

Zoning Case 2024-026

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 modify open space and signage development standards for Planned Development-65-Central Business-1 on 275.1 acres of land out of the Henry Cook Survey, Abstract No. 183, the J.C. Barrow Survey, Abstract No. 91, the G.R. Martin Survey, Abstract No. 622, the Collin County School Land Survey No. 6, Abstract No. 149, the J. Digman Survey, Abstract No. 279, the Maria C. Vela Survey, Abstract No. 935, the Samuel H. Brown Survey, Abstract No. 108 and the H.N. Thompson Survey, Abstract No. 896, located at the northeast corner of Legacy Drive and Communications Parkway and within the Dallas North Tollway Overlay District in the City of Plano, Collin County, Texas; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date.

WHEREAS, the City Secretary of Plano, Texas, directed that notices of a hearing be issued, as required by the Zoning Ordinance of the City of Plano and laws of the State of Texas, at a meeting of the City Council, to be held on the 14th day of April, 2025, for the purpose of considering amending and expanding Planned Development-65-Central Business-1 to modify open space and signage development standards on 275.1 acres of land out of the Henry Cook Survey, Abstract No. 183, the J.C. Barrow Survey, Abstract No. 91, the G.R. Martin Survey, Abstract No. 622, the Collin County School Land Survey No. 6, Abstract No. 149, the J. Digman Survey, Abstract No. 279, the Maria C. Vela Survey, Abstract No. 935, the Samuel H. Brown Survey, Abstract No. 108 and the H.N. Thompson Survey, Abstract No. 896, located at the northeast corner of Legacy Drive and Communications Parkway and within the Dallas North Tollway Overlay District in the City of Plano, Collin County, Texas; and

WHEREAS, the City Secretary of said City accordingly caused to be issued and published the notices required by its Zoning Ordinance and laws of the State of Texas applicable thereto, the same having been published in a paper of general circulation in the City of Plano, Texas, at least fifteen (15) days prior to the time set for such hearing; and

WHEREAS, the City Council of said City, pursuant to such notice, held its public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance, on the 14th day of April, 2025; and

WHEREAS, the City Council is of the opinion and finds that such rezoning, as amended by the stipulations agreed upon during the public hearing, would not be detrimental to the public health, safety, or general welfare, and will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Plano, and as well, the owners and occupants thereof, and the City generally; and

WHEREAS, the City Council authorized this Ordinance to be executed without further consideration, consistent with the stipulated restrictions presented at the hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended to modify open space and signage development standards for Planned Development-65-Central Business-1 on 275.1 acres of land out of the Henry Cook Survey, Abstract No. 183, the J.C. Barrow Survey, Abstract No. 91, the G.R. Martin Survey, Abstract No. 622, the Collin County School Land Survey No. 6, Abstract No. 149, the J. Digman Survey, Abstract No. 279, the Maria C. Vela Survey, Abstract No. 935, the Samuel H. Brown Survey, Abstract No. 108 and the H.N. Thompson Survey, Abstract No. 896, located at the northeast corner of Legacy Drive and Communications Parkway and within the Dallas North Tollway Overlay District in the City of Plano, Collin County, Texas, said property being described in the legal description on Exhibit A attached hereto.

Section II. The modified development standards in Section 2.ii. (Residential Development Standards) and Section 6 (Signage Regulations) of Planned Development-65-Central Business-1 are hereby amended, according to the stipulations agreed upon during the public hearing, as described below:

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- 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 8.8 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 1.7 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.

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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. 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.

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-premises 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. 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 facade 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-premises 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-premises messaging.
 - v. Signs shall be located at least 200 linear feet from Legacy Drive and Headquarters Drive.

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 14th day of April, 2025.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

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BEING a tract of land situated in the Henry Cook Survey, Abstract No. 183, the J.C. Barrow Survey, Abstract No. 91, the G.R. Martin Survey, Abstract No. 622, the Collin County School Land Survey No. 6, Abstract No. 149, the J. Digman Survey, Abstract No. 279, the Maria C. Vela Survey, Abstract No. 935, the Samuel H. Brown Survey, Abstract No. 108 and the H.N. Thompson Survey, Abstract No. 896, Collin County, Texas and being all of Lot 1R and Lot 2, Block D and all of Lot 1, Block E, Legacy West Addition, an addition to the City of Plano, Texas according to the plat recorded in Volume 2015, Page 63, Map Records of Collin County, Texas, all of Lot 2, Block A, Legacy Town Center North No. 2, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20070418010001360, Official Public Records of Collin County, Texas, all of Townhomes at Legacy Town Center Phase 4, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20070718010002410, Official Public Records of Collin County, Texas, all of Lot 7, Block C, Legacy Town Center North, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20130528010001510, Official Public Records of Collin County, Texas, all of Lot 8R, Block A, Legacy Town Center (North), an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20110804010001440, Official Public Records of Collin County, Texas, all of Lots 1 and 2, Block D, Legacy Town Center (North), an addition to the City of Plano, Texas according to the plat recorded in Cabinet 2006, Page 516, Map Records of Collin County, Texas, all of Lot 1, Block B and Lot 2, Block C, Legacy Town Center (North), an addition to the City of Plano, Texas according to the plat recorded in Cabinet 2006, Page 148, Map Records of Collin County, Texas, all of Lot 5, Block C, Legacy Town Center (North), an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20100806010001480, Official Public Records of Collin County, Texas, all of Lot 6R, Block A, Legacy Town Center (North), Lots 6R, and 8R, Block A, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20100507010000900, Official Public Records of Collin County, Texas, all of Lot 4 and Lot 6, Block C, Legacy Town Center (North), an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20060710010002900, Official Public Records of Collin County, Texas, all of Lot 2R and Lot 3, Block A, Legacy Town Center (North), an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20071009010003610, Official Public Records of Collin County, Texas, all of Lot 1R and Lot 5, Block C, Legacy Town Center (North), an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20071107010003940, Official Public Records of Collin County, Texas, all of Lot 3, Block C, Legacy Town Center North, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20060317010000990, Official Public Records of Collin County, Texas, all of Lot 1, Block A, Legacy Town Center (North), an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20080222010000710, Official Public Records of Collin County, Texas, all of The Town

Homes at Legacy Town Center, Phase 2, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20060518010002110, Official Public Records of Collin County, Texas, all of Lot 1R and Lot 5, Block C, Legacy Town Center (North), an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20071107010003940, Official Public Records of Collin County, Texas, all of Lot 1, Block A, The Shops at Legacy Town Center (North), an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20061108010004830, Official Public Records of Collin County, Texas, all of Baccus Cemetery, all of Lot 1, Robb and Stucky Addition, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 2001-0095071, Official Public Records of Collin County, Texas, all of Lot 1, Block D, Lot 1, Block E, and Lot 1, Block F, The Shops at Legacy Town Center, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 2004-0038069, Official Public Records of Collin County, Texas, all of Lot 2, Block F, The Shops at Legacy Town Center, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 2004-0038062, Official Public Records of Collin County, Texas, all of The Shops at Legacy Town Center, Phase 2, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 2005-0064263, Official Public Records of Collin County, Texas, all of Lot 1, Block 1, Lincoln at Legacy Town Center, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 2002-0074310, Official Public Records of Collin County, Texas, all of Lot 1, Block G and Lot 3, Block G, Legacy Town Center (South), an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 2003-0036901, Official Public Records of Collin County, Texas, all of Lot 2, Block 1 and Lot 3, Block 1, Two Legacy Town Center (South), an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 2004-0038063, Official Public Records of Collin County, Texas, all of Lot 1, Block A and Lot 1, Block B, Doubletree Legacy Addition, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 2001-0020950, Official Public Records of Collin County, Texas, all of Lot 1R, Block H, Legacy Town Center (South), an addition to the City of Plano, Texas according to the plat recorded in Volume M, Page 47, Map Records of Collin County, Texas, all of Lot 1R, Block 1 and Lot 4, Block 1, Legacy Town Center (South), an addition to the City of Plano, Texas according to the plat recorded in Volume Q, Page 239, Map Records of Collin County, Texas, all of Lot 1R, Block A, Two Legacy Town Center, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20060509010001880, Official Public Records of Collin County, Texas, all of Lot 2, Block 1, Two Legacy Town Center (South), an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 2004-0011445, Official Public Records of Collin County, Texas, being all of Lot 1R, and Lot 5, Block 1, Two Legacy Town Center (South), an addition to the City of Plano, Texas according to the plat recorded in Volume P, Page 454, Map Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at the intersection of the centerline of Legacy Drive (a variable width right-of-way) and the centerline of Communications Parkway (a variable width right-of-way);

THENCE with the centerline of Communications Parkway, the following courses and distances to wit:

North $0^{\circ}38'34''$ West, a distance of 284.84 feet to a point at the beginning of a tangent curve to the right having a central angle of $29^{\circ}58'12''$, a radius of 1143.74 feet, a chord bearing and distance of North $14^{\circ}20'32''$ East, 591.46 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 598.26 feet to a point at the beginning of a non-tangent curve to the left having a central angle of $12^{\circ}34'33''$, a radius of 1261.08 feet, a chord bearing and distance of North $20^{\circ}03'31''$ East, 276.24 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 276.79 feet to a point for corner;

THENCE departing said centerline, the following courses and distances to wit:

North $76^{\circ}19'54''$ West, a distance of 122.14 feet to a point at the beginning of a tangent curve to the left having a central angle of $12^{\circ}34'21''$, a radius of 559.37 feet, a chord bearing and distance of North $82^{\circ}37'05''$ West, 122.50 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 122.74 feet to a point at the beginning of a non-tangent curve to the left having a central angle of $48^{\circ}26'58''$, a radius of 550.00 feet, a chord bearing and distance of North $21^{\circ}42'51''$ West, 451.35 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 465.08 feet to a point for corner;

North $45^{\circ}56'20''$ West, a distance of 101.54 feet to a point at the beginning of a tangent curve to the right having a central angle of $13^{\circ}00'00''$, a radius of 700.00 feet, a chord bearing and distance of North $39^{\circ}26'20''$ West, 158.48 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 158.82 feet to a point for corner;

North $32^{\circ}56'20''$ West, a distance of 101.40 feet to a point at the beginning of a tangent curve to the right having a central angle of $13^{\circ}00'00''$, a radius of 700.00 feet, a chord bearing and distance of North $26^{\circ}26'20''$ West, 158.48 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 158.82 feet to a point for corner;

North 19°56'20" West, a distance of 141.58 feet to a point at the beginning of a tangent curve to the left having a central angle of 39°20'01", a radius of 480.00 feet, a chord bearing and distance of North 39°36'20" West, 323.09 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 329.52 feet to a point for corner;

North 31°07'28" East, a distance of 60.01 feet to a point at the beginning of a tangent curve to the left having a central angle of 11°28'12", a radius of 532.50 feet, a chord bearing and distance of North 25°23'22" East, 106.42 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 106.60 feet to a point for corner;

North 19°39'16" East, a distance of 95.37 feet to a point in the centerline of Headquarters Drive (a variable width right-of-way) at the beginning of a non-tangent curve to the right having a central angle of 23°03'41", a radius of 1191.79 feet, a chord bearing and distance of South 60°53'48" East, 476.46 feet;

THENCE with the centerline of Headquarters Drive, in a southeasterly direction, with said curve to the right, an arc distance of 479.69 feet to a point at the beginning of a reverse curve to the left having a central angle of 41°06'45", a radius of 561.00 feet, a chord bearing and distance of South 69°55'20" East, 393.96 feet;

THENCE in a southeasterly direction, with said curve to the left, an arc distance of 402.55 feet to a point for corner;

THENCE North 89°31'17" East, a distance of 1124.49 feet to a point at the intersection of said centerline of Headquarters Drive and the centerline of the Dallas North Tollway (a variable width right-of-way) and at the beginning of a non-tangent curve to the right having a central angle of 1°02'17", a radius of 3819.72 feet, a chord bearing and distance of North 14°59'09" East, 69.20 feet;

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

In a northeasterly direction, with said curve to the right, an arc distance of 69.20 feet to a point for corner;

North 15°30'18" East, a distance of 584.33 feet to the intersection of said centerline and the centerline of Baltic Boulevard;

THENCE with the centerline of Baltic Boulevard, the following courses and distances to wit:

North 89°47'07" East, a distance of 1182.27 feet to a point for corner;

South 68°36'03" East, a distance of 408.43 feet to a point at intersection of said centerline and the centerline of Parkwood Boulevard (a variable width right-of-way) and at the beginning of a non-tangent curve to the left having a central angle of 20°08'49", a radius of 1003.66 feet, a chord bearing and distance of South 10°04'24" West, 351.10 feet;

THENCE with the centerline of Parkwood Boulevard, the following courses and distances to wit:

In a southwesterly direction, with said curve to the left, an arc distance of 352.92 feet to a point for corner;

South 0°00'00" East, a distance of 4760.63 feet to the intersection of the centerline of Parkwood Boulevard and Tennyson Parkway (a variable width right-of-way);

THENCE with the centerline of said Tennyson Parkway, the following courses and distances to wit:

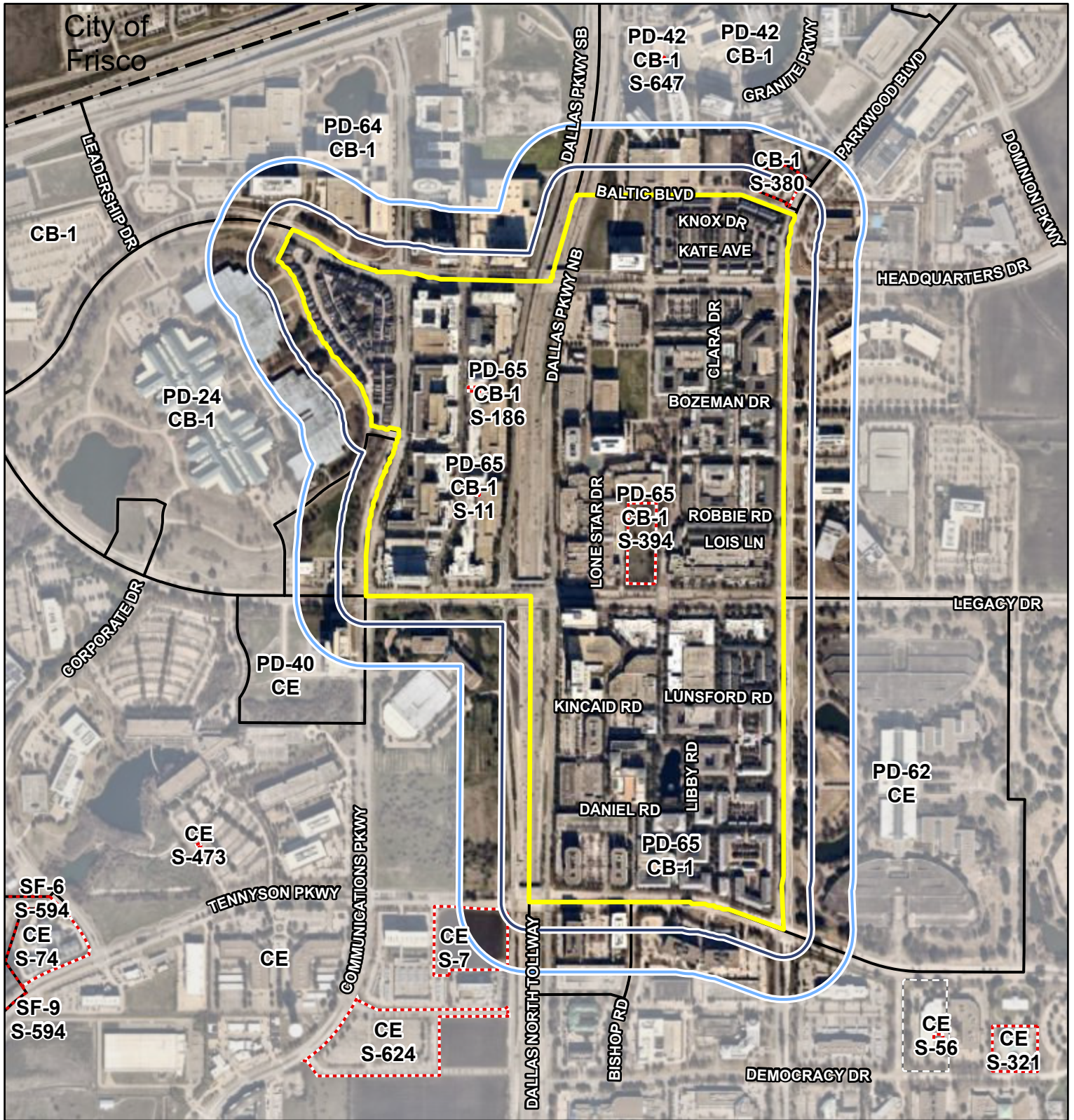
North 70°09'50" West, a distance of 414.03 feet to a point at the beginning of a tangent curve to the left having a central angle of 19°36'17", a radius of 1151.50 feet, a chord bearing and distance of North 79°57'59" West, 392.09 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 394.01 feet to a point for corner;

North 89°46'07" West, a distance of 1020.78 feet to the intersection of said centerline of Tennyson Parkway and the said centerline of the Dallas North Tollway;

THENCE with said centerline of the Dallas North Tollway, North 0°00'00" East, a distance of 2158.23 feet to the intersection of said centerline and said centerline of Legacy Drive;

THENCE with said centerline of Legacy Drive, South 89°21'26" West, a distance of 1175.78 feet to the **POINT OF BEGINNING AND CONTAINING** 275.07 acres of land.



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

