

DATE: March 26, 2025

TO: Honorable Mayor & City Council

FROM: Planning & Zoning Commission

VIA: Mike Bell, AICP, Assistant Director of Planning acting as Secretary of the Planning & Zoning Commission
Christina D. Day, AICP, Director of Planning

SUBJECT: Results of Planning & Zoning Commission Meeting of March 25, 2025

AGENDA ITEM NO. 2A - ZONING CASE 2024-026
PETITIONER: LEGACY WEST INVESTORS, LP.

Request to amend Planned Development-65-Central Business-1 to modify open space and signage development standards on 275.1 acres located at the northeast corner of Legacy Drive and Communications Parkway and within the Dallas North Tollway Overlay District. Project #ZC2024-026. Tabled on January 21, 2025, February 17, 2025, and March 3, 2025. Project #ZC2024-026.

APPROVED: 7-0

Speaker Card(s) Received:	Support:	<u>5</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Letters Received Within 200' Notice Area:	Support:	<u>0</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Letters Received Within the Subject Property	Support:	<u>3</u>	Oppose:	<u>7</u>	Neutral:	<u>1</u>
Petition Signatures Received:	Support:	<u>0</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Other Responses:	Support:	<u>2</u>	Oppose:	<u>6</u>	Neutral:	<u>0</u>

RESULTS:

The Commission recommended the item for approval subject to the following stipulations:

Section 2.ii. to be amended as follows (additions are underlined; deletions are ~~struck through~~):

- ii. The open space exhibit for Tracts C and D is adopted as part of this ordinance and open space for these tracts will be in accordance with the following:
 - Usable public open space must be provided in an amount not less than ~~8.7~~8.8 acres. The 7.1 acres of public park land located on the south side of Tract C within PD-65-CB-1 can be counted towards the credit, and a minimum of ~~4.6~~1.7 acres of usable open space must be provided within Tracts C and D as defined in the open space plan.

- Usable open space must be accessible to the public at all times and must not be fenced.
- Usable open space must have a minimum dimension of 30 feet long and 30 feet wide.

Section 6 to be amended as follows (additions are underlined; deletions are ~~struck through~~):

6. Signage Regulations

In addition to signs permitted by Article 22 of the Zoning Ordinance, the following additional signs and/or revised sign definitions and standards are permissible:

a. *Freestanding Identification Signs*

- Freestanding identification signs may be installed at the following locations and shall comply with the Dallas North Tollway Overlay District signage requirements:
 - The intersections of Type D and larger thoroughfares
 - The intersection of Bishop Road and Type D and larger thoroughfares
- Freestanding identification signs are exempt from the requirement that they be located at least 30 feet from a private property line.

b. *Directional Signs*

- General
 - A directional sign is any noncommercial sign, which directs the public to various locations, for instance, but not limited to, the retail, apartments, hotel, or parking areas.
 - A directional sign may be a freestanding sign, a wall sign, a projecting sign, or mounted to a vertical support.
 - These signs shall not contain advertising and shall be specifically directional in nature.
- Sign Size – A directional sign mounted to a vertical support shall not exceed 15 square feet and the maximum sign width is 3 feet wide. The bottom of the sign shall not fall below 7 feet from the ground surface.

c. *Banners – General*

- Banners may be mounted to a vertical support or attached to a building or parking deck and may cross the street.
- Banners, which are mounted to a vertical support, may be integrated onto street and pedestrian light poles.
- Banners may display artwork or a message that pertains to the district or a special event.

d. *Portals – General*

- A portal is an entry feature, which may be freestanding, span across an area, or attached to a building or structure.

ii. Portals may be located at the following locations:

1. The intersections of Bishop Road and Type D and larger thoroughfares.
2. The intersection of Henry Cook Boulevard and Parkwood Boulevard.

iii. Portals that span across the public right-of-way may be erected subject to city approval.

e. *Directory Map*

i. General

1. A directory map is a noncommercial map listing the occupants within a shopping center, retail district, office district, or commercial site.
2. A directory map may be freestanding, mounted to a wall, mounted to a vertical support, incorporated into a kiosk, or anchored within the public right-of-way.
3. A directory map is used to provide way-finding information for pedestrians.

ii. Sign Size – A directory map, mounted to a vertical support, shall not exceed 40 square feet.

f. *Architectural Roof Signs*

i. General

1. An architectural roof sign is a sign on top of a roof structure that may extend above the highest point of a roofline.
2. Architectural roof signs are prohibited on building facades facing the Dallas North Tollway, Headquarters Drive, Parkwood Boulevard, Tennyson Parkway, and Legacy Drive.

ii. Sign Size – Architectural roof signs shall not exceed an overall height of 9 feet and shall not exceed a maximum square footage of 150 square feet.

g. *Sloping Roof Signs*

i. General

1. A sloping roof sign sits at the base of a sloping roof structure/awning element and does not extend above the roofline of the structure or element.
2. Sloping roof signs are limited to the retail portion of Legacy Town Center and Tract C.

ii. Sign Size – Sloping roof sign height shall not exceed one-third of the height of the sloping roof seen in true elevation. (See attached zoning exhibit for sloping roof sign detail.)

h. *A-frame Signs*

i. General

1. An a-frame sign is a self-supporting A-shaped sign with 2 visible sides that is located on or adjacent to a sidewalk.
2. The sign shall be sufficiently weighted or anchored.
3. A-frame signs may be located within the public right-of-way.
- ii. Sign Size – The maximum square footage is 8 square feet per sign face and the maximum sign height is 4 feet high.

i. *Projecting Signs*

i. General

1. Projecting signs must keep a minimum clearance of 8 feet above the sidewalk.
2. Projecting signs may be located within the public right-of-way.

ii. Sign Size

1. The horizontal portion of any projecting sign shall not be more than 6 feet 6 inches in length measured from the building face.
2. The projecting sign shall not exceed 60 square feet.

j. *Murals – General*

- i. Murals are noncommercial pictures, not advertising a product or service which is sold on the premises, painted on or attached to the exterior walls. The subject matter of a mural is expressed by means easily understood by a general audience.
- ii. Murals shall be reviewed and approved at the discretion of the Building Official for compliance with the definition of a mural and for appropriate size and placement.

k. *Kiosks*

~~i. General~~

- ~~1. Freestanding kiosk structures may be anchored within the public right of way or erected on individual lots. If anchored in the public right of way, kiosks are limited to 15 feet in height, and all accessibility and visibility requirements must be met for public sidewalks and streets. A maximum of 4 freestanding kiosks may be installed in the public right of way, 2 in the portion of the planned development district south of Legacy Drive, and 2 in the portion north of Legacy Drive.~~
- ~~2. Kiosks in the public right of way may display directory maps, artwork, or messages that pertain to the district or special events but shall not be used for commercial advertising signs. Kiosks located on private property may display commercial advertising signs.~~
- ii. ~~Sign Size – Signage on all kiosks shall not exceed 40 square feet in the public right of way. Signage on kiosks located on private property may not exceed 60 square feet. For multiple-sided kiosks, the gross surface area of each side shall not exceed 2 times the allowable square footage divided by the number of sign faces.~~

- i. Within Tracts A and B, a maximum of 4 freestanding kiosks may be installed in the public right-of-way, 2 in the portion of the planned development district south of Legacy Drive and 2 in the portion north of Legacy Drive, subject to the following requirements:
 1. Kiosks are limited to 15 feet in height and the signage shall not exceed 40 square feet.
 2. All accessibility and visibility requirements must be met for public sidewalks and streets.
 3. Kiosks may display directory maps, artwork, or messages that pertain to the district or special events but shall not be used for commercial advertising signs.
- ii. Kiosks located on private property shall meet the following requirements:
 1. Signage on kiosks may not exceed 60 square feet.
 2. Kiosks may display commercial advertising signs.
- iii. For multiple-sided kiosks, the gross surface area of each side shall not exceed 2 times the allowable square footage divided by the number of sign faces.
- iv. Within Tract C, a maximum of 8 digital kiosks are permitted within 50 feet of Windrose Avenue, subject to the following:
 1. Kiosks must be located at least 75 linear feet apart.
 2. Kiosks may be digital or non-digital.
 3. Kiosks shall not be placed in any location that would prevent maintaining a minimum 7-foot wide unobstructed pedestrian path or sidewalk as required by the district.

I. *Multipurpose Wall Signs*

i. General

1. A multipurpose wall sign is any sign mounted or projected on the wall of a building which is used to identify shopping centers, retail districts, office districts, or commercial sites and may include a listing of occupants within the development being identified. Advertising of products, services, or off-premise messaging is only permitted where explicitly specified below. The multipurpose wall sign may also be an electronic changeable wall sign as defined herein.
2. Multipurpose wall signs are exempt from Section 22.300.1.B and 2.F.
3. An electronic changeable wall sign is a type of multipurpose wall sign that displays static images that change message or copy by programmable electronic processes. Electronic changeable wall signs shall be allowed to change copy every 8 seconds.

ii. Size and Location

1. Unless otherwise specified below, multipurpose wall signs shall not be limited in height or width except that they shall be limited to 300 square feet in size.

- ~~2. Multipurpose wall signs within Tract C shall be limited to 500 square feet in size.~~
- ~~3. A maximum of 2 multipurpose wall signs shall be mounted to parking garages located adjacent to the Dallas North Tollway within Tract C.~~
2. Unless otherwise specified below, multipurpose wall signs may only be used to advertise tenants, owners and uses, and any of their products or services within PD-65-CB-1.
3. A maximum of 2 multipurpose wall signs shall be mounted to the parking garages located at the southeast corner of the Dallas North Tollway frontage road and Legacy Cr. only. The signs shall be mounted on the north, west, or south facades, and only one sign shall be permitted on each facade.
4. A maximum of 6 multipurpose wall signs shall be permitted in Tract C, subject to the following:
 - a. When mounted to parking garage facades located adjacent to the Dallas North Tollway:
 - i. Maximum Number: 2
 - ii. Maximum Size: 500 square feet each
 - b. When located on a parking garage façade facing Windrose Avenue:
 - i. Maximum Number: 2
 - ii. Maximum Size, within 300 linear feet of Headquarters Drive: 1,100 square feet
 - iii. Maximum Size, over 300 linear feet from Headquarters Drive: 1,500 square feet
 - iv. Signs may include off-premise messaging.
 - v. Signs shall be located at least 100 linear feet from Legacy Drive and Headquarters Drive.
 - vi. Signs must not be visible from surrounding public rights-of-way at a height of 5 feet above ground level.
 - c. When located on a building facade facing Windrose Avenue:
 - i. Maximum Number: 2
 - ii. Maximum Size for Signs East of Windrose: 400 square feet
 - iii. Maximum Size for Signs West of Windrose: 900 square feet
 - iv. Signs may include off-premise messaging.
 - v. Signs shall be located at least 200 linear feet from Legacy Drive and Headquarters Drive.

To view the hearing, please click on the provided link:

<https://planotx.new.swagit.com/videos/338445?ts=3382>

DW/hm

cc: Christina Sebastian, Land Records Planning Manager
Melissa Kleineck, Lead Planner
Justin Cozart, Sr. GIS Technician
Jeanna Scott, Building Inspections Manager
Dorothy Alatorre, Sr. Administrative Assistant - Neighborhood Services

AGENDA ITEM NO. 2A

PUBLIC HEARING: Zoning Case 2024-026

PETITIONER: Legacy West Investors LP

CASE PLANNER: Destiny Woods

DESCRIPTION: Request to amend Planned Development-65-Central Business-1 to modify open space and signage development standards on 275.1 acres located at the northeast corner of Legacy Drive and Communications Parkway and within the Dallas North Tollway Overlay District. Tabled on January 21, 2025, February 17, 2025, and March 3, 2025. Project #ZC2024-026.

EXECUTIVE SUMMARY

The purpose of this request is to amend Planned Development-65-Central Business-1 (PD-65-CB-1) to modify signage development standards and to increase the usable open space for the district. PD-65-CB-1 includes the mixed-use developments commonly referred to as The Shops at Legacy and Legacy West. Proposed changes as part of this request are primarily limited to the Legacy West portion of PD-65-CB-1, including the area bound by the Communications Parkway, Headquarters Drive, the Dallas North Tollway, and Legacy Drive. Major topics of consideration include:

- Open Space Plan Changes – PD-65-CB-1 includes an open space plan adopted by ordinance. For this reason, any modification to the open space plan requires approval through the rezoning process. As part of this request, two changes to the open space plan are proposed:
 - *Closure of Water Street* – The petitioner is requesting to close the eastern portion of Water Street, a quasi-public street currently connecting Windrose Avenue to Communications Parkway, to facilitate an outdoor stage and active open space. The western portion of Water Street connecting Communications Parkway to a parking garage entrance will remain as a private drive. This change will increase the amount of open space by 0.18 acres.
 - *Retail Kiosks* – The petitioner is requesting to remove an area designated as open space on the east side of Windrose Avenue to allow construction of a retail kiosk. This change will decrease the amount of open space by 0.03 acres.

A net increase of 0.15 acres in usable open space is proposed as part of this request. Changes to allow the retail kiosk decreasing the open space, without associated improvements to Water Street increasing the open space, would not be allowed under the PD language.

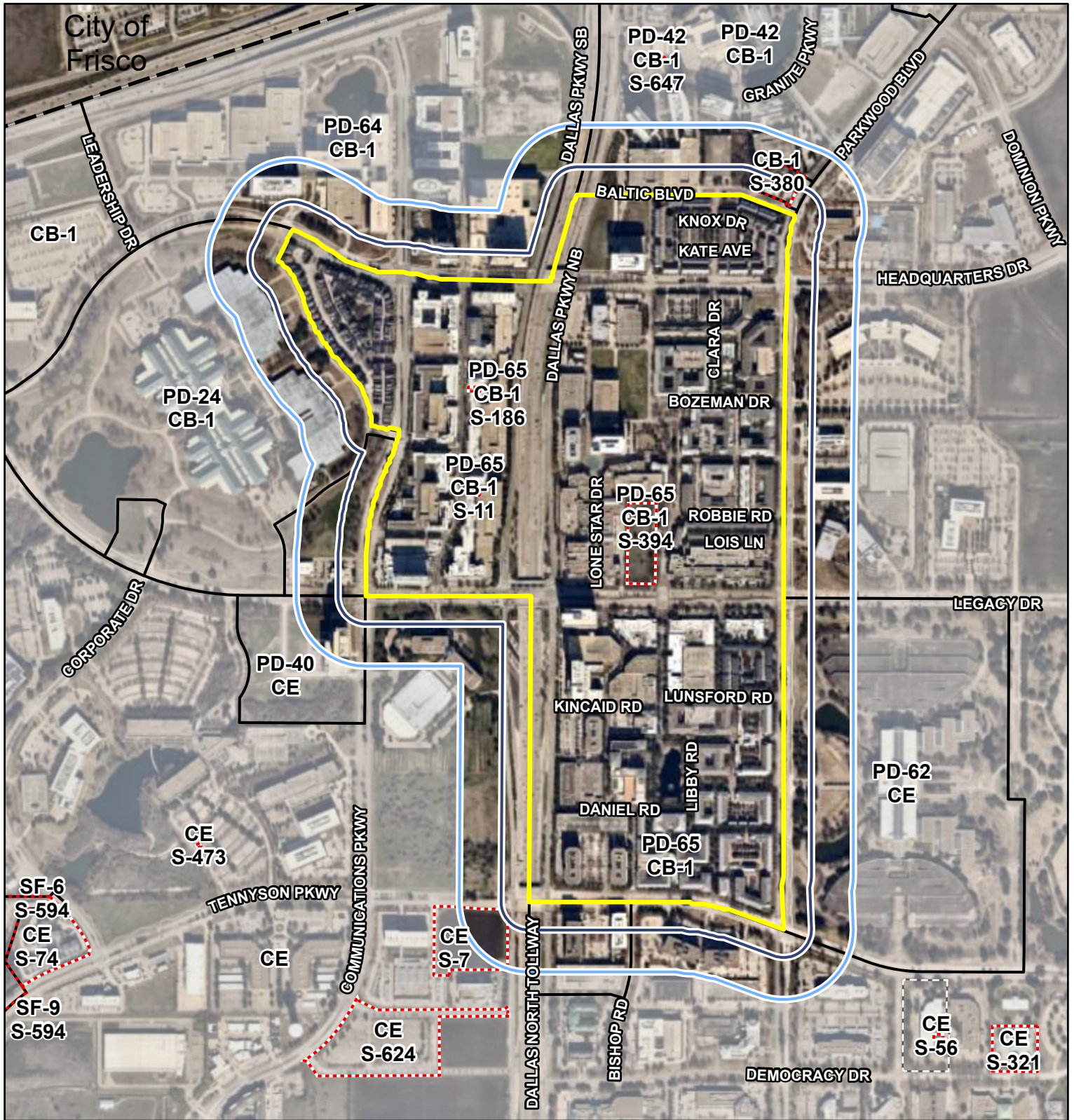
- Signage – PD-65-CB-1 includes specialized sign standards. The applicant is requesting to modify the signage standards to allow installation of four large signs and eight kiosks along

Windrose Avenue internal to the development. The signs and kiosks can be electronic, changeable content. The signage will be oriented towards internal private streets and drives, and setbacks from public streets are required to limit the visibility outside the development.

- Conformance to the Comprehensive Plan – The subject property is located within the Urban Activity Centers (UA) and Employment Centers (EM) categories of the Future Land Use Map (FLUM); however, only a small portion of the subject property is located within the EM category and no change is proposed within this area. This request meets the policies and priorities set by the Comprehensive Plan.

If approved, the existing open space configuration will be a non-conforming condition until the proposed changes are made. The new signage is allowed without associated open space changes. Conversely, the open space changes could occur without changes to the signage.

Staff recommends approval of the request. A revised open space plan is attached and, if approved, will be incorporated into the district's adopting ordinance. A revised site plan accompanies this request as Agenda Item No. 2B.



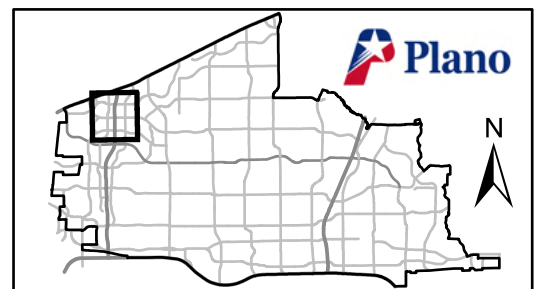
Project Number: ZC2024-026

Existing Zoning: Planned Development-65-Central Business-1

Proposed Zoning: Amend Planned Development-65-Central Business-1

- Subject Property
- Zoning Boundary
- Approved Parcels
- 200' Notification Buffer
- - - Specific Use Permit (SUP) Boundary
- Municipal Boundaries
- 500' Notification Buffer
- - - Zoning/SUP Boundary

Source: City of Plano



0 500 1,000 2,000
Feet

STAFF PRELIMINARY REPORT – INTRODUCTORY REMARKS

The purpose of the request is to amend Planned Development-65-Central Business-1 (PD-65-CB-1) to modify the adopted open space plan and signage development standards.

Existing Zoning

Section 10.900 (CB-1, Central Business-1 District) of Article 10 (Nonresidential Districts) of the Zoning Ordinance identifies the purpose of the Central Business-1 (CB-1) district as follows:

The CB-1 district is intended for use in conjunction with the CE district to permit a highly concentrated business center similar to traditional downtown areas of major cities.

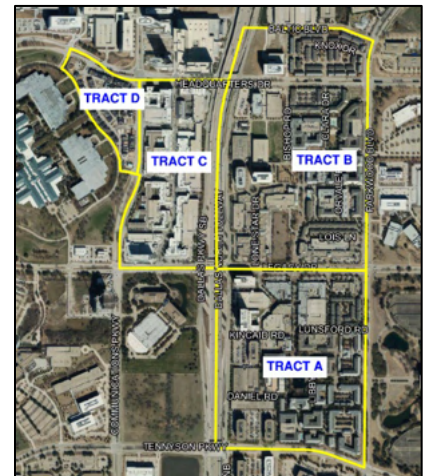
Planned Developments

A Planned Development (PD) district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions. Section 12.100 (Purpose) of Article 12 (Planned Development District) of the Zoning Ordinance guides the establishment of planned development districts. This PD was established in 1998.

Site History

The subject property was zoned Central Business-1 (CB-1) in 1980 as part of the initial establishment of the Legacy Business Park. PD-65-CB-1 was established in 1998 to create The Shops at Legacy mixed-use development. At the time of its establishment, the extent of the PD was limited to Tracts A and B south of Headquarters in the image to the right. In 2005, 18.4 acres north of Headquarters Drive were added to expand Tract B.

In 2014, Tracts C and D were added to PD-65-CB-1 to facilitate the development of Legacy West. There have been several modifications to PD-65-CB-1 since its creation. The latest was in 2022, which modified the open space requirements and open space plan for the district.



Proposed Planned Development Stipulations

The proposed modifications to the existing PD-65-CB-1 stipulations are isolated to Section 2.ii. (Residential Development Standards) and Section 6 (Signage Regulations) under Specific Provisions of the Planned Development. A full list of PD-65-CB-1 stipulations with proposed changes is attached; however, only the sections with changes are included in this report. Modifications to the open space plan are also proposed, and the plan is attached.

Changes to Section 2

Section 2.ii. is proposed to be amended to incorporate the additional open space required as follows (additions are underlined; deletions are ~~struck through~~):

- ii. The open space exhibit for Tracts C and D is adopted as part of this ordinance and open space for these tracts will be in accordance with the following:
 - Usable public open space must be provided in an amount not less than ~~8.7~~8.8 acres. The 7.1 acres of public park land located on the south side of Tract C within PD-65-CB-1 can be counted towards the credit, and a minimum of ~~4.6~~1.7 acres of usable open space must be provided within Tracts C and D as defined in the open space plan.
 - Usable open space must be accessible to the public at all times and must not be fenced.
 - Usable open space must have a minimum dimension of 30 feet long and 30 feet wide.

Changes to Section 6

Section 6 has been restructured for administrative clarity with substantive changes indicated by underline and substantive deletions indicated by strike-through:

6. Signage Regulations

In addition to signs permitted by Article 22 of the Zoning Ordinance, the following additional signs and/or revised sign definitions and standards are permissible:

a. *Freestanding Identification Signs*

- i. Freestanding identification signs may be installed at the following locations and shall comply with the Dallas North Tollway Overlay District signage requirements:
 - 1. The intersections of Type D and larger thoroughfares
 - 2. The intersection of Bishop Road and Type D and larger thoroughfares
- ii. Freestanding identification signs are exempt from the requirement that they be located at least 30 feet from a private property line.

b. *Directional Signs*

i. General

- 1. A directional sign is any noncommercial sign, which directs the public to various locations, for instance, but not limited to, the retail, apartments, hotel, or parking areas.
 - 2. A directional sign may be a freestanding sign, a wall sign, a projecting sign, or mounted to a vertical support.
 - 3. These signs shall not contain advertising and shall be specifically directional in nature.
- ii. Sign Size – A directional sign mounted to a vertical support shall not exceed 15 square feet and the maximum sign width is 3 feet wide. The bottom of the sign shall not fall below 7 feet from the ground surface.

c. *Banners – General*

- i. Banners may be mounted to a vertical support or attached to a building or parking deck and may cross the street.
- ii. Banners, which are mounted to a vertical support, may be integrated onto street and pedestrian light poles.
- iii. Banners may display artwork or a message that pertains to the district or a special event.

d. *Portals – General*

- i. A portal is an entry feature, which may be freestanding, span across an area, or attached to a building or structure.
- ii. Portals may be located at the following locations:
 - 1. The intersections of Bishop Road and Type D and larger thoroughfares.
 - 2. The intersection of Henry Cook Boulevard and Parkwood Boulevard.
- iii. Portals that span across the public right-of-way may be erected subject to city approval.

e. *Directory Map*

i. General

- 1. A directory map is a noncommercial map listing the occupants within a shopping center, retail district, office district, or commercial site.
- 2. A directory map may be freestanding, mounted to a wall, mounted to a vertical support, incorporated into a kiosk, or anchored within the public right-of-way.
- 3. A directory map is used to provide way-finding information for pedestrians.

- ii. Sign Size – A directory map, mounted to a vertical support, shall not exceed 40 square feet.

f. *Architectural Roof Signs*

i. General

- 1. An architectural roof sign is a sign on top of a roof structure that may extend above the highest point of a roofline.
- 2. Architectural roof signs are prohibited on building facades facing the Dallas North Tollway, Headquarters Drive, Parkwood Boulevard, Tennyson Parkway, and Legacy Drive.
- ii. Sign Size – Architectural roof signs shall not exceed an overall height of 9 feet and shall not exceed a maximum square footage of 150 square feet.

g. *Sloping Roof Signs*

i. General

1. A sloping roof sign sits at the base of a sloping roof structure/awning element and does not extend above the roofline of the structure or element.
2. Sloping roof signs are limited to the retail portion of Legacy Town Center and Tract C.

- ii. Sign Size – Sloping roof sign height shall not exceed one-third of the height of the sloping roof seen in true elevation. (See attached zoning exhibit for sloping roof sign detail.)

h. *A-frame Signs*

i. General

1. An a-frame sign is a self-supporting A-shaped sign with 2 visible sides that is located on or adjacent to a sidewalk.
2. The sign shall be sufficiently weighted or anchored.
3. A-frame signs may be located within the public right-of-way.

- ii. Sign Size – The maximum square footage is 8 square feet per sign face and the maximum sign height is 4 feet high.

i. *Projecting Signs*

i. General

1. Projecting signs must keep a minimum clearance of 8 feet above the sidewalk.
2. Projecting signs may be located within the public right-of-way.

ii. Sign Size

1. The horizontal portion of any projecting sign shall not be more than 6 feet 6 inches in length measured from the building face.
2. The projecting sign shall not exceed 60 square feet.

j. *Murals – General*

- i. Murals are noncommercial pictures, not advertising a product or service which is sold on the premises, painted on or attached to the exterior walls. The subject matter of a mural is expressed by means easily understood by a general audience.
- ii. Murals shall be reviewed and approved at the discretion of the Building Official for compliance with the definition of a mural and for appropriate size and placement.

k. *Kiosks*

i. ~~General~~

- ~~1. Freestanding kiosk structures may be anchored within the public right-of-way or erected on individual lots. If anchored in the public right-of-way, kiosks are limited to 15 feet in height, and all accessibility and visibility requirements must be met for public sidewalks and streets. A maximum of 4 freestanding kiosks may be installed in the public right-of-way, 2 in the portion of the planned development district south of Legacy Drive, and 2 in the portion north of Legacy Drive.~~
- ~~2. Kiosks in the public right-of-way may display directory maps, artwork, or messages that pertain to the district or special events but shall not be used for commercial advertising signs. Kiosks located on private property may display commercial advertising signs.~~

- ii. ~~Sign Size—Signage on all kiosks shall not exceed 40 square feet in the public right-of-way. Signage on kiosks located on private property may not exceed 60 square feet. For multiple-sided kiosks, the gross surface area of each side shall not exceed 2 times the allowable square footage divided by the number of sign faces.~~

- i. Within Tracts A and B, a maximum of 4 freestanding kiosks may be installed in the public right-of-way, 2 in the portion of the planned development district south of Legacy Drive and 2 in the portion north of Legacy Drive, subject to the following requirements:

1. Kiosks are limited to 15 feet in height and the signage shall not exceed 40 square feet.
2. All accessibility and visibility requirements must be met for public sidewalks and streets.
3. Kiosks may display directory maps, artwork, or messages that pertain to the district or special events but shall not be used for commercial advertising signs.

- ii. Kiosks located on private property shall meet the following requirements:

1. Signage on kiosks may not exceed 60 square feet.
2. Kiosks may display commercial advertising signs.

- iii. For multiple-sided kiosks, the gross surface area of each side shall not exceed 2 times the allowable square footage divided by the number of sign faces.

- iv. Within Tract C, a maximum of 8 digital kiosks are permitted within 50 feet of Windrose Avenue, subject to the following:

1. Kiosks must be located at least 75 linear feet apart.
2. Kiosks may be digital or non-digital.
3. Kiosks shall not be placed in any location that would prevent maintaining a minimum 7-foot wide unobstructed pedestrian path or sidewalk as required by the district.

I. *Multipurpose Wall Signs*

i. General

1. A multipurpose wall sign is any sign mounted or projected on the wall of a building which is used to identify shopping centers, retail districts, office districts, or commercial sites and may include a listing of occupants within the development being identified. Advertising of products, services, or off-premise messaging is only permitted where explicitly specified below. The multipurpose wall sign may also be an electronic changeable wall sign as defined herein.
2. Multipurpose wall signs are exempt from Section 22.300.1.B and 2.F.
3. An electronic changeable wall sign is a type of multipurpose wall sign that displays static images that change message or copy by programmable electronic processes. Electronic changeable wall signs shall be allowed to change copy every 8 seconds.

ii. Size and Location

1. Unless otherwise specified below, multipurpose wall signs shall not be limited in height or width except that they shall be limited to 300 square feet in size.
- ~~2. Multipurpose wall signs within Tract C shall be limited to 500 square feet in size.~~
- ~~3. A maximum of 2 multipurpose wall signs shall be mounted to parking garages located adjacent to the Dallas North Tollway within Tract C.~~
2. Unless otherwise specified below, multipurpose wall signs may only be used to advertise tenants, owners and uses, and any of their products or services within PD-65-CB-1.
3. A maximum of 2 multipurpose wall signs shall be mounted to the parking garages located at the southeast corner of the Dallas North Tollway frontage road and Legacy Cr. only. The signs shall be mounted on the north, west, or south facades, and only one sign shall be permitted on each facade.
4. A maximum of 6 multipurpose wall signs shall be permitted in Tract C, subject to the following:
 - a. When mounted to parking garage facades located adjacent to the Dallas North Tollway:
 - i. Maximum Number: 2
 - ii. Maximum Size: 500 square feet each
 - b. When located on a parking garage façade facing Windrose Avenue:
 - i. Maximum Number: 2

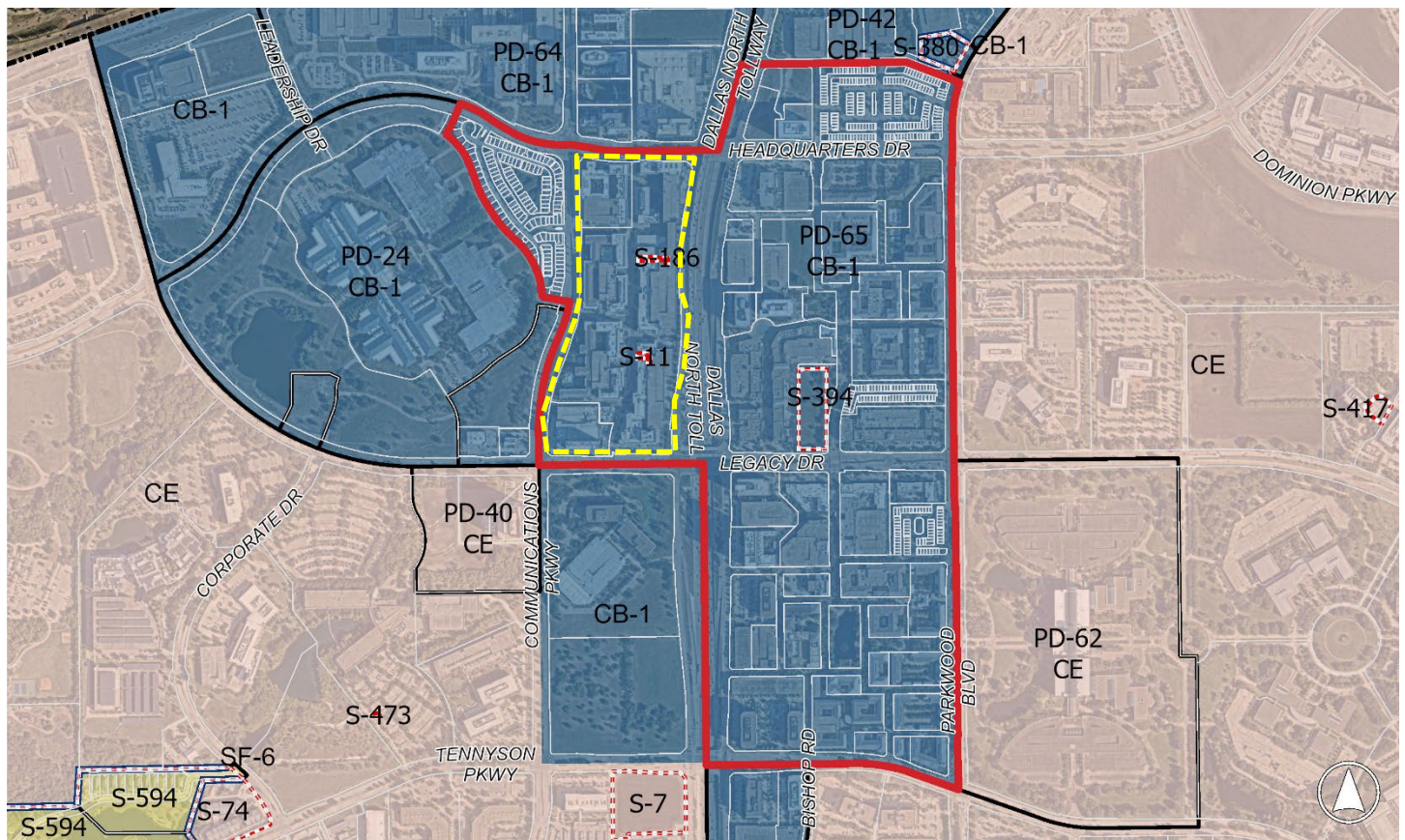
- ii. Maximum Size, within 300 linear feet of Headquarters Drive: 1,100 square feet
 - iii. Maximum Size, over 300 linear feet from Headquarters Drive: 1,500 square feet
 - iv. Signs may include off-premise messaging.
 - v. Signs shall be located at least 100 linear feet from Legacy Drive and Headquarters Drive.
 - vi. Signs must not be visible from surrounding public rights-of-way at a height of 5 feet above ground level.
- c. When located on a building facade facing Windrose Avenue:
- i. Maximum Number: 2
 - ii. Maximum Size for Signs East of Windrose: 400 square feet
 - iii. Maximum Size for Signs West of Windrose: 900 square feet
 - iv. Signs may include off-premise messaging.
 - v. Signs shall be located at least 200 linear feet from Legacy Drive and Headquarters Drive.

Surrounding Land Use and Zoning

The regulatory changes proposed in this Zoning Case are limited to Tract C of Planned Development-65-Central Business-1 (PD-65-CB-1), which is bound by Communications Parkway, Headquarters Drive, Dallas North Tollway, and Legacy Drive.

The table below reflects the surrounding land use and zoning surrounding Tract C (shown in a yellow dashed line in the map below).

North	The properties to the north across Headquarters Drive are zoned Planned Development-64-Central Business-1 (PD-64-CB-1) and developed with professional/general administrative offices and mid-rise residences.
East	The properties to the east across the Dallas North Tollway are zoned PD-65-CB-1 and are developed with a mix of shopping center, multifamily residential, professional/general administrative office, and hotel.
South	The property to the south across Legacy Drive is zoned Central Business-1 (CB-1) and developed with professional/general administrative offices.
West	The properties are zoned Planned Development-24-Central Business-1 (PD-24-CB-1), PD-65-CB-1, and CB-1 and are developed with single-family residences, professional/general administrative office, the future Bruce Glasscock Park, a bank, and a retail store.



STAFF PRELIMINARY REPORT – CONFORMANCE TO THE COMPREHENSIVE PLAN

Guiding Principles – This set of Guiding Principles to the Comprehensive Plan establishes overarching themes that apply to all policies and actions and express values for Plano Today, Plano 2050, and Plano Together. Since the principles do not stand alone but are used in concert with one another and carry across the Plan as a whole, each principle must be judged through a lens that incorporates all other principles to be fully and accurately understood. As such, the Commission is encouraged to review the full list of Guiding Principles and judge zoning requests through the lens of all principles.

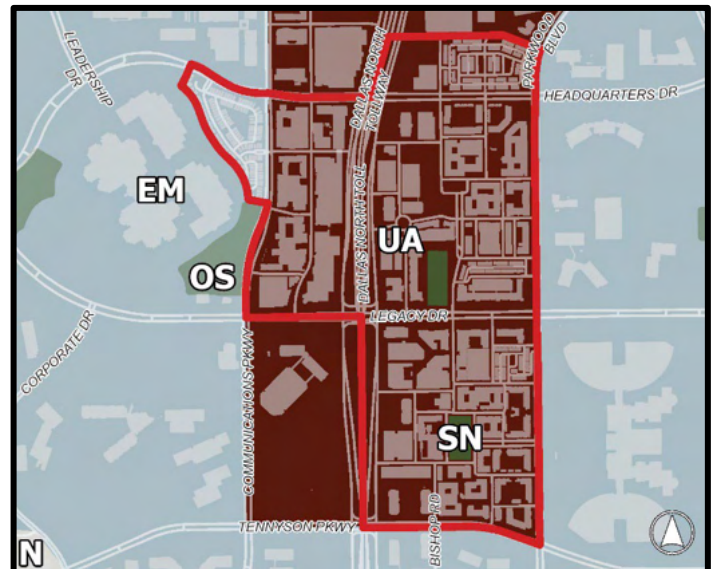
Core Policies: The following policies serve as the fundamental basis for staff recommendations for zoning cases.

- **Land Use:** *Plano will support a system of organized land use to provide housing and employment choices aligned with the market, where new and redevelopment areas respect the viability and quality of life for existing neighborhoods, businesses, and institutions.*
- **Redevelopment & Growth Management:** *Plano will protect and preserve the well-established built environment of Plano and prevent overcrowding by requiring new growth and redevelopment to respect the unique development patterns, suburban character, housing needs, infrastructure capacity considerations, and fiscal constraints of our community.*

Future Land Use Map Category & Dashboard

Future Land Use – PD-65-CB-1 is located within the **Urban Activity Centers (UA)** and **Employment Centers (EM)** categories of the Future Land Use Map (FLUM); however, changes proposed in this Zoning Case are limited to Tract C which is located exclusively in the UA category.

Description: *The UA category applies to areas designated for significant development or redevelopment with high intensity mixed-use activity centers attracting large corporations, specialty shopping, dining, and entertainment, and high density residential development. These areas are typically a minimum of 100 acres and include mid- to high-rise buildings with a compact block structure, and human-scale street and building design, which create a highly walkable urban form.*



The proposed modifications to open space and signage standards do not alter the existing mix of uses or significantly impact the overall development pattern; therefore, the site remains consistent with the description of the UA category.

The following priority is applicable to this request:

Priority #2: *High standards for mixed-use form, amenities, and open space.*

The proposed modifications would result in an increase to the overall amount of open space and continuous open space in Tract C which could support Priority #2.

FLUM – UA Description and Priorities		
Description		Meets
Priorities	#1: Attracting corporate headquarters and promoting economic development	N/A
	#2: High standards for mixed-use form, amenities, and open space	Meets
	#3: Providing amenities in early phases of development	N/A

Mix of Uses – The proposed amendments to PD-65-CB-1 are limited to open space and signage standards and would not result in any changes to the Mix of Uses.

Desirable Character Defining Elements in UA Designation – The request would not impact the Character Defining Elements of the UA category with the exception of Open Space and Block Pattern & Streetscape.

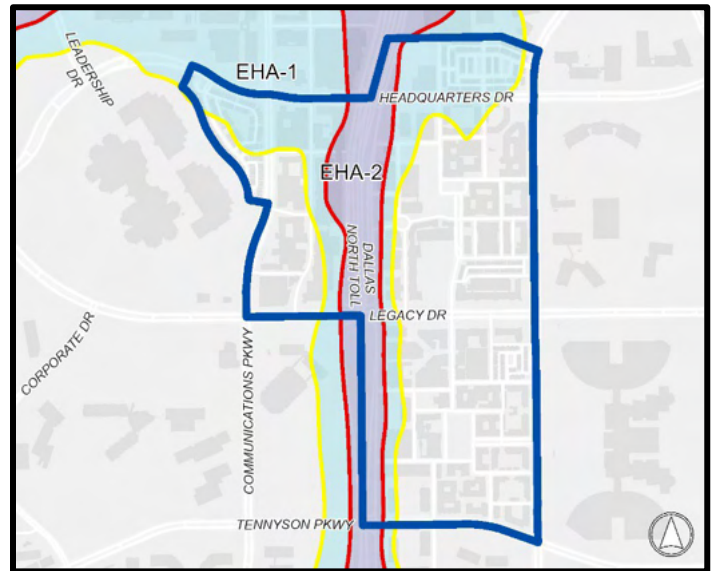
As approved under current zoning, Tract C and D combined require 8.70 acres of open space (inclusive of the 7.1-acre future park south of Tract D); the proposed modifications would increase the open space to a total of 8.9 acres, representing 11.6% Active Open Space, consistent with the UA recommendation.

The UA category recommends a short block grid and urban streetscape. Although the closing of Water Street limits vehicular access, pedestrian circulation is maintained and improved through enhanced open space design at this location. Additionally, vehicle access to the parking garage is maintained via Communications Parkway. The proposed modifications are consistent with the recommendations of the UA category.

FLUM – UA Desirable Character Defining Elements; Open Space			
Elements	Recommended	Applicant Proposal	Alignment
Open Space	10% to 15% Active Open Space	Tract C and D (inclusive of the 7.1 acre future park south of Tract D): 11.6% Active Open Space	Meets
Block Pattern & Streetscape	Short Block Grids Urban Streets	Short block grid for vehicles and pedestrians	Meets

Other Comprehensive Plan Maps

[Expressway Corridor Environmental Health Map](#) – On January 13, 2025, City Council adopted amendments to the Zoning Ordinance and Comprehensive Plan to replace the Expressway Corridor Environmental Health Map with a new Expressway Corridor Overlay District and associated standards. This Zoning Case was submitted prior to the adoption date and is subject the Expressway Corridor Environmental Health Map and associated guidelines of the Comprehensive Plan. The subject property is located within EHA-1 and EHA-2; however, the proposed modifications do not include a residential use change, so an EHA Site Analysis is not required. Thus, the request is consistent with the EHA Map and associated guidelines.



Additionally, the request is in conformance with and would not require improvements applicable to the [Thoroughfare Plan Map](#), [Bicycle Transportation Plan Map](#), or [Parks Master Plan Map](#).

Additional Comprehensive Plan Policies

The following policies are applicable on a case-by-case basis depending upon the type, location, and general nature of the request.

[Findings Policy Assessment](#) – Findings are not required to approve this request.

[Adequacy of Public Facilities](#) – The following have been reviewed in support of the [Facilities & Infrastructure Policy](#):

- Water and Sewer – Water and sanitary sewer services are available to continue to serve the subject property.
- Traffic Impact Analysis (TIA) – The analysis has confirmed that the closure of Water Street will have a limited traffic impact on the development or the surrounding areas. No mitigation is required.
- Public Safety Response Time – Based upon existing personnel, equipment, and facilities, fire emergency response times will be sufficient to serve the site. Residential units in this area will increase EMS and fire calls for service and may impact future staffing levels and the type of equipment assigned to area fire stations. A hose lay variance has been approved by the fire department upon the condition that all properties with an existing Water Street address be readdressed to Communications Parkway, or other street as approved by Plano Fire-Rescue.
- Parks – The subject property is located within Parks Fee Service Area 14. No additional park fees will be required as a result of the request.

- Libraries – The subject property is located within the Christopher Parr Library’s service area. No additional demand for library services is anticipated as a result of this request.

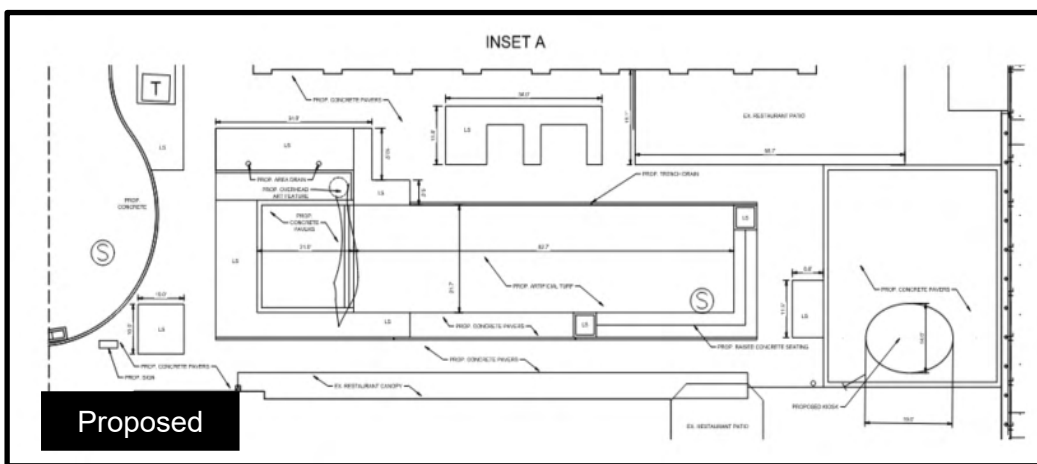
Conformance to the Comprehensive Plan Summary

Policy or Study	Analysis
Future Land Use Map and Dashboards	
Description & Priorities	Meets
Mix of Uses	N/A
Character Defining Elements	Meets
Thoroughfare Plan Map	N/A
Bicycle Transportation Plan Map	N/A
Parks Master Plan Map	N/A
Expressway Corridor Environmental Health Map	N/A
Facilities & Infrastructure Policy	Meets

STAFF PRELIMINARY REPORT – ANALYSIS & RECOMMENDATION

Closure of Water Street – Water Street is currently a privately owned, quasi-public street connecting Windrose Avenue to Communications Parkway within the Legacy West development. The applicant is proposing to abandon Water Street in its form as a quasi-public street and close the eastern segment of Water Street. The closed area will be repurposed to an active open space. The western segment of Water Street will remain as a private driveway, maintaining access to and through the parking garage from Communications Parkway. The garage also has access to and from Windrose Avenue to the northwest of Water Street entrance.

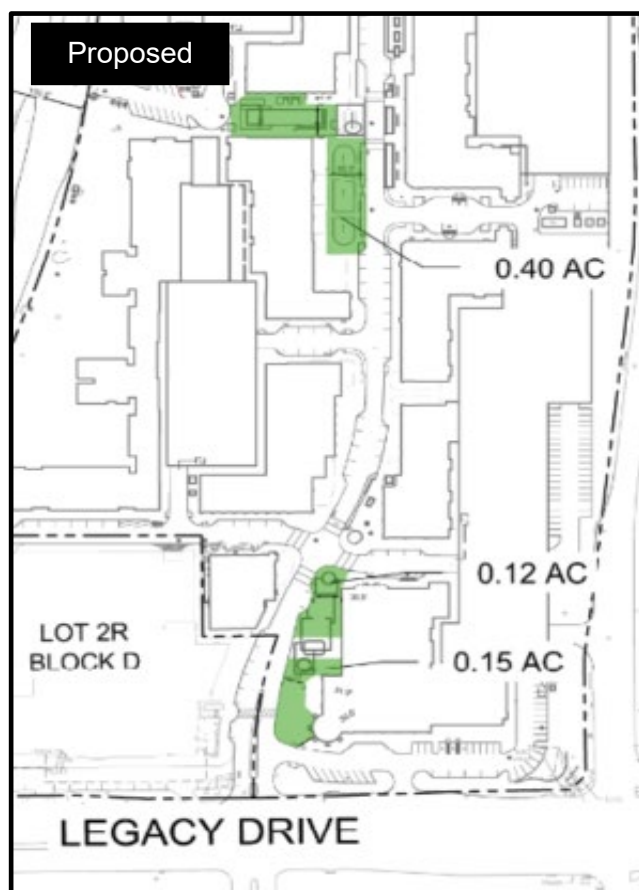
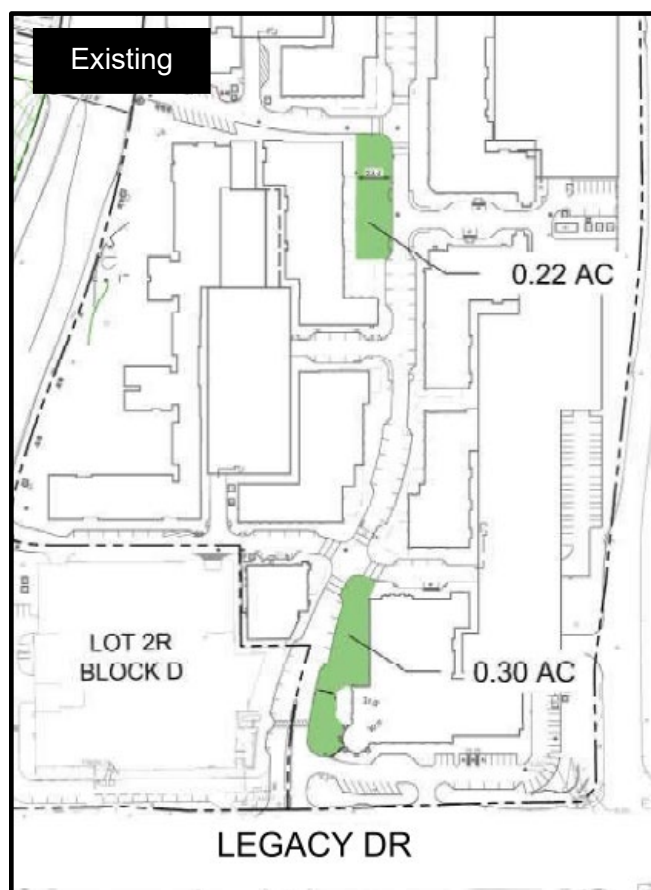
As a result of this closure, Water Street will no longer function as a quasi-public street or meet fire lane requirements. All apartments and businesses with a Water Street mailing address will need to be readdressed to Communications Parkway. Once closed, the former eastern segment of Water Street will be repurposed for an outdoor stage and active open space area. The images below show the current street and proposed design for this space as shown on in the associated revised site plan. This area, approximately 0.18 acres in size, will be added to the district's Open Space Plan (see attached), however, the design of the open space amenities may be changed without zoning approval.



Plano Fire-Rescue and the Engineering Department have reviewed the proposed closure of Water Street and have approved the associated revised site plans. No significant negative impacts to traffic are anticipated. Additional information is provided in the TIA section above.

Retail Kiosks – In addition to closing Water Street, the petitioner is proposing to install a new retail kiosk on the east side of Windrose Avenue, approximately 230 feet north of Legacy Drive. The location of the proposed retail kiosk (small, leasable space) is currently an area designated for open space and requires an amendment to the district’s Open Space Plan. If approved, this would reduce the district’s open space by approximately 0.03 acres.

Open Space Plan Changes – The net result of adding open space through the closure of Water Street (+0.18 acres) and removing open space for the retail kiosk (-0.03 acres) is an addition of 0.15 acres of open space to the district.



Signage – PD-65-CB-1 includes signage regulations specific to the district. The petitioner is requesting to modify the sign standards to facilitate installation of four large, electronic signs and eight digital signage kiosks:

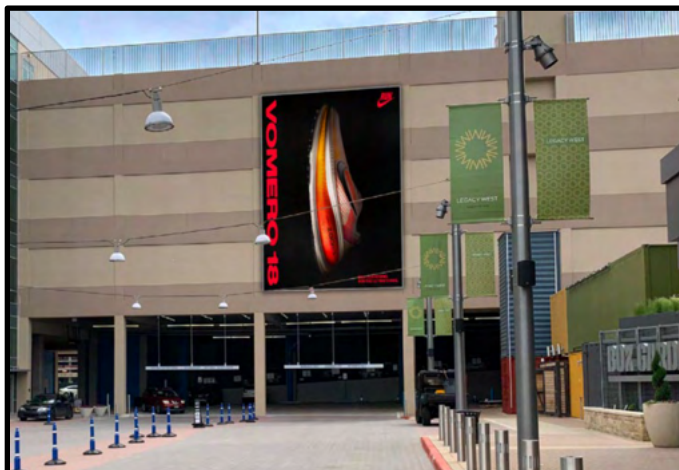
- *Signage Kiosks* – Section K of the PD stipulations outlines the standards for signage kiosks in the district. The requested amendments are limited to Tract C and would allow:
 - 8 total signage kiosk within 50 feet of Windrose Avenue;
 - The signs must be at least 75 feet apart;
 - The signs may be digital or non-digital; and
 - Signs may not obstruct any of the district's required 7-foot pedestrian paths or sidewalks.



1 Front View
Scale: 3/4"=1'

The image to the right is an illustrative example of the proposed signage kiosks. Kiosks may benefit the public by providing way-finding guidance around the development, similar to that found in a typical mall. The restrictions are designed to ensure the kiosks are internal to the development, focused on pedestrians, and do not inhibit minimum access standards.

- *Large Digital Signs* – Section I of the PD stipulations outlines the requirements for multi-purpose wall signs. Tract C currently allows two multipurpose wall signs on the parking garages adjacent to the Dallas North Tollway up to 500 square feet each. The applicant is requesting to allow four additional signs along Windrose Avenue oriented inwards to the development. These signs will allow off-premise commercial advertisements focused on vehicular and pedestrian traffic within the development.
 - *Signs on Garages* – Two signs are proposed to be placed on the parking garage facades facing east towards Windrose Avenue. The signs are proposed to be approximately 1,050 and 1,440 square feet as shown in the images below:



- *Signs on Buildings* – Two electronic wall signs are proposed to be placed on building facades facing inward to the Legacy West development. The signs are proposed to be approximately 400 and 900 square feet as shown on the images below:



All proposed signs will include allowances for off-premise messaging. According to the petitioner, the two signs on the garages will be mostly static, changing messages every month. The two signs on the buildings will change messaging every day. The city has an adopted standard for changeable signs, at 8 seconds per image. For consistency, we prefer this uniform standard. The applicant offered to further regulate the amount of time the signs could change messaging, but the proposal is written at the city standard to aid in consistent enforcement.

Due to Legacy West's lot and quasi-public street configuration, the development functions in large part as an open-air, regional shopping mall with shops and signage facing an outdoor corridor rather than a central hallway. As none of the proposed signs or kiosks will be oriented towards public streets, there are distance requirements in the ordinance, and off-premise messaging and sign sizes are not regulated internal to indoor shopping malls, staff is supportive of the request.

SUMMARY:

The purpose of this request is to revise the Open Space Plan for PD-65-CB-1 to provide a net increase of 0.15 acres of open space and propose standards to allow eight additional kiosks and four wall signs oriented inward to the Legacy West development. This request is in conformance with the recommendations and policies of the Comprehensive Plan. Staff is supportive of the request.

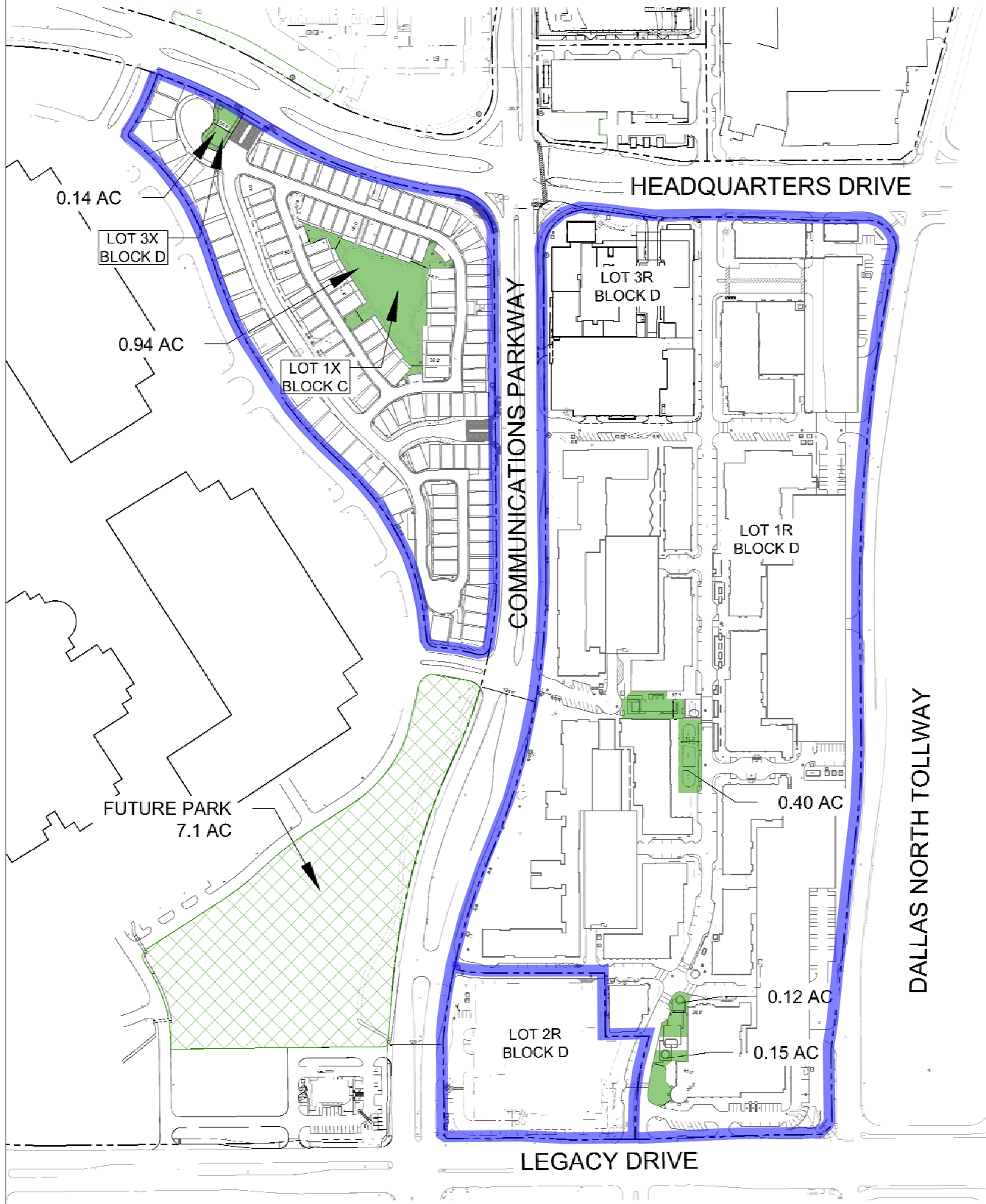
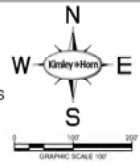
RECOMMENDATION:

Recommended for approval as submitted.

OPEN SPACE TABLE

BLOCK - LOT	OPEN SPACE (AC)
D - 1R	0.67
D - 3X	0.14
C - 1X	0.94
PARKLAND	7.10
TOTAL PROVIDED	8.85
TOTAL REQUIRED	8.85

- USABLE PUBLIC OPEN SPACE MUST BE PROVIDED IN AN AMOUNT NOT LESS THAN 8.85 ACRES. THE 7.1 ACRES OF PARK LAND LOCATED ON THE SOUTH SIDE OF TRACT C WITHIN PD-65-CB-1 CAN BE COUNTED TOWARDS THE CREDIT, AND A MINIMUM OF 1.75 ACRES OF USABLE OPEN SPACE MUST BE PROVIDED WITHIN TRACTS C AND D AS DEFINED IN THE OPEN SPACE PLAN.
- USABLE OPEN SPACE MUST BE ACCESSIBLE TO THE PUBLIC AT ALL TIMES AND MUST NOT BE FENCED.
- USABLE OPEN SPACE MUST HAVE A MINIMUM DIMENSION OF 30 FEET LONG BY 30 FEET WIDE.



Kimley & Horn

2500 Pacific Avenue, Suite 1100
 Dallas, TX 75226
 469-718-8849
 State of Texas Registration No. F-928

LEGACY WEST II (PD-65-CB-1) TRACTS C & D
 68.82 ACRES
 REVISED OPEN SPACE PLAN
 ROSP202002-002
 LEGACY WEST ADDITION
 LOT 1R BLOCK D
 ICON AT LEGACY WEST ADDITION
 LOT 3X, BLOCK A AND LOT 1X, BLOCK C
 H. COOK SURVEY, ABSTRACT NO. 183
 H.N. THOMPSON SURVEY, ABSTRACT NO. 896
 CITY OF PLANO, COLLIN COUNTY, TEXAS
 DATE: 12/9/2024

ZC 2022-008/2022-6-7 Location: NE corner of the Dallas North Tollway and Tennyson Pkwy

ZC 2015-030/2016-2-12 Acreage: 275.1±

ZC 2014-44/2015-3-16

ZC 2014-27/2014-10-10

ZC 2010-10/2010-9-12

ZC 2007-10/2007-6-11

ZC 2006-21/2006-11-31

ZC 2005-42/2005-11-35

ZC 2005-26/2005-11-31

ZC 2003-02/2003-5-28

ZC 2002-58/2002-12-7

ZC 2001-38/2001-10-10

ZC 2000-23/2000-8-14

ZC 99-71/99-12-19

ZC 99-33/99-7-11

ZC 98-87/98-11-26

Restrictions:

General Conditions of the Planned Development District

1. The zoning exhibits shall be adopted as part of this ordinance.
2. The planned development shall be divided into 4 tracts:
 - a. Tract A, south of Legacy Dr., must be developed using the standards required by the planned development district.
 - b. Tract B, north of Legacy Dr., may be developed using either these requirements or the CB-1 regulations contained within the Zoning Ordinance. The initial development for Tract B will determine the standards to be used for the remainder of the property.
 - c. Tract C, west of the Dallas North Tollway, north of Legacy Dr., east of Communications Pkwy. and south of Headquarters Dr. must be developed using the standards required by the planned development district.
 - d. Tract D, at the southwest corner of Headquarters Dr. and Communications Pkwy. must be developed using the standards required by the planned development district. Tract D may be developed in accordance with the uses permitted within the CB-1 zoning district or as single-family residence attached.
3. Telecommunications Plan - A plan for providing telecommunications service within the district and wireless antenna sites serving the larger area shall be submitted within one year of the approval of this ordinance.
4. Street trees shall be provided at a rate of one 4-inch caliper tree per 35 feet of street frontage per side. Exact spacing and location of street trees shall be determined at the time of site plan approval.
5. Lots must have frontage on a street. There is no required frontage distance for a lot although

each lot must meet the design standards of the district.

Specific Provisions of the Planned Development

1. Building Design

- a. On the south side of Legacy Dr., buildings fronting on Bishop Rd. must be designed to accommodate ground floor retail uses from Legacy Dr. south to Martin Rd. On the north side of Legacy Dr., retail, office, and live/work space is allowed on the ground floor of all multifamily buildings but is not required. Ground floor activities of nonresidential buildings shall be oriented to the street and shall have access directly from the street. Ground floor is defined as that portion of a building from the street-level finish floor elevation and extending 12.5 feet above the street-level finish floor elevation.
- b. Nonresidential buildings, except for parking garages, shall have a minimum of 40% of the ground floor facade comprised of window area. Facades facing the Dallas North Tollway frontage road and Legacy Dr. within 400 feet from the Dallas North Tollway frontage road are exempt from this requirement and shall have a minimum of 30% of the ground floor facade comprised of window area. No glass having an exterior visible reflectance of more than 30% shall be permitted as an exterior building material.
- c. Canopies, balconies, stoops, bay windows, awnings, and other building projections may encroach up to 5 feet into the public right-of-way.
- d. Buildings shall be constructed with 75% of each facade within 6 feet of the right-of-way for streets and mews, unless restricted by easements. Where easements are present, 75% of each facade must be built to the easement line. Exceptions to these setback requirements are:
 - i. Within Tracts A and B, buildings with facades along the Dallas North Tollway frontage road shall have a 300-foot maximum setback.
 - ii. Within Tracts A and B, buildings with facades along Legacy Dr., within 400 feet from the Dallas North Tollway frontage road, shall have a 300-foot maximum setback.
 - iii. Within Tracts A and B, all developments having building facades along Legacy Dr., except for item ii. above, shall have a maximum setback of 30 feet or to the easement line if greater than 30 feet. The setback may be increased to a maximum of 100 feet if a drive aisle with double-loaded parking is installed along Legacy Dr. A public or private mews street may also be installed between Legacy Dr. and the buildings. In this case, 75% of the building facade shall be within 6 feet of the mews street right-of-way. The initial development along the south side of Legacy Dr., except within the area defined in item ii above, shall determine which development standard is to be used.
 - iv. Within Tract C, buildings shall be constructed with 75% of each facade within 30 feet of back of curb of the quasi-public street or within 100 feet of the back of curb of Headquarters Dr., Communications Pkwy., Legacy Dr., or the Dallas North Tollway.
 - v. Within Tract C, off-street surface parking is prohibited between the quasi-public street and the building facade.
 - vi. Within Tract C, if a public open space, patio dining, plaza, or other public amenity is provided between the building face and the street, then the amenity may be used to meet the maximum building setback. Surface parking lots cannot be used to meet the maximum building setback.
- e. Within Tracts A and B, building facades fronting Headquarters Dr. or Tennyson Pkwy. shall have a maximum setback of 30 feet or to the easement line if greater than 30 feet. The setback may be increased to a maximum of 100 feet if a drive aisle with double-loaded parking is installed along Headquarters Dr. or Tennyson Pkwy. If a mews street is used, the building facade shall have 75% of its face with 6 feet of the mews street right-of-wayline.

- f. Within Tracts A and B, building facades fronting Parkwood Blvd. shall have a maximum setback of 30 feet or to the easement line if greater than 30 feet. The setback may be increased to a maximum of 100 feet if a drive aisle with double-loaded parking is installed along Parkwood Blvd. A public or private mews street may also be installed between the buildings and the right-of-way of Parkwood Blvd. If a mews street is used, the building facade shall have 75% of its face within 6 feet of the mews street right-of-way line. The minimum setback shall be 6 feet from the right-of-way of Parkwood Blvd.
 - g. No building facade shall exceed a length of 400 feet without a break in the facade of a minimum depth of 5 feet for a minimum length of 10 feet.
 - h. Tract C shall contain a quasi-public street connecting Legacy Dr. to Headquarters Dr.
 - i. Quasi-Public Street Definition: Quasi-public streets are privately owned and maintained drives open to public access. A quasi-public street easement shall be dedicated for all quasi-public streets, and a fire lane shall be located within all quasi-public street easements. On-street parking and sidewalks provided along quasi-public streets shall be located within the quasi-public street easement. Lots may derive required street frontage from quasi-public streets and may be platted to the centerline of quasi-public streets.
 - ii. On-street parking is permitted along the quasi-public street provided it is parallel or angled. Ninety-degree, head-in parking, is prohibited along the quasi-public street.
 - iii. Buildings fronting the quasi-public street shall be designed to accommodate ground floor retail and office uses. Live/work space is permitted on the ground floor of all multifamily buildings. Ground floor activities of nonresidential buildings shall be oriented to the street and shall have access directly from the street. Ground floor is defined as that portion of building from the street-level finish floor elevation and extending 12.5 feet above the street-level finished floor elevation.
 - iv. Public or private mews streets may be installed between the buildings, perpendicular to the quasi-public street and all other public streets. If a mews street is used, the building facade shall have 75% of its face within 7 feet of the mews street right-of-way line.
2. Residential Development Standards
- a. Standards relating to all residential development
 - i. Within Tracts A and B, no minimum open space shall be required per residential dwelling unit. However, 2 park or courtyard areas must be provided within the planned development district, one on each side of Legacy Dr. The park areas shall total 5 acres in size. These areas may be publicly or privately owned. Parks, courtyards, and streetscape areas shall be shown at the time of concept plan or site plan approval on the concept plan or site plan.
 - ii. The open space exhibit for Tracts C and D is adopted as part of this ordinance and open space for these tracts will be in accordance with the following:
 - Usable public open space must be provided in an amount not less than ~~8.7~~ 8.8 acres. The 7.1 acres of public park land located on the south side of Tract C within PD-65-CB-1 can be counted towards the credit, and a minimum of ~~1.6~~ 1.7 acres of useable open space must be provided within Tracts C and D as defined in the open space plan.
 - Usable open space must be accessible to the public at all times and must not be fenced.
 - Usable open space must have a minimum dimension of 30 feet long and 30 feet wide.
 - iii. 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:

- Solid metal gates
 - Masonry screening walls (in accordance with Article 20)
 - Overhead doors
 - Any combination of the above
- b. Standards relating to multifamily residence development
- i. Multifamily development shall be exempt from the supplemental regulations of Section 15.800.
 - ii. The minimum residential density for multifamily development shall be 40 dwelling units per acre. Mid-rise residential is excluded from this requirement.
 - iii. Within Tract C, the maximum number of multifamily dwelling units shall be 800.
 - iv. Within Tract C, the first floor of residential building shall not solely consist of structured parking.
- c. Standards relating to single-family residence (attached) development
- i. Each dwelling unit shall be on an individually-platted lot. Lots shall front on a public street, private mews street, or slip road. Mews streets used for private lot frontage shall be named streets and shall not be gated.
 - ii. Within Tract D, garages for single-family residence attached uses shall not front on Headquarters Dr. or Communications Pkwy.
 - iii. Minimum Lot Area: 700 square feet
 - iv. Maximum Density: 40 dwelling units per acre
 - v. Minimum Lot Width: 20 feet
 - vi. Minimum Lot Depth: 35 feet
 - vii. Front yard setbacks shall apply as follows:
 - Minimum Setback from Mews Street or Slip Road: 12 feet from back of street curb to building
 - Maximum Setback from Mews Street or Slip Road: 18 feet from back of street curb to building
 - Minimum Setback from Public Street or Slip Road: 15 feet from back of street curb to building
 - Maximum Setback from Public Street or Slip Road: 21 feet from back of street curb to building
 - Minimum of 75% of the front facade of the building shall fall within the minimum and maximum setback
 - viii. Minimum Side Yard
 - Interior Side Yard: None
 - Exterior Side Yard (Corner Lot): Shall be treated the same as front yards
 - ix. Minimum Rear Yard: None

- x. Maximum Height: 3 story (50 feet)
 - xi. Minimum Floor Area per Dwelling Unit: 800 square feet
 - xii. Maximum Lot Coverage: 100%
 - xiii. Street trees shall be placed in planting beds or tree grates within 6 feet of the back of the street curb.
 - xiv. Sidewalks with a minimum unobstructed width of 6 feet shall be placed along street frontage within Tracts A and B. Sidewalks with a minimum unobstructed width of 7 feet shall be placed along street frontage with Tract C and D. Sidewalks are in addition to and placed adjacent to street tree areas.
 - xv. Stoops and landscaped areas adjacent to the building may extend a maximum distance of 6 feet into the area between the front facade of the building and the back of the street curb.
 - xvi. Maximum Building Length: 200 feet
 - xvii. Buildings must be separated by a minimum distance of 10 feet.
 - xviii. Maximum Number of Units per Building: 10
 - xix. Rear entry drives are required. The distance from the garage to the travel lane of the alley shall be 10 or less feet in length or shall be 20 feet or greater in length. The distance from the garage to the mews street shall be in accordance with the attached mews street section.
- d. Standards relating to single-family residence detached development shall be in accordance with the following:
- i. Minimum Lot Area: 875 square feet
 - ii. Minimum Lot Width: 25 feet
 - iii. Front Yard Setbacks:
 - Minimum Setback from a 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 3 feet or less, or 20 feet or greater in length.
 - Maximum Setbacks:
 - 1. From Communications Pkwy. and Headquarters Dr.: 20 feet. A maximum of 20% of the units may exceed this setback if those units average a setback of 30 feet.
 - 2. 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. An easement for the benefit of each lot is herein reserved over, cross, and upon each lot adjoining to such lot for roof overhangs not exceeding 2 feet in width and brick ledges

which support exterior veneer walls and 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 minimum frontage required along a public street for each lot deriving frontage from an access and utility easement is 2 feet. The access and utility easement shall be a minimum of 24 feet wide, paved and maintained by the homeowners association.
 - ix. Garages for single-family residence detached uses shall not front on Headquarters Dr. or Communications Pkwy.
 - x. Parking Requirements: 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
 - xi. Any single-family residence detached subdivision developed under these standards shall provide usable open space which equals or exceeds 10% of the gross platted area, excluding rights-of-way for major thoroughfare Type E or larger or easements for drainage or floodways.
 - xii. A minimum 6-foot masonry screening wall, ornamental metal fence, irrigated living screen, or combination of the 3 will be provided along the site's western property boundary adjacent to Legacy West, Block E, Lot 2. If a living screen is installed, it shall be at least a 6-foot tall solid screen within 2 years of installation.
 - xiii. The minimum spacing between adjacent streets on a roadway shall be 110 feet between the near curb of any adjacent street when either of the streets is a Type E or larger street.
3. Street, Sidewalk, and Streetscape Regulations
- a. Streets, private streets and drives, streetscape and visibility triangles shall be in accordance with the attached street and drive sections and intersection diagrams.
 - b. Outdoor patio and sidewalk dining, as well as other public seating areas, are permitted. These areas shall not be included in parking calculations.
 - c. Within Tract C and D, trees, landscaping, outdoor dining, bicycle racks, and street furniture may be placed within a sidewalk but may not reduce the 7 foot unobstructed width.
4. Parking Regulations
- a. On-street parking within 300 feet of a proposed use may be counted toward satisfying the parking requirement for such use. Assignment of on-street parking shall be at the time of approval of the site plan.
- The required parking within the district shall be as follows:
- Multifamily - One space per bedroom (including efficiencies). Spaces for multifamily uses may be provided in a joint use parking structure and need not be within 100 feet of the units served.
 - Single-Family Attached - Each dwelling unit shall have a rear entry drive with a minimum of 2 parking spaces per garage. The elimination of the garage space, by enclosing the garage with a stationary wall, shall be prohibited.
 - Live/Work Space - One space per 800 square feet of area on the ground floor.
 - Retail - One space per 500 square feet of floor area.

- Office - One space per 300 square feet of floor area.
 - Hotel - One space per guest room and one space per 160 square feet of meeting area.
 - All Other Nonresidential Uses - One space per 250 square feet of floor area.
- b. Within Tract C, a maximum of 100 off-street parking spaces are permitted within a surface parking area within each lot. These areas shall contain a 5-foot landscape edge between the parking area and the street. Within this landscape edge, 10 shrubs (5 gallon minimum) shall be planted per 500 square feet.
 - c. The initial developments in the district will provide parking as required above. Required parking may be shared among the following uses: multifamily, residential, office, retail, restaurant, health club, hotel, and theater, based on time-of-day parking demands for such uses. A parking study detailing parking needs and shared parking arrangements must be submitted at the time of site plan review and approval.
 - d. When a building is under single ownership, a maximum of 50% of the spaces provided in a parking structure may utilize small car parking requirements.
 - e. Structured parking shall be designed to minimize the ground level view of automobiles below their hood lines. Parking structure facades shall have strong horizontal architectural elements. Pedestrian entrances to parking garages shall be directly accessed by a sidewalk or mews or through an internal building vestibule.
5. Prohibited/Additional Allowed Uses
 - a. The following uses shall be prohibited:
 - electrical substation
 - railroad team track
 - freight terminal or dock
 - service yard for governmental agency
 - shops, office, or storage area for public/private utility
 - water treatment plant
 - automobile parts sales (inside)
 - automobile repair garage
 - automobile storage
 - car wash
 - motorcycle sales/service
 - tire dealer (no open storage)
 - contract construction
 - general commercial plant
 - transfer storage and baggage terminal
 - b. The following additional uses shall be permitted:
 - artisan's workshop
 - bed and breakfast
 - single-family residence attached

- c. Within Tract C, the following addition uses shall be permitted:
 - Multifamily and mid-rise residential
- d. Within Tract D, the following additional uses shall be permitted:
 - Single-family residence attached
 - Single-family residence detached

6. Signage Regulations

In addition to signs permitted by Article 22 of the Zoning Ordinance, the following additional signs and/or revised sign definitions and standards are permissible:

a. *Freestanding Identification Signs*

- i. Freestanding identification signs may be installed at the following locations and shall comply with the Dallas North Tollway Overlay District signage requirements:
 - 1. The intersections of Type D and larger thoroughfares
 - 2. The intersection of Bishop Rd. and Type D and larger thoroughfares
- ii. Freestanding identification signs are exempt from the requirement that they be located at least 30 feet from a private property line.

b. *Directional Signs*

i. General

- 1. A directional sign is any noncommercial sign, which directs the public to various locations, for instance, but not limited to, the retail, apartments, hotel, or parking areas.
- 2. A directional sign may be a freestanding sign, a wall sign, a projecting sign, or mounted to a vertical support.
- 3. These signs shall not contain advertising and shall be specifically directional in nature.
- ii. Sign Size - A directional sign mounted to a vertical support shall not exceed 15 square feet and the maximum sign width is 3 feet wide. The bottom of the sign shall not fall below 7 feet from the ground surface.

c. *Banners – General*

- i. Banners may be mounted to a vertical support or attached to a building or parking deck and may cross the street.
- ii. Banners, which are mounted to a vertical support, may be integrated onto street and pedestrian light poles.
- iii. Banners may display artwork or a message that pertains to the district or a special event.

d. *Portals – General*

- i. A portal is an entry feature, which may be freestanding, span across an area, or attached to a building or structure.
- ii. Portals may be located at the following locations:
 - 1. The intersections of Bishop Rd. and Type D and larger thoroughfares
 - 2. The intersection of Henry Cook Blvd. and Parkwood Blvd

- iii. Portals which span across the public right-of-way may be erected subject to city approval.
- e. *Directory Map*
 - i. General
 - 1. A directory map is a noncommercial map listing the occupants within a shopping center, retail district, office district, or commercial site.
 - 2. A directory map may be freestanding, mounted to a wall, mounted to a vertical support, incorporated into a kiosk, or anchored within the public right-of-way.
 - 3. A directory map is used to provide way finding information for pedestrians.
 - ii. Sign Size - A directory map, mounted to a vertical support, shall not exceed 40 square feet.
- f. *Architectural Roof Signs*
 - i. General
 - 1. An architectural roof sign is a sign on top of a roof structure which may extend above the highest point of a roofline.
 - 2. Architectural roof signs are prohibited on building facades facing the Dallas North Tollway, Headquarters Dr., Parkwood Blvd., Tennyson Pkwy., and Legacy Dr.
 - ii. Sign Size – Architectural roof signs shall not exceed an overall height of 9 feet and shall not exceed a maximum square footage of 150 square feet.
- g. *Sloping Roof Signs*
 - i. General
 - 1. A sloping roof sign sits at the base of a sloping roof structure/awning element and does not extend above the roofline of the structure or element.
 - 2. Sloping roof signs are limited to the retail portion of Legacy Town Center and Tract C.
 - ii. Sign Size - Sloping roof sign height shall not exceed one-third of the height of the sloping roof seen in true elevation. (See attached zoning exhibit for sloping roof sign detail.)
- h. *A-frame Signs*
 - i. General
 - 1. An a-frame sign is a self-supporting A-shaped sign with 2 visible sides that is located on or adjacent to a sidewalk.
 - 2. The sign shall be sufficiently weighted or anchored.
 - 3. A-frame signs may be located within the public right-of-way.
 - ii. Sign Size - The maximum square footage is 8 square feet per sign face and the maximum sign height is 4 feet high.
- i. *Projecting Signs*

i. General

1. Projecting signs must keep a minimum clearance of 8 feet above the sidewalk.
2. Projecting signs may be located within the public right-of-way.

ii. Sign Size

1. The horizontal portion of any projecting sign shall not be more than 6 feet 6 inches in length measured from the building face.
2. The projecting sign shall not exceed 60 square feet.

j. *Murals – General*

- i. Murals are noncommercial pictures, not advertising a product or service, which is sold on the premises, painted on or attached to the exterior walls. The subject matter of a mural is expressed by means easily understood by a general audience.
- ii. Murals shall be reviewed and approved at the discretion of the Building Official for compliance with the definition of a mural and for appropriate size and placement.

~~k. *Kiosks*~~

~~i. General~~

- ~~1. Freestanding kiosk structures may be anchored within the public right-of-way or erected on individual lots. If anchored in the public right-of-way, kiosks are limited to 15 feet in height, and all accessibility and visibility requirements must be met for public sidewalks and streets. A maximum of 4 freestanding kiosks may be installed in the public right-of-way, 2 in the portion of the planned development district south of Legacy Dr. and 2 in the portion north of Legacy Dr.~~
- ~~2. Kiosks in the public right-of-way may display directory maps, artwork, or messages that pertain to the district or special events but shall not be used for commercial advertising signs. Kiosks located on private property may display commercial advertising signs.~~

- ~~ii. Sign Size—Signage on all kiosks shall not exceed 40 square feet in the public right-of-way. Signage on kiosks located on private property may not exceed 60 square feet. For multiple-sided kiosks, the gross surface area of each side shall not exceed 2 times the allowable square footage divided by the number of sign faces.~~

- i. Within Tracts A and B, a maximum of 4 freestanding kiosks may be installed in the public right-of-way, 2 in the portion of the planned development district south of Legacy Dr. and 2 in the portion north of Legacy Dr., subject to the following requirements:

1. Kiosks are limited to 15 feet in height and the signage shall not exceed 40 square feet.
2. All accessibility and visibility requirements must be met for public sidewalks and streets.
3. Kiosks may display directory maps, artwork, or messages that pertain to the district or special events but shall not be used for commercial advertising signs.

- ii. Kiosks located on private property shall meet the following requirements:

1. Signage on kiosks may not exceed 60 square feet.
2. Kiosks may display commercial advertising signs.
- iii. For multiple-sided kiosks, the gross surface area of each side shall not exceed 2 times the allowable square footage divided by the number of sign faces.
- iv. Within Tract C, a maximum of 8 digital kiosks are permitted within 50 feet of Windrose Avenue, subject to the following:
 1. Kiosks must be located at least 75 linear feet apart.
 2. Kiosks may be digital or non-digital.
 3. Kiosks shall not be placed in any location that would prevent maintaining a minimum 7-foot wide unobstructed pedestrian path or sidewalk as required by the district.

l. *Multipurpose Wall Signs*

i. General

1. A multipurpose wall sign is any sign mounted or projected on the wall of a building which is used to identify shopping centers, retail districts, office districts, or commercial sites and may include a listing of occupants within the development being identified. Advertising of products, services, or off-premise messaging is only permitted where explicitly specified below. The multipurpose wall sign may also be an electronic changeable wall sign as defined herein.
2. Multipurpose wall signs are exempt from Section 22.300.1.B and 2.F.
3. An electronic changeable wall sign is a type of multipurpose wall sign that displays static images that change message or copy by programmable electronic processes. Electronic changeable wall signs shall be allowed to change copy every 8 seconds.

ii. Size and Location

1. Unless otherwise specified below, multipurpose wall signs shall not be limited in height or width except that they shall be limited to 300 square feet in size.
- ~~2. Multipurpose wall signs within Tract C shall be limited to 500 square feet in size.~~
- ~~3. A maximum of 2 multipurpose wall signs shall be mounted to parking garages located adjacent to the Dallas North Tollway within Tract C.~~
2. Unless otherwise specified below, multipurpose wall signs may only be used to advertise tenants, owners and uses, and any of their products or services within PD-65-CB-1.
3. In Tract A, a maximum of 2 multipurpose wall signs shall be mounted to the parking garages located at the southeast corner of the Dallas North Tollway frontage road and Legacy Cr. only. The signs shall be mounted on the north, west, or south facades, and only one sign shall be permitted on each facade.
4. A maximum of 6 multipurpose wall signs shall be permitted in Tract C, subject to the following:
 - a. When mounted to parking garage facades located adjacent to the

Dallas North Tollway:

- i. Maximum Number: 2
- ii. Maximum Size: 500 square feet each
- b. When located on a parking garage façade facing Windrose Avenue:
 - i. Maximum Number: 2
 - ii. Maximum Size, within 300 linear feet of Headquarters Drive: 1,100 square feet
 - iii. Maximum Size, over 300 linear feet from Headquarters Drive: 1,500 square feet
 - iv. Signs may include off-premise messaging.
 - v. Signs shall be located at least 100 linear feet from Legacy Drive and Headquarters Drive.
 - vi. Signs must not be visible from surrounding public rights-of-way at a height of 5 feet above ground level.
- c. When located on a building façade facing Windrose Avenue:
 - i. Maximum Number: 2
 - ii. Maximum Size for Signs East of Windrose: 400 square feet
 - iii. Maximum Size for Signs West of Windrose: 900 square feet
 - iv. Signs may include off-premise messaging.
 - v. Signs shall be located at least 200 linear feet from Legacy Drive and Headquarters Drive.



LEGACY WEST

100% Signage Concept Presentation

2/03/2025

rsmdesign

Gensler

Map

Communications Pkwy

Windrose Ave.

Dallas North Tollway Access Road

Legend:

- Large Format Digital
- Large Format Static
- Digital Kiosk (replacing existing kiosks)

Map Labels:

Renaissance Hotel, Hotel Parking, Bulla Gastrobar, Watches of Switzerland, Kai (2nd Level), Toulhouse, Earls Kitchen + Bar, West Elm, Shake Shack, Tommy Bahama Store, Tommy Bahama Restaurant, Urban Value, Cava Mesero, North Italia, True Food Kitchen, Johnny Was, Madewell, Peter Miller, Levi's, Pockets, PAIGE, Warby Parker, Bonobos, Suitsupply, Tiffany & Co., Golden Goose, Gucci, Tory Burch, David Yurman, Louis Vuitton, Neighborhood Goods, Del Frisco's Double Eagle Steak House, Shake Shack, Free People, Nike, Sprinkles, Spectacles, Peloton, Testa, Lululemon, OYME, Prim & Proper, BAM Beauty Bar, Read Between The Lines, Johnny Rodriguez The Salon, J.Crew, Visit Plano, Sephora, Starbucks, Mendocino Farms, Venetian Nail Spa, Amorino, Credo, Chanel Beauty, Rustic Cuff, Darna Euro Market, Lucid, Frontgate, Haywire, Heyday, Taper + Tap, FedEx Office, Box Garden, Fogo De Chao, Urban Value.

Parking Areas: A, G, K

- Large Format Digital
- Large Format Static
- Digital Kiosk (replacing existing kiosks)



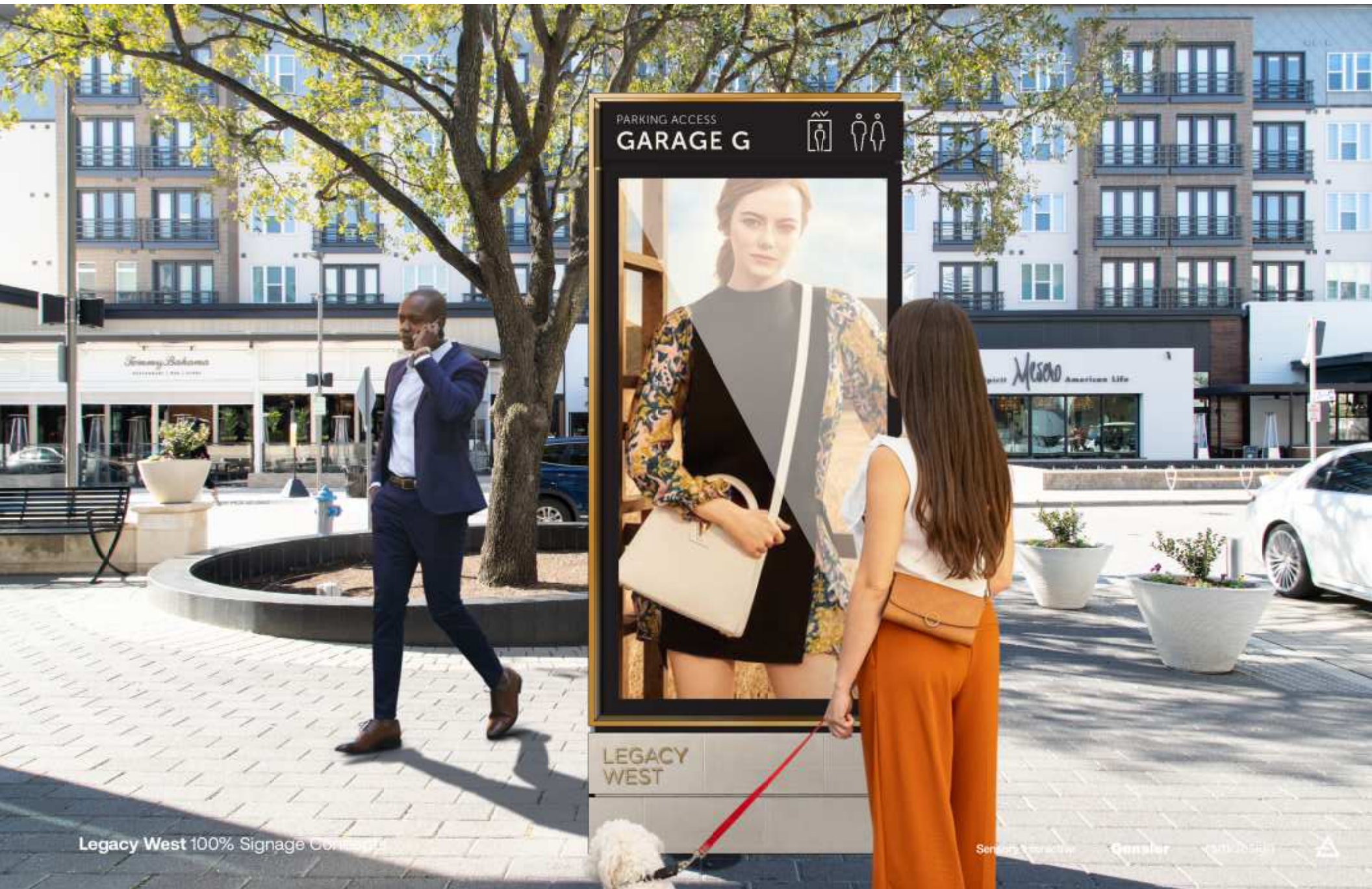
Legacy West 100% Signage Concepts

Sensory Interactive

Gensler

rsm design





Legacy West 100% Signage Completed

Sensory Interactive

General

cm 2024



Digital Kiosks

A detailed focused, multi-purposed digital kiosk that serves as a directory as well as a revenue generating opportunity. It is designed to have modern stainless steel detailing, integrated perforated graphics for ventilation, and an informational band at the top that identifies the unique garage / paseo in which is located in front of. Lastly the side that faces the side walk allows for flexible panels that act as pedestrian directionals or a transformational lighted edge that can be choreographed across the site.



1 Front View
Scale: 3/16"=1'

Legacy West 100% Signage Concepts



Sensory Interactive

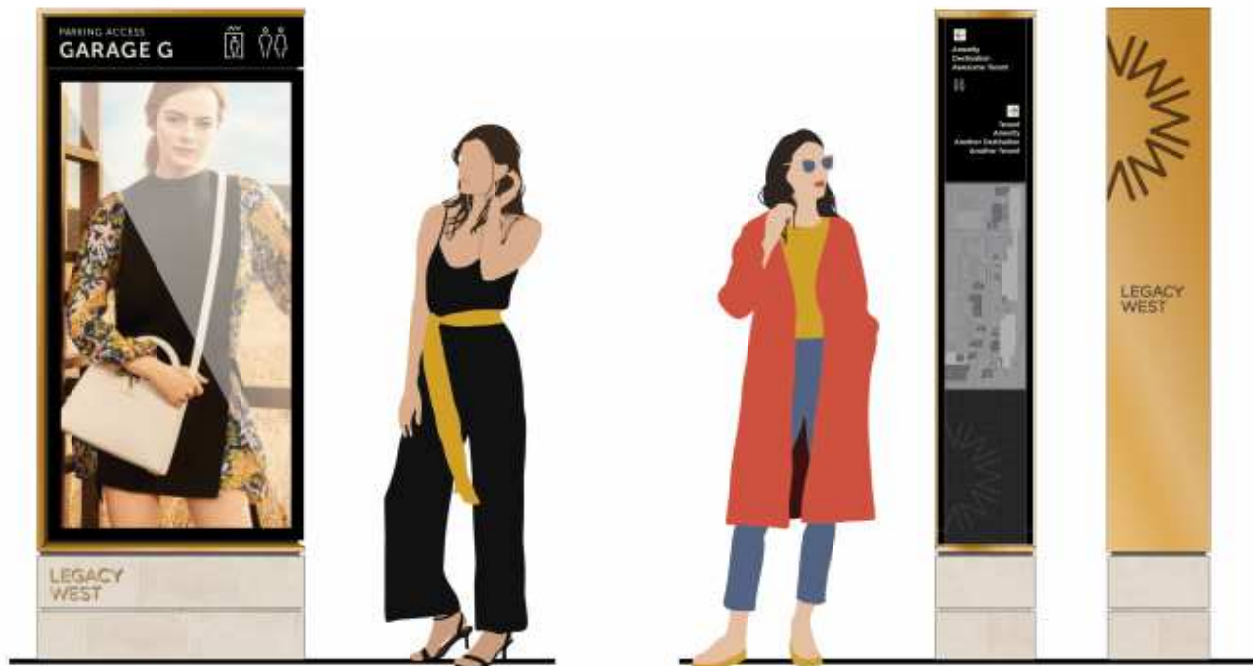
Gensler

rsm design

A

Digital Kiosks

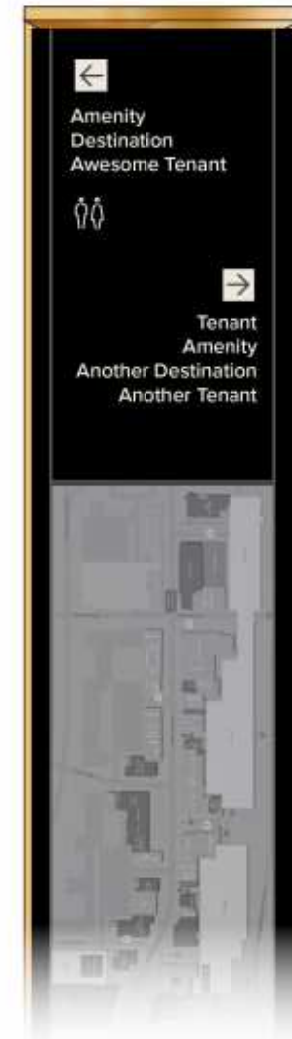
A detailed focused, multi-purposed digital kiosk that serves as a directory as well as a revenue generating opportunity. It is designed to have modern stainless steel detailing, integrated perforated graphics for ventilation, and an informational band at the top that identifies the unique garage / paseo in which is located in front of. Lastly the side that faces the side walk allows for flexible panels that act as pedestrian directionals or a transformational lighted edge that can be choreographed across the site.



1 Front View
Scale: 3/4"=1'

2 Side View
Scale: 3/4"=1'

Legacy West 100% Signage Concepts



Sensory Interactive

Gensler

rsm design



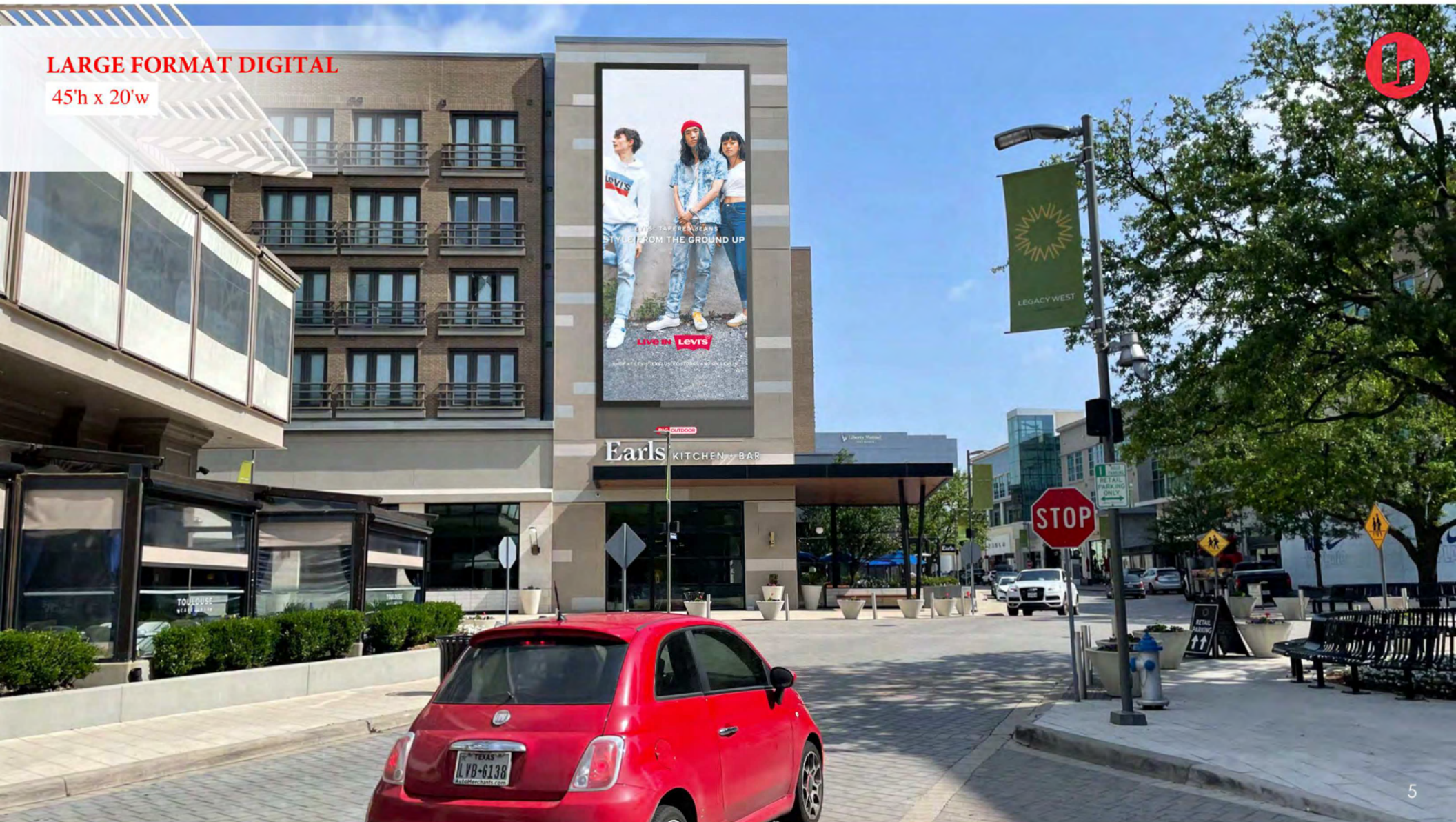
Digital Kiosks

The following is designed to incorporate flexible panels that act as a pedestrian directional or can be a transformational lighted edge that can be choreographed across the site.

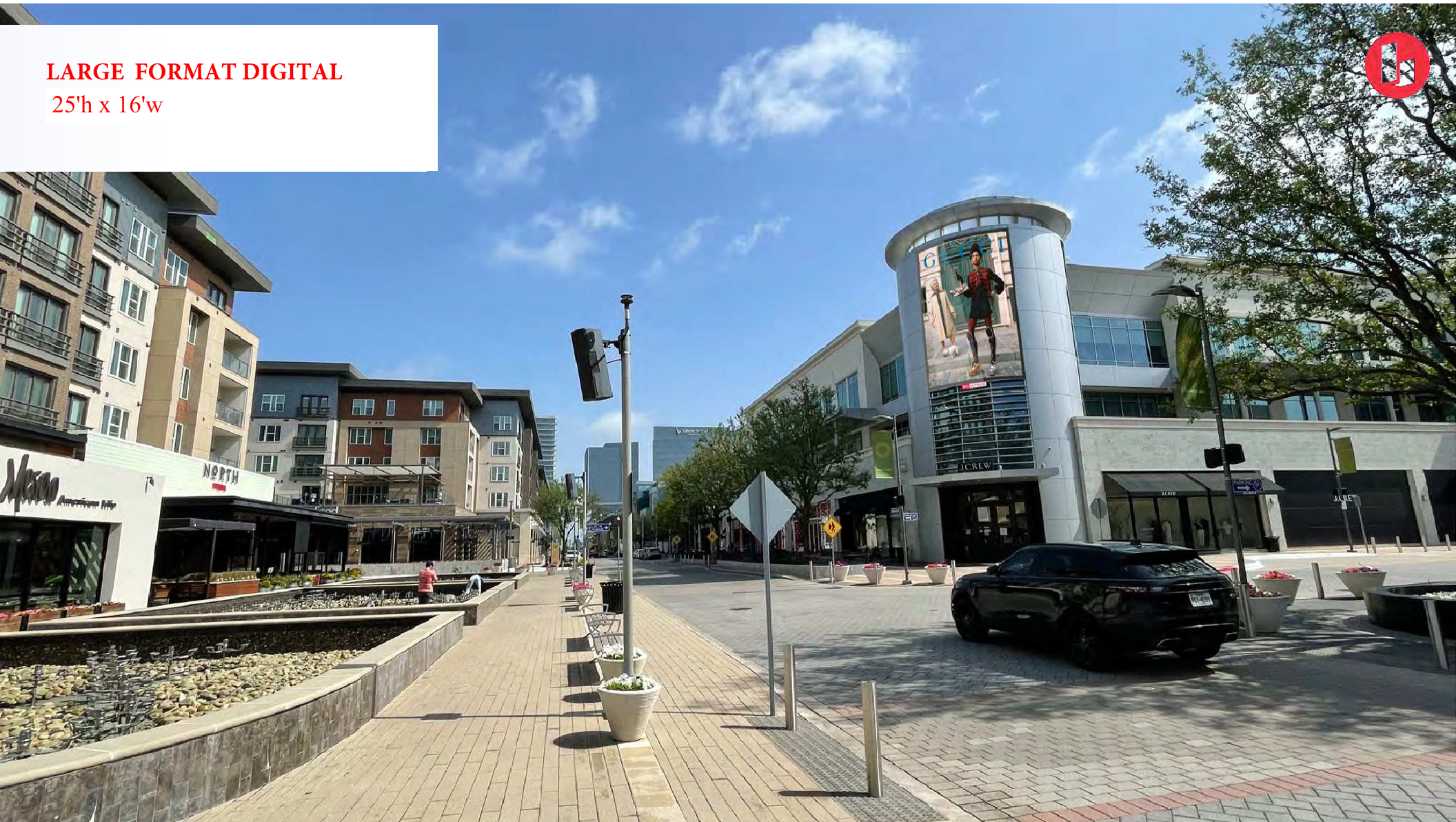


LARGE FORMAT DIGITAL

45'h x 20'w



LARGE FORMAT DIGITAL
25'h x 16'w



STATIC

30'h x 48'w



STATIC

42'h x 25'w

