

Zoning Case 2018-002

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 rezone 93.5 acres of land out of the Collin County School Land No. 06 Survey, Abstract No. 149, Jabez Degman Survey, Abstract No. 279, SH Brown Survey, Abstract No. 108, and the Hugh Thompson Survey, Abstract No. 896, located at the southeast corner of State Highway 121 and the Dallas North Tollway in the City of Plano, Collin County, Texas, from Central Business-1 with Specific Use Permits No. 647 and No. 648 for Vehicle Leasing and Renting to Planned Development-42-Central Business-1 with Specific Use Permits No. 647 and No. 648 for Vehicle Leasing and Renting to modify development standards; 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 8th day of October 2018, for the purpose of considering rezoning 93.5 acres of land out of the Collin County School Land No. 06 Survey, Abstract No. 149, Jabez Degman Survey, Abstract No. 279, SH Brown Survey, Abstract No. 108, and the Hugh Thompson Survey, Abstract No. 896, located at the southeast corner of State Highway 121 and the Dallas North Tollway in the City of Plano, Collin County, Texas, from Central Business- 1 with Specific Use Permits No. 647 and No. 648 for Vehicle Leasing and Renting to Planned Development-42-Central Business-1 with Specific Use Permits No. 647 and No. 648 for Vehicle Leasing and Renting; and

WHEREAS, the City Secretary of the 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 8th day of October 2018; and

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

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

Section I. The Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended so as to rezone 93.5 acres of land out of the Collin County School Land No. 06 Survey, Abstract No. 149, Jabez Degman Survey, Abstract No. 279, SH Brown Survey, Abstract No. 108, and the Hugh Thompson Survey, Abstract No. 896, located at the southeast corner of State Highway 121 and the Dallas North Tollway in the City of Plano, Collin County, Texas, from Central Business-1 with Specific Use Permits No. 647 and No. 648 for Vehicle Leasing and Renting to Planned Development-42-Central Business-1 with Specific Use Permits No. 647 and No. 648 for Vehicle Leasing and Renting, said property being described in the legal description on Exhibit A attached hereto.

Section II. The change in Section I is granted subject to the following:

Restrictions:

The permitted standards must be in accordance with the Central Business-1 (CB-1) zoning district, unless otherwise specified herein.

1. Street trees must be provided at a rate of one 4-inch caliper tree per 35 feet of street frontage. Exact spacing and location of street trees must be determined at the time of site plan approval.
2. The following uses are prohibited:
 - a. Cemetery/Mausoleum
 - b. Mini-warehouse/Public Storage
 - c. Motorcycle Sales/Service
 - d. Mortuary/Funeral Parlor
 - e. Railroad Freight Depot or Dock
 - f. Service Yard
 - g. Sewage Treatment Plant
 - h. Vehicle Dealer (New)
 - i. Vehicle Dealer (Used)
 - j. Vehicle Parts Sales (Inside)

- k. Vehicle Repair (Major)
- l. Vehicle Storage
- m. Water Treatment Plant
- n. Warehouse/Distribution Center

3. Parking Regulations:

- a. Except for hotel/motel uses, off-street parking for all nonresidential uses must be provided at a minimum of 1 space for each 355 square feet. Off-street parking for hotel/motel uses must be provided at a rate of 1.25 spaces for each room, unit, or guest accommodation.
- b. Required off-street parking for any lot must be provided within the same block as the lot. The blocks are defined as follows:
 - i. Block A - Northeast corner of Baltic Blvd. and the Dallas North Tollway, south of Granite Pkwy. and west of Parkshore Dr.
 - ii. Block B - Southeast corner of the Dallas North Tollway and S.H. 121, north and west of Granite Pkwy.
 - iii. Block C - Northwest corner of Parkshore Dr. and Parkwood Blvd., east of Granite Pkwy., 1,255 feet south of S.H. 121.

4. Signage Regulations - In addition to signs permitted by Article 22 (Signs) of the Zoning Ordinance, the following additional signs and/or revised sign definitions and standards are permissible. Except as modified below, General Business, Freestanding Identification, and Multipurpose Signs must meet the requirements of the S.H. 121 Overlay District Sign Requirements.

- a. Directional Signs - Must not contain advertising and must be specifically directional in nature but may contain the names of destinations within the planned development district.
- b. Directory Map
 - i. A directory map is defined as a noncommercial map used to provide wayfinding information for pedestrians within the planned development district.
 - ii. Directory maps may be freestanding, mounted to walls, mounted to vertical supports, incorporated into kiosks or anchored within the public right-of-way.

c. Electronic Changeable Wall Signs

- i. 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 may be mounted on the wall of a building or parking garage.
- ii. Electronic changeable wall signs must not exceed 300 square feet in size.
- iii. Electronic changeable wall signs are exempt from Sections 22.300.1.B and 22.300.2.F.
- iv. A maximum of 2 electronic wall signs are permitted. The signs are limited to 1 per street frontage and must be placed along the Dallas North Tollway or S.H. 121.
- v. Electronic changeable wall signs may only be used to advertise tenants, owners, uses, and any other product or services within the planned development district.

d. Freestanding Identification Signs

- i. Freestanding identification signs along the Dallas North Tollway, S.H. 121, Granite Pkwy., and Parkshore Dr. must be monument signs only, must not exceed 150 square feet in area, and must not exceed 12 feet in height.
- ii. Freestanding identification signs must be placed a minimum of 10 feet from the front property line, 10 feet from adjoining private property lines, and must maintain a minimum distance of 30 feet between signs.

e. General Business Signs

- i. General business signs along the Dallas North Tollway, S.H. 121, Granite Pkwy., and Parkshore Dr. must be monument signs only, and must not exceed 100 square feet in area and 12 feet in height.
- ii. General business signs must be placed a minimum of 10 feet from the front property line, 30 feet from adjoining private property lines, and must maintain a minimum distance of 60 feet between signs.

f. Kiosks

- i. Freestanding kiosk structures are allowed on individual lots. Kiosks are limited to a maximum of 10 feet in height. Visibility requirements must be met for drives and streets.
- ii. Kiosks may display directory maps, artwork, or messages that pertain to the planned development district or special events, and may display commercial advertising signs.
- iii. Signage on kiosks must not exceed 60 square feet in area. For multiple-sided kiosks, the gross surface area of each side must not exceed 2 times the allowable square footage divided by the number of sign faces.
- iv. A maximum of 8 freestanding kiosks may be installed in the planned development district, with a maximum of 4 installed per block.

g. Multipurpose Signs

- i. Multipurpose signs must be monument signs only, must not exceed 225 square feet in area, and must not exceed 15 feet in height.
- ii. Multipurpose signs must be placed a minimum of 10 feet from the front property line, 10 feet from adjoining private property lines, and must maintain a minimum distance of 30 feet between signs.
- iii. Multipurpose signs are exempt from Section 22.300.2.F.

h. Unified-lot Signs - For purposes of this planned development district, all lots will be considered contiguous, including lots separated by rights-of-way owned by the city in fee.

i. Wall Signs - Must be in accordance with Section 22.300.1.B, with the following exceptions:

- i. Multistory office wall signs must be limited to three signs per elevation. This provision does not apply to the ground and second floors; and
- ii. The ground and second floors in a multistory office building must have signage regulated by Section 22.300.1.C.ii.

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 THIS THE 8TH DAY OF OCTOBER 2018.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

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Being a tract of land located in the Collin County School Land #06 Survey, Abstract No. 149, Jabez Degman Survey, Abstract No. 279, SH Brown Survey, Abstract No. 108 and the Hugh Thompson Survey, Abstract No. 896, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING AT A POINT, being the intersection of the centerline of State Highway 121 (Sam Rayburn Tollway) with the centerline of Dallas North Tollway;

Thence, N 71°45'19" E, along the centerline of said State Highway 121, a distance of 1612.91 feet to a point;

Thence, S 19°44'04" E, departing the centerline of said State Highway 121, a distance of 303.15 feet to a point, being in the centerline of Granite Parkway, the south right-of-way line of said State Highway 121 and being the beginning of a curve to the right;

Thence, southwesterly, an arc length of 535.97 feet along the centerline of said Granite Parkway and said curve to the right, having a radius of 600.00 feet, a delta angle of 51°10'54", and a chord bearing of S 05°51'23" W, 518.33 feet to a point, being the beginning of a curve to the left;

Thence, southwesterly, an arc length of 60.41 feet along the centerline of said Granite Parkway and said curve to the left, having a radius of 600.00 feet, a delta angle of 05°46'09", and a chord bearing of S 28°33'45" W, 60.39 feet to a point;

Thence, S 64°19'19" E, departing the centerline of said Granite Parkway, a distance of 46.00 feet to a point in the east right-of-way line of said Granite Parkway, being the southwest corner of Lot 4, Block A, Parkwood Commons Addition, recorded in Volume 2015, Page 299, Plat Records, Collin County, Texas (P.R.C.C.T.) and the northwest corner of Lot 2, Block C, Granite Park, recorded in Volume 2017, Page 702, P.R.C.C.T.;

Thence, departing the east right-of-way line of said Granite Parkway and along the common lines of said Lot 4, Block A, Parkwood Commons Addition and said Lot 2, Block C, Granite Park as follows:

- 1) East, 118.16 feet to a point;
- 2) S 00°30'23" W, 45.00 feet to a point;
- 3) N 85°51'44" E, 295.82 feet to a point;
- 4) N 43°04'14" E, 101.56 feet to a point;
- 5) N 86°25'46" E, 20.89 feet to a point, being the northwest corner of Lot 1, Block C, Granite Park, recorded in Volume 2015, Page 448, P.R.C.C.T.;

Thence, departing the south line of said Lot 4, Block A, Parkwood Commons Addition and along the common lines of said Lot 1, Block C, Granite Park and said Lot 2, Block C, Granite Park as follows:

- 1) S 00°00'06" E, 256.00 feet to a point, being the southwest corner of said Lot 1, Block C;
- 2) S 76°58'45" E, 236.46 feet to a point, being the beginning of a curve to the left;
- 3) Northeasterly, an arc length of 40.29 feet along said curve to the left, having a radius of 32.00 feet, a delta angle of 72°08'07", and a chord bearing of N 66°57'12" E, 37.68 feet to a point;
- 4) S 51°00'50" E, at 41.22 feet passing the west right-of-way line of Parkwood Boulevard, the southeast corner of said Lot 1, Block C, Granite Park and northeast corner of said Lot 2, Block C, Granite Park, continuing in all a total distance of 101.22 feet to a point in the centerline of said Parkwood Boulevard;

Thence, S 39°00'07" W, along the centerline of said Parkwood Boulevard, a distance of 1406.33 feet to a point, being the beginning of a curve to the left;

Thence, southwesterly, an arc length of 47.71 feet along the centerline of said Parkwood Boulevard and said curve to the left, having a radius of 997.15 feet, a delta angle of 02°44'29", and a chord bearing of S 37°38'17" W, 47.71 feet to a point;

Thence, N 58°03'53" W, departing the centerline of said Parkwood Boulevard, at 60.16 feet passing the west right-of-way line of said Parkwood Boulevard, the northeast corner of Lot 4, Block A, Granite Park, recorded in Cabinet N, Page 360, P.R.C.C.T. and the south corner of Lot 7, Block A, Granite Park, recorded in Volume 2017, Page 228, P.R.C.C.T., continuing in all a total distance of 221.25 feet to a north corner of said Lot 4, Block A, Granite Park and a southeast corner of Lot 5R, Block A, Granite Park, recorded in Volume 2017, Page 228, P.R.C.C.T.;

Thence, S 81°20'41" W, along a north line of said Lot 4, Block A, Granite Park and a south line of said Lot 5R, Block A, Granite Park, a distance of 217.60 feet to a point being the northwest corner of said Lot 4, Block A, Granite Park;

Thence, S 00°09'34" W, along the west line of said Lot 4, Block a, Granite Park and an east line of said Lot 5R, Block A, Granite Park, a distance of 146.51 feet to a point, being the southwest corner of said Lot 4, Block A, Granite Park, a south corner of said Lot 5R, Block A, Granite Park and in a northeast line of Lot 1R, Block A, Granite Park Phase I, recorded in Volume 2015, Page 720, P.R.C.C.T.;

Thence, S 68°13'37" E, along the south line of said Lot 4, Block A, Granite Park and a northeast line of said Lot 1R, Block A, Granite Park Phase I, a distance of 229.94 feet to a point;

Thence, S 23°50'00" W, along the south line of said Lot 4, Block A, Granite Park and a northeast line of said Lot 1R, Block A, Granite Park Phase I, a distance of 2.27 feet to a point being the beginning of a curve to the left;

Thence, southeasterly, an arc length of 32.14 feet along said curve to the left, having a radius of 20.00 feet, a delta angle of 92°04'10", and a chord bearing of S 22°12'05" E, 28.79 feet to a point;

Thence, S 68°14'10" E, 69.94 feet to a point in the centerline of said Parkwood Boulevard, being the beginning of a curve to the left;

Thence, southwesterly, an arc length of 42.01 feet along the centerline of said Parkwood Boulevard and said curve to the left, having a radius of 1000.50 feet, a delta angle of 02°24'22", and a chord bearing of S 21°43'13" W, 42.01 feet to a point;

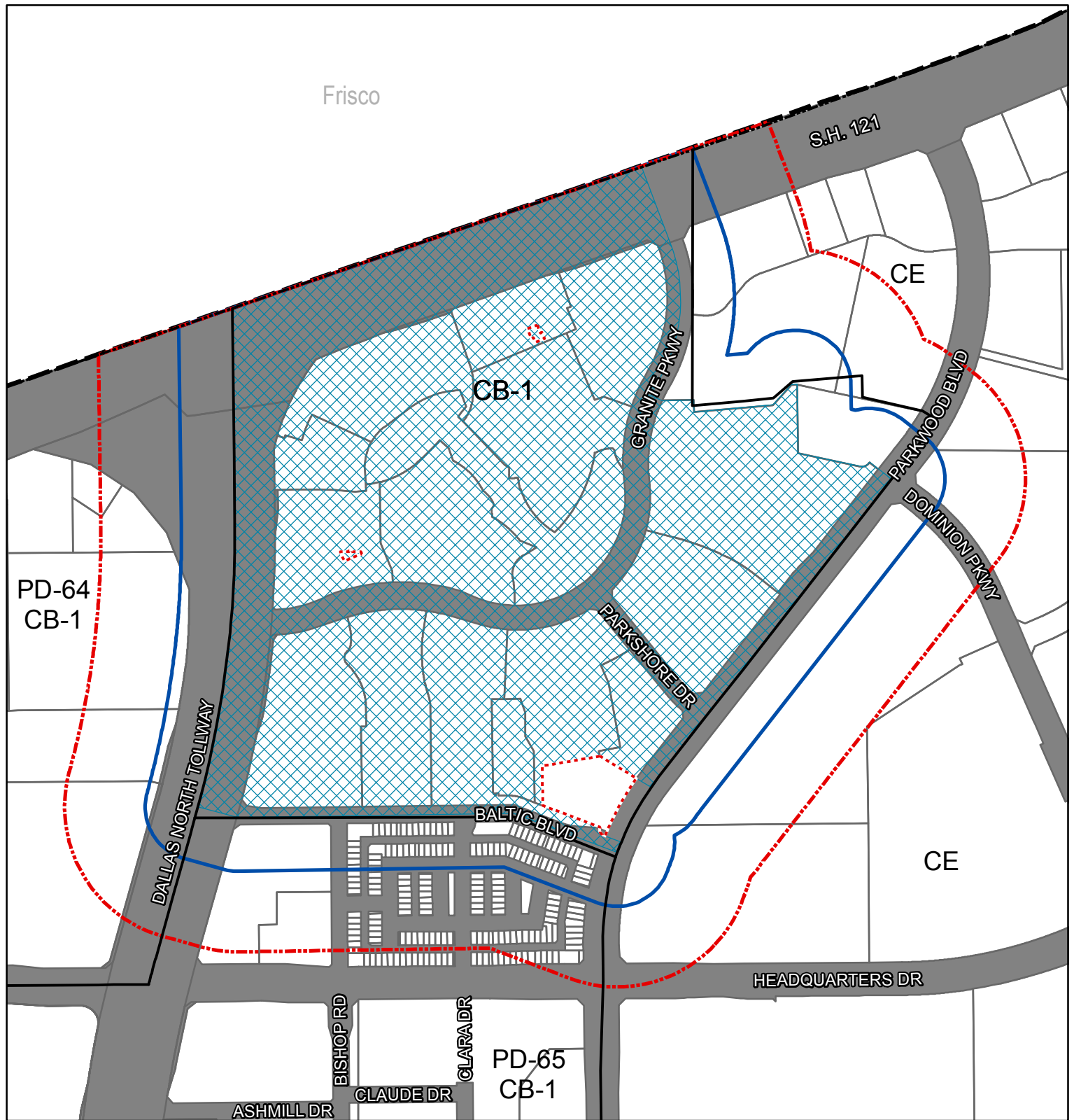
Thence, N 68°13'36" W, departing the centerline of said Parkwood Boulevard, at 60.01 feet passing the west right-of-way line of said Parkwood Boulevard and being in the centerline of Baltic Boulevard, continuing along the centerline of said Baltic Boulevard in all a total distance of 411.56 feet to a point;

Thence, N 89°50'26" W, along the centerline of said Baltic Boulevard, a distance of 1026.12 feet to a point in the east right-of-way line of said Dallas North Tollway;

Thence, N 73°43'50" W, departing the east right-of-way line of said Dallas North Tollway, a distance of 150.00 feet to a point in the centerline of said Dallas North Tollway and being the beginning of a curve to the left;

Thence, northeasterly, an arc length of 1068.50 feet along the centerline of said Dallas North Tollway and said curve to the left, having a radius of 3819.72 feet, a delta angle of 16°01'39", and a chord bearing of N 08°15'21" E, 1065.02 feet to a point;

Thence, N 00°14'31" E, along the centerline of said Dallas North Tollway, a distance of 795.74 feet to the POINT OF BEGINNING and CONTAINING 93.551 acres (4,075,084 square feet) of land, more or less.

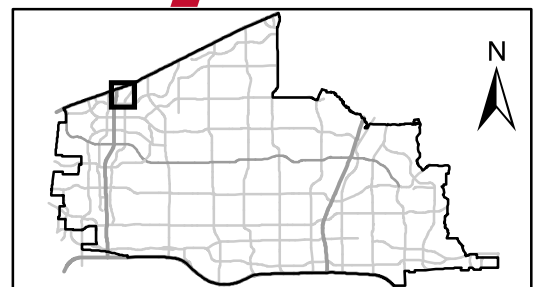


Zoning Case #: 2018-002

Existing Zoning: Central Business-1 (CB-1) located within the State Highway 121/Dallas North Tollway Overlay Districts w/Specific Use

Proposed Zoning: Planned Development-Central Business-1 (PD-CB-1)

- - - Zoning Boundary Change/SUP
- Zoning Boundary
- Subject Property
- Specific Use Permit
- City Limits
- Right-of-Way



Source: City of Plano Planning Department

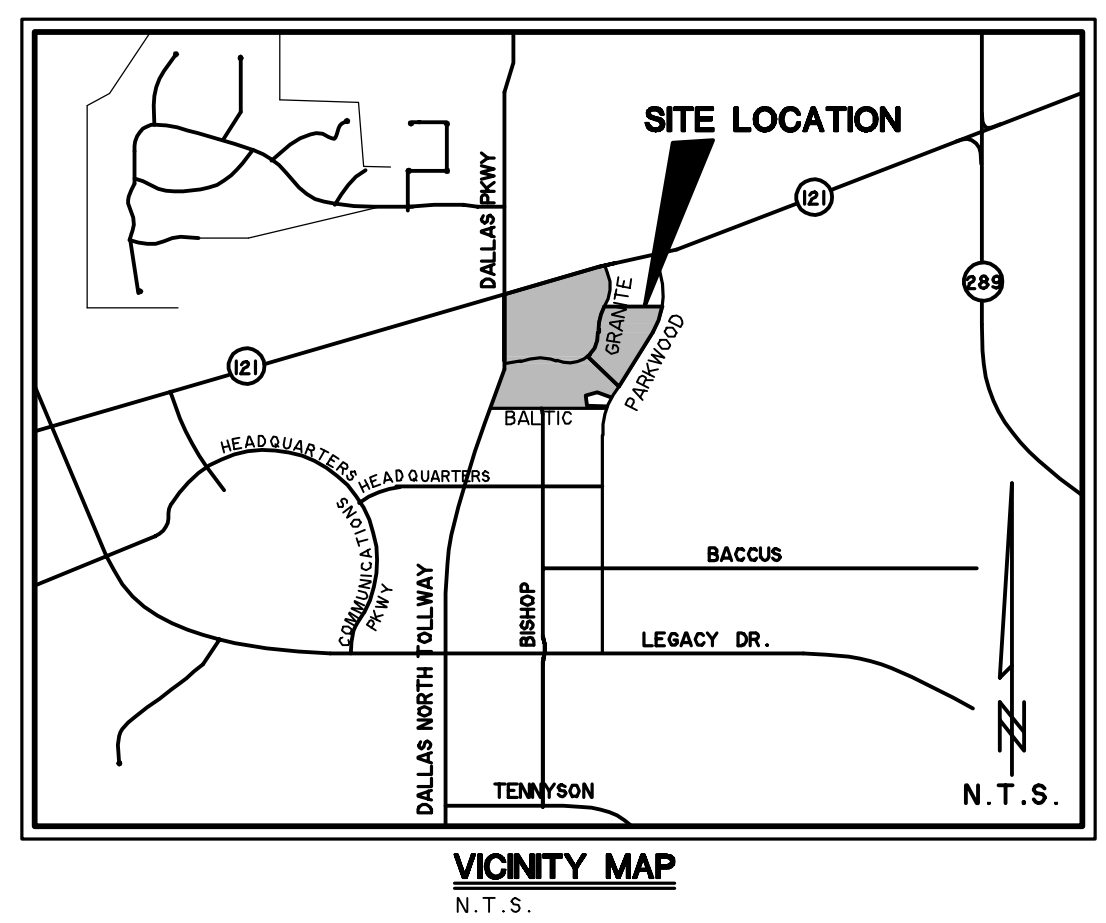
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LINE	LENGTH	BEARING
L1	1612.91	N71°45'19"E
L2	303.15	S19°44'04"E
L3	46.00	S64°19'19"E
L4	118.16	EAST
L5	45.00	S00°30'23"W
L6	295.82	N85°51'44"E
L7	101.56	N43°04'14"E
L8	20.89	N86°25'46"E
L9	256.00	S00°00'06"E
L10	236.46	S76°58'45"E
L11	101.22	S51°00'50"E
L12	1406.33	S39°00'07"W
L13	221.25	N58°03'53"W
L14	217.60	S81°20'41"W
L15	146.51	S00°09'34"W
L16	229.94	S68°13'37"E
L17	2.27	S23°50'00"W
L18	69.94	S68°14'10"E
L19	411.56	N68°13'36"W
L20	1026.12	N89°50'26"W
L21	150.00	N73°43'50"W
L22	795.74	N00°14'31"E

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	535.97	600.00	51°10'54"	S05°51'23"W	518.33
C2	60.41	600.00	5°46'09"	S28°33'45"W	60.39
C3	40.29	32.00	72°08'07"	N66°57'12"E	37.68
C4	47.71	997.15	2°44'29"	S37°38'17"W	47.71
C5	32.14	20.00	92°04'10"	S22°12'05"E	28.79
C6	42.01	1000.50	2°24'22"	S21°43'13"W	42.01
C7	1068.50	3819.72	16°01'39"	N08°15'21"E	1065.02

*** LEGEND ***

CI	CURVE IDENTIFIED IN CURVE TABLE
CAB	CABINET
CB-1	CENTRAL BUSINESS-1
CE	COMMERCIAL EMPLOYMENT
LI	LINE IDENTIFIED IN LINE TABLE
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
PG.	PAGE
VL.	VOLUME



*** FIELD NOTES ***

BEING A TRACT OF LAND LOCATED IN THE COLLIN COUNTY SCHOOL LAND #06 SURVEY, ABSTRACT No. 149, JABEZ DEGMAN SURVEY, ABSTRACT No. 279, S H BROWN SURVEY, ABSTRACT No. 108 AND THE HUGH THOMPSON SURVEY, ABSTRACT No. 896, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT, BEING THE INTERSECTION OF THE CENTERLINE OF STATE HIGHWAY 121 (SAM RAYBURN TOLLWAY) WITH THE CENTERLINE OF DALLAS NORTH TOLLWAY,

THENCE N 71°45'19" E, ALONG THE CENTERLINE OF SAID STATE HIGHWAY 121, A DISTANCE OF 1612.91 FEET TO A POINT,

THENCE S 19°44'04" E, DEPARTING THE CENTERLINE OF SAID STATE HIGHWAY 121, A DISTANCE OF 303.15 FEET TO A POINT, BEING IN THE CENTERLINE OF GRANITE PARKWAY, THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 121 AND BEING THE BEGINNING OF A CURVE TO THE RIGHT,

THENCE SOUTHWESTERLY, AN ARC LENGTH OF 535.97 FEET ALONG THE CENTERLINE OF SAID GRANITE PARKWAY AND SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, A DELTA ANGLE OF 51°10'54", AND A CHORD BEARING OF S 05°51'23" W, 518.33 FEET TO A POINT, BEING THE BEGINNING OF A CURVE TO THE LEFT,

THENCE SOUTHWESTERLY, AN ARC LENGTH OF 60.41 FEET ALONG THE CENTERLINE OF SAID GRANITE PARKWAY AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET, A DELTA ANGLE OF 5°46'09", AND A CHORD BEARING OF S 28°33'45" W, 60.39 FEET TO A POINT,

THENCE S 64°19'19" E, DEPARTING THE CENTERLINE OF SAID GRANITE PARKWAY, A DISTANCE OF 46.00 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF SAID GRANITE PARKWAY, BEING THE SOUTHWEST CORNER OF LOT 4, BLOCK A, PARKWOOD COMMONS ADDITION, RECORDED IN VOLUME 2015, PAGE 299, PLAT RECORDS, COLLIN COUNTY, TEXAS (P.R.C.C.T.), AND THE NORTHWEST CORNER OF LOT 2, BLOCK C, GRANITE PARK, RECORDED IN VOLUME 2017, PAGE 702, P.R.C.C.T.,

THENCE DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID GRANITE PARKWAY AND ALONG THE COMMON LINES OF SAID LOT 4, BLOCK A, PARKWOOD COMMONS ADDITION AND SAID LOT 2, BLOCK C, GRANITE PARK AS FOLLOWS:

- EAST, 118.16 FEET TO A POINT,
- S 00°30'23" W, 45.00 FEET TO A POINT,
- N 85°51'44" E, 295.82 FEET TO A POINT,
- N 43°04'14" E, 101.56 FEET TO A POINT,
- N 86°25'46" E, 20.89 FEET TO A POINT, BEING THE NORTHWEST CORNER OF LOT 1, BLOCK C, GRANITE PARK, RECORDED IN VOLUME 2015, PAGE 448, P.R.C.C.T.,

THENCE DEPARTING THE SOUTH LINE OF SAID LOT 4, BLOCK A, PARKWOOD COMMONS ADDITION AND ALONG THE COMMON LINES OF SAID LOT 1, BLOCK C, GRANITE PARK AND SAID LOT 2, BLOCK C, GRANITE PARK AS FOLLOWS:

- S 00°00'06" E, 256.00 FEET TO A POINT, BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK C,
- S 76°58'45" E, 236.46 FEET TO A POINT, BEING THE BEGINNING OF A CURVE TO THE LEFT,
- NORTHEASTERLY, AN ARC LENGTH OF 40.29 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 32.00 FEET, A DELTA ANGLE OF 72°08'07", AND A CHORD BEARING OF N 66°57'12" E, 37.68 FEET TO A POINT,
- S 51°00'50" E, AT 41.22 FEET PASSING THE WEST RIGHT-OF-WAY LINE OF PARKWOOD BOULEVARD, THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK C, GRANITE PARK AND NORTHEAST CORNER OF SAID LOT 2, BLOCK C, GRANITE PARK, CONTINUING IN ALL A TOTAL DISTANCE OF 101.22 FEET TO A POINT IN THE CENTERLINE OF SAID PARKWOOD BOULEVARD,

THENCE S 39°00'07" W, ALONG THE CENTERLINE OF SAID PARKWOOD BOULEVARD, A DISTANCE OF 1406.33 FEET TO A POINT, BEING THE BEGINNING OF A CURVE TO THE LEFT,

THENCE SOUTHWESTERLY, AN ARC LENGTH OF 47.71 FEET ALONG THE CENTERLINE OF SAID PARKWOOD BOULEVARD AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 997.15 FEET, A DELTA ANGLE OF 02°44'29", AND A CHORD BEARING OF S 37°38'17" W, 47.71 FEET TO A POINT,

THENCE N 58°03'53" W, DEPARTING THE CENTERLINE OF SAID PARKWOOD BOULEVARD, AT 60.16 FEET PASSING THE WEST RIGHT-OF-WAY LINE OF SAID PARKWOOD BOULEVARD, THE NORTHEAST CORNER OF LOT 4, BLOCK A, GRANITE PARK, RECORDED IN CABINET N, PAGE 360, P.R.C.C.T. AND THE SOUTH CORNER OF LOT 7, BLOCK A, GRANITE PARK, RECORDED IN VOLUME 2017, PAGE 228, P.R.C.C.T., CONTINUING IN ALL A TOTAL DISTANCE OF 221.25 FEET TO A NORTH CORNER OF SAID LOT 4, BLOCK A, GRANITE PARK AND A SOUTHEAST CORNER OF LOT 5R, BLOCK A, GRANITE PARK, RECORDED IN VOLUME 2017, PAGE 228, P.R.C.C.T.,

THENCE S 81°20'41" W, ALONG A NORTH LINE OF SAID LOT 4, BLOCK A, GRANITE PARK AND A SOUTH LINE OF SAID LOT 5R, BLOCK A, GRANITE PARK, A DISTANCE OF 217.60 FEET TO A POINT BEING THE NORTHWEST CORNER OF SAID LOT 4, BLOCK A, GRANITE PARK,

THENCE S 00°09'34" W, ALONG THE WEST LINE OF SAID LOT 4, BLOCK A, GRANITE PARK AND AN EAST LINE OF SAID LOT 5R, BLOCK A, GRANITE PARK, A DISTANCE OF 146.51 FEET TO A POINT, BEING THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK A, GRANITE PARK, A SOUTH CORNER OF SAID LOT 5R, BLOCK A, GRANITE PARK AND IN A NORTHEAST LINE OF LOT 1R, BLOCK A, GRANITE PARK PHASE I, RECORDED IN VOLUME 2015, PAGE 720, P.R.C.C.T.,

THENCE S 68°13'37" E, ALONG THE SOUTH LINE OF SAID LOT 4, BLOCK A, GRANITE PARK AND A NORTHEAST LINE OF SAID LOT 1R, BLOCK A, GRANITE PARK PHASE I, A DISTANCE OF 229.94 FEET TO A POINT,

THENCE S 23°50'00" W, ALONG THE SOUTH LINE OF SAID LOT 4, BLOCK A, GRANITE PARK AND A NORTHEAST LINE OF SAID LOT 1R, BLOCK A, GRANITE PARK PHASE I, A DISTANCE OF 2.27 FEET TO A POINT BEING THE BEGINNING OF A CURVE TO THE LEFT,

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 32.14 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 92°04'10", AND A CHORD BEARING OF S 22°12'05" E, 28.79 FEET TO A POINT,

THENCE S 68°14'10" E, 69.94 FEET TO A POINT IN THE CENTERLINE OF SAID PARKWOOD BOULEVARD, BEING THE BEGINNING OF A CURVE TO THE LEFT,

THENCE SOUTHWESTERLY, AN ARC LENGTH OF 42.01 FEET ALONG THE CENTERLINE OF SAID PARKWOOD BOULEVARD AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1000.50 FEET, A DELTA ANGLE OF 02°24'22", AND A CHORD BEARING OF S 21°43'13" W, 42.01 FEET TO A POINT,

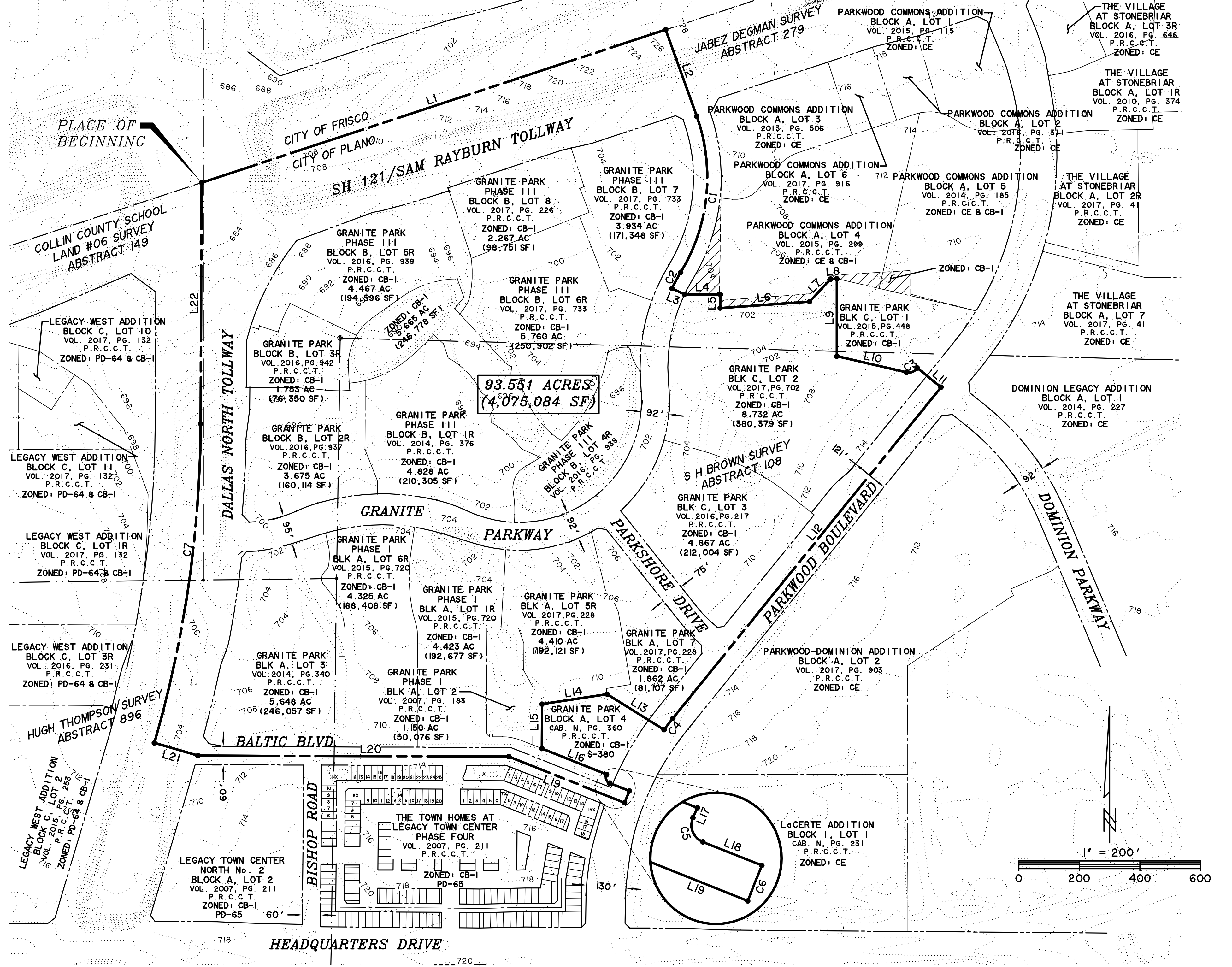
THENCE N 68°13'36" W, DEPARTING THE CENTERLINE OF SAID PARKWOOD BOULEVARD, AT 60.01 FEET PASSING THE WEST RIGHT-OF-WAY LINE OF SAID PARKWOOD BOULEVARD AND BEING IN THE CENTERLINE OF BALTIC BOULEVARD, CONTINUING ALONG THE CENTERLINE OF SAID BALTIC BOULEVARD IN ALL A TOTAL DISTANCE OF 411.56 FEET TO A POINT,

THENCE N 89°50'26" W, ALONG THE CENTERLINE OF SAID BALTIC BOULEVARD, A DISTANCE OF 1026.12 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF SAID DALLAS NORTH TOLLWAY,

THENCE N 73°43'50" W, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID DALLAS NORTH TOLLWAY, A DISTANCE OF 150.00 FEET TO A POINT IN THE CENTERLINE OF SAID DALLAS NORTH TOLLWAY AND BEING THE BEGINNING OF A CURVE TO THE LEFT,

THENCE NORTHEASTERLY, AN ARC LENGTH OF 1068.50 FEET ALONG THE CENTERLINE OF SAID DALLAS NORTH TOLLWAY AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 3819.72 FEET, A DELTA ANGLE OF 16°01'39", AND A CHORD BEARING OF N 08°15'21" E, 1065.02 FEET TO A POINT,

THENCE N 00°14'31" E, ALONG THE CENTERLINE OF SAID DALLAS NORTH TOLLWAY, A DISTANCE OF 795.74 FEET TO THE PLACE OF BEGINNING AND CONTAINING 93.551 ACRES (4,075,084 SQUARE FEET) OF LAND, MORE OR LESS.



ZONING EXHIBIT
GRANITE PARK
 PROJECT NO: ZC 2018-002

BEING 93.551 ACRES OF LAND LOCATED IN COLLIN COUNTY SCHOOL LAND #06 SURVEY, ABSTRACT No. 149, JABEZ DEGMAN SURVEY, ABSTRACT No. 279, S H BROWN SURVEY, ABSTRACT No. 108 AND HUGH THOMPSON SURVEY, ABSTRACT No. 896, CITY OF PLANO, COLLIN COUNTY, TEXAS.

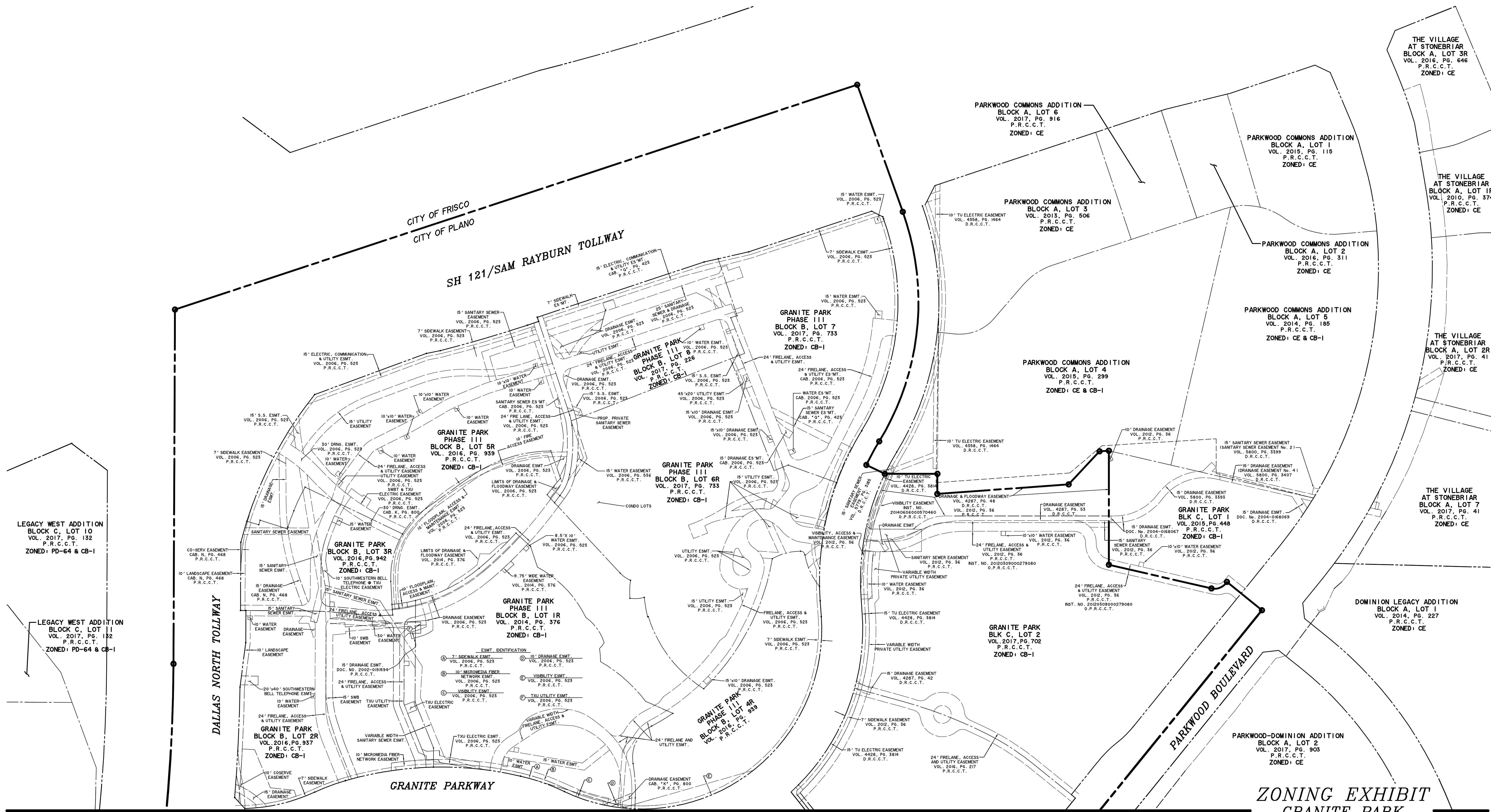
APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAT, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS, PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTIONS ON STUDIES, PLATS OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

OWNER/APPLICANT
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 5601 GRANITE PARKWAY, SUITE 800
 PLANO, TX 75024
 CONTACT: MR. DAVID CUNNINGHAM
 PH: 972-731-2300
 FAX: 972-731-2336

SURVEYOR/ENGINEER
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PREPARED BY:
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 ENGINEERS SURVEYORS LAND PLANNERS
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 Texas Firm Registration No. F-2776 www.WierAssociates.com
 Texas Board of Professional Land Surveying Registration No. 10033900

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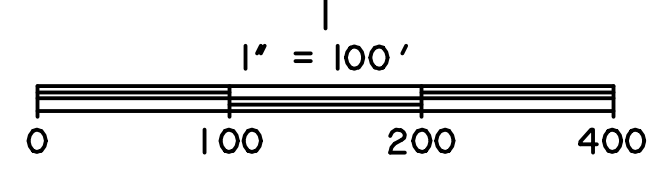
ZONING EXHIBIT GRANITE PARK PROJECT NO: ZC 2018-002

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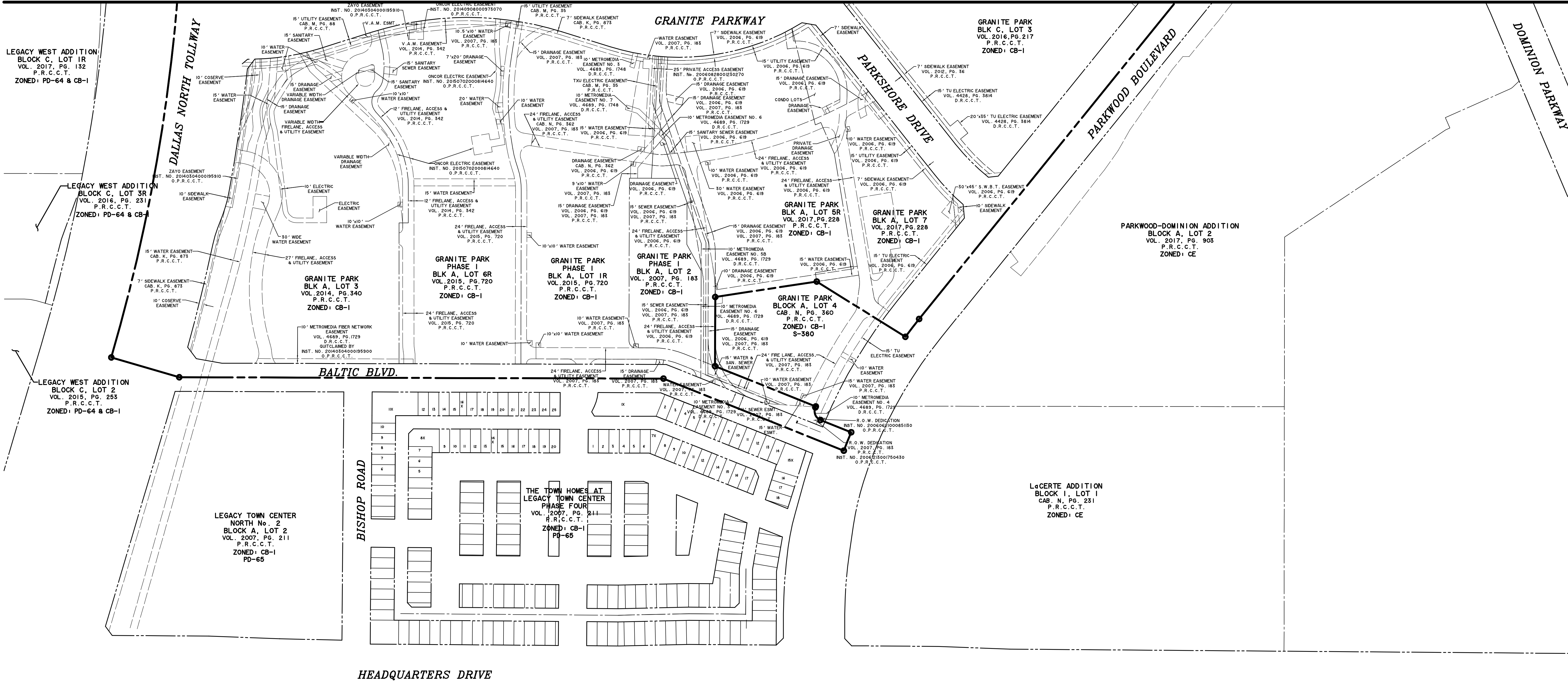
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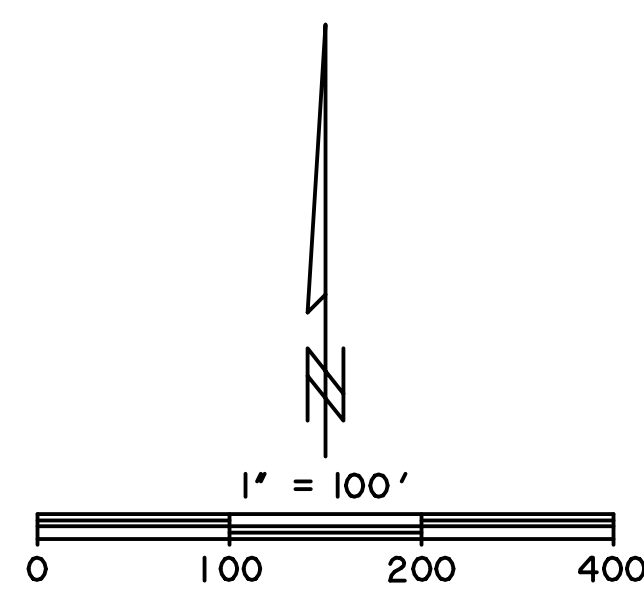
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ZONING EXHIBIT GRANITE PARK PROJECT NO: ZC 2018-002

BEING 93.551 ACRES OF LAND LOCATED IN
COLLIN COUNTY SCHOOL
LAND #06 SURVEY, ABSTRACT No. 149,
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