

ORDINANCE NO. 28271

An ordinance changing the zoning classification on the following property:

BEING the following tracts of land:

Subarea A: a tract of land in Abstract No. 486 at the southwest quadrant of the intersection of Dallas North Tollway and State Highway 190; fronting approximately 610.53 feet on the north line of Rosemeade Road; and fronting approximately 471.37 feet on the west line of Dallas North Tollway; and

Subarea B: Lot 1 in City Block D/8761 at the southeast quadrant of the intersection of Dallas North Tollway and State Highway 190; and

Subarea C: a tract of land in Abstract No. 486 at the northeast quadrant of the intersection of Dallas North Tollway and State Highway 190; fronting approximately 279.72 feet on the east line of Dallas North Tollway; fronting approximately 1308.58 feet on the north line of State Highway 190; and

Subarea D: a tract of land in Abstract No. 486 at the northwest quadrant of the intersection of Dallas North Tollway and State Highway 190; fronting approximately 434.19 feet on the east line of Dallas North Tollway; fronting approximately 547.95 feet on the north line of State Highway 190; and

containing approximately 32.62 acres,

from an MO-1 Mid-Range Office District, MU-2 Mixed Use District, LI Light Industrial District, and Subarea 1 of Planned Development District No. 318 to Planned Development District No. 852; providing a new Exhibit A (property description of Planned Development District No. 318) to Ordinance No. 20430; amending Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code by amending Article 318, "PD 318," to reflect the change in zoning and creating a new Article 852; establishing use regulations and development standards for Planned Development District No. 852; providing a penalty not to

exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas Development Code and the rezoning of the property described in this ordinance; and

WHEREAS, the city council finds that it is in the public interest to amend Article 318 and establish Planned Development District No. 852; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the zoning classification is changed from an MO-1 Mid-Range Office District, MU-2 Mixed Use District, LI Light Industrial District, and Subarea 1 of Planned Development District No. 318 to Planned Development District No. 852 on the property described in Exhibit A, which is attached to and made a part of this ordinance (“the Property”).

SECTION 2. That Section 51P-318.102, “Property Location and Size,” of Article 318, “PD 318,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“SEC. 51P-318.102. PROPERTY LOCATION AND SIZE.

PD 318 is established on property generally located west of the Dallas North Tollway, north of the westward prolongation of Haverwood Lane. The size of PD 318 is approximately 18.2 ~~[41.28]~~ acres.”

SECTION 3. That Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Article 852 to read as follows:

“ARTICLE 852.**PD 852.****SEC. 51P-852.101. LEGISLATIVE HISTORY.**

PD 852 was established by Ordinance No._____, passed by the Dallas City Council on June 22, 2011.

SEC. 51P-852.102. PROPERTY LOCATION AND SIZE.

PD 852 is established on property located at the southwest, southeast, northeast, and northwest quadrants of the intersection of Dallas North Tollway and State Highway 190. The size of PD 852 is approximately 32.62 acres.

SEC. 51P-852.103. CREATION OF SUBAREAS.

This district is divided into Subareas A, B, C, and D, as shown on the conceptual plan.

SEC. 51P-852.104. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article:

(1) BODY PIERCING STUDIO means a facility in which body piercing is performed. BODY PIERCING means the creation of an opening in an individual's body, other than in an individual's earlobe, to insert jewelry or another decoration.

(2) TOLLWAY IMPROVED RIGHT-OF-WAY means that street improvements within the right-of-way have been fully funded or that construction of those improvements has begun or is imminent. The determination as to whether construction has begun or is imminent must be made by the director of public works and transportation.

(3) TOLLWAY SECURED RIGHT-OF-WAY means that the right-of-way in question has been secured by the North Texas Tollway Authority or the city either through condemnation, acquisition, or dedication.

(4) TOLLWAY RIGHT-OF-WAY (ROW) means the land within or adjacent to a building site that is necessary for a third lane on the Dallas North Tollway southbound service road.

(5) TATTOO STUDIO means an establishment in which tattooing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a nonresidential zoning district.

SEC. 51P-852.105. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 852A: conceptual plan.
- (2) Exhibit 852B: traffic impact analysis recommendations.

SEC. 51P-852.106. CONCEPTUAL PLAN.

(a) Except as provided in this section, development and use of the Property must comply with the conceptual plan (Exhibit 852A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

(b) The conceptual plan shows the approximate location of main driveways to be located within the Property and the proposed ingress/egress points. The director may approve alternate locations for ingress/egress only if the Texas Department of Transportation does not approve the locations indicated on the conceptual plan. The final location of the ingress/egress points and main driveways to be constructed within the Property must be shown on the development plan.

SEC. 51P-852.107. DEVELOPMENT PLAN.

(a) Except as provided in Subsection (b), a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and a development plan, the text of this article controls.

(b) The building official may issue building permits for the following work without the approval of a development plan:

- (1) Grading.

- (2) The installation of fencing or other structures for security purposes.
- (3) Work associated with permitted temporary uses.
- (4) Work intended to provide for irrigation or maintenance of landscaping.
- (c) The provision of Section 51A-4.702(c) requiring submission of a development plan within six months after the city council's approval of this district does not apply.
- (d) Development plans may be submitted in phases.

SEC. 51P-852.108. MAIN USES PERMITTED.

(a) Subarea A.

(1) Except as provided in this subsection, the only main uses permitted in Subarea A are those main uses permitted in the MO-1 Mid-Range Office District, subject to the same conditions applicable in the MO-1 Mid-Range Office District, as set out in Chapter 51A. For example, a use permitted in the MO-1 Mid-Range Office District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MO-1 Mid-Range Office District is subject to DIR in this district; etc.

(2) The following uses are permitted by right:

- Alcoholic beverage establishments. *[Limited to inside a hotel or motel.]*
- Hotel or motel. *[All guest room doors must enter into an enclosed interior area within the hotel or motel.]*
- Tower/antenna for cellular communication. *[Limit of one monopole tower. The monopole tower must be stealth. Other types of tower/antenna are permitted. Treat as if in an MO-1 Mid-Range Office District.]*

(3) The following uses are prohibited:

- Auto service center.
- Body piercing studio.
- Car wash.
- College dormitory, fraternity or sorority house.
- Commercial amusement (outside).
- Extended stay hotel or motel.
- Gas drilling and production.
- Halfway house.
- Mini-warehouse.
- Mortuary, funeral home, or commercial wedding chapel.

- Motor vehicle fueling station.
- Open-enrollment charter school or private school.
- Overnight general purpose shelter.
- Public school other than an open-enrollment charter school.
- Recycling buy-back center.
- Recycling collection center.
- Recycling drop-off container.
- Restaurant without drive-in or drive-through service.
- Swap or buy shop.
- Tattoo studio.
- Temporary concrete or asphalt batching plant.
- Tool or equipment rental.

(b) Subarea B.

(1) Except as provided in this subsection, the only main uses permitted in Subarea B are those main uses permitted in the MU-2 Mixed Use District, subject to the same conditions applicable in the MU-2 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-2 Mixed Use District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MU-2 Mixed Use District is subject to DIR in this district; etc.

(2) The following uses are permitted by right:

- Hotel or motel. *[All guest room doors must enter into an enclosed interior area within the hotel or motel.]*
- Tower/antenna for cellular communication. *[Limit of one monopole tower. The monopole tower must be stealth. Other types of tower/antenna are permitted. Treat as if in an MU-2 Mixed Use District.]*

(3) The following uses are prohibited:

- Auto service center.
- Body piercing studio.
- Car wash.
- College dormitory, fraternity or sorority house.
- Commercial amusement (outside).
- Extended stay hotel or motel.
- Gas drilling and production.
- Halfway house.
- Mini-warehouse.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Open-enrollment charter school or private school.

- Overnight general purpose shelter.
- Public school other than an open-enrollment charter school.
- Recycling buy-back center.
- Recycling collection center.
- Recycling drop-off container.
- Residential hotel.
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service.
- Swap or buy shop.
- Tattoo studio.
- Temporary concrete or asphalt batching plant.
- Tool or equipment rental.

(c) Subareas C and D.

(1) Except as provided in this subsection, the only main uses permitted in Subareas C and D are those main uses permitted in the MO-1 Mid-Range Office District, subject to the same conditions applicable in the MO-1 Mid-Range Office District, as set out in Chapter 51A. For example, a use permitted in the MO-1 Mid-Range Office District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MO-1 Mid-Range Office District is subject to DIR in this district; etc.

(2) The following uses are permitted by right:

- Hotel or motel. *[All guest room doors must enter into an enclosed interior area within the hotel or motel.]*
- Tower/antenna for cellular communication. *[Limit of one monopole tower. The monopole tower must be stealth. Other types of tower/antenna are permitted. Treat as if in an MO-1 Mid-Range Office District.]*

(3) The following uses are prohibited:

- Auto service center.
- Body piercing studio.
- Car wash.
- College dormitory, fraternity or sorority house.
- Commercial amusement (outside).
- Extended stay hotel or motel.
- Gas drilling and production.
- Halfway house.
- Mini-warehouse.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Open-enrollment charter school or private school.
- Overnight general purpose shelter.

- Public school other than an open-enrollment charter school.
- Recycling buy-back center.
- Recycling collection center.
- Recycling drop-off container.
- Restaurant without drive-in or drive-through service.
- Swap or buy shop.
- Tattoo studio.
- Temporary concrete or asphalt batching plant.
- Tool or equipment rental.

SEC. 51P-852.109. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) A restaurant without drive-in or drive-through service is a permitted accessory use.

(c) An accessory car wash is only permitted in a parking structure or garage.

SEC. 51P-852.110. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the following yard, lot, and space regulations apply:

(1) Subareas A, C, and D. The yard, lot, and space regulations for the MO-1 Mid-Range Office District apply.

(2) Subarea B. The yard, lot, and space regulations for the MU-2 Mixed Use District apply.

(b) Front yard.

(1) Subarea A. No urban form setback is required in front yards abutting the President George Bush Turnpike (SH 190) or Dallas North Tollway front yard.

(2) Subareas B, C, and D. No urban form setback is required.

(c) Side and rear yard. No tower spacing is required in Subareas B, C, and D.

(d) Floor area ratio in Subarea A. Floor area ratio increases are allowed in proportion with the prospects for improved public vehicular access to the development. Therefore, maximum floor area ratio varies depending on whether Tollway right-of-way is “secured” or “improved.”

(1) The maximum floor area ratio if the Tollway right-of-way is not secured or improved is .4.

(2) The maximum floor area ratio if the Tollway right-of-way is secured is 1.2.

(3) The maximum floor area ratio if the Tollway right-of-way is improved is 1.4.

(e) Height.

(1) Except as provided in this subsection, maximum structure height is 240 feet.

(2) If any portion of a structure in Subarea A is over 26 feet in height, that portion may not be located above a 33 degree Residential Proximity Slope originating from private property in an R, R(A), D, D(A), TH, and TH(A) district. The 33 degree RPS extends infinitely. See Section 51A-4.412, “Residential Proximity Slope.”

(f) Stories. No maximum number of stories.

SEC. 51P-852.111. OFF-STREET PARKING AND LOADING.

(a) In general. Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Compact parking. Compact parking spaces are not counted towards required off-street parking requirements. Additional parking may be compact parking spaces if they have a sign stating they are reserved for individual tenant use.

(c) Off-street parking structures in Subarea A. For aboveground off-street parking structures in Subarea A fronting on Rosemeade Parkway:

(1) a minimum of 50 percent of the facade must use architecturally enhanced building materials such as brick, stone, architectural precast or metal panels, or other materials used as a primary building material on the main structure of which the parking is an accessory;

(2) openings may not constitute more than 52 percent of the facade area; and

(3) a facade facing Rosemeade Parkway must have a 10-foot landscape buffer. This landscape buffer must contain one large canopy tree for every 30 feet of facade width and a row of evergreen hedge along the structure perimeter. Large canopy trees planted in the required parking structure landscaping buffer may count toward street tree requirements. Required large canopy trees screening a parking structure must have a minimum height of 14 feet at the time of installation. In this subsection the height of trees is measured from the top of the root ball.

SEC. 51P-852.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-852.113. LANDSCAPING.

Landscaping must be provided in accordance with Article X.

SEC. 51P-852.114. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII.

SEC. 51P-852.115. TRAFFIC IMPROVEMENTS.

(a) In general. The following traffic improvements in this section, subject to approval by the North Texas Tollway Authority and the director of public works and transportation, must be provided before the issuance of a certificate of occupancy. If there is a conflict between the text of this article and the traffic impact analysis recommendations (Exhibit 852B), the text of this article controls.

(b) Acceleration and deceleration lanes. Acceleration or deceleration lanes must be provided as necessary for ingress and egress on Dallas Parkway for each subarea at the time of development of that subarea.

(c) Subarea A. A right-of-way on the eastern boundary of Subarea A must be provided for an additional through lane on southbound Dallas Parkway.

(d) Subarea B.

(1) The acceleration lane on northbound Dallas Parkway at Gramercy Oaks Drive must be eliminated and a pro rata share of an additional through lane between Gramercy Oaks Drive and Dallas North Tollway off-ramp must be provided.

(2) A right-turn only lane on northbound Dallas Parkway at Gramercy Oaks Drive must be provided.

(e) Subarea C. A right-turn only lane on northbound Dallas Parkway at the ingress/egress into Subarea C must be provided.

(f) Subarea D. If an access easement to Horizon North Parkway is obtained, a median opening and southbound left-turn only lane on Horizon North Parkway at the site access point shown on Exhibit 852B must be provided.

SEC. 51P-852.116. ADDITIONAL PROVISIONS.

(a) The additional provisions for the MO-1 Mid-Range Office District in Section 51A-4.121(c)(8) apply.

(b) Highly reflective glass is prohibited as an exterior building material on any building or structure. For purposes of this subsection, highly reflective glass means glass with exterior visible reflectance percentages in excess of 27 percent. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.)

(c) The Property must be properly maintained in a state of good repair and neat appearance.

(d) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-852.117. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.”

SECTION 4. That Exhibit A attached to Ordinance No. 20430 (property description of Planned Development District No. 318) is replaced by the Exhibit A (PD-318 Remaining Area) attached to this ordinance.

SECTION 5. That, pursuant to Section 51A-4.701 of Chapter 51A of the Dallas City Code, as amended, the property description in Section 1 of this ordinance shall be construed as including the area to the centerline of all adjacent streets and alleys.

SECTION 6. That development of this district must comply with the full-scale version of Exhibit 852A (conceptual plan) attached to this ordinance. A reduced-sized version of this plan shall be provided in Chapter 51P. Permits shall be issued based on information provided on the full-scale version of the plan.

SECTION 7. That the city attorney is authorized to insert the enrolled number of this ordinance in the legislative history section of Article 852 in Chapter 51P.

SECTION 8. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 9. That the zoning ordinances of the City of Dallas and Chapter 51P of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 10. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

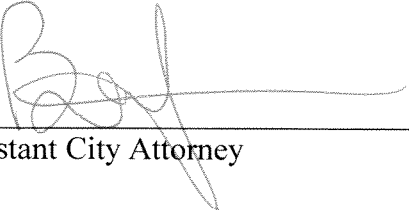
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SECTION 11. That this ordinance shall take effect immediately from and after its passage and publication, in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

By  _____
Assistant City Attorney

Passed JUN 22 2011

28271

#10061

ZONING EXHIBIT
SUBAREA A
SWC INTERSECTION PGBT AT DALLAS NORTH TOLLWAY
GIS Approved

A tract or parcel of land situated in the Moses A. Jackson Survey, Abstract No. 486, in the City of Dallas, Collin County, Texas, being all of the called 8.7907 acres tract described in the deed to Billingsley 380 North, LTD. recorded in Document No. 20080415000450680 in the Collin County Deed Records (CCDR), and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod with Pacheco Koch cap on the north right-of-way line of Rosemeade Road (80' wide right-of-way) at the intersection of the diagonal corner clip at the intersection with the west right-of-way line of Dallas North Tollway (variable width right-of-way) as described in the deed to the State of Texas recorded in Volume 3726 Page 79 in the CCDR;

THENCE Westerly along the north line of Rosemeade Road the following:

THENCE South 89°51'44" West, 302.90 feet to a set 1/2 inch iron rod with C&P cap;

THENCE Westerly an arc distance of 307.63 feet along a tangent curve to the right with a radius of 550.00 feet, a central angle of 32°02'49", and the chord bears North 74°06'52" West 303.63 feet to a set 1/2 inch iron rod with C&P cap;

THENCE North 01°26'12" East, 674.37 feet along the east line of the 100' wide tract described in the deed to Texas Power & Light Company recorded in Volume 677 Page 344 in the CCDR to a set 1/2 inch iron rod with C&P cap;

THENCE Southeasterly along the south line of State Highway 190 also known as President George Bush Turnpike and along the west line of Dallas North Tollway the following:

THENCE South 83°12'26" East, 165.00 feet to a set 1/2 inch iron rod with C&P cap;

THENCE South 68°28'56" East, 216.69 feet to a set 1/2 inch iron rod with C&P cap;

THENCE South 47°57'56" East, 227.02 feet to a set 1/2 inch iron rod with C&P cap;

THENCE South 13°25'50" East, 45.00 feet to a found 1/2 inch iron rod with Pacheco Koch cap;

THENCE South 10°20'13" East, 210.11 feet to a found 60d nail;

THENCE South 08°01'12" East, 216.26 feet to a found concrete right-of-way marker;

THENCE South 40°00'30" West, 53.42 feet to the POINT OF BEGINNING and CONTAINING 8.7907 acres of land, more or less.

December 1, 2010
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#10061

ZONING EXHIBIT

SUBAREA B

SEC INTERSECTION PGBT AT DALLAS NORTH TOLLWAY

GIS Approved

A tract or parcel of land situated in the Moses Jackson Survey, Abstract No. 486, in the City of Dallas, Collin County, Texas, being all of Lot 1, Block D/8761 of Gramercy on the Park, an addition to the City of Dallas recorded in Cabinet 2009 Page 314 in the Collin County Plat Records.

December 1, 2010
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ZONING EXHIBIT
SUBAREA C
NEC INTERSECTION PGBT AT DALLAS NORTH TOLLWAY
GIS Approved

A tract or parcel of land situated in the Moses Jackson Survey, Abstract No. 486, in the City of Dallas, Collin County, Texas, being part of the called 37.452 acres tract described in the deed to Parkway Investors Limited #1 recorded in Volume 1289 Page 300 in the Collin County Deed Records (CCDR), and including part of the called 7.74 acres tract described in the deed to Trammell Crow Company No. 43, Ltd. recorded in Document No. 2006-1637350 in the CCDR, and including part of the called 4.010 acres tract described in the deed to Crow-Billingsley Holding, Inc. recorded in Document No. 1995-52834 in the CCDR, and being more particularly described as follows:

BEGINNING at the intersection of the south right-of-way line of the Gulf, Colorado & Santa Fe Railroad (150' wide right-of-way) and the east right-of-way line of Dallas North Tollway (variable width right-of-way);

THENCE Easterly along the south line of said Railroad the following:

THENCE South 77°33'13" East, 255.52 feet;

THENCE South 77°33'13" East, 880.68 feet;

THENCE South 77°13'18" East, 365.93 feet;

THENCE South 12°50'42" West, 209.38 feet along the west side of the called 1.1813 acres tract described in the deed to Texas Utilities Electric Company recorded in Document No. 97-50416 in the CCDR;

THENCE Westerly along the north line of State Highway 190 also known as President George Bush Turnpike (variable width right-of-way) and said east line of Dallas North Tollway the following:

THENCE North 89°39'04" West, 309.96 feet;

THENCE South 87°51'36" West, 495.75 feet;

THENCE North 78°46'28" West, 298.84 feet;

THENCE North 59°02'37" West, 204.03 feet;

THENCE North 44°18'53" West, 149.41 feet;

THENCE North 08°37'58" West, 279.72 feet to the POINT OF BEGINNING and
CONTAINING 11.03 acres of land, more or less.

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.

December 1, 2010
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ZONING EXHIBIT
SUBAREA D
NWC INTERSECTION PGBT AT DALLAS NORTH TOLLWAY
GIS Approved

A tract or parcel of land situated in the Moses Jackson Survey, Abstract No. 486, in the City of Dallas, Collin County, Texas, being all of the called 3.383 acres tract described in the deed to Billingsley GBTW Land, LLC recorded in Document No. 20081023001253850 in the Collin County Deed Records (CCDR), which includes Lot 1, Block C/8762 of the Greenway Addition, an addition to the City of Dallas recorded in Cabinet K, Page 318 in the Collin County Plat Records, and also including the called 4.003 acres tract described in the deed to Crow-Billingsley Holdings, Inc. recorded in Volume 3941 Page 1028 in the CCDR, and being more particularly described as follows:

BEGINNING at the intersection of the south right-of-way line of Gulf, Colorado & Santa Fe Railroad (150' wide right-of-way) and the east line of the 100' wide right-of-way described in the deed to Texas Power & Light Company recorded in Volume 677 Page 344 in the CCDR;

THENCE Easterly an arc distance of 467.22 feet along the south line of said Gulf, Colorado & Santa Fe Railroad and along a curve to the right with a radius of 6800.55 feet, a central angle of 3°56'11", and the chord bears South 79°36'37" East 467.13 feet;

THENCE South 77°33'13" East, 94.66 feet continuing along the south line of said Gulf, Colorado & Santa Fe Railroad to the west right-of-way line of Dallas North Tollway (variable width right-of-way);

THENCE Southerly along the west line of said Dallas North Tollway the following:

THENCE South 00°29'03" West, 80.20 feet;

THENCE South 12°01'52" West, 278.76 feet;

THENCE South 11°49'17" West, 75.23 feet;

THENCE Southwesterly along the north line of State Highway 190 also known as President George Bush Turnpike (variable width right-of-way) the following:

THENCE South 52°08'31" West, 255.93 feet;

THENCE South 79°08'39" West, 90.00 feet;

THENCE South 89°33'13" West, 202.02 feet along the north side of the called 0.0870 acre tract described in the deed to SAS & Associates, Inc. recorded in Volume 3711 Page 165 in the CCDR;

THENCE North 01°11'46" East, 706.86 feet along the east line of said Texas Power & Light Company tract to the POINT OF BEGINNING and CONTAINING 7.39 acres of land, more or less.

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.

EXHIBIT A
PD-318 REMAINING AREA
SWC INTERSECTION PGBT AT DALLAS NORTH TOLLWAY

GIS Approved

A tract or parcel of land situated in the Moses Jackson Survey, Abstract No. 486, in the City of Dallas, Collin County, Texas, being all of the ROSEMEADE PARK ADDITION, an addition to the City of Dallas recorded in Cabinet K Page 68 in the Collin County Plat Records (CCPR), and also including part of the called 7.629 acres tract described in the deed to SAS & Associates, Inc., Trustee recorded in Document No. 97-0032724 in the Collin County Deed Records (CCDR), and including part of the Texas Power & Light Company R.O.W. described in the deed to Texas Power & Light Company recorded in Volume 677 Page 344 in the CCDR, and being more particularly described as follows:

BEGINNING at the intersection of the south right-of-way line of Rosemeade Parkway (80' wide right-of-way) as described in said ROSEMEADE PARK ADDITION, and the east line of the 100' right-of-way described in the deed to Texas Power & Light Company recorded in Volume 677 Page 344 in the CCDR;

THENCE Easterly along the south line of Rosemeade Parkway the following:

Easterly an arc distance of 306.45 feet along a curve to the left with a radius of 630.00 feet, a central angle of 27°52'14", and the chord bears South 76°44'01" East 303.44 feet;

North 89°19'52" East, 314.06 feet;

THENCE Southerly along the west line of Dallas North Tollway the following:

South 50°03'45" East, 60.14 feet;

South 08°22'58" East, 43.94 feet;

South 05°52'11" East, 250.17 feet;

South 03°20'37" East, 165.28 feet;

South 03°20'14" East, 171.50 feet;

South 02°14'04" East, 217.47 feet;

THENCE South 89°21'42" West, 732.82 feet along the north side of 50' wide right-of-way described in the deed to Dallas Power & Light recorded in Volume 1137 Page 58 in the CCDR;

THENCE North 01°01'38" East, 46.30 feet along the east side of said Texas Power & Light Company 100' R.O.W.;

THENCE North 88°58'22" West, 100.00 feet to the west side of said Texas Power & Light Company 100' R.O.W.;

THENCE North 01°01'38" East, 1,645.01 feet along the west side of said Texas Power & Light 100' R.O.W. to the south right-of-way of State Highway 190 also known as President George Bush Turnpike, being also at the northeast corner of Rosemeade Apartment Addition, an addition to the City of Dallas recorded in Cabinet G Page 629 in the CCPR;

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Exhibit A (PD-318 Remaining Area)

#10061

THENCE South 88°58'22" East, 100 feet along the south right-of-way of State Highway 190 to the east side of said Texas Power & Light Company 100' R.O.W.;

THENCE South 01°01'38" West, 732.57 feet along the east side of said Texas Power & Light Company 100' R.O.W. to the POINT OF BEGINNING and CONTAINING approximately 18.2 acres of land, more or less.

NOTICE:

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. Course descriptions were derived from the plat ROSEMEADE PARK ADDITION and from the deed to SAS & Associates, Inc., Trustee.

PD 165

D
D
165

HORIZON
NORTH
PARKWAY

MAJOR ACCESS

SUBAREA A

SUBAREA D

STATE HIGHWAY 190

ROSEMEADE PARKWAY

FRONTAGE ROAD

FRONTAGE ROAD

DALLAS

NORTH

TOLLWAY

FRONTAGE ROAD

FRONTAGE ROAD

CITY OF PLANO
GULF, COLORADO

RAILROAD

SUBAREA C

PRESIDENT GEORGE BUSH TURNPIKE

SUBAREA B

GRAMERCY OAKS DRIVE

MF-1A

D.R. Z067-319

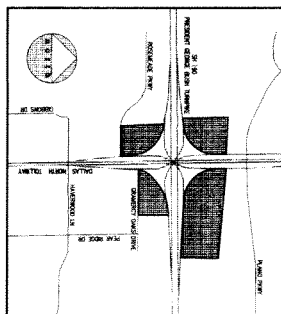
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Date: MAY 23, 2011 Job No. 10061 Scale 1" = 100' Sheet 1 of 1

Job No. 10061 Scale 1" = 100'

Sheet 1 of 1

CONCEPTUAL PLAN
FOUR CORNERS
INTERSECTION OF
PRESIDENT GEORGE BUSH TURNPIKE
AND DALLAS NORTH TOLLWAY
CITY OF DALLAS
COLLIN COUNTY, TEXAS
ZONING CASE NO. Z101-251

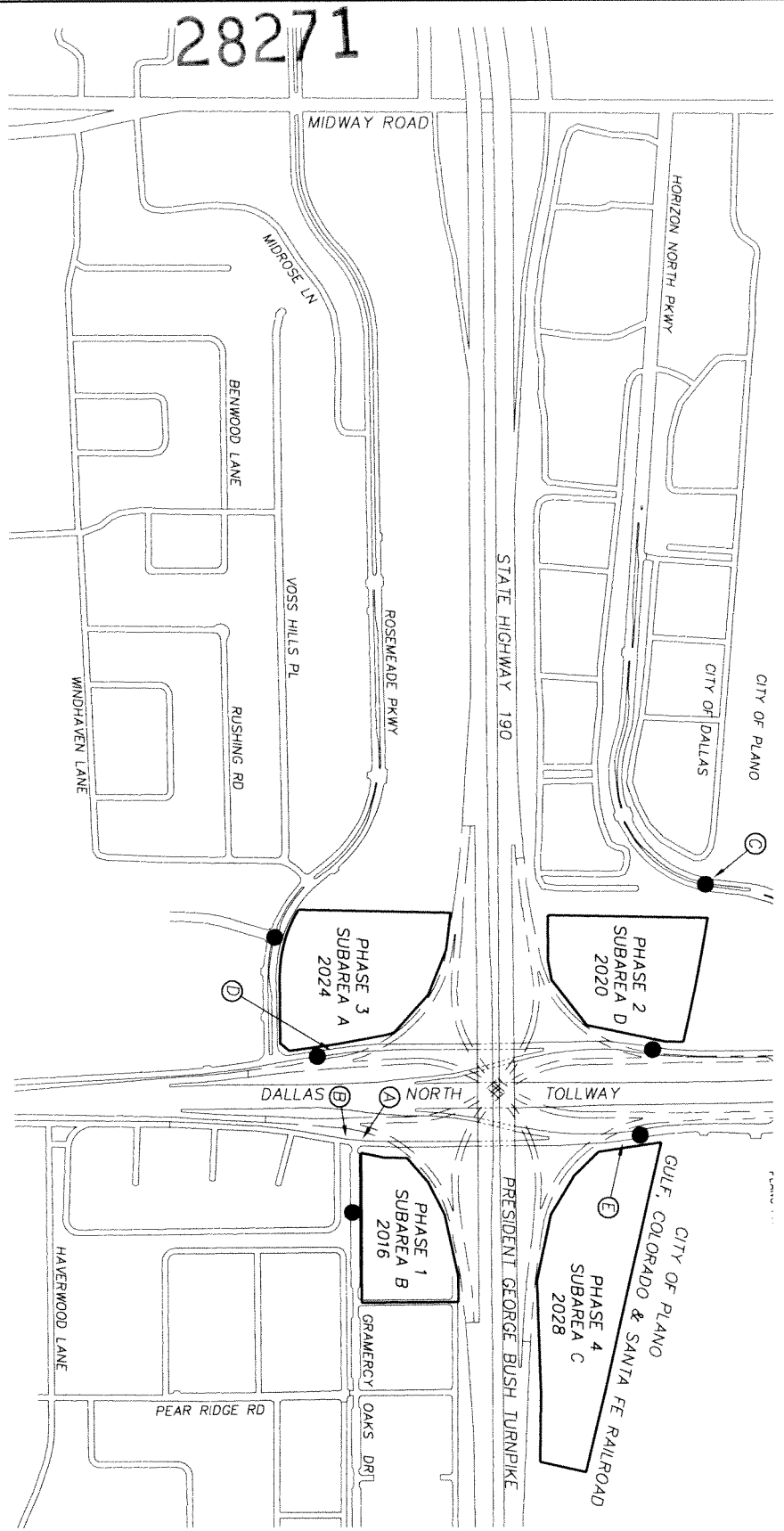


Vicinity Map

Planned Development
District No. 852

Approved
City Plan Commission
May 19, 2011

111783



PHASE / SUBAREA	PROPOSED BUILDING AREA	PROPOSED BUILD OUT YEAR	TIA RECOMMENDATIONS ASSOCIATED WITH THE BUILD-OUT OF EACH PHASE / SUBAREA
Phase 1 Subarea B	346,000	2016	A. Estimate acquisition land on NB Dallas Parkway at Gramercy Oaks Drive and provide partial access of an additional (100') wide corner driveway and DNT driveway. B. Provide right-turn only lane on NB Dallas Parkway at Gramercy Oaks Drive.
Phase 2 Subarea D	372,500	2020	C. If access easement to Horizon North Parkway is obtained, provide a median opening and SB left-turn only lane on Horizon North Parkway at the access point.
Phase 3 Subarea A	372,500	2024	D. Provide right-of-way to Subarea A for an additional through lane on SB Dallas Parkway between SB DNT on-ramp and Haverwood Lane.
Phase 4 Subarea C	346,000	2028	E. Provide right-turn only lane on NB Dallas Parkway at Hynesburg into Subarea C.

NOTE: ADDITIONAL INTERSECTIONS IN PROXIMITY TO THE FOUR CORNERS SITE MAY EXPERIENCE OPERATIONAL DEFICIENCIES, BUT BECAUSE OF LIMITED RIGHT-OF-WAY IMPROVEMENTS TO MITIGATE THESE DEFICIENCIES MAY NOT BE POSSIBLE.

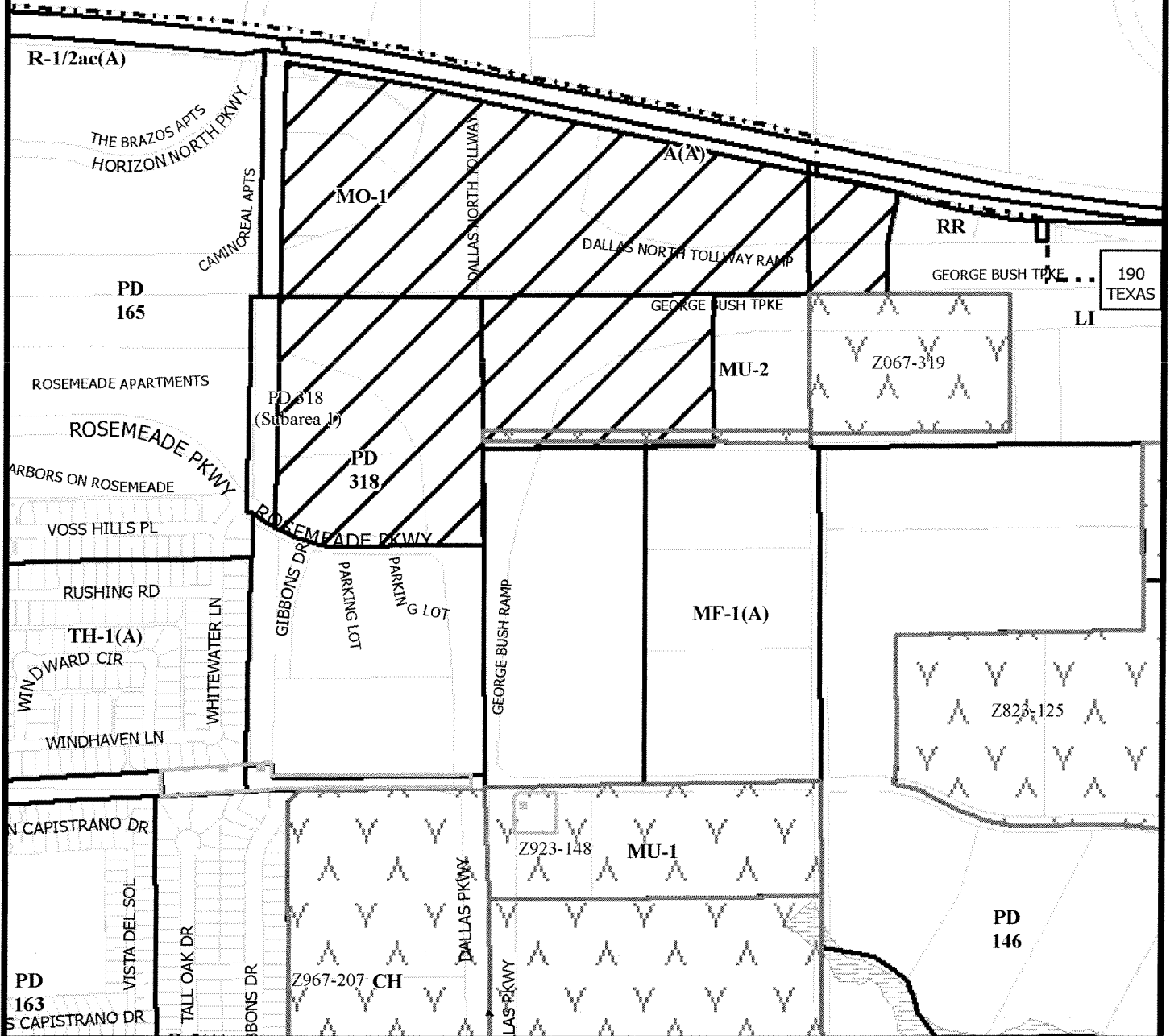
Planned Development
District No. 852

Approved
City Plan Commission
May 19, 2011

C&P ENGINEERING, LTD. 10018-PLAN.dwg 5/23/2011 9:42:46 AM 111783	
TIA RECOMMENDATIONS FOUR CORNERS CITY OF DALLAS COLLIN COUNTY, TEXAS	TIA RECOMMENDATIONS FOUR CORNERS CITY OF DALLAS COLLIN COUNTY, TEXAS

28271

City of
Plano



ZONING AND LAND USE

Map no: **AA-6**
Case no: **Z101-251**