidewalks in the District Trail & Sidewalk Network.

b) Phase 2: Max 385 units

In addition to completion of Phase 1 requirements, the following must be completed prior to the issuance of a certificate of occupancy for the remaining 385 units in Phase 2:

- i. Receive a certificate of occupancy for a new, minimum, 225-key hotel, or a certificate of occupancy indicating completion of construction of a minimum of 250,000 square feet, in the aggregate, of a non-residential building or buildings.
- ii. Certificate(s) of occupancy must be obtained for an additional 400,000 square feet within the existing office building, for a total of 960,000 square feet of occupied space.
- iii. Completion of specified Open Space and Amenities shown on the Open Space Plan as follows:
 - a. Completion of the Pond/Water feature, including the necessary retaining wall.
 - b. Completion of an additional minimum of 1.5 miles of existing and new trails in the District Trail & Sidewalk Network, including the Waterfront Trail, with associated improvements.
 - c. Area 1 of the General Green Space shall be provided.
- iv. A minimum of ten (10) parking spaces shall be reserved for public use and located within 200 feet of the Bruce Glasscock Park.

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

12. Governance Association: Applications for building permits for development within the district shall not be accepted or approved until a Property owners governance association is established. The association shall be responsible for maintaining all

Internal Drives, Private Drives, 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. It may have additional powers to administer other programs, including but not limited to, security, promotion and marketing and entertainment. A Reciprocal Easement Agreement (REA) allowing shared parking arrangements, public access to sidewalks, and to other amenities shall also be required and incorporated in the governance documents, but the REA may be deferred until a plan for common areas and amenities is submitted.

13. Signage Regulations: In addition to signs permitted by Article 22 (Signs) of the Zoning Ordinance, the following additional signs and/or revised sign definitions and standards are permissible:

a) Multipurpose Signs.

- i. Multipurpose signs must be monument signs only, must not exceed 100 square feet in area, and must not exceed 12 feet in height.
- ii. No more than two (2) multipurpose signs may be located along Legacy Drive.
- iii. No more than two (2) multipurpose signs may be located along Headquarters Drive.
- iv. One 1) multipurpose sign may be located along Communications Drive or Water Street.
- v. Multipurpose signs shall have a required front setback of 8 feet and must maintain a minimum distance of 30 feet between signs.

b) Kiosks.

- i. Freestanding kiosk structures are allowed on individual lots. Kiosks are limited to a maximum of 10 feet in height. Visibility requirements must be met for drives and streets. Message and maps on kiosks should be scaled to pedestrian legibility only and may not be legible to drivers.
- ii. Signage on kiosks must not exceed 60 square feet in area. For multiple-sided kiosks, the gross surface area of each side must not exceed two times the allowable square footage divided by the number of sign faces.
- iii. A maximum of 8 freestanding kiosks may be installed in the planned development district, with a maximum of 4 installed per block.

c) Unified-lot Signs. For purposes of this planned development district, all lots will be considered contiguous.

d) Electronic wall signs are prohibited.

e) Portable (trailer) signs are prohibited.

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 11th day of November, 2024.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2024-003

BEING a tract of land situated in the Henry Cook Survey, Abstract No. 183, the H.N. Thompson Survey, Abstract No. 896, the J.C. Barrow Survey, Abstract No. 90, and the Collin County School Land Survey No. 5, Abstract No. 149, City of Plano, Collin County, Texas and being all of Lots 2R, and 5R, Block E of Legacy West Addition, Lots 2R, 5R, & 8R, Block E, an addition to the City of Plano, Texas according to the plat recorded in Volume 2024, Page 352, Official Public Records of Collin County, Texas and all of Lots 6 and 7, Block E, of Legacy West Addition, Lots 2R, 3, 4, 5, 6, & 7, Block E, an addition to the City of Plano, Texas according to the plat recorded in Volume 2016, Page 234, Official Public Records of Collin County, Texas and being more particularly described as follows:

COMMENCING at the centerline intersection of Legacy Drive (a variable width right-of-way) and Communications Parkway (a variable width right-of-way); from which the easternmost southeast corner of Lot 4R, Block E, of Legacy West Addition Lot 4R Block E, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2017, Page 825, Official Public Records of Collin County, Texas, bears North 50°57'40" West, a distance of 102.83 feet;

THENCE with the centerline of Legacy Drive, South 89°22'24" West, a distance of 579.35 feet to the **POINT OF BEGINNING**;

THENCE continuing with the centerline of Legacy Drive, the following courses and distances: South 89°22'24" West, a distance of 288.15 feet to a point at the beginning of a non-tangent curve to the right with a radius of 2,020.00 feet, a central angle of 20°53'45", and a chord bearing and distance of

North 79°51'09" West, 732.62 feet; In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 736.70 feet to a point for corner;

THENCE departing said centerline North 20°57'37" East, passing at a distance of 66.31 feet, the southeast corner of said Lot 8R, Block E, and the north right-of-way line of said Legacy Drive, continuing with the easterly line of said Lot 8R, Block E, of said Legacy West Addition, Lots 2R, 5R, & 8R, Block E, in all a total distance of 290.78 feet to a point at the beginning of a tangent curve to the left with a radius of 350.00 feet, a central angle of 22°33'53", and a chord bearing and distance of North 09°40'41" East, 136.95 feet;

THENCE continuing with said easterly line of Lot 8R, Block E, the following courses and distances:

In a northeasterly direction, with said tangent curve to the left, an arc distance of 137.84 feet to a point at the beginning of a non-tangent curve to the right with a radius of 230.15 feet, a central angle of 26°25'16", and a chord bearing and distance of North 10°32'25" East, 105.19 feet; In a northeasterly direction, with said non-tangent curve to the right, an arc distance of 106.13 feet to the northeast corner of said Lot 8R, Block E;

THENCE with the north line of said Lot 8R, Block E, the following courses and distances: North 65°10'59" West, a distance of 73.66 feet to a point for corner; North 89°48'08" West, a distance of 275.60 feet to the northwest corner of said Lot 8R, Block E;

THENCE with the west line of said Lot 8R, Block E, the following courses and distances: South 00°12'24" West, a distance of 230.31 feet to a point for corner; South 26°11'30" West, at a distance of 130.78 feet, passing the southwest corner of said Lot 8R, Block E and said north right-

of-way line of Legacy Drive, continuing over an across said Legacy Drive, in all a total distance of 198.80 feet to a point in said centerline of Legacy Drive, at the beginning of a non-tangent curve to the right with a radius of 2,020.00 feet, a central angle of $30^{\circ}42'35''$, and a chord bearing and distance of North $45^{\circ}07'30''$ West, 1,069.78 feet;

THENCE with said centerline of Legacy Drive, the following courses and distances: In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 1,082.70 feet to a point at the beginning of a non-tangent curve to the right with a radius of 1,307.43 feet, a central angle of $14^{\circ}46'46''$, and a chord bearing and distance of North $23^{\circ}13'58''$ West, 336.32 feet; In a northwesterly direction, with said curve to the right, an arc distance of 337.25 feet to the centerline intersection of said Legacy Drive and Headquarters Drive (a variable width right-of-way);

THENCE with said centerline of Headquarters Drive, the following courses and distances: North $60^{\circ}20'22''$ East, a distance of 252.50 feet to a point for corner; North $53^{\circ}27'57''$ East, a distance of 162.10 feet to a point at the beginning of a non-tangent curve to the left having a central angle of $8^{\circ}29'38''$, a radius of 911.42 feet a chord bearing and distance of North $48^{\circ}45'15''$ East, 134.99 feet; In a northeasterly direction, with said curve to the left, an arc distance of 135.12 feet to a point at the beginning of a non-tangent curve to the left having a central angle of $21^{\circ}16'05''$, a radius of 800.00 feet, a chord bearing and distance of North $34^{\circ}16'07''$ East, 295.25 feet; In a northeasterly direction, with said curve to the left, an arc distance of 296.96 feet to a point at the beginning of a non-tangent curve to the right having a central angle of $32^{\circ}34'59''$, a radius of 1200.00 feet, a chord bearing and distance of North $37^{\circ}10'04''$ East, 673.26 feet; In a northeasterly direction, with said curve to the right, an arc distance of 682.42 feet to a point for corner; North $53^{\circ}56'09''$ East, a distance of 96.90 feet to a point for corner; North $55^{\circ}00'46''$ East, a distance of 72.77 feet to a point at the beginning of a non-tangent curve to the right having a central angle of $24^{\circ}25'39''$, a radius of 1191.76 feet, a chord bearing and distance of North $70^{\circ}24'31''$ East, 504.27 feet; In a northeasterly direction, with said curve to the right, an arc distance of 508.11 feet to a point at the beginning of a non-tangent curve to the right having a central angle of $15^{\circ}51'15''$, a radius of 750.00 feet, a chord bearing and distance of South $89^{\circ}27'02''$ East, 206.87 feet; In a northeasterly direction, with said curve to the right, an arc distance of 207.53 feet to a point at the beginning of a non-tangent curve to the right having a central angle of $10^{\circ}16'26''$, a radius of 1965.11 feet, a chord bearing and distance of South $76^{\circ}23'11''$ East, 351.90 feet; In a northeasterly direction, with said curve to the right, an arc distance of 352.37 feet to a point for corner;

THENCE departing said centerline, South $20^{\circ}06'07''$ West, a distance of 73.56 feet to a point in the southerly right-of-way line of said Headquarters Drive at the northernmost northwest corner of Block A, of Icon at Legacy West Addition Lots 1R, 2R, 3R, 4R, 6R and 24R, Block A, Lot 2R, in Block E, and Lots 8R, 9R, and 10R, Block H, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2022, Page 197, Official Public Records of Collin County, Texas and at the beginning of a tangent curve to the right having a central angle of $13^{\circ}16'41''$, a radius of 618.75 feet, a chord bearing and distance of South $26^{\circ}44'27''$ West, 143.07 feet;

THENCE departing said south right-of-way line, and with the northwest line of said Block A, in a southwesterly direction, with said curve to the right, an arc distance of 143.39 feet to the westernmost corner of said Block A;

THENCE with the southwest line of said Block A and the southwest line of Block A of Icon at Legacy West Addition, an addition to the City of Plano, Texas according to the plat thereof

recorded in Volume 2017, Page 8, Official Public Records of Collin County, Texas, the following courses and distances:

South 10°03'44" East, a distance of 7.23 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 33°30'52", a radius of 506.50 feet, a chord bearing and distance of South 36°41'46" East, 292.06 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 296.27 feet to a point for corner; South 19°56'20" East, a distance of 141.58 feet to a point at the beginning of a tangent curve to the left having a central angle of 13°00'00", a radius of 673.50 feet, a chord bearing and distance of South 26°26'20" East, 152.48 feet; In a southeasterly direction, with said curve to the left, an arc distance of 152.81 feet to a point for corner; South 32°56'20" East, a distance of 101.40 feet to a point at the beginning of a tangent curve to the left having a central angle of 13°00'00", a radius of 673.50 feet, a chord bearing and distance of South 39°26'20" East, 152.48 feet; In a southeasterly direction, with said curve to the left, an arc distance of 152.81 feet to a point for corner; South 45°56'20" East, a distance of 101.54 feet to a point at the beginning of a tangent curve to the right having a central angle of 42°46'37", a radius of 576.50 feet, a chord bearing and distance of South 24°33'01" East, 420.49 feet; In a southeasterly direction, with said curve to the right, an arc distance of 430.42 feet to a point at the beginning of a reverse curve to the left having a central angle of 81°53'29", a radius of 16.50 feet, a chord bearing and distance of South 44°06'27" East, 21.63 feet; In a southeasterly direction, with said curve to the left, an arc distance of 23.58 feet to a point at the southernmost southwest corner of said Block A and at the beginning of a reverse curve to the right having a central angle of 8°43'17", a radius of 601.87 feet, a chord bearing and distance of South 80°41'33" East, 91.53 feet;

THENCE with the south line of said Block A, the following courses and distances: In a southeasterly direction, with said curve to the right, an arc distance of 91.62 feet to a point for corner; South 76°19'54" East, a distance of 13.86 feet to a point for corner; North 57°23'24" East, a distance of 17.47 feet to a point for corner in the west right-of-way line of said Communications Parkway at the easternmost southeast corner of said Block A;

THENCE departing said west right-of-way line, South 78°55'49" East, a distance of 70.79 feet to a point in the centerline of said Communications Parkway, at the beginning of a non-tangent curve to the right having a central angle of 3°27'03", a radius of 1300.00 feet, a chord bearing and distance of South 12°59'44" West, 78.28 feet;

THENCE with said centerline, in a southwesterly direction, with said curve to the right, an arc distance of 78.29 feet to a point for corner;

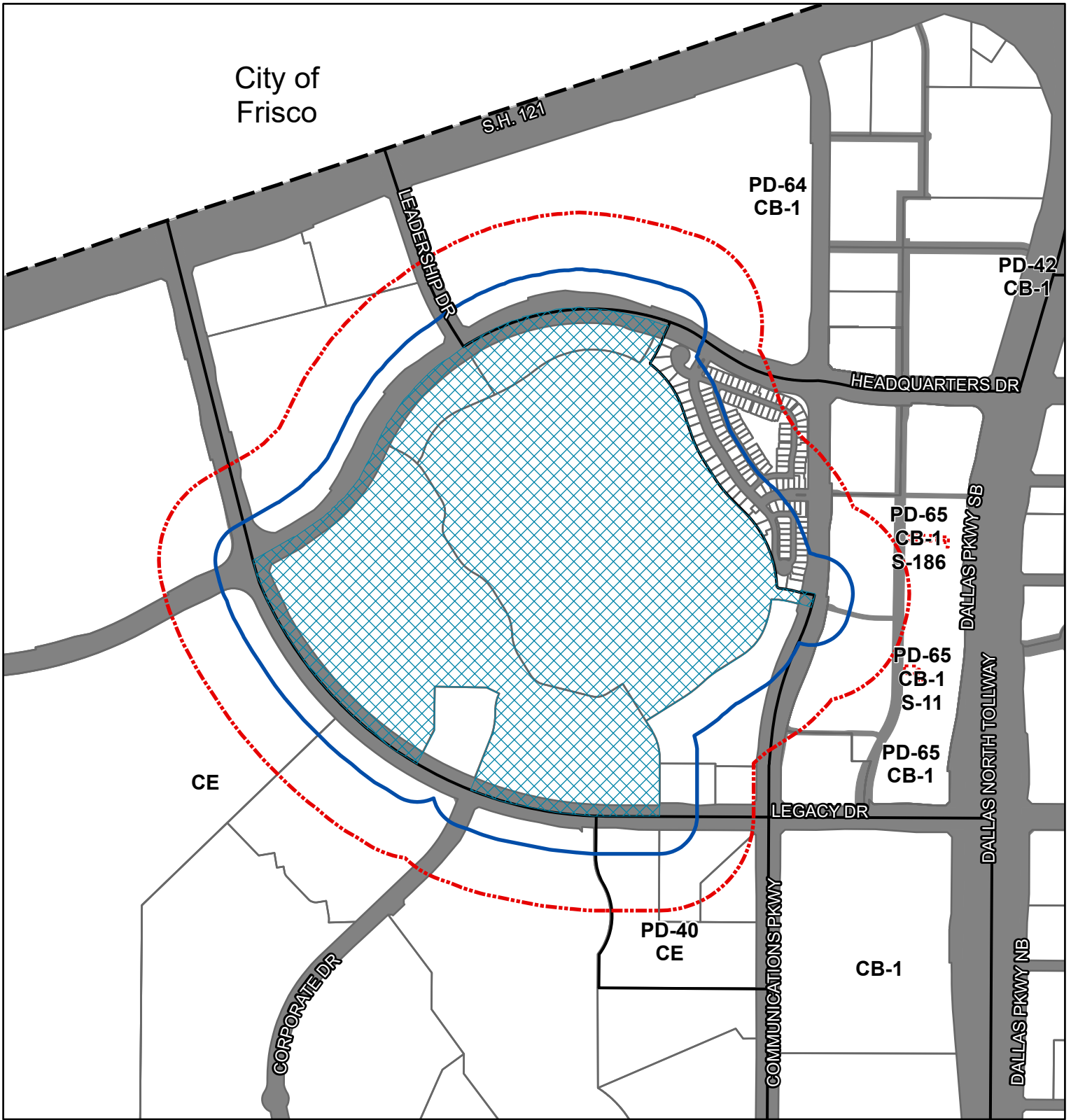
THENCE departing said centerline, North 75°18'11" West, a distance of 70.46 feet to a point in the west right-of-way line of said Communications Parkway, at the beginning of a non-tangent curve to the left having a central angle of 15°31'20", a radius of 541.37 feet, a chord bearing and distance of North 81°13'17" West, 146.22 feet;

THENCE departing said west right-of-way line and with the north line of Lot 3R, Block E, of Legacy West Addition, Lot 3R, Block E & Lot 9, Block E, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2018, Page 806, Official Public Records of Collin County, Texas, in a northwesterly direction, with said curve to the left, an arc distance of 146.67 feet to a point at the northwest corner of said Lot 3R, Block E, at the beginning of a non-tangent curve to the right having a central angle of 16°24'33", a radius of 550.00 feet, a chord bearing and distance of South 12°35'31" West, 156.98 feet;

THENCE with the northwest line of said Lot 3R, Block E, the following courses and distances: In a southwesterly direction, with said curve to the right, an arc distance of 157.52 feet to a point at the beginning of a compound curve to the right having a central angle of $36^{\circ}16'27''$, a radius of 300.00 feet, a chord bearing and distance of South $38^{\circ}56'01''$ West, 186.78 feet; In a southwesterly direction, with said curve to the right, an arc distance of 189.93 feet to a point for corner; South $57^{\circ}04'14''$ West, a distance of 134.52 feet to a point at the beginning of a tangent curve to the left having a central angle of $11^{\circ}14'44''$, a radius of 625.00 feet, a chord bearing and distance of South $51^{\circ}26'52''$ West, 122.47 feet; In a southwesterly direction, with said curve to the left, an arc distance of 122.67 feet to a point at the beginning of a reverse curve to the right having a central angle of $11^{\circ}14'44''$, a radius of 625.00 feet, a chord bearing and distance of South $51^{\circ}26'52''$ West, 122.47 feet; In a southwesterly direction, with said curve to the right, an arc distance of 122.67 feet to a point for corner; South $57^{\circ}04'14''$ West, a distance of 239.72 feet to the westernmost corner of said Lot 3R, Block E;

THENCE with the west line of said Lot 3R, Block E, the following courses and distances: South $32^{\circ}50'19''$ East, a distance of 55.28 feet to a point at the beginning of a tangent curve to the right having a central angle of $32^{\circ}11'46''$, a radius of 300.00 feet, a chord bearing and distance of South $16^{\circ}44'26''$ East, 166.37 feet; In a southeasterly direction, with said curve to the right, an arc distance of 168.58 feet to a point for corner;

THENCE continuing with said west line of Lot 3R, Block E, and the west line of Lot 9R, Block E, of Legacy West Addition, Lot 9R, Block E, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2019, Page 408, Official Public Records of Collin County, Texas, South $0^{\circ}38'33''$ East, at a distance of 239.95 feet, passing the southwest corner of said Lot 9R, Block E and said north right-of-way line of Legacy Drive, continuing over and across said Legacy Drive, in all a total distance of 298.95 feet to the **POINT OF BEGINNING AND CONTAINING** a computed area of 106.962 acres or 4,659,277 square feet of land.



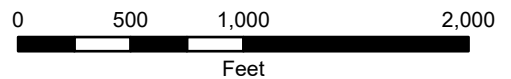
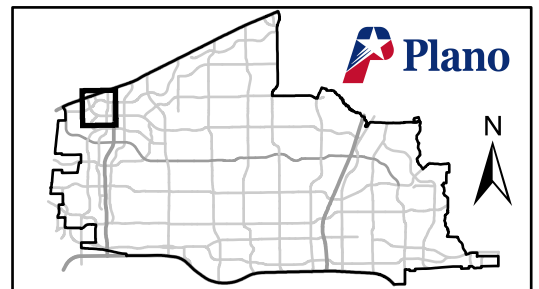
Zoning Case: 2024-003

Existing Zoning: Central Business-1

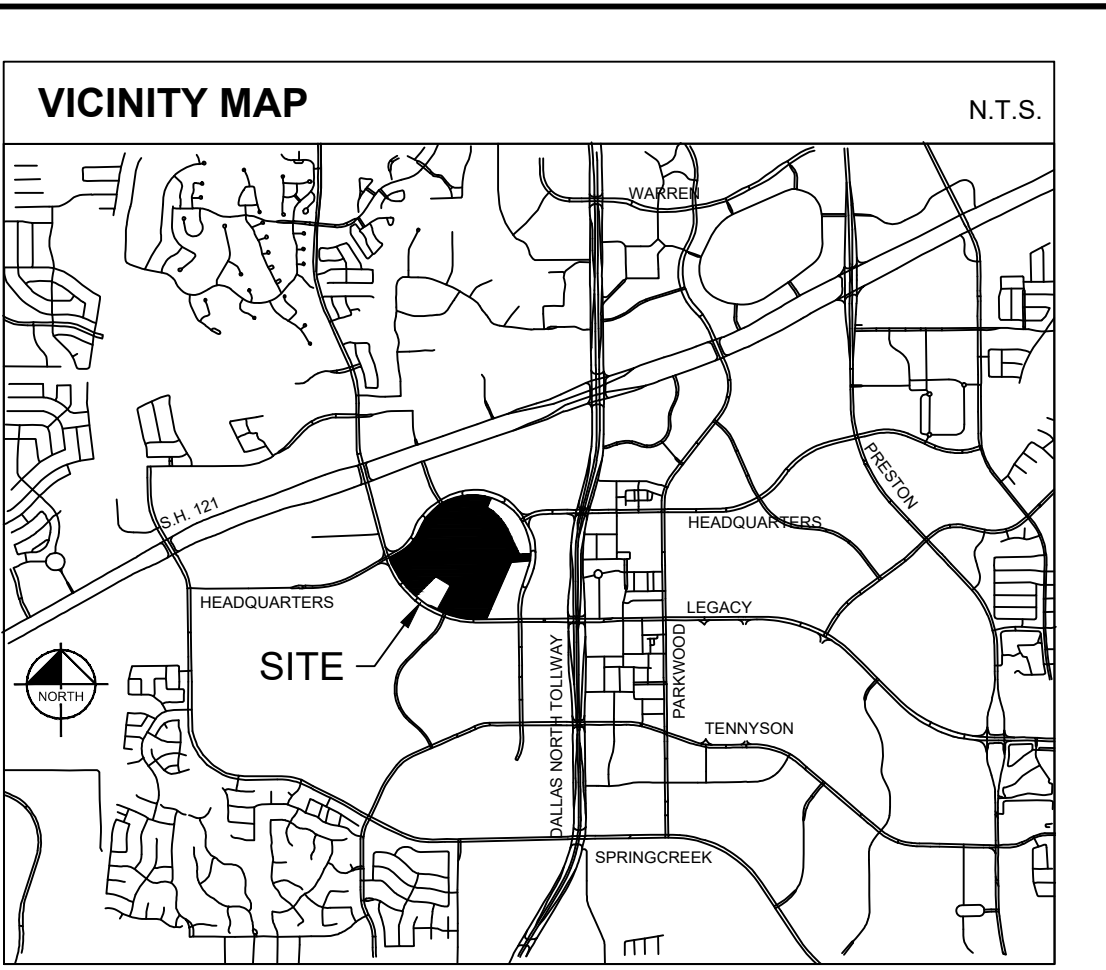
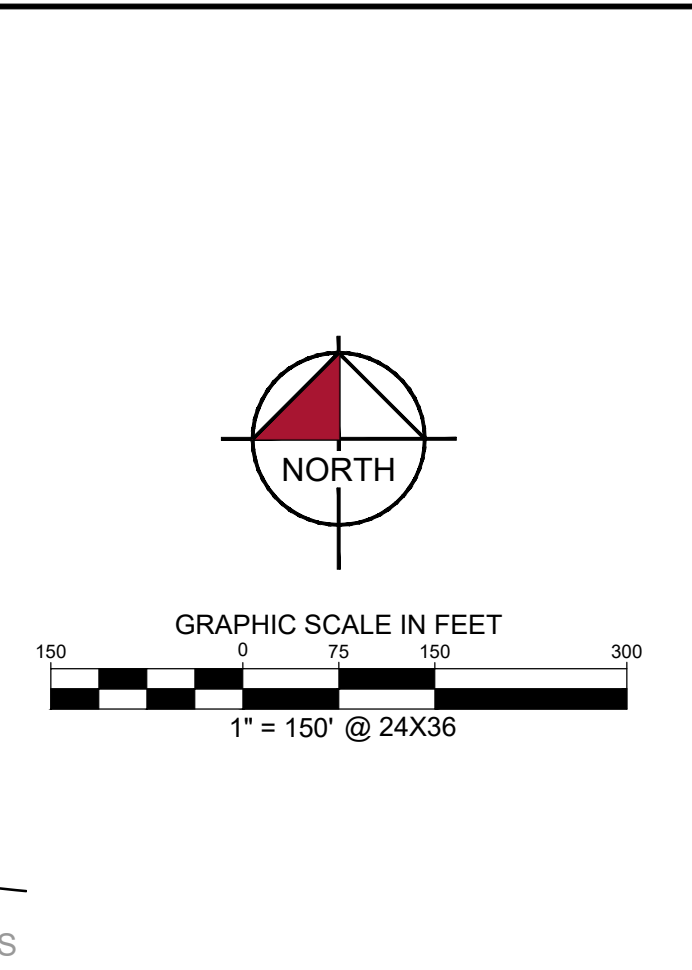
Proposed Zoning: Planned Development-Central Business-1

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

Source: City of Plano

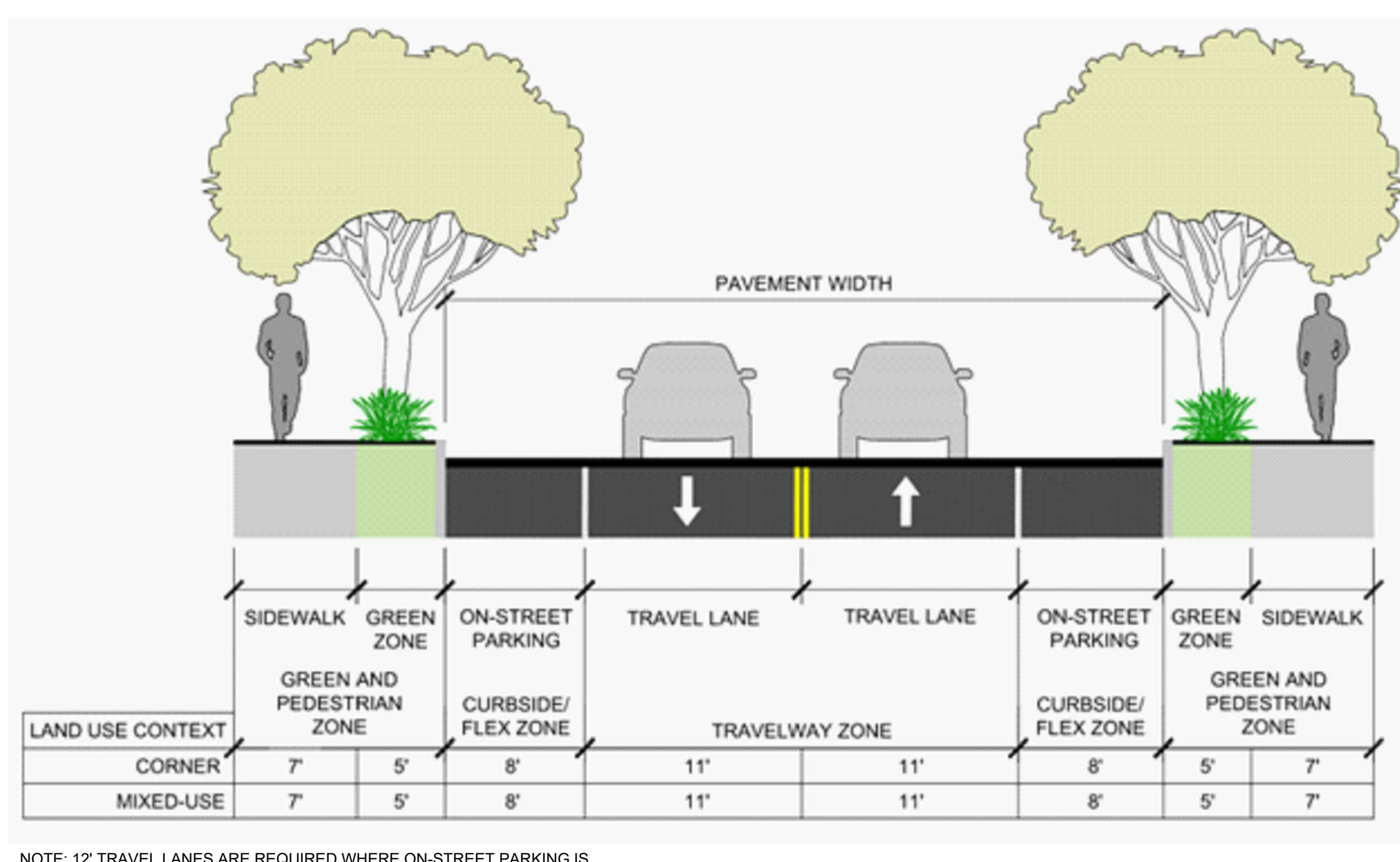


Plotted By: Reed, Jaylen. Date: October 24, 2024. 12:34:45pm. File Path: K:\DNT\01\068240500 - TCA\W... C:\Cad\PlanSheets\Park at Legacy Concept Plan\Plan\T... Zoning Exhibit.dwg
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LEGEND	
NO. NUMBER	
P.O.B. POINT OF BEGINNING	
P.O.C. POINT OF COMMENCING	
VOL. VOLUME	

ACREAGE BREAKDOWN	
GROSS ACREAGE	107.0 AC
ROW AREA	8.1 AC
NET ACREAGE	98.9 AC



APPROVED
 SUBJECT TO STIPULATIONS
 OCTOBER 21, 2024
 CITY OF PLANO
 P&Z COMMISSION
 PLANNER: MB
EXPIRES
 OCTOBER 21, 2026
 CITY OF PLANO

OPEN SPACE PLAN
 PROJECT #OSP2024-001
 LEGACY WEST ADDITION
 LOTS 2R, 5, 6, 7, BLOCK E
 106.96 AC
 SITUATED IN THE
 COLLIN COUNTY SCHOOL LAND SURVEY NO. 5
 ABSTRACT NO. 149
 J.C. BARRROW SURVEY ABSTRACT NO. 90
 H.N. THOMPSON SURVEY ABSTRACT NO. 896
 HENRY COOK SURVEY ABSTRACT NO. 183
 CITY OF PLANO, COLLIN COUNTY, TEXAS
 OWNER:
 CCI-D 6501 LEGACY OWNERS LLC
 500 N. CAPITAL TEXAS HIGHWAY
 BUILDING 1, SUITE 200
 AUSTIN, TX 78746-3462
 CONTACT: ANDREW LODEESEN
 PHONE: (512) 628-2766
 APPLICANT/ENGINEER:
 KIMLEY-HORN
 100 W OAK STREET, SUITE 203
 DENTON, TEXAS 76201
 CONTACT: TREY BRASWELL, P.E.
 PHONE: 940-287-3620
 DATE PREPARED: 10/24/2024

100 W OAK STREET, SUITE 203, DENTON, TX 76201
 PHONE: 940-287-3620
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928

THE PARK AT LEGACY
 LEGACY WEST ADDITION
 LOTS 2R, 5, 6, 7, BLOCK E
 PLANO, COLLIN COUNTY, TEXAS

OPEN SPACE PLAN
 CITY OF PLANO, TEXAS

NO.	DATE	REVISIONS

SCALE	AS SHOWN	DESIGNED BY	ALM	DRAWN BY	ALM	CHECKED BY	TBB

DATE	PROJECT NO.	SHEET NUMBER
10/24/2024	068240500	