

Zoning Case 2024-020

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-71-Regional Commercial to include development standards for single-family residences and modify standards for phasing, open space, and other related standards on 89.1 acres of land out of the Robert Luddington Survey, Abstract number 548, located on the west side of the Dallas North Tollway, 305 feet north of Park Boulevard and within the Dallas North Tollway Overlay District with Specific Use Permit No. 570 for Automobile Leasing/Renting, 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 24th day of February 2025, for the purpose of considering amending Planned Development-71-Regional Commercial to include development standards for single-family residences and modify standards for phasing, open space, and other related standards on 89.1 acres of land out of the Robert Luddington Survey, Abstract number 548, located on the west side of the Dallas North Tollway, 305 feet north of Park Boulevard and within the Dallas North Tollway Overlay District with Specific Use Permit No. 570 for Automobile Leasing/Renting; 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 24th day of February 2025; and

WHEREAS, the City Council is of the opinion and finds that such amendment 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.

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-71-Regional Commercial to include development standards for single-family residences and modify standards for phasing, open space, and other related standards on 89.1 acres of land out of the Robert Luddington Survey, Abstract number 548, located on the west side of the Dallas North Tollway, 305 feet north of Park Boulevard and within the Dallas North Tollway Overlay District with Specific Use Permit No. 570 for Automobile Leasing/Renting, said property being described in the legal description on Exhibit A attached hereto.

Section II. The change in Section I is granted according to the stipulations agreed upon during the public hearing, as described below:

“The permitted uses and standards shall be in accordance with the Regional Commercial (RC) 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
 - a) Private Clubs 8,000 square feet or less in gross floor area are allowed by right;
 - b) Private Clubs greater than 8,000 square feet in gross floor area are allowed with approval of a Specific Use Permit; and
 - c) Receipts must be maintained to ensure compliance with city requirements for 35% minimum food sales.
- v. Single-Family Residence (Attached)
- vi. Single-Family Residence (Detached)

b. Additional Prohibited Uses:

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

2. Front Yard Setbacks (exclusive of Single-Family Residence (Attached) and Single-Family Residence (Detached) uses):

- a. Lots fronting public right-of-way: 50 feet; 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, 75% of the building face must be built to the easement line, open space, or public amenity.

3. Residential Development Standards:

- a. Maximum Number of Units:

Description	Standard Requirement
Total Maximum Number of Residential Units (<i>total combination of Single-family Residence (Attached), Single-Family Residence (Detached), Mid-rise Residential, Independent Living, and Multifamily Residence Units</i>)	965
Maximum number of Mid-rise Residential, Independent Living, Single-Family Residence (Attached), and Single-Family Residence (Detached) Units	957
Maximum number of Multifamily Residence Units	40

- b. No off-street loading docks shall be required for buildings containing residential uses. Off-street loading docks for nonresidential uses may not be located adjacent to or across a street or alley from buildings containing residential uses unless the loading dock is screened in accordance with the following:

- i. Solid metal gates
 - ii. Masonry screening walls (in accordance with Article 20)
 - iii. Overhead doors
 - iv. Any combination of the above

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

- i. Area, Yard, and Bulk Requirements:

Minimum Side Yard	None
Maximum Lot Coverage	75%
Maximum Floor Area Ratio	2.7:1

- ii. Miscellaneous Area, Yard, and Bulk Requirements:

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

iii. Stoops, Patios, and Balconies:

- a) 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.
- b) Except when non-residential uses are provided on the ground floor, each building must include a porch, stoop, or patio at the front façade.
- c) Canopies, balconies, stoops, bay windows, and awnings may extend up to 5 feet into the front yard setbacks.

iv. Multifamily Residence units:

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

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

d. Single-Family Residence (Attached) Development Standards.

- i. Except as provided in 3.d.ii. below, Single-Family Residence (Attached) uses shall comply with Urban Mixed-Use District area, yard, and bulk requirements regarding Single-Family Residence (Attached) uses, except as otherwise noted below.

- ii. All of the lots within a development may abut a mews street as the only point of street frontage and access.
- e. Single-Family Residence (Detached) Development Standards
 - i. Minimum Lot Area: 875 square feet
 - ii. Minimum Lot Width: 25 feet
 - iii. Front Yard Setbacks:
 - a) Minimum Setback from a Public Street, Quasi-public Street, Mews Street, Slip Road, or Access and Utility Easement: None, except the distance from any garage to the right-of-way or easement line shall be 8 feet or less, or 20 feet or greater in length.
 - b) Maximum Setbacks: From all other Public Streets, Mews Streets, Slip Roads, or Access and Utility Easements: 20 feet from back of street curb or easement line to building.
 - iv. Minimum Side Yard Setback: None
 - v. Maximum Height: 3 story; 50 feet. Outdoor living areas, patios, and or decks are allowed on second and third stories of buildings as long as they are within the 50-foot maximum building height.
 - vi. Buildings must be separated by a minimum distance of 3 feet. A minimum 3-foot-wide maintenance easement shall be placed between lots to allow for property owner maintenance. The easement may be split between lots as long as the minimum 3-foot distance is provided.
 - vii. Easements shall be provided with the final plat over, across, and upon each lot for the benefit of adjoining lots where necessary for the following on said adjoining lots: (i) roof overhangs not exceeding 2 feet in width, (ii) brick ledges which support exterior veneer walls, and (iii) associated brick and veneers not exceeding 6 inches in width.
 - viii. Lots may take access from a public street, mews street, slip road, or access and utility easement. Units may front on an access and utility easement. The access and utility easement shall be a minimum of 24 feet wide, paved and maintained by the governance association.

- ix. Garages for single-family residence detached uses shall not front on the Quasi-Public Street as shown on the adopted Open Space Plan or Type D and above thoroughfares.

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 the 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:

- a. Minimum parking for Retail and Restaurant uses: 1 space per 300 square feet
- b. On-street parking within the quasi-public street network shall not be credited towards the required parking of any adjacent lot or building, except that it can be used to meet the visitor parking requirements for single-family uses.
- c. Parking Requirements for Single-Family uses: 2.25 spaces per dwelling unit. 2 off-street parking spaces shall be provided within attached garages, adjacent to each unit or within 100 feet of each unit if established with site plan approval. One-fourth visitor parking space shall be provided within 600 feet of each unit. The visitor requirement may be eliminated or reduced at the time of site plan or subdivision plat approval with a finding that there is adequate on-street parking for visitors.

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

- a. No primary facade (a facade directly facing a public right-of-way or quasi-public street) may exceed a length of 150 feet without articulations. The primary facade 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 finishing systems (EIFS) are prohibited on the ground floor primary facade and may comprise no more than 10% of the upper-level primary facade.
- c. Windows, 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 of 30% glazing.
 - ii. Residential and non-primary facades for non-residential buildings must maintain a minimum of 30% glazing.

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

- a. Except as otherwise provided, parking garages shall be wrapped by the principal building which the structure serves. The parking garage 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 garages 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 garage 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.
- d. For lots developed with only a parking garage, the maximum lot coverage may be up to 100%.

11. Open Space and Phasing:

- a. The open space plan is adopted as part of this ordinance. A change to the open space plan is not required for change of use from Mid-rise Residential to Single-Family Residence (Attached) or Single-Family Residence (Detached), provided the minimum amount of required open space as described in Section 11.b is provided.
- 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.
- 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. No residential units within Public Open Space Zone D may be issued a Certificate of Occupancy until area D-1 and A-1 is provided within Zone D and Zone A in accordance with the open space plan.
- f. Private active open spaces shall be provided per the open space plan as follows:

- i. For Single-Family Residence (Attached) uses and Single-Family (Detached) uses, private open space shall be included as part of the final plat.
 - ii. For all other uses, private open space shall be provided before issuing a Certificate of Occupancy for adjacent buildings.
- g. At least 1.5 acres of the total usable open space must be contiguous.
- h. The district must have no usable open space dimension of less than 15 feet.
- i. 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.
- j. Usable open space must not have a slope exceeding 10%.
- k. 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 as follows:
 - i. Travel lanes on quasi-public streets shall have a minimum width of 12 feet.
 - ii. 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. Internal drives providing direct vehicular access to Single-Family Residence (Attached) uses may be designed in accordance with the Mews Streets as described in the City of Plano Street Design Standards.
- c. 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.
- d. Lots may derive required access and street frontage from quasi-public streets and may be platted to the center line of quasi-public streets.

- e. 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 alternative standards approved by the Director of Engineering:

- a. Differentiated paving materials consisting of pavers or stamped concrete;
- b. Standard Manual of Uniform Traffic Control Devices Traffic Signage and Striping; and
- c. A Rectangular Rapid-Flash 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: No final plat shall be approved for single-family residential development and no building permits for development within the planned development district will be accepted or approved until a property owner's governance association is established, and approved as to form and execution by the City Attorney and recorded in the Official Property Records of Collin County. A governance association will be responsible for maintaining all common property, improvements, and amenities within the district and shall have power sufficient to assess and collect dues and charges as required to perform its responsibilities."

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 24th day of February, 2025.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2024-020

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;

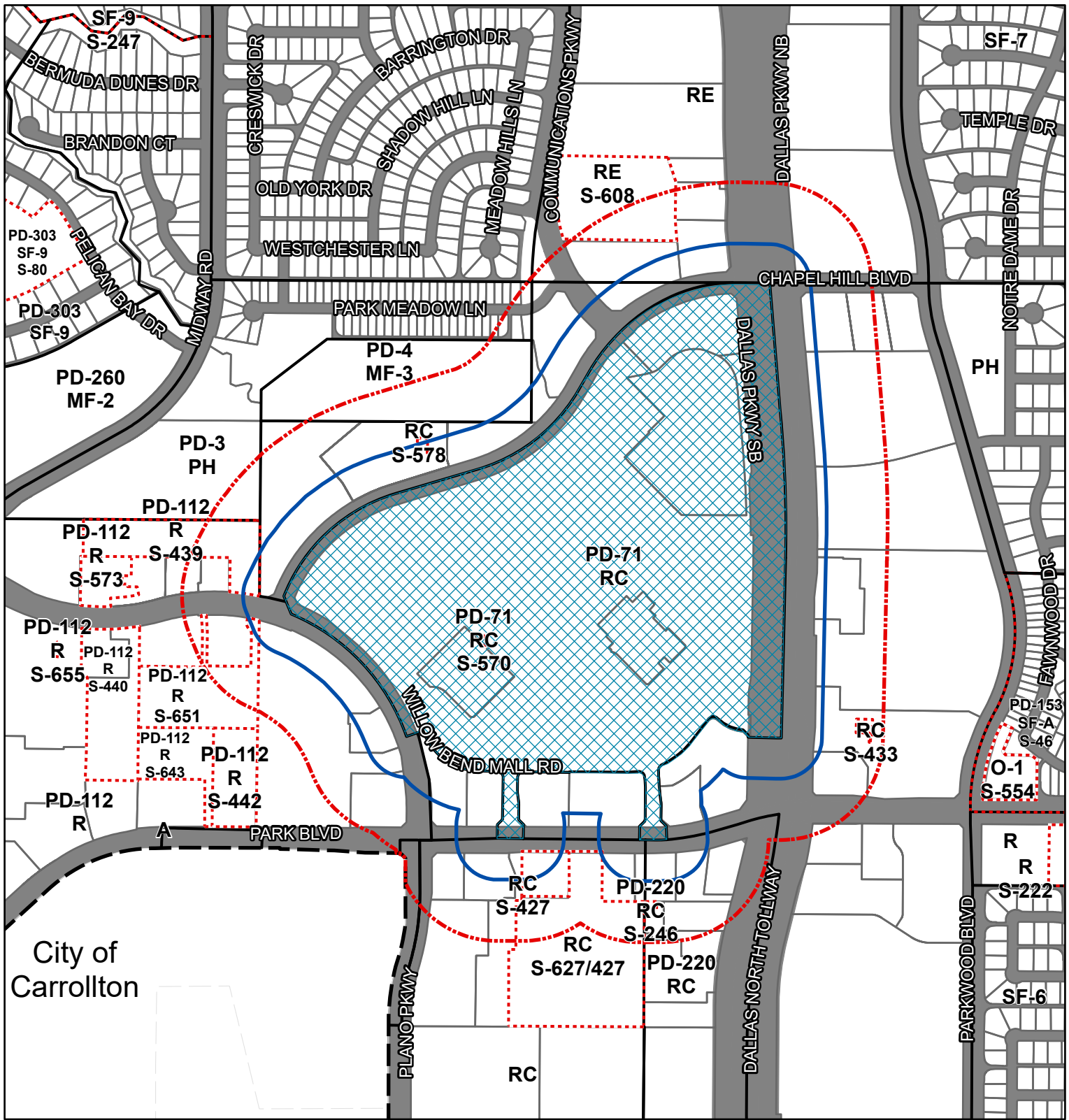
South 00°00'00" East, a distance of 70.02 feet;

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.



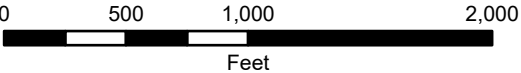
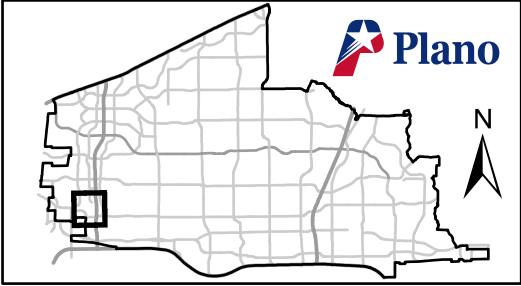
Zoning Case: 2024-020

Existing Zoning: Planned Development-71-Regional Commercial with Specific Use Permit No. 570 for Automobile Leasing/Renting and located within the Dallas North Tollway Overlay District

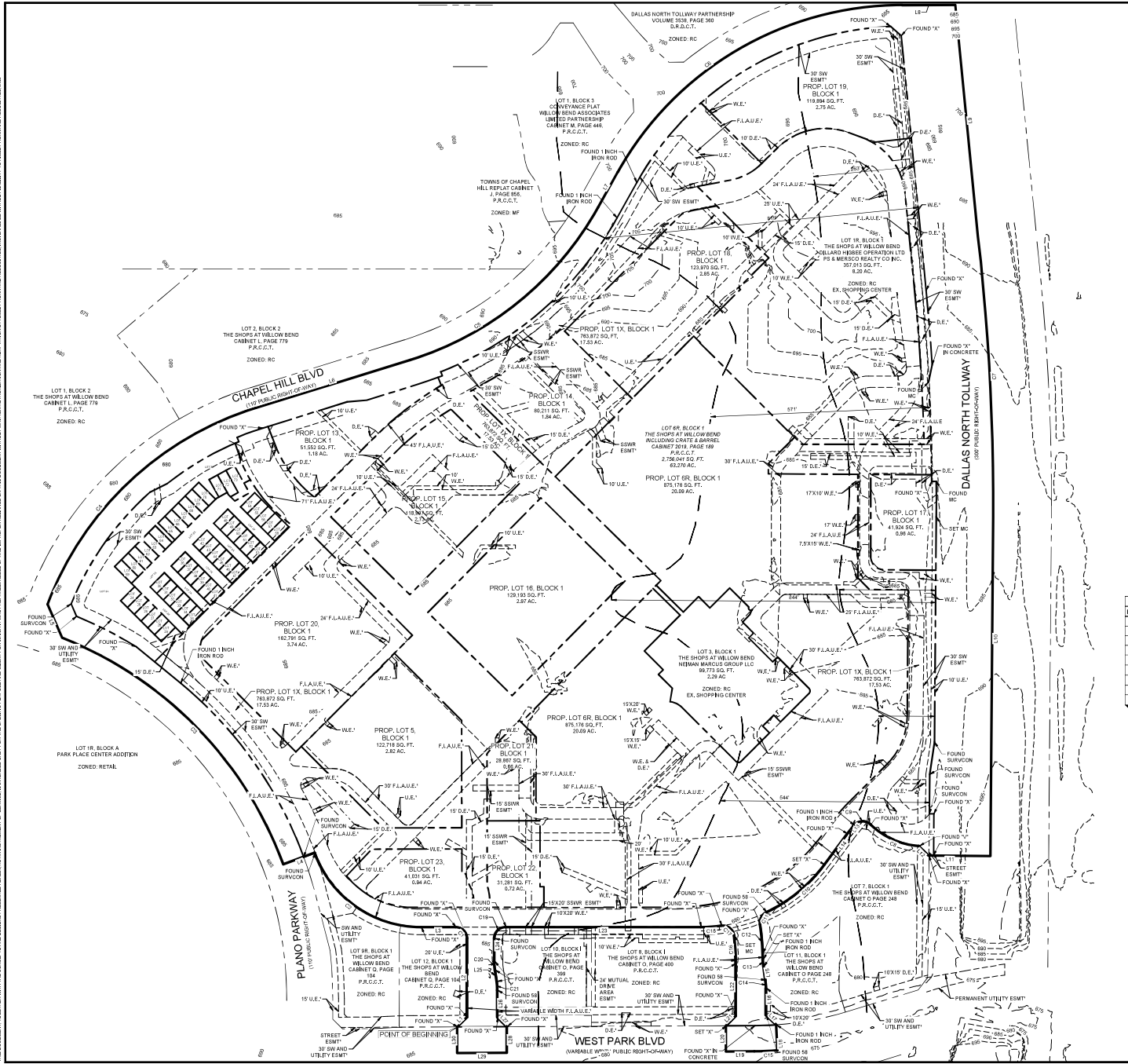
Proposed Zoning: Amend Planned Development-71-Regional Commercial with Specific Use Permit No. 570 for Automobile Leasing/Renting and located within the Dallas North Tollway Overlay District

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

Source: City of Plano



THESE PLANS, SPECIFICATIONS, AND CONDITIONS ARE PREPARED BY THE ENGINEER AND ARCHITECT FOR THE PROJECT AND ARE NOT TO BE USED FOR ANY OTHER PROJECT. THE ENGINEER AND ARCHITECT SHALL BE WITHOUT LIABILITY TO THE ENGINEER AND ARCHITECT FOR ANY SUCH USE. THE ENGINEER AND ARCHITECT SHALL BE WITHOUT LIABILITY TO THE ENGINEER AND ARCHITECT FOR ANY SUCH USE. THE ENGINEER AND ARCHITECT SHALL BE WITHOUT LIABILITY TO THE ENGINEER AND ARCHITECT FOR ANY SUCH USE.



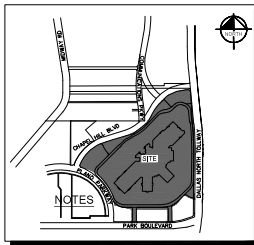
LEGEND

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

GRAPHIC SCALE IN FEET

0 60 120 240

SCALE: 1"=120' ON 24"X36"



- NOTES**
- ALL EASEMENTS SHOWN ARE EXISTING AND ARE RECORDED IN CADD. EASEMENT NO. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

PARCEL #	TOWNHOME LOT AREA	AREA
24-29	1,300 SQ. FT.	0.03 ACRES
30-33	1,300 SQ. FT.	0.03 ACRES
34-38	1,300 SQ. FT.	0.03 ACRES
39-70	1,550 SQ. FT.	0.04 ACRES
71	1,300 SQ. FT.	0.03 ACRES
72	1,561 SQ. FT.	0.04 ACRES
73	2,334 SQ. FT.	0.05 ACRES
74	35,961 SQ. FT.	0.83 ACRES
75	59,268 SQ. FT.	1.36 ACRES

LEGEND

- WATER EASEMENT
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- FIRE LANE, ACCESS & UTILITY EASEMENT

CITY PROJECT #ZC2024-020

REVISED ZONING EXHIBIT

OR

SHOPS AT WILLOW BEND

LOTS 1R, 3, 5, 6R, 1X-3X AND 13-73, BLOCK 1

89.081 AC

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

DATE: DECEMBER 20, 2024

OWNER/DEVELOPER:
THE NEIMAN MARCUS GROUP LLC
1510 Main Street
Dallas, Texas 75201
Tel. No. 214-424-0333
Contact: Michael D. Levan

CENTRAL WATERFALL WILLOW BEND, LLC
1510 Main Street
Dallas, Texas 75201
Tel. No. 214-424-0333
Contact: Michael D. Levan

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 North Road
Two O'Brien Office Tower, Suite 700
Dallas, Texas 75251
Tel. No. 972-754-1000
Contact: Sarah Scott, P.E.

DILLARD HOSSE OPERATING LTD
PS & MERSCO REALTY CO INC
4501 N. Beach Street
Fort Worth, Texas 76117
Tel. No. 817-338-3333
Contact: Charles B. Johnson

Kimley»Horn

13455 N. BEACH STREET, TWO O'BRIEN OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75251
PHONE: 972-754-1000 FAX: 972-754-1001
WWW.KIMLEY-HORN.COM

THE SHOPS AT WILLOW BEND
PLANO, TX

ZONING EXHIBIT

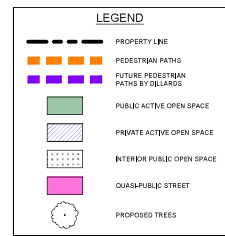
SHEET NUMBER
1 OF 2

DATE
12/20/24

BY
[Signature]

REVISIONS

NO.	DATE	DESCRIPTION
1	12/20/24	ISSUED FOR REVIEW



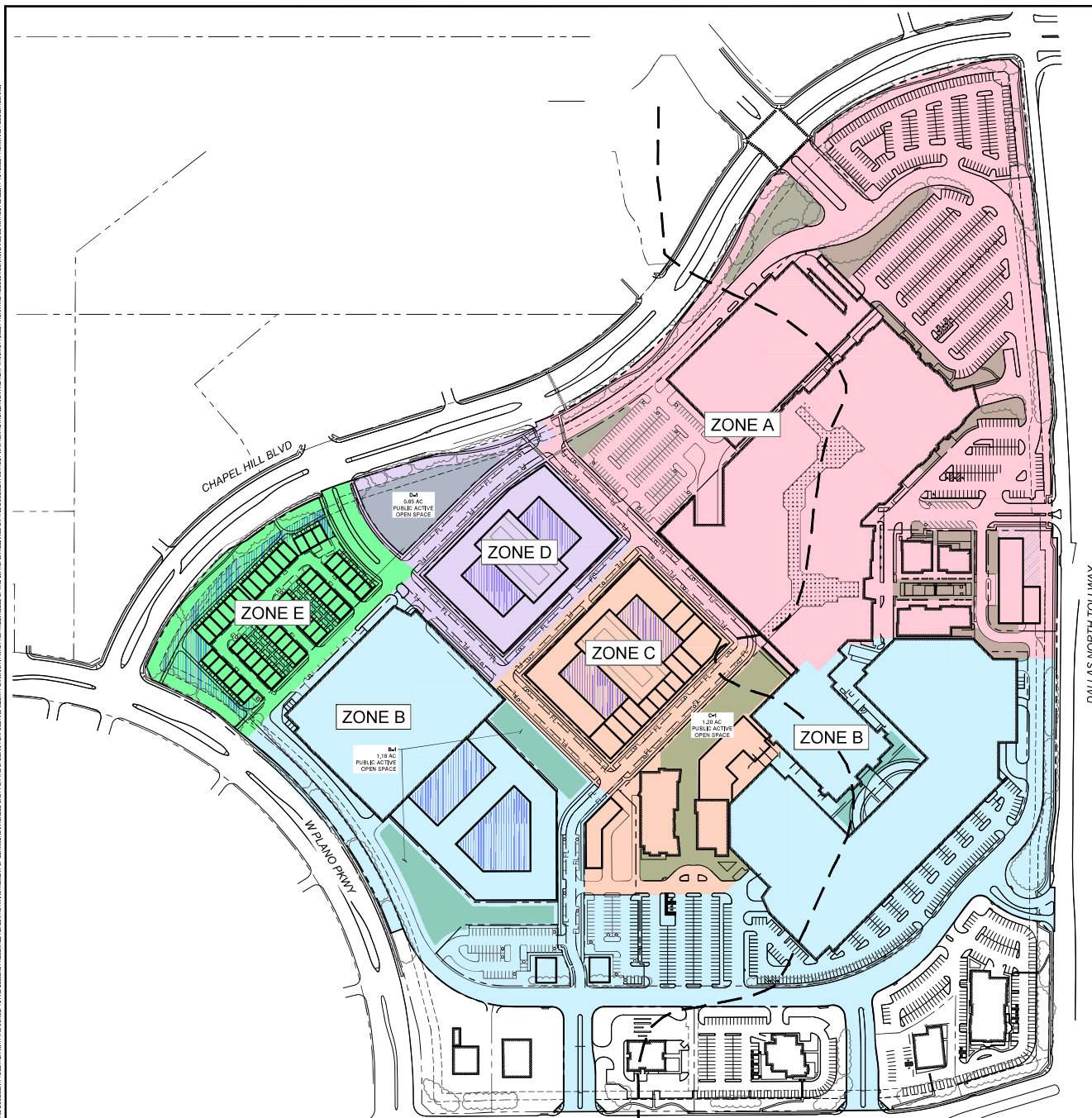
OPEN SPACE SUMMARY		
OVERALL DISTRICT AREA	76.15 ACRES	3,317,094 SQ. FT.
PUBLIC EXTERIOR OPEN SPACE	5.62 ACRES	244,812 SQ. FT.
PUBLIC INTERIOR OPEN SPACE	1.54 ACRES	67,082 SQ. FT.
PRIVATE OPEN SPACE	2.87 ACRES	125,043 SQ. FT.
TOTAL	10.03 ACRES	436,937 SQ. FT.

Contact: Chris B. Johnson

ERATING LTD
TY CO INC.







SHEET NUMBER
1 OF 2

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.



OPEN SPACE SUMMARY		
OVERALL DISTRICT AREA	76.15 ACRES	3,317,094 SQ. FT.
PUBLIC EXTERIOR OPEN SPACE	5.62 ACRES	244,812 SQ. FT.
PUBLIC INTERIOR OPEN SPACE	1.54 ACRES	67,082 SQ. FT.
PRIVATE OPEN SPACE	2.87 ACRES	125,043 SQ. FT.
TOTAL	10.03 ACRES	436,937 SQ. FT.

LEGEND

	PROPERTY LINE
	OPEN SPACE ZONE A
	OPEN SPACE ZONE B
	OPEN SPACE ZONE C
	OPEN SPACE ZONE D
	OPEN SPACE ZONE E

Kimley»»Horn
13455 NCIEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE 972/774-1300 FAX 972-263-3893
TEXAS REGISTERED ENGINEERS FIRM #428

**THE SHOPS AT
WILLOW BEND**
PLANO, TX

OPEN SPACE PLAN

SHEET NUMBER
2 OF 2

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

CITY PROJECT #ROSP2024-004

REVISED OPEN SPACE PLAN

CF
SHOPS AT WILLOW BEND
LOTS 1R, 3, 5, 6R, 1X-3X AND 13-73, BLOCK 1
76.15 AC

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

DATE: JANUARY 28, 2025

OWNER/DEVELOPER:		CIVIL ENGINEER:
THE NEUMAN MARCUS GROUP LLC 1517 Texas 75201 Tel. No. _____ Contact: Michael D. Lewis	CENTENNIAL WATERFALL VILLAGE, DEN. LLC 8752 N. Central Expressway, Suite 1740 Dallas, Texas 75231 Tel. No. 214-242-3303 Contact: Michael Platt	KIMLEY-HORN AND ASSOCIATES, INC. 13455 North Road Two Dallas Office Towers, Suite 700 Dallas, Texas 75251 Tel. No. 972-740-7000 Contact: Sarah Scott, P.E.
MACY'S RETAIL HOLDINGS LLC 144 Progress Pk Springdale, Ohio 45248 Tel. No. _____ Contact: Charles P. DiGiovanna	DILLARD-HOBBS OPERATING LTD PSI & MERCERO REALTY CO. INC. 4501 N Beach Street Fort Worth, Texas 76137 Tel. No. _____ Contact: Chris B. Johnson	