

Zoning Case 2019-012

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 110.5 acres of land out of the Henry Cook Survey, Abstract No. 183, the H.N. Thompson Survey, Abstract No. 896, the J.C. Barrow Survey, Abstract No. 91, and the Collin County School Land Survey No. 5, Abstract No. 149, located at the southeast corner of Legacy Drive and Headquarters Drive in the City of Plano, Collin County, Texas, from Central Business-1 to Planned Development-24-Central Business-1; 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 23rd day of September 2019, for the purpose of considering rezoning 110.5 acres of land out of the Henry Cook Survey, Abstract No. 183, the H.N. Thompson Survey, Abstract No. 896, the J.C. Barrow Survey, Abstract No. 91, and the Collin County School Land Survey No. 5, Abstract No. 149, located at the southeast corner of Legacy Drive and Headquarters Drive in the City of Plano, Collin County, Texas, from Central Business-1 to Planned Development-24-Central Business-1; and

WHEREAS, the City Secretary of 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 14th of October 2019;

WHEREAS, the City Council is of the opinion and finds that the subject property is part of a large master-planned community known as the Legacy Business Park, which is a 2,600 acre office park consisting of over 15 million square feet of office uses, urban residences, retail, restaurant, business services, and hotels. This area features multiple Fortune 500 companies' national and regional headquarters, and employs upwards of 55,000 employees. The Legacy Business Park is known nationally as an international business hub and contributes to the historical, cultural, architectural, and economic importance of the City of Plano;

WHEREAS, the City Council finds that this property, as referenced in the Heritage Preservation Plan, is part of land purchased by Electronic Data Systems under former Presidential candidate Ross Perot for Legacy Business Park and would be announced as the site for the J.C. Penney Company headquarters in 1987, to which they moved from New York City in 1991; and

WHEREAS, the City Council is of the opinion and finds that such rezoning will 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 110.5 acres of land out of the Henry Cook Survey, Abstract No. 183, the H.N. Thompson Survey, Abstract No. 896, the J.C. Barrow Survey, Abstract No. 91, and the Collin County School Land Survey No. 5, Abstract No. 149, located at the southeast corner of Legacy Drive and Headquarters Drive in the City of Plano, Collin County, Texas, from Central Business-1 to Planned Development-24-Central Business-1, said property being more fully described on the legal description in Exhibit A attached hereto.

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

Finding that the Planned Development district is an area designated for its historical, cultural, and architectural importance to the community.

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

The permitted uses and standards shall be in accordance with the Central Business-1 (CB-1) zoning district, unless otherwise specified herein:

1. Uses:

The following additional uses are permitted by right:

- i. Mid-rise residential within Tract 1; and,
- ii. Food Truck Park within Tract 2

2. General Standards:

- a. Development of the property, including but not limited to, blocks, streets, open space, bike/pedestrian access, drainage, utilities, and any related easements must comply with the zoning exhibit subject to minor adjustments upon final design and engineering of the pond amenity as agreed to by the City of Plano through the site plan approval process.
- b. Streets, Drives, and Sidewalks:

- i. Streets, drives, and sidewalks internal to the development must be constructed in conformance with Zoning Ordinance Sections 10.700.10.A, B, and H, as amended, of the Urban Mixed-Use zoning district standards, with the exception of divided entry drives which must meet City of Plano firelane standards and lot lines may extend to the centerline of the private streets.
 - ii. Sidewalks must have a minimum unobstructed width of 7-feet and must be placed along all street frontages. Sidewalks are in addition to and placed adjacent to street tree areas.
 - iii. Except as otherwise provided, street trees along public streets must be provided at a rate of one 4-inch caliper tree per 35 feet of street frontage per side. Street trees measuring 12 inches or greater in caliper may be provided at a rate of one tree per 50 feet of street frontage per side. Adjacent to retail uses, street trees are required at the rate of one tree per 100 feet of major and minor street frontage. Trees shall be placed in planting beds or tree grates within five feet of the back of the street curb. Exact spacing and location of street trees shall be determined at the time of site plan approval.
 - iv. Lots may derive required lot frontage from internal streets that meet the requirements of the Subdivision Ordinance.
- c. Minimum setback along Headquarters Drive: 20 feet from back of street curb to building. Canopies, balconies, stoops, bay windows, awnings, and other building projections may encroach up to 5 feet into the setback but may not encroach into the right-of-way.

3. Open Space Standards

- a. Open space must comply with the Zoning Exhibit, subject to minor adjustments upon final design and engineering of the pond amenity, blocks, streets, bike/pedestrian access, drainage, utilities, and any related easements. Minor adjustments cannot decrease the total amount of open space provided on the zoning exhibit.
- b. Open space located between the existing parking garages and the existing concrete fire lane on the east side of the existing parking garages is not required to comply with the “usable open space” standards under Section 10.700.11 of the Zoning Ordinance.
- c. Boardwalk Standards
 - i. The entire pond edge and boardwalk shall utilize the same materials, colors, and hardscape to create a consistent design aesthetic, as established by the initial phase of construction.

- ii. The boardwalk must maintain a minimum width of 10 feet clear and unfenced in all locations and will extend fully from property line to property line along the pond edge.

4. Mid-Rise Residential Standards:

- a. Maximum number of units: 795
- b. Minimum density: 40 dwelling units per acre
- c. Mid-rise residential development is exempt from the supplemental regulations of Sections 13.800 (Usable Open Space) and 15.800 (Multifamily Residence) of the Zoning Ordinance.
- d. Structured parking located within residential buildings, except for entrances/exits into such parking structures, must not be visible from Headquarters Drive. Visible portions of the structured parking for all building elevations must be compatible with the exterior of the main building.
- e. A minimum of 75% of mid-rise residential units must have one of the following design features: a true balcony, stoop, or patio to create outdoor living space except for ground floor units which face Headquarters Drive.
- f. At least 50% of any exposed exterior wall of main buildings, parking structures, and accessory buildings shall consist of glass, native stone, clay-fired brick or tile, or a combination of these materials. All exterior building materials made of glass shall have a maximum exterior visible reflectance of 20%. Other finishes and materials may be used at the sole discretion of the Planning & Zoning Commission if adopted as part of the site plan approval and if permitted by building and fire codes. Any finish and material permitted by building and fire codes and Article 23 of the Zoning Ordinance may be used on the remaining 50% of any exposed exterior wall, except that for buildings 55 feet in height and over this percentage may be increased to 50% for use of metal only. The Planning & Zoning Commission may allow, at its sole discretion, the use of cast concrete, concrete block, and tile, as described in the City of Plano Building Code on exterior walls that are not visible from public thoroughfares. These finishes must be consistent in color with the remainder of the building. These would include the walls of service courts and other facilities that are secluded from view by the specific design of a building or group of buildings.
- g. Minimum parking requirements:
 - i. One bedroom or less: One parking space per unit
 - ii. Two bedrooms: 1.5 parking spaces per unit
 - iii. Three bedrooms or more: Two parking spaces per unit

h. Maximum Height: Seven stories within 200 feet of single-family lots.

5. Phasing:

a. Prior to or concurrent with approval of a building permit for any mid-rise residential uses, a preliminary plat for a minimum of 13.9 acres of open space must be approved.

b. Except as otherwise provided herein, all streets, drives, sidewalks, landscaping, open space, and associated improvements shown within a phase of development on the zoning exhibit must be completed, and approved by the City of Plano, prior to the issuance of the first certificate of occupancy for a new building within that phase of development. Within Tract 1 of the zoning exhibit, associated improvements include sidewalks, street trees, and open space constructed and installed consistent with approved open space and landscape plans.

c. Boardwalk Phasing and Standards - A boardwalk must be constructed around the pond as shown on the Zoning Exhibit and in segments as consecutively ordered and specified herein.

i. Phasing of Boardwalk by Segment

1. Boardwalk Segment 1: Boardwalk parallel to Legacy Drive, boardwalk along the first lot to develop, and any boardwalk necessary to connect these two sections of boardwalk.

2. Boardwalk Segment 2: Boardwalk along the second lot to develop and any boardwalk necessary to connect to the existing boardwalk in Boardwalk Segment 1.

3. Boardwalk Segment 3: All remaining sections of boardwalk around the pond must be constructed within twelve months of the issuance of the first certificate of occupancy for a building associated with Boardwalk Segment 2.

ii. No Building Permit or Certificate of Occupancy will be issued on any property within a segment until the boardwalk within the previous segment is complete.

iii. The boardwalk on each lot must be completed prior to the issuance of the first certificate of occupancy for that lot.

iv. Property owner(s) must enter into a development agreement with the City of Plano to escrow or performance bond all boardwalk improvements prior to approval of the initial plat adjacent to the pond subsequent to approval of this planned development district.

6. Governance Association

Applications for building permits for development within the district shall not be accepted or approved until a property owners' governance association is established. The association shall be responsible for maintaining all common property, improvements, and amenities within the district. It shall have power sufficient to assess and collect dues and charges as required to perform its responsibilities. It may have additional powers to administer other programs, including but not limited to, security, promotion and marketing and entertainment. A Reciprocal Easement Agreement (REA) allowing shared parking arrangements, public access to sidewalks, and to other amenities shall also be required and incorporated in the governance documents, but the REA may be deferred until a plan for common areas and amenities is submitted.

Section IV. 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 V. 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 VI. 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 VII. 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 VIII. 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 IX. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED THIS THE 14th DAY OF OCTOBER 2019.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2019-012

BEING a tract of land situated in the Henry Cook Survey, Abstract No. 183, the H.N. Thompson Survey, Abstract No. 896, the J.C. Barrow Survey, Abstract No. 91, and the Collin County School Land Survey No. 5, Abstract No. 149, City of Plano, Collin County, Texas and being all of Lots 2R, 5R, Block E of Legacy West Addition, Lots 2R, 5R, & 8, Block E, an addition to the City of Plano, Texas according to the plat recorded in Volume 2018, Page 654, Official Public Records of Collin County, Texas and all of Lots 6 and 7, Block E, of Legacy West Addition, Lots 2R, 3, 4, 5, 6, & 7, Block E, an addition to the City of Plano, Texas according to the plat recorded in Volume 2016, Page 234, Official Public Records of Collin County, Texas and being more particularly described as follows:

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

THENCE with the centerline of Legacy Drive, South $89^{\circ}22'24''$ West, a distance of 579.35 feet to the POINT OF BEGINNING;

THENCE continuing with the centerline of Legacy Drive, the following courses and distances to wit:

South $89^{\circ}22'24''$ West, a distance of 288.15 feet to a point at the beginning of a non-tangent curve to the right having a central angle of $60^{\circ}31'49''$, a radius of 2020.00 feet, a chord bearing and distance of North $60^{\circ}02'07''$ West, 2036.17 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 2134.03 feet to a point at the beginning of a non-tangent curve to the right having a central angle of $14^{\circ}46'46''$, a radius of 1307.43 feet, a chord bearing and distance of North $23^{\circ}13'58''$ West, 336.32 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 337.25 feet to the centerline intersection of said Legacy Drive and Headquarters Drive (a variable width right-of-way);

THENCE with said centerline of Headquarters Drive, the following courses and distances to wit:

North $60^{\circ}20'22''$ East, a distance of 252.50 feet to a point for corner;

North $53^{\circ}27'57''$ East, a distance of 162.10 feet to a point at the beginning of a non-tangent curve to the left having a central angle of $8^{\circ}29'38''$, a radius of 911.42 feet a chord bearing and distance of North $48^{\circ}45'15''$ East, 134.99 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 135.12 feet to a point at the beginning of a non-tangent curve to the left having a central angle of

21°16'05", a radius of 800.00 feet, a chord bearing and distance of North 34°16'07" East, 295.25 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 296.96 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 32°34'59", a radius of 1200.00 feet, a chord bearing and distance of North 37°10'04" East, 673.26 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 682.42 feet to a point for corner;

North 54°24'37" East, a distance of 96.22 feet to a point for corner;

North 57°41'11" East, a distance of 56.43 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 49°04'37", a radius of 1265.00 feet, a chord bearing and distance of North 83°30'28" East, 1050.72 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 1083.54 feet to a point for corner;

THENCE departing said centerline, South 20°06'07" West, a distance of 96.90 feet to a point in the southerly right-of-way line of said Headquarters Drive at the northernmost northwest corner of Block A, of Icon at Legacy West Addition, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2017, Page 8, Official Public Records of Collin County, Texas and at the beginning of a tangent curve to the right having a central angle of 13°16'41", a radius of 618.75 feet, a chord bearing and distance of South 26°44'27" West, 143.07 feet;

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

THENCE with the southwest line of said Block A, the following courses and distances to wit:

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

In a southeasterly direction, with said curve to the right, an arc distance of 296.27 feet to a point for corner;

South 19°56'20" East, a distance of 141.58 feet to a point at the beginning of a tangent curve to the left having a central angle of 13°00'00", a radius of 673.50 feet, a chord bearing and distance of South 26°26'20" East, 152.48 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 152.81 feet to a point for corner;

South $32^{\circ}56'20''$ East, a distance of 101.40 feet to a point at the beginning of a tangent curve to the left having a central angle of $13^{\circ}00'00''$, a radius of 673.50 feet, a chord bearing and distance of South $39^{\circ}26'20''$ East, 152.48 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 152.81 feet to a point for corner;

South $45^{\circ}56'20''$ East, a distance of 101.54 feet to a point at the beginning of a tangent curve to the right having a central angle of $42^{\circ}46'37''$, a radius of 576.50 feet, a chord bearing and distance of South $24^{\circ}33'01''$ East, 420.49 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 430.42 feet to a point at the beginning of a reverse curve to the left having a central angle of $81^{\circ}53'29''$, a radius of 16.50 feet, a chord bearing and distance of South $44^{\circ}06'27''$ East, 21.63 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 23.58 feet to a point at the southernmost southwest corner of said Block A and at the beginning of a reverse curve to the right having a central angle of $8^{\circ}43'17''$, a radius of 601.87 feet, a chord bearing and distance of South $80^{\circ}41'33''$ East, 91.53 feet;

THENCE with the south line of said Block A, the following courses and distances to wit:

In a southeasterly direction, with said curve to the right, an arc distance of 91.62 feet to a point for corner;

South $76^{\circ}19'54''$ East, a distance of 13.86 feet to a point for corner;

North $57^{\circ}23'24''$ East, a distance of 17.47 feet to a in the west right-of-way line of said Communications Parkway at the easternmost southeast corner of said Block A;

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

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

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

THENCE departing said west right-of-way line and with the north line of said Lot 3, Block E, in a northwesterly direction, with said curve to the left, an arc distance of 146.67 feet to a point at the beginning of a non-tangent curve to the right having a central angle of $16^{\circ}24'33''$, a radius of 550.00 feet, a chord bearing and distance of South $12^{\circ}35'31''$ West, 156.98 feet;

THENCE with the northwest line of said Lot 3, Block E, the following courses and distances to wit:

In a southwesterly direction, with said curve to the right, an arc distance of 157.52 feet to a point at the beginning of a compound curve to the right having a central angle of $36^{\circ}16'27''$, a radius of 300.00 feet, a chord bearing and distance of South $38^{\circ}56'01''$ West, 186.78 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 189.93 feet to a point for corner;

South $57^{\circ}04'14''$ West, a distance of 134.52 feet to a point at the beginning of a tangent curve to the left having a central angle of $11^{\circ}14'44''$, a radius of 625.00 feet, a chord bearing and distance of South $51^{\circ}26'52''$ West, 122.47 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 122.67 feet to a point at the beginning of a reverse curve to the right having a central angle of $11^{\circ}14'44''$, a radius of 625.00 feet, a chord bearing and distance of South $51^{\circ}26'52''$ West, 122.47 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 122.67 feet to a point for corner;

South $57^{\circ}04'14''$ West, a distance of 239.72 feet to the westernmost corner of said Lot 3, Block E;

THENCE with the west line of said Lot 3, Block E, the following courses and distances to wit:

South $32^{\circ}50'19''$ East, a distance of 55.28 feet to a point at the beginning of a tangent curve to the right having a central angle of $32^{\circ}11'46''$, a radius of 300.00 feet, a chord bearing and distance of South $16^{\circ}44'26''$ East, 166.37 feet;

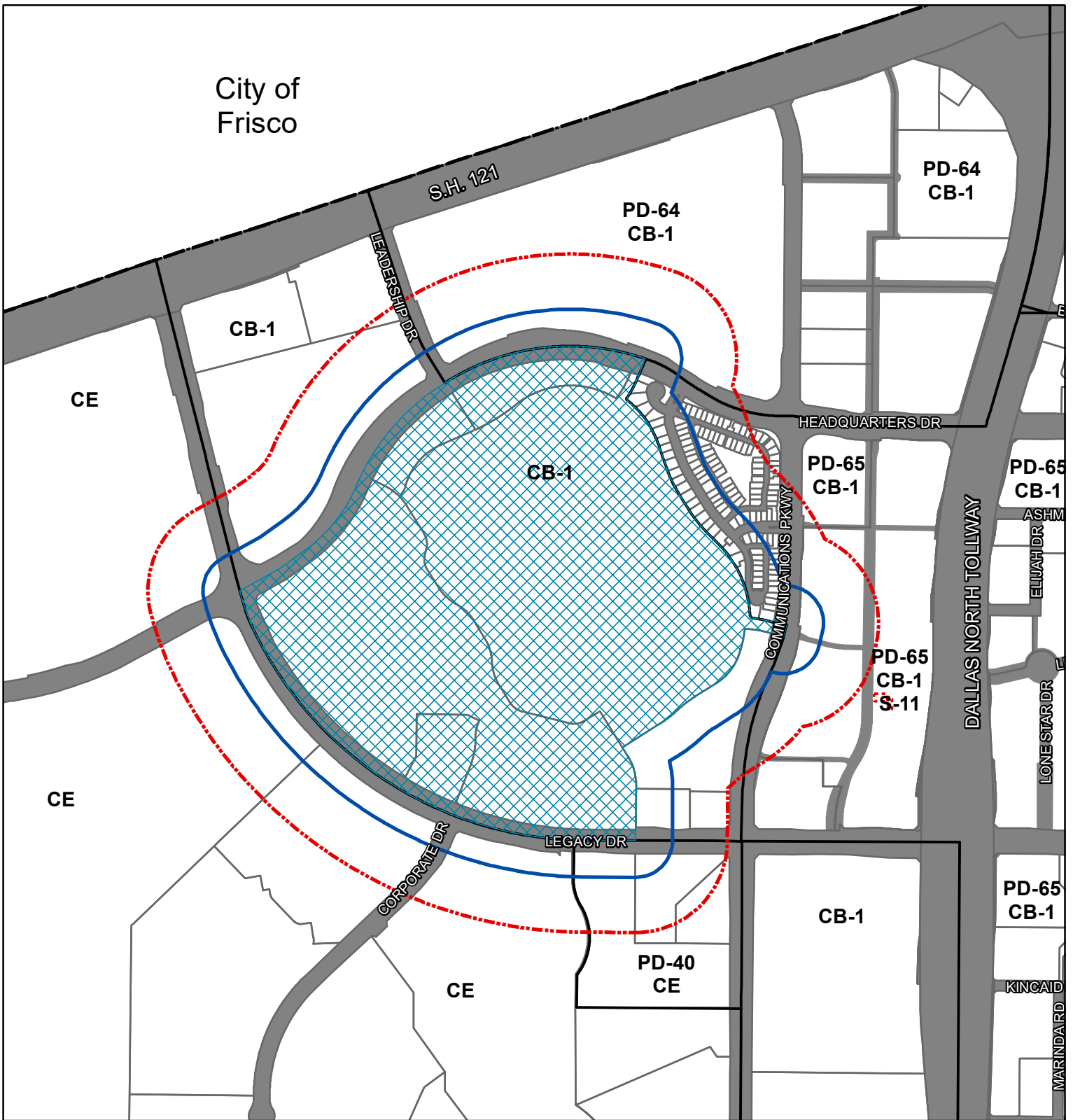
In a southeasterly direction, with said curve to the right, an arc distance of 168.58 feet to a point for corner;

South $0^{\circ}38'33''$ East, a distance of 298.95 feet to the POINT OF BEGINNING and containing 110.517 acres of land.

Bearing system based on the Texas Coordinate System of 1983,

North Central Zone (4202), North American Datum of 1983.

City of Frisco

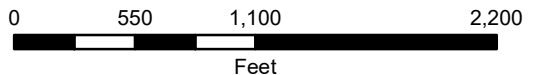
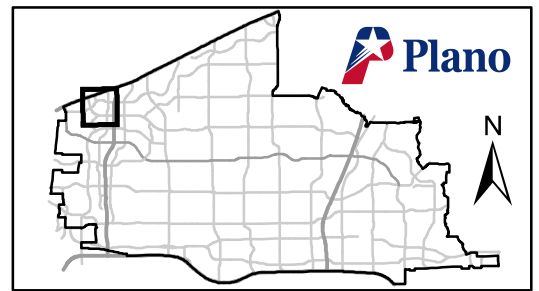


Zoning Case: 2019-012

Existing Zoning: Central Business-1 (CB-1)

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

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



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

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

THENCE continuing with the centerline of Legacy Drive, the following courses and distances to wit:
South 89°22'24" West, a distance of 288.15 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 60°31'49", a radius of 2020.00 feet, a chord bearing and distance of North 60°02'07" West, 2036.17 feet;
In a northwesterly direction, with said curve to the right, an arc distance of 2134.03 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 14°46'46", a radius of 1307.43 feet, a chord bearing and distance of North 23°13'58" West, 336.32 feet;
In a northwesterly direction, with said curve to the right, an arc distance of 337.25 feet to the centerline intersection of said Legacy Drive and Headquarters Drive (a variable width right-of-way);

THENCE with said centerline of Headquarters Drive, the following courses and distances to wit:
North 60°20'22" East, a distance of 252.50 feet to a point for corner;
North 53°27'57" East, a distance of 162.10 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 8°29'38", a radius of 911.42 feet a chord bearing and distance of North 48°45'15" East, 134.99 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 135.12 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 21°16'05", a radius of 800.00 feet, a chord bearing and distance of North 34°16'07" East, 295.25 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 296.96 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 32°34'59", a radius of 1200.00 feet, a chord bearing and distance of North 37°10'04" East, 673.26 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 682.42 feet to a point for corner;
North 54°24'37" East, a distance of 96.22 feet to a point for corner;
North 57°41'11" East, a distance of 56.43 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 49°04'37", a radius of 1265.00 feet, a chord bearing and distance of North 83°30'28" East, 1050.72 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 1083.54 feet to a point for corner;

THENCE departing said centerline, South 20°06'07" West, a distance of 96.90 feet to a point in the southerly right-of-way line of said Headquarters Drive at the northernmost northwest corner of Block A, of Icon at Legacy West Addition, an addition to the City of Plano, Texas according to the plat thereof recorded in Volume 2017, Page 8, Official Public Records of Collin County, Texas and at the beginning of a tangent curve to the right having a central angle of 13°16'41", a radius of 618.75 feet, a chord bearing and distance of South 26°44'27" West, 143.07 feet;

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

THENCE with the southwest line of said Block A, the following courses and distances to wit:
South 10°03'44" East, a distance of 7.23 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 33°30'52", a radius of 506.50 feet, a chord bearing and distance of South 36°41'46" East, 292.06 feet;
In a southeasterly direction, with said curve to the right, an arc distance of 296.27 feet to a point for corner;
South 19°56'20" East, a distance of 141.58 feet to a point at the beginning of a tangent curve to the left having a central angle of 13°00'00", a radius of 673.50 feet, a chord bearing and distance of South 26°26'20" East, 152.48 feet;
In a southeasterly direction, with said curve to the left, an arc distance of 152.81 feet to a point for corner;
South 32°56'20" East, a distance of 101.40 feet to a point at the beginning of a tangent curve to the left having a central angle of 13°00'00", a radius of 673.50 feet, a chord bearing and distance of South 39°26'20" East, 152.48 feet;
In a southeasterly direction, with said curve to the left, an arc distance of 152.81 feet to a point for corner;
South 45°56'20" East, a distance of 101.54 feet to a point at the beginning of a tangent curve to the right having a central angle of 42°46'37", a radius of 576.50 feet, a chord bearing and distance of South 24°33'01" East, 420.49 feet;
In a southeasterly direction, with said curve to the right, an arc distance of 430.42 feet to a point at the beginning of a reverse curve to the left having a central angle of 81°53'29", a radius of 16.50 feet, a chord bearing and distance of South 44°06'27" East, 21.63 feet;
In a southeasterly direction, with said curve to the left, an arc distance of 23.58 feet to a point at the southernmost southwest corner of said Block A and at the beginning of a reverse curve to the right having a central angle of 8°43'17", a radius of 601.87 feet, a chord bearing and distance of South 80°41'33" East, 91.53 feet;

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

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

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

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

THENCE departing said west right-of-way line and with the north line of said Lot 3, Block E, in a northwesterly direction, with said curve to the left, an arc distance of 146.67 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 16°24'33", a radius of 550.00 feet, a chord bearing and distance of South 12°35'31" West, 156.98 feet;

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

THENCE with the west line of said Lot 3, Block E, the following courses and distances to wit:
South 32°50'19" East, a distance of 55.28 feet to a point at the beginning of a tangent curve to the right having a central angle of 32°11'46", a radius of 300.00 feet, a chord bearing and distance of South 16°44'26" East, 166.37 feet;
In a southeasterly direction, with said curve to the right, an arc distance of 168.58 feet to a point for corner;
South 0°38'33" East, a distance of 298.95 feet to the **POINT OF BEGINNING** and containing 110.517 acres of land.

Bearing system based on the Texas Coordinate System of 1983,
North Central Zone (4202), North American Datum of 1983.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

ZONING CASE # 2019-012
ZONING EXHIBIT
110.517 ACRES
BLOCK E, LOTS 2R, 5R AND 8 OF
LEGACY WEST ADDITION, LOTS 2R, 5R, & 8, BLOCK E
BLOCK E, LOTS 6 AND 7 OF
LEGACY WEST ADDITION, LOTS 2R, 3, 4, 5, 6, & 7, BLOCK E
HENRY COOK SURVEY, ABSTRACT NO. 183
H.N. THOMPSON SURVEY, ABSTRACT NO. 896
J.C. BARROW SURVEY, ABSTRACT NO. 91
COLLIN COUNTY SCHOOL LAND SURVEY NO. 5 ABSTRACT NO. 149
CITY OF PLANO, COLLIN COUNTY, TEXAS

NOTES:

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 action 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:
KINTETSU ENTERPRISES COMPANY OF AMERICA
21241 S WESTERN AVE STE 100
TORRANCE, CA 90501-2973
CONTACT: BRIAN STRALEY

OWNER/APPLICANT:
SILOS HARVESTING PARTNERS, LP
C/O CUMBERLAND HILL SCHOOL BUILDING
1901 N. AKARD STREET
DALLAS, TX 75201
CONTACT: BRIAN STRALEY

SURVEYOR/PREPARER:
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
n/a	SRD	DAB	AUG. 2019	068111009	2 OF 3

