

DATE: April 2, 2013
TO: Honorable Mayor & City Council
FROM: Chris Caso, Chairman, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of April 1, 2013

**AGENDA ITEM NO. 6A - PUBLIC HEARING
ZONING CASE 2013-02 & DEVELOPMENT PLAN FOR COIT CROSSINGS,
BLOCK 1, LOT 3R
APPLICANT: CROW-BILLINGSLEY LTD. NO. 10, BILLINGSLEY 121 COPPELL
LTD. AND UNIVERSITY BUSINESS PARK PHASE II, LTD.**

Request to rezone 63.0± acres located on the west side of Coit Road, 950± feet north of Mapleshade Lane **from** Corridor Commercial and Light Industrial-1 **to** Urban Mixed-Use. Zoned Corridor Commercial and Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Tabled March 4, 2013.

APPROVED: _____ **DENIED:** _____ **TABLED:** _____

LETTERS RECEIVED WITHIN 200 FOOT NOTICE AREA: **SUPPORT:** 0 **OPPOSE:** 0

LETTERS RECEIVED OUTSIDE 200 FOOT NOTICE AREA: **SUPPORT:** 0 **OPPOSE:** 0

PETITION(s) RECEIVED: N/A **# OF SIGNATURES:** N/A

STIPULATIONS:

After receiving a motion for denial, the Planning & Zoning Commission voted 3-3 thus resulting in “no decision.” Per the Commission’s policies, the motion failed as a result of the tie vote but the matter is not considered approved or denied. The commissioners voting in opposition to the motion for denial believed this was an appropriate location for Urban Mixed-Use zoning.

FOR CITY COUNCIL MEETING OF: April 22, 2013 (To view the agenda for this meeting, see www.planotx.org)

PUBLIC HEARING - ORDINANCE

EH/sf

xc: Ken Mabry, Crow-Billingsley LTD. No.10/Billingsley 121 Coppell LTD/University Business Park Phase II
Tom Holland, Billingsley Company

April 12, 2013

MEMO

TO: Bruce D. Glasscock, City Manager
Frank F. Turner, Deputy City Manager

FROM: Phyllis M. Jarrell, Director of Planning

SUBJECT: Zoning Case 2013-02

At its April 1st meeting, the Planning & Zoning Commission considered this zoning petition and made two motions. The first motion to approve the request failed with a 3-3 tie vote. The Commission's second motion, to deny the request, also failed with a 3-3 tie vote. No additional motions to either amend the request or to table were made. Therefore the Commission is reporting no recommendation on the zoning petition to the City Council. The Commission's action does not constitute a denial, so only a simple majority vote of the City Council is required to approve the request.

Please let me know if you have questions.

XC: Diane Wetherbee, City Attorney
Paige Mims, Deputy City Attorney
Tina Firgens, Development Review Manager

Recommendation of the Planning & Zoning Commission

Zoning Case 2013-02 and Development Plan for Coit Crossings Block 1, Lot 3R

April 1, 2013

Second Vice Chairman's Report

Agenda Item No. - 6A- Public Hearing

Zoning Case 2013-02- Request to rezone 63.0 ± acres located on the west side of Coit Road, 950 ± feet north of Mapleshade Lane from Corridor Commercial and Light Industrial-1 to Urban Mixed use.

Applicant: Crow-Billingsley Ltd. No 10, Billingsley 121 Coppel Ltd. and University Business Park Phase II, Ltd.

Staff Recommendation: The staff recommended approval of the zoning change subject to the following exceptions of the Urban Mixed Use district:

Exceptions of the UMU District

1. The development plan shall be adopted as part of the ordinance.
2. Structured parking and tuck-under garages shall be included in the calculation of lot coverage.
3. The maximum block size shall be 3.5 acres for Blocks E, F, and S only.
4. For Blocks A and B only:
 - a. The maximum from yard setback shall not apply to properties that have frontage along Coit Road.
 - b. Minimum lot coverage shall be 15%.
 - c. Minimum FAR shall be 0.3:1.
5. The private 22- foot minor street connection to Mapleshade Lane shall be constructed with Phase II.

Commission Action:

A motion was made and approved to remove this zoning case from the table of March 4, 2013.

After much discussion a motion was made to recommend approval of the zoning case, which resulted in a 3-3 tie vote (A motion for approval was made by Chairman Caso and seconded by 2nd Vice-Chair Cargo. Commissioners Barbera, Hillburn and 1st Vice-Chair Smith voted in opposition to the motion for approval). Per the commission rules and procedures, failure of a motion to approve shall not constitute approval, therefore, further action was required. A subsequent motion to deny was made. The motion to deny failed due to receiving a 3-3 tie vote thus resulting in a 'no decision' on the motion. (A motion to deny was made by 1st Vice-Chair Smith and Seconded by Commissioner Barbera. Chairman Caso, Commissioner Pittman, and 2nd Vice-Chairman Cargo voted in opposition to the motion to deny). The request was neither approved nor denied, therefore, the case automatically is forwarded to the City Council for final action.

Comments made in support of the motion to approve included:

* The reorientation of the 'main street' from a north/south to an east/ west orientation as recommended by the Commission was favorable to draw people and activity into the development from Coit Road.

* The inclusion of more retail further west into the project along the 'main street' was considered for better integration of the uses.

* This project was discussed as a good Urban Mixed-Use project and the request meets the UMU district.

* While the request includes rezoning existing LI-1 zoned land, the land has been zoned that way for a while and there is additional LI-1 zoned land to the east.

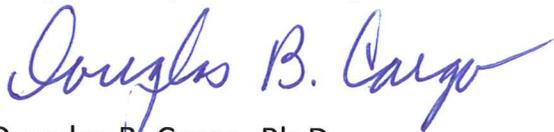
Comments made in support of the motion to deny included:

* There was concern whether the 'Type F', 22 -foot connector street to Mapleshade Lane being sufficient enough to handle the traffic from such a large apartment complex.

* Additionally a comment was made concerning the 'at capacity' of the neighboring schools and that there would be additional pressure to handle the additional students the development would bring.

Additional Comments: On a motion made by 1st Vice-Chair Smith and seconded by Commissioner Barbera, the Concept Plan associated with Zoning Case 2013-02, was denied by the Commission by a 3-3 vote. (Chairman Caso, Commissioner Pttman and 2nd vice-Chair Cargo voted in opposition to the motion for denial.)The tie vote resulted in a 'no decision' by the Commission, therefore, the case is automatically being forwarded to the City Council for final action.

Respectively Submitted,



Douglas B. Cargo, Ph.D.

Second Vice -Chair

Planning & Zoning Commission

CITY OF PLANO
PLANNING & ZONING COMMISSION

April 1, 2013

Agenda Item No. 6A

Public Hearing: Zoning Case 2013-02 and Development Plan for Coit Crossings,
Block 1, Lot 3R

Applicant: Crow-Billingsley Ltd. No. 10, Billingsley 121 Coppell Ltd. and University
Business Park Phase II, Ltd.

DESCRIPTION:

Request to rezone 63.0± acres located on the west side of Coit Road, 950± feet north of Mapleshade Lane **from** Corridor Commercial and Light Industrial-1 **to** Urban Mixed-Use. Zoned Corridor Commercial and Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Tabled March 4, 2013.

REMARKS:

This zoning case and development plan were tabled at the March 4, 2013, Planning & Zoning Commission meeting. The zoning case and development plan must be removed from the table.

The applicant has modified their request based upon feedback received at the March 4, 2013, Planning & Zoning Commission meeting. Comments received from the Commission at that meeting included the following:

- Reorient the “main street” so that it extends east-west through the development in order to draw people and activity further into the development from Coit Road; and
- Improve the integration between the residential and nonresidential uses.

The applicant has reoriented the main street to an east-west configuration. The new development plan also shows a different configuration for the retail buildings fronting Coit Road with parking adjacent to Coit Road to support the retail tenants. Locations of nonresidential uses and live-work units along the main street have been changed in order to potentially draw people and activity further into the development from Coit Road. The applicant is also proposing to build the private street connection to Mapleshade Lane with Phase II of development instead of Phase III. The development plan results in an improved integration between the residential and nonresidential uses. Staff’s analysis has been revised to reflect the new proposal.

The purpose of this request is to rezone 63.0± acres located on the west side of Coit Road, 40± feet north of Mapleshade Lane from Corridor Commercial (CC) and Light Industrial-1 (LI-1) to Urban Mixed-Use (UMU). The CC district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors. The regulations and standards of this district are reflective of the high traffic volumes and high visibility of these regional highways. The LI-1 district is intended to provide areas for light manufacturing firms engaged in processing, assembling, warehousing, research and development, and incidental services that are developed in accordance with the same performance standards applicable to all other zoning districts.

The requested zoning is UMU. The UMU district is intended to provide a planning, regulatory, and management framework for the design, development, and operation of urban mixed-use centers which promote social interaction, community identity, and efficient use of land and resources. The UMU district should also support and encourage a variety of transportation options, including transit, bicycles, and walking. The zoning district is applicable primarily to large undeveloped properties where higher density residential and commercial uses are appropriate.

The UMU district requires that a development plan be adopted with the zoning district. The applicant's development plan shows a private grid street pattern with retail buildings and surface parking fronting Coit Road. The main street, which is a requirement of the UMU district, runs perpendicular to Coit Road between the retail buildings. To the north and south of the main street are three- and four-story multifamily buildings with live/work and retail uses on the ground floor which make up the central portion of the development. The plan proposes a variety of small and large public open spaces distributed throughout the site. On the western side of the development, the applicant is proposing several three story office buildings with structured parking, and is providing an access connection to the undeveloped properties farther to the west.

The streets will be privately maintained by a property owner's association, but accessible to the public and will have parallel parking, street trees, and sidewalks on both sides of the streets. The buildings meet the required setbacks as specified in the UMU district, and the open spaces meet the minimum and maximum percentages as specified in the UMU district, as well as the requirement to be bounded by streets on a minimum of two sides.

Requested Exceptions to the UMU District

The UMU district allows certain exceptions to be requested to the standards of the district to provide flexibility for the individual development. The applicant is requesting several exceptions to the UMU district regulations:

1. Structured parking and tuck-under garages shall be included in the calculation of lot coverage.
2. The maximum block size shall be 3.5 acres for Blocks E, F, and S only.
3. For Blocks A and B only:

- a. The maximum front yard setback shall not apply to buildings that front Coit Road.
- b. Minimum lot coverage shall be 15%.
- c. Minimum Floor-Area-Ratio (FAR) shall be 0.3:1

The requested garage exception will allow the applicant to meet the necessary lot coverage percentages as specified in the UMU district. The intent of this stipulation is to allow the occupied areas only to be counted towards lot coverage and to enforce a more dense urban form. However, by allowing structured parking and tuck-under garages to be counted towards the lot coverage, this allows applicants to increase densities which would provide more activity for the district. This exception would be applied to all blocks. Due to the proposed block size and massing of the development, staff is in favor of this exception.

The UMU district caps block sizes at three acres. Through discussions with the Planning & Zoning Commission and City Council, this block size was established to be large enough to allow for sufficient development mass to occur, but also small enough to encourage pedestrians to walk throughout the site. This exception would be applied to Blocks E, F, and S only. Staff is in favor of this exception and believes it will have a minimal impact on pedestrian connectivity.

In response to direction received from the Commission at the March 4 meeting, the applicant has modified the location of the main street and the design of blocks A and B. Although the applicant is still requesting exceptions for Blocks A and B related to setbacks, lot coverage, and density which will allow for a non-urban form of development on these blocks, staff believes the proposed design meets the intent of the UMU district. The proposed layout will allow for retail and restaurant uses to be oriented to Coit Road and the main street, while promoting better integration between the nonresidential and residential buildings within the district itself. Furthermore, the reorientation of the main street to an east-west layout helps to create more potential activity within the central core of the development. Staff is in favor of these exceptions.

A concept plan, Coit Crossings, Block A, Lot 9, accompanies this request as Agenda Item B for the area west of the proposed UMU district.

Surrounding Land Use and Zoning

The subject property is currently undeveloped. To the east, across Coit Road, are existing commercial uses zoned CC, and a large tract partially under construction as multifamily residences zoned Planned Development-215-Corridor Commercial. The property to the south is zoned CC and is developed as retail superstore, bank and restaurant uses. The property to the west is vacant land zoned CC and LI-1. To the north, across the existing railroad tracks, the property is zoned LI-1 and is developed as commercial and industrial uses.

Proposed UMU District Exceptions

The requested zoning is UMU. There are two primary parts to this request: land use and design standards as adopted by the development plan with several proposed exceptions.

Exceptions:

The permitted uses and standards shall be in accordance with the UMU zoning district unless otherwise specified herein.

Exceptions of the UMU District:

1. The development plan shall be adopted as part of the ordinance.
2. Structured parking and tuck-under garages shall be included in the calculation of lot coverage.
3. The maximum block size shall be 3.5 acres for Blocks E, F, and S only.
4. For Blocks A and B only:
 - a. The maximum front yard setback shall not apply to properties that have frontage along Coit Road.
 - b. Minimum lot coverage shall be 15%.
 - c. Minimum FAR shall be 0.3:1
5. The private 22-foot minor street connection to Mapleshade Lane shall be constructed with Phase II.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as Major Corridor Development (MCD). The city's current land use policies recommend that land along expressway corridors be reserved for economic development and employment opportunities. However, residential development may be appropriate along expressway corridors in accordance with the interim amendment policy recommendations of the Comprehensive Plan that were adopted in April, 2012, provided that residential uses are set back a minimum of 1,200 feet from the centerline of State Highway 190. The proposed UMU zoning district allows for residential and nonresidential uses to develop within the subject property. This request is in conformance with the Future Land Use Plan and interim amendments to the comprehensive planning land use policies.

Adequacy of Public Facilities - Water and sanitary sewer services are available to serve the subject property. The available sanitary sewer capacity is sufficient to handle additional commercial development in the area; however, the applicant may be responsible for making improvements to the sanitary sewer system to increase the system capacity if the property were rezoned for residential uses.

Traffic Impact Analysis (TIA) - A TIA is not required for this rezoning request. However, prior to approval of the preliminary site plan for the first phase of residential development, the applicant shall submit a TIA for review and approval due to the requested number of dwelling units generating traffic that exceeds the maximum threshold of 8,000 trips per day.

School Capacity - This area is served by Jackson Elementary School, Frankford Middle School, Shepton High School, and Plano West Senior High School. Based upon the current projections and feeder alignments Plano Independent School District (PISD) has determined that all four schools are considered to be at capacity.

Public Safety Response Time - Based upon existing personnel, equipment, and facilities, fire emergency response times will be sufficient to serve the site. Additional residential units in this area will increase EMS and fire calls for service, and may impact future staffing levels and the type of equipment assigned to area fire stations.

Access to and Availability of Amenities and Services - The subject property is not within a Park Fee service area. There are no existing neighborhood parks or linear parks to serve this area and the Park Master Plan does not identify any proposed parks to be located within this area of the city. Private open space will serve the residents of this area.

The subject property is located within the Haggard Library's service area, and service to the residents of this new area would be possible with the current library resources.

ISSUES:

Economic Development Element and Land Use Element

The Economic Development Element and the Land Use Element policies of the Comprehensive Plan discourage rezoning properties for residential uses in prime economic development areas of the city and accommodating immediate development opportunities. The intent of both policies is to ensure land that is located along the expressway corridors and in the major employment centers is developed in accordance with the Future Land Use Plan recommendations and supporting zoning districts, and to take advantage of future nonresidential development opportunities which would increase the tax base and provide employment opportunities for Plano residents.

Staff believes that it is important for the city to retain an adequate supply of undeveloped nonresidential land for future economic development opportunities. Therefore, rezoning properties within the prime economic development areas is generally not recommended and should not be rezoned to accommodate immediate development opportunities. Having undeveloped land within the city is an asset for Plano as it allows the city to attract businesses and provide for base employment opportunities, as well as increased property values and revenues for the city. This property is large, and given the property's size coupled with its existing CC and LI-1 zoning, the property has the potential to provide flexibility in the design and orientation of development that can adequately incorporate and create a variety of economic development and employment opportunities. Rezoning the property to the requested

UMU district reduces the amount of land available for economic development opportunities within the city.

Residential Use in a Major Corridor

The Economic Development Element and the Land Use Element policies discourage residential intrusions into the major expressway corridors in order to retain and preserve the land for future economic development opportunities. The policies further encourage a careful examination of residential rezoning requests to ensure that proposed locations are suitable for residential development and that Plano's economic viability is not jeopardized in order to accommodate short-term demand. Residential requests should be evaluated to determine if the proposed use is the best suitable use long-term for property that is otherwise a prime location for economic development opportunities. The subject property is outside the 1,200 foot setback from the centerline of State Highway 190 as recommended by the interim amendment policy recommendations of the Comprehensive Plan.

Mixed-Use Policy Statement

The mixed-use policy statement of the Comprehensive Plan defines mixed-use as vertical or horizontal integration of multiple uses that promotes easy access among uses and amenities especially by pedestrians. The mixed-use policy also provides a framework that is intended to assist with the evaluation of proposals for mixed-use projects. The following is an analysis of the proposed request compared to the policy criteria.

- **Location and Context Sensitivity** - The mixed-use policy statement encourages that proposed mixed-use projects be sensitive to surrounding land uses and character of an area. An important criterion to consider is of the uses being proposed, if the same uses were to be considered alone, would each use be appropriate in this location? The proposed multifamily would not be appropriate if it were to be considered on its own due to the adjacent nonresidential zoning districts. Properties to the north, south, and west allow for more intensive land uses given the existing CC and LI-1 zoning.

However, residential development has been introduced into this area on the east side of Coit Road. During 2011, the area east of Coit Road, south of the railroad tracks and north of Mapleshade Lane was rezoned to allow for 1,200 multifamily residential units. The first phase of the development is under construction today. An additional 300 units were also approved at the southwest corner of Mapleshade Lane and Silverglen Drive. Properties to the east and south of this multifamily development are also zoned CC and LI-1.

If it is determined by the Council that this is an appropriate location for residential uses, then additional consideration should be given towards the appropriate zoning for the remaining properties west of the subject property. LI-1 zoning may not be the most appropriate zoning next to residential uses.

- **Multiple uses/integration of uses and density** - The mixed-use policy statement encourages buildings and uses that are well integrated and tightly connected or grouped. The policy considers whether the combining of land uses promotes easy access among stores, services, and amenities used by pedestrians. The relationship of the nonresidential buildings with the residential uses has the opportunity to provide for integrated uses. The challenge for the proposed UMU district is its relationship and integration of the proposed multifamily uses and the existing “big box” retailers with large surface parking areas to the south. The applicant has provided vehicle connections between the proposed development and existing retail development to the south to allow for surface integration, and has designed the multifamily buildings to minimize the units facing the existing retail to the south.

The proposed UMU district requires reduced building setbacks along interior private streets promoting an urban form. Retail buildings are proposed on the east side of the district with frontage on Coit Road, with additional nonresidential uses proposed on the first floor of the multistory buildings along the proposed east-west main street of the district within Blocks E and F. Surface parking is planned adjacent to Coit Road to serve the retail buildings. The proposed design of the main street has the potential to create interest and activity within the district itself and help support the other proposed uses within the district.

- **Pedestrian Orientation and Public Spaces** - The development plan proposes a convenient, attractive, and safe pedestrian system with sidewalks and pedestrian connections. The proposed public open space areas meet the percentage requirements of the UMU district and are distributed throughout the development allowing for easy access to residents. Since the March 4 meeting, due to the reorientation of the main street, a larger public open space is proposed to anchor the west end of the main street.
- **Parking** - The policy statement limits surface parking to 25% of the entire development thus promoting structured parking, and provides criteria for evaluating the amount and location of surface parking. There is minimal surface parking provided within the proposed development, with the larger surface parking areas placed at the perimeter of the development, thus being consistent with the policy statement. The applicant is proposing a majority of the parking to be located within structured parking garages, tuck-under garages, and on-street parking within the interior of the development.

Impact on City Services and Availability of Amenities and Services

In April 2012, the Council adopted interim amendments to the Comprehensive Plan which included recommendations pertaining to the use of the city’s undeveloped land. Several of those recommendations are applicable to this zoning request:

1. All residential rezoning requests should be evaluated to determine the impact on infrastructure, public safety response, school capacity, and access to and availability of amenities and services.

The proposed site does not have nearby parks to serve the development and there are no planned or existing neighborhood park facilities that will serve residences in this location. The area also does not fall within any park fee service area. PISD has determined that all four schools that serve this area are currently at capacity. Finally, public safety response times are sufficient to support the proposed development.

2. Isolated residential development should not be permitted; residential rezoning requests need to establish a complete neighborhood or expand an existing neighborhood or an urban mixed-use center. Mid-rise multifamily development (5 to 12 stories) and special needs housing (i.e. senior housing) could be an exception if the surrounding land uses are compatible.

The applicant is proposing 1,155 residential units within the UMU district. They are also proposing office, retail, and restaurant uses in compliance with the UMU percentages of primary, secondary, and tertiary uses. Although the subject property does not expand into any existing residential neighborhoods, the large number of units requested within this UMU district would establish a new neighborhood of residential development. The request is therefore in conformance with this policy recommendation.

3. The 1,200 foot setback for residential uses from the centerline of State Highway 121 should be retained and applied to the Dallas North Tollway, State Highway 190/President Bush Turnpike, and U.S. Highway 75. Factors including topography, creeks, vegetation, and existing development patterns should be considered in applying this standard.

The residential component of the UMU district is outside of the 1,200 foot boundary from State Highway 190/President Bush Turnpike. The request complies with this policy recommendation.

5. New multifamily zoning should require a minimum density of 40 dwelling units per acre on the project site. Phased development should have a minimum average density of 40 dwelling units per acre. However, no phase having less than 40 units per acre may be constructed, unless preceded by or concurrently built with a phase which maintains the minimum 40 dwelling units for the overall project. Additionally, mid-rise multifamily development and neighborhood mixed-use zoning districts could be exceptions to this minimum density requirement.

The applicant is providing residential densities that meet or exceed the 40 dwelling units per acre. The development plan shows the proposed densities including a plan for phasing the property. The request is in conformance with this policy recommendation.

Type F Thoroughfare

The Thoroughfare Plan Map of the Comprehensive Plan shows a proposed Type F thoroughfare that would connect Coit Road and Mapleshade Lane. The applicant has proposed a grid private street system with multiple points of ingress and egress to Coit Road and the existing properties to the south. The development plan also proposes one direct connection to Mapleshade Lane. The proposed private grid street system

provides more opportunities to disperse traffic to Coit Road and Mapleshade Lane than a single collector street; therefore, staff believes that the Type F thoroughfare requirement is satisfied through the proposed private street system.

SUMMARY:

The applicant is requesting to rezone 63.0± acres located on the west side of Coit Road, 950± feet north of Mapleshade Lane from CC and LI-1 to UMU. The request is in conformance with the Future Land Use Plan and recently adopted interim amendments to the Land Use Element of the Comprehensive Plan. The proposed multifamily residential uses are located beyond the minimum 1,200 foot setback as measured from the centerline of State Highway 190. While the request supports the recently adopted interim amendments, it should be noted that the request is not consistent with the preservation of land for future economic development and employment opportunities. Rezoning the property to UMU reduces the amount of land available for economic development and employment uses within the city. Lastly, staff believes that the requested exceptions are acceptable in order to provide some flexibility to the development standards within the district, and that the multifamily residential use is appropriate when developed in conjunction with the UMU standards.

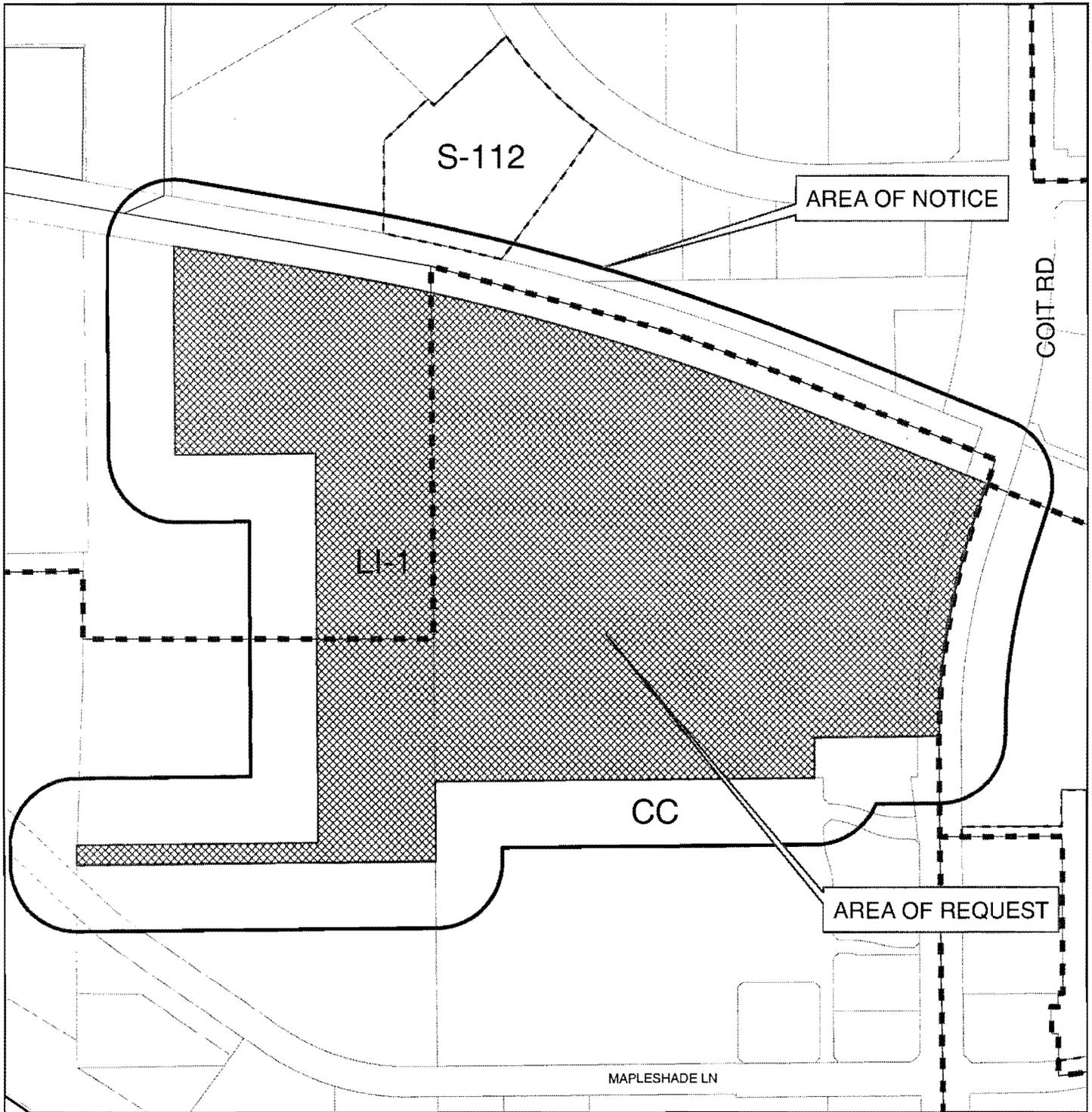
RECOMMENDATION:

Recommended for approval subject to the following exceptions of the Urban Mixed-Use district:

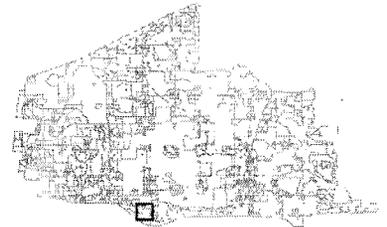
The permitted uses and standards shall be in accordance with the UMU zoning district unless otherwise specified herein.

Exceptions of the UMU District:

1. The development plan shall be adopted as part of the ordinance.
2. Structured parking and tuck-under garages shall be included in the calculation of lot coverage.
3. The maximum block size shall be 3.5 acres for Blocks E, F, and S only.
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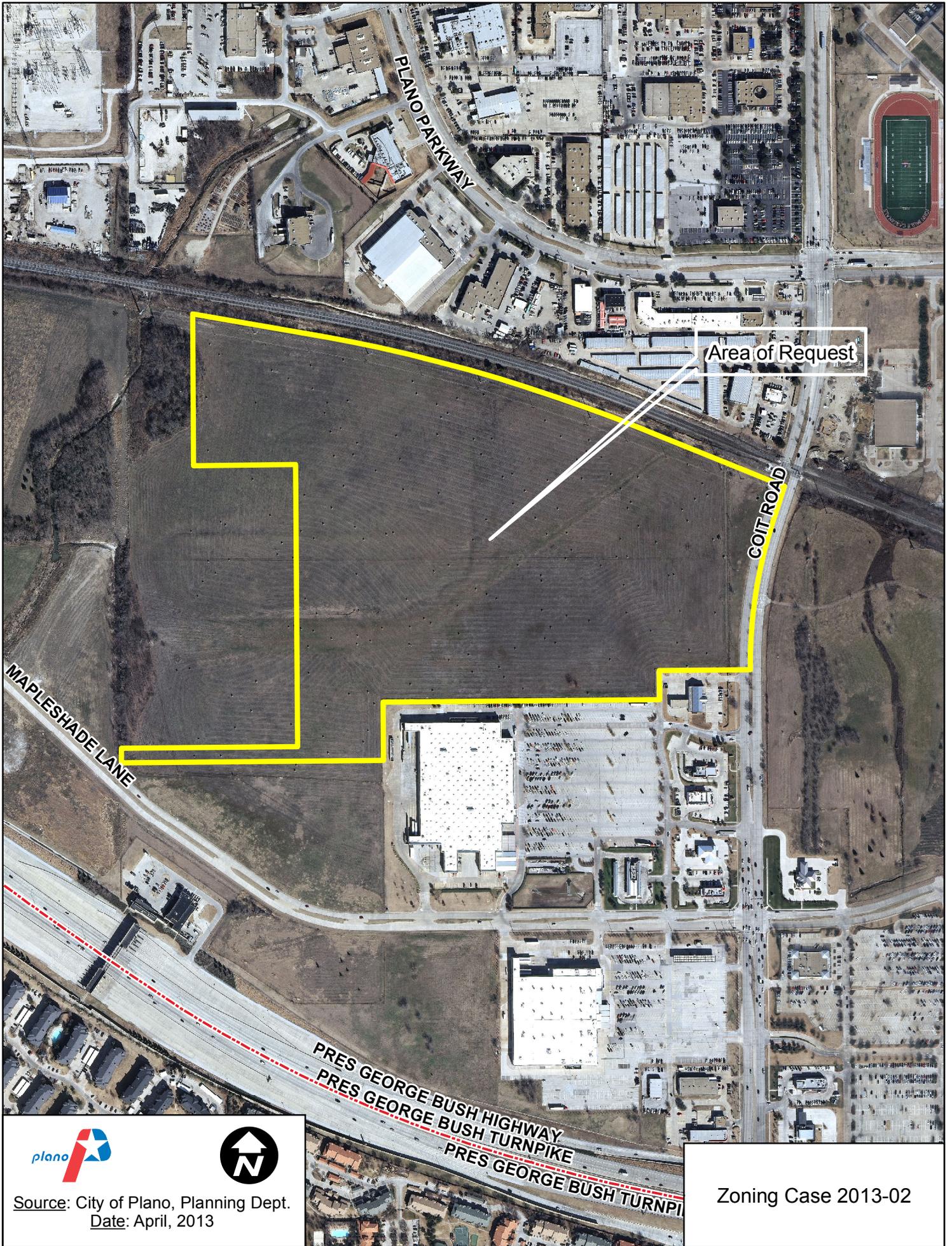
Zoning Case #: 2013-02 & DEVELOPMENT PLAN



Existing Zoning: CORRIDOR COMMERCIAL & LIGHT INDUSTRIAL-1/
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT

○ 200' Notification Buffer





Area of Request

PLANO PARKWAY

COIT ROAD

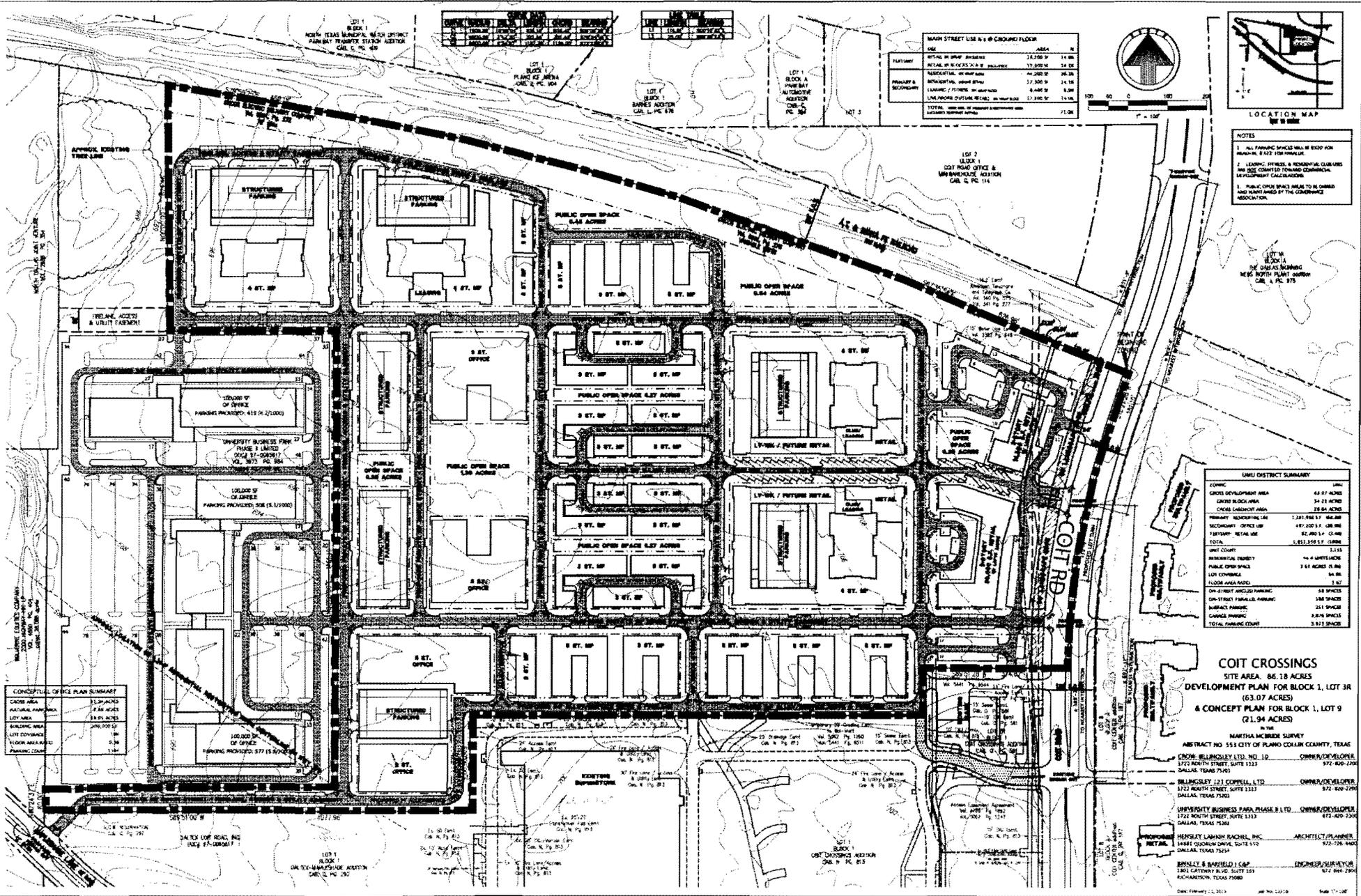
MAPLESHADE LANE

PRES GEORGE BUSH HIGHWAY
PRES GEORGE BUSH TURNPIKE
PRES GEORGE BUSH TURNPIKE



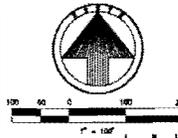
Source: City of Plano, Planning Dept.
Date: April, 2013

Zoning Case 2013-02



MAIN STREET USE R & G GROUND FLOOR USE

USE	AREA	R	G
OFFICE	24,250 SF	14.86	
RETAIL	11,000 SF	14.86	
RESIDENTIAL	20,000 SF	26.38	
RETAIL	57,500 SF	14.18	
LOADING / STORAGE	6,000 SF	8.39	
LOW-PHASE OUTLINE RETAIL	11,300 SF	14.18	
TOTAL	130,050 SF	21.08	



- NOTES**
1. ALL PARKING SPACES SHALL BE 8'00" FOR WIDTH & 5'00" FOR DEPTH.
 2. LOADING OFFICES & RESIDENTIAL CLUSTERS ARE NOT COUNTED TOWARD OVERALL DEVELOPMENT CALCULATIONS.
 3. PUBLIC OPEN SPACE AREAS TO BE GRABBED AND MAINTAINED BY THE COMMUNITY ASSOCIATION.

UNLU DISTRICT SUMMARY

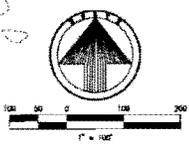
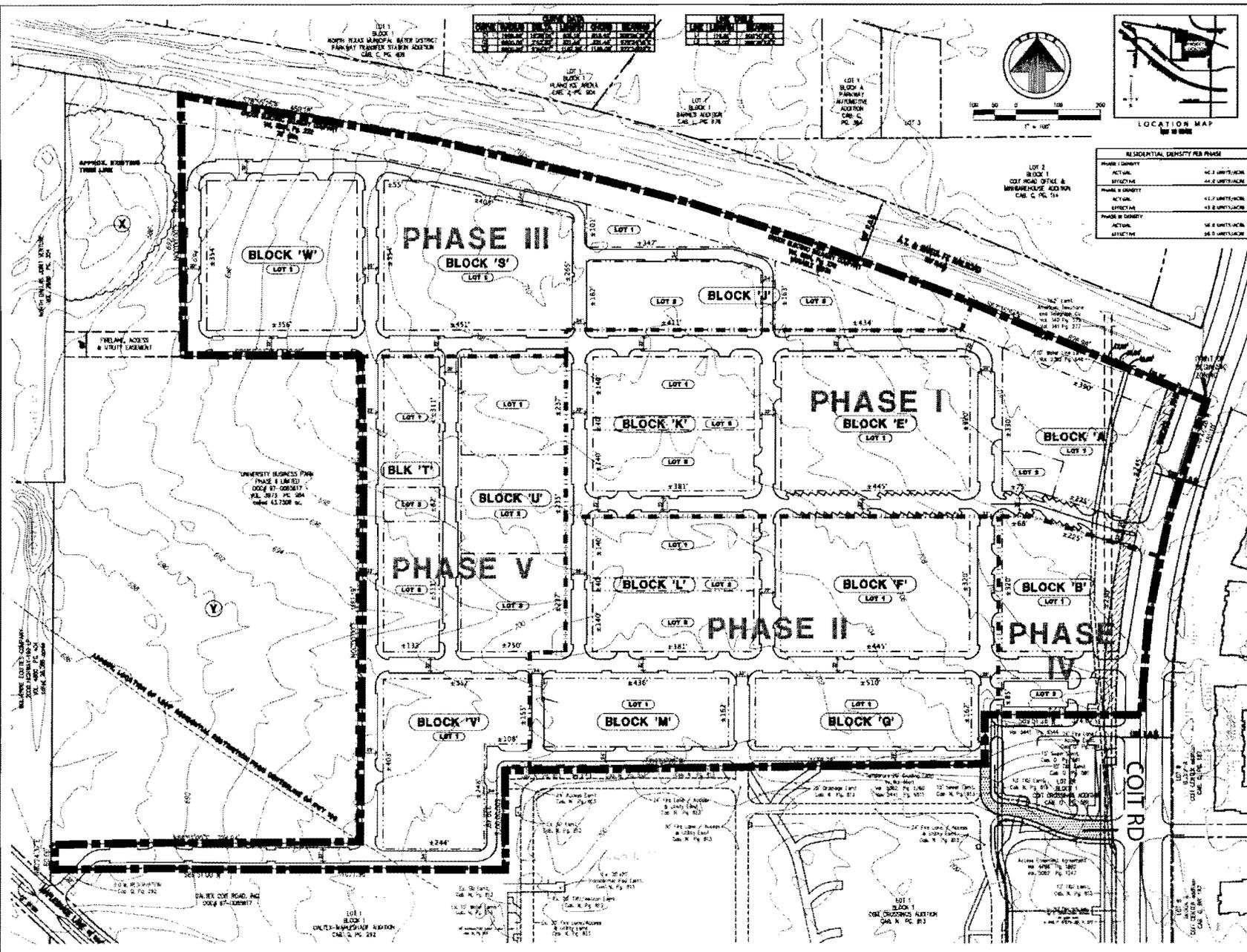
ZONE	UNLU
CORNER DEVELOPMENT AREA	44.07 ACRES
CORNER BLOCK AREA	34.23 ACRES
CORNER LAYOUT AREA	28.84 ACRES
PRIMARY RESIDENTIAL USE	1,241,848 S.F. (35.34 AC)
SECONDARY OFFICE USE	447,500 S.F. (12.98 AC)
TERTIARY RETAIL USE	82,400 S.F. (2.38 AC)
TOTAL	1,811,748 S.F. (52.00 AC)
UNLU COUNT	1,115
PERMISSIBLE TREES	74.4 (APPROXIMATE)
PUBLIC OPEN SPACES	3.64 ACRES (15.86 AC)
LOT COVERAGE	64.8%
FLOOR AREA RATIO	1.87
ON-STREET ANGLED PARKING	54 SPACES
ON-STREET PARALLEL PARKING	148 SPACES
SUBTOTAL PARKING	202 SPACES
CANVAS PARKING	8,874 SPACES
TOTAL PARKING COUNT	9,076 SPACES

COIT CROSSINGS
 SITE AREA: 86.18 ACRES
 DEVELOPMENT PLAN FOR BLOCK 1, LOT 3R (63.07 ACRES)
 & CONCEPT PLAN FOR BLOCK 1, LOT 9 (21.94 ACRES)

IN THE
 MARTHA MCKEE SURVEY
 ABSTRACT NO. 553 CITY OF PLANO COLLAR COUNTY, TEXAS
 CROWN DEVELOPMENT, INC. OWNER/DEVELOPER
 1722 SOUTH STREET, SUITE 1133
 DALLAS, TEXAS 75241
 BILLINGSLEY, J.J. COPPELL, LTD. OWNER/DEVELOPER
 1722 SOUTH STREET, SUITE 1133
 DALLAS, TEXAS 75241
 UNIVERSITY BUSINESS PARK PHASE 8, LTD. OWNER/DEVELOPER
 1722 SOUTH STREET, SUITE 1133
 DALLAS, TEXAS 75241
 HENSLEY LABANAN RACHEL, INC. ARCHITECT/PLANNER
 14445 QUINN DRIVE, SUITE 510
 DALLAS, TEXAS 75244
 BRINLEY & BARFIELD / CAP. ENGINEER/SURVEYOR
 2801 CANTONWAY BLVD. SUITE 101
 RICHARDSON, TEXAS 75080

CONCEPTUAL OFFICE PLAN SUMMARY

CORNER AREA	11.20 ACRES
PARKING AREAS	17.50 ACRES
LOT AREA	28.70 ACRES
BUILDING AREA	2,000,000 SF
LOT COVERAGE	69.3%
LOT AREA RATIO	1.87
PARKING COUNT	1,144

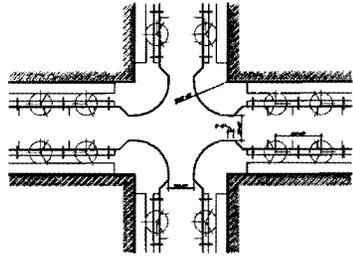


RESIDENTIAL DENSITY PER PHASE	
PHASE I DENSITY	40.0 UNITS/ACRE
ACTUAL	40.0 UNITS/ACRE
PHASE II DENSITY	40.0 UNITS/ACRE
ACTUAL	40.0 UNITS/ACRE
PHASE III DENSITY	40.0 UNITS/ACRE
ACTUAL	40.0 UNITS/ACRE
PHASE IV DENSITY	40.0 UNITS/ACRE
ACTUAL	40.0 UNITS/ACRE
PHASE V DENSITY	40.0 UNITS/ACRE
ACTUAL	40.0 UNITS/ACRE

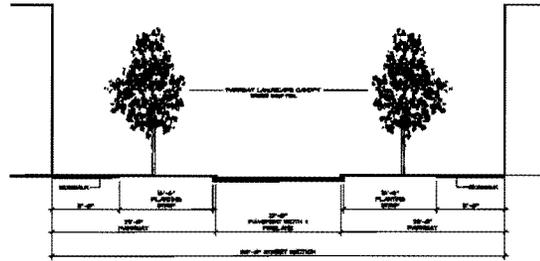
A	1.83 ACRES	2-STORY DETACH. LOTS/ACRE	11 LOTS/ACRE
B	1.87 ACRES	2-STORY DETACH. LOTS/ACRE	23 LOTS/ACRE
C	0.21 ACRES	PUBLIC OPEN SPACE	
D	0.21 ACRES	PUBLIC OPEN SPACE	
E	0.21 ACRES	PUBLIC OPEN SPACE	
F	0.21 ACRES	PUBLIC OPEN SPACE	
G	0.21 ACRES	PUBLIC OPEN SPACE	
H	0.21 ACRES	PUBLIC OPEN SPACE	
I	0.21 ACRES	PUBLIC OPEN SPACE	
J	0.21 ACRES	PUBLIC OPEN SPACE	
K	0.21 ACRES	PUBLIC OPEN SPACE	
L	0.21 ACRES	PUBLIC OPEN SPACE	
M	0.21 ACRES	PUBLIC OPEN SPACE	
N	0.21 ACRES	PUBLIC OPEN SPACE	
O	0.21 ACRES	PUBLIC OPEN SPACE	
P	0.21 ACRES	PUBLIC OPEN SPACE	
Q	0.21 ACRES	PUBLIC OPEN SPACE	
R	0.21 ACRES	PUBLIC OPEN SPACE	
S	0.21 ACRES	PUBLIC OPEN SPACE	
T	0.21 ACRES	PUBLIC OPEN SPACE	
U	0.21 ACRES	PUBLIC OPEN SPACE	
V	0.21 ACRES	PUBLIC OPEN SPACE	
W	0.21 ACRES	PUBLIC OPEN SPACE	
X	0.21 ACRES	PUBLIC OPEN SPACE	
Y	0.21 ACRES	PUBLIC OPEN SPACE	

COIT CROSSINGS
 SITE AREA: 86.18 ACRES
 DEVELOPMENT PLAN FOR BLOCK 1, LOT 3A
 & CONCEPT PLAN FOR BLOCK 1, LOT 9
 (21.94 ACRES)

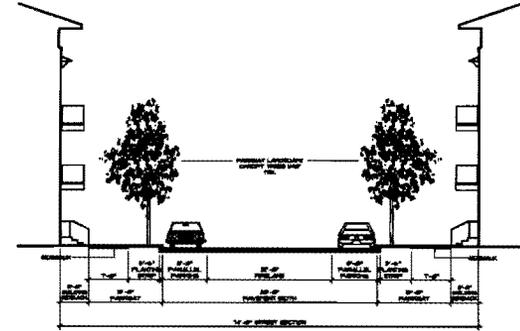
MARITHA MCNEIRE SURVEY
 ABSTRACT NO. 1541 CITY OF EL PASO, TEXAS
OWEN BALUNSGLEY LTD. INC. OWNER/DEVELOPER
 1722 SOUTH STREET, SUITE 1113 DALLAS, TEXAS 75201
BALUNSGLEY 131 COPPERHILL LTD. OWNER/DEVELOPER
 1722 SOUTH STREET, SUITE 1113 DALLAS, TEXAS 75201
UNIVERSITY BUSINESS PARK PHASE B LTD. OWNER/DEVELOPER
 1722 SOUTH STREET, SUITE 1113 DALLAS, TEXAS 75201
HEMSLEY LAMON RACHAL, INC. ARCHITECT/PLANNER
 2148 GARDNER DRIVE, SUITE 510 DALLAS, TEXAS 75244
BRESLEY & BARNHILL LLP ENGINEER/SURVEYOR
 3845 CATERWAY BLVD., SUITE 101 RICHARDSON, TEXAS 75080



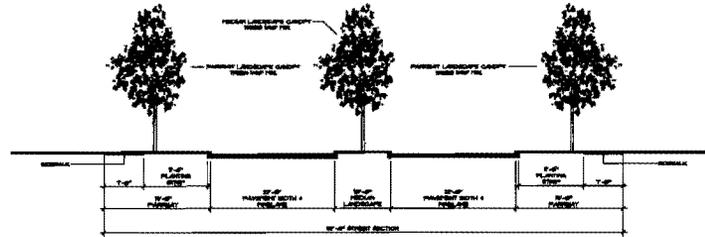
070 TYPICAL STREET INTERSECTION
SCALE: 1"=10'



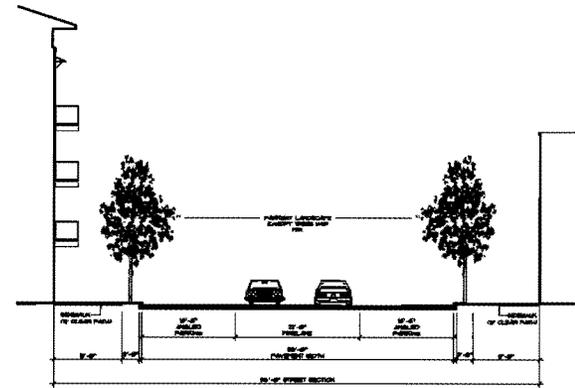
074 ENTRY DRIVE - 60' STREET SECTION
SCALE: 1"=10'



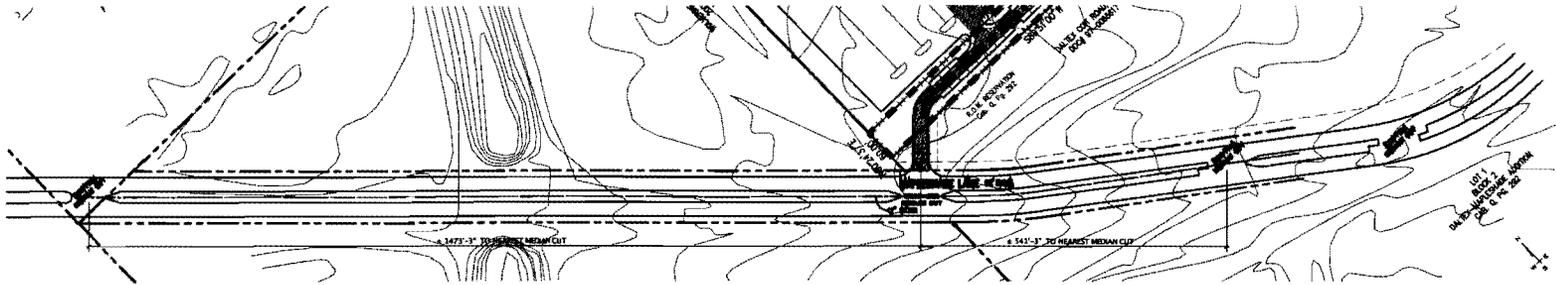
072 MINOR STREET - 64 FT. STREET SECTION
SCALE: 1"=10'



073 MEDIAN DIVISION • ENTRY DRIVE
SCALE: 1"=10'



071 MAJOR STREET - 66 FT. STREET SECTION
SCALE: 1"=10'



COIT CROSSINGS
 SITE AREA: 86.16 ACRES
 DEVELOPMENT PLAN FOR BLOCK 1, LOT 3R
 (63.07 ACRES)
 & CONCEPT PLAN FOR BLOCK 1, LOT 9
 (21.94 ACRES)

IN THE
 MARTHA MOORE SURVEY
 ABSTRACT NO. 553 CITY OF PLANO COLLIN COUNTY, TEXAS
 CROW-BILLINGSLEY LTD. NO. 10 OWNER/DEVELOPER
 1722 NORTH STREET, SUITE 1313 972-400-1200
 DALLAS, TEXAS 75201
 BILLINGSLEY 121 COPPELL, LTD. OWNER/DEVELOPER
 1722 NORTH STREET, SUITE 1313 972-400-1200
 DALLAS, TEXAS 75201
 UNIVERSITY BUSINESS PARK, PHASE II LTD. OWNER/DEVELOPER
 1722 NORTH STREET, SUITE 1313 972-400-1200
 DALLAS, TEXAS 75201
 HENSLEY LAMON RACHEL, INC. ARCHITECT/PLANNER
 14881 QUORIAN DRIVE, SUITE 550 972-786-9400
 DALLAS, TEXAS 75234
 BRINLEY & RAWFIELD L CAP ENGINEER/SURVEYOR
 1801 GATEWAY BLVD. SUITE 301 972-444-2800
 RICHARDSON, TEXAS 75081

Zoning Case 2013-02

An Ordinance of the City of Plano amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, so as to rezone 63.0± acres of land out of the Marta McBride Survey, Abstract No. 553, located on the west side of Coit Road, 950± feet north of Mapleshade Lane in the City of Plano, Collin County, Texas, from Corridor Commercial and Light Industrial-1 to Urban Mixed-Use No. 1; directing a change accordingly in the official zoning map of the City; and providing a publication clause, a penalty clause, a repealer clause, a savings clause, a severability 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 22nd day of April, 2013, for the purpose of considering rezoning 63.0± acres of land out of the Marta McBride Survey, Abstract No. 553, located on the west side of Coit Road, 950± feet north of Mapleshade Lane in the City of Plano, Collin County, Texas, from Corridor Commercial and Light Industrial-1 to Urban Mixed-Use No. 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 22nd day of April, 2013; 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. 2006-4-24, as the same has been heretofore amended, is hereby further amended so as to rezone 63.0± acres of land out of the Marta McBride Survey, Abstract No. 553, located on the west side of Coit Road, 950± feet north of Mapleshade Lane in the City of Plano, Collin County, Texas, from Corridor Commercial and Light Industrial-1 to Urban Mixed-Use No. 1, said property being described in the legal description on Exhibit "A" attached hereto.

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

Restrictions

The permitted uses and standards shall be in accordance with the UMU zoning district unless otherwise specified herein.

Exceptions of the UMU District:

1. The development plan shall be adopted as part of the ordinance.
2. Structured parking and tuck-under garages shall be included in the calculation of lot coverage.
3. The maximum block size shall be 3.5 acres for Blocks E, F, and S only.
4. For Blocks A and B only:
 - a. The maximum front yard setback shall not apply to properties that have frontage along Coit Road.
 - b. Minimum lot coverage shall be 15%.
 - c. Minimum FAR shall be 0.3:1
5. The private 22-foot minor street connection to Mapleshade Lane shall be constructed with Phase 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 affected 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 22ND DAY OF APRIL, 2013.

Phil Dyer, MAYOR

ATTEST:

Diane Zucco, CITY SECRETARY

APPROVED AS TO FORM:

Diane C. Wetherbee, CITY ATTORNEY

Zoning Case 2013-02

A tract or parcel of land situated in the Marta McBride Survey, Abstract No. 553, in the City of Plano, Collin County, Texas, being all of Lot 3R, Block 1 of the "Coit Crossings Addition ", an addition to the City of Plano recorded in Cabinet O Page 581 in the Collin County Plat Records (CCPR), and also including part of the called 43.7308 acres tract described in the deed to University Business Park Phase II Limited recorded as Document No. 97-0065617 in Volume 3973 Page 984 in the Collin County Deed Records (CCDR), and being more particularly described as follows:

BEGINNING at the intersection of the centerline of Coit Road (130' wide right-of-way) and the south line of the A.T. & Santa Fe Railroad (150' wide right-of-way);

THENCE Southerly along the centerline of Coit Road the following:

THENCE South, 18° 27' 28" West, 151.10 feet;

THENCE southerly an arc distance of 621.15 feet along a tangent curve to the left with a radius of 1,909.86 feet, a central angle of 18° 38' 04 ", and the chord bears South, 09°08' 26" West, 618.42 feet;

THENCE South, 89° 51' 28" West, 374.67 feet departing the centerline of Coit Road and continuing along the north side of Lot 2R of said "Coit Crossings Addition ";

THENCE South, 00° 10' 32" East, 119.81 feet along the west side of said Lot 2R;

THENCE South, 89° 51' 28" West, 1,138.28 feet along the south side of said Lot 3R and the north side of Lot 1, Block 1 of "Coit Crossings Addition", an addition to the City of Plano recorded in Cabinet N Page 813 in the CCPR;

THENCE South, 00° 09' 00" East, 239.49 feet along the west side of said Lot I to the northeast corner of Lot 1, Block 1 of "Daltex-Mapleshade Addition", an addition to the City of Plano recorded in Cabinet Q Page 292 in the CCPR;

THENCE South, 89° 51' 00" West, 1077.96 feet along the north side of said Lot 1;

THENCE North, 00° 24' 37" East, 60.00 feet along the west side of said University Business Park Phase II Limited tract and along the east side of the called 28.086 acres tract described in the deed to Wolverine Equities Company 2000 Highway 190 L.P. recorded in Volume 4880 Page 404 in the CCDR;

THENCE North, 89° 51' 00" East, 724.94 feet;

THENCE North, 00° 00' 00" East, 1,161.19 feet;

THENCE South, 89° 52' 23" West, 420.00 feet;

THENCE North, 00° 00' 00" East, 624.46 feet to the south line of said A.T. & Santa Fe Railroad;

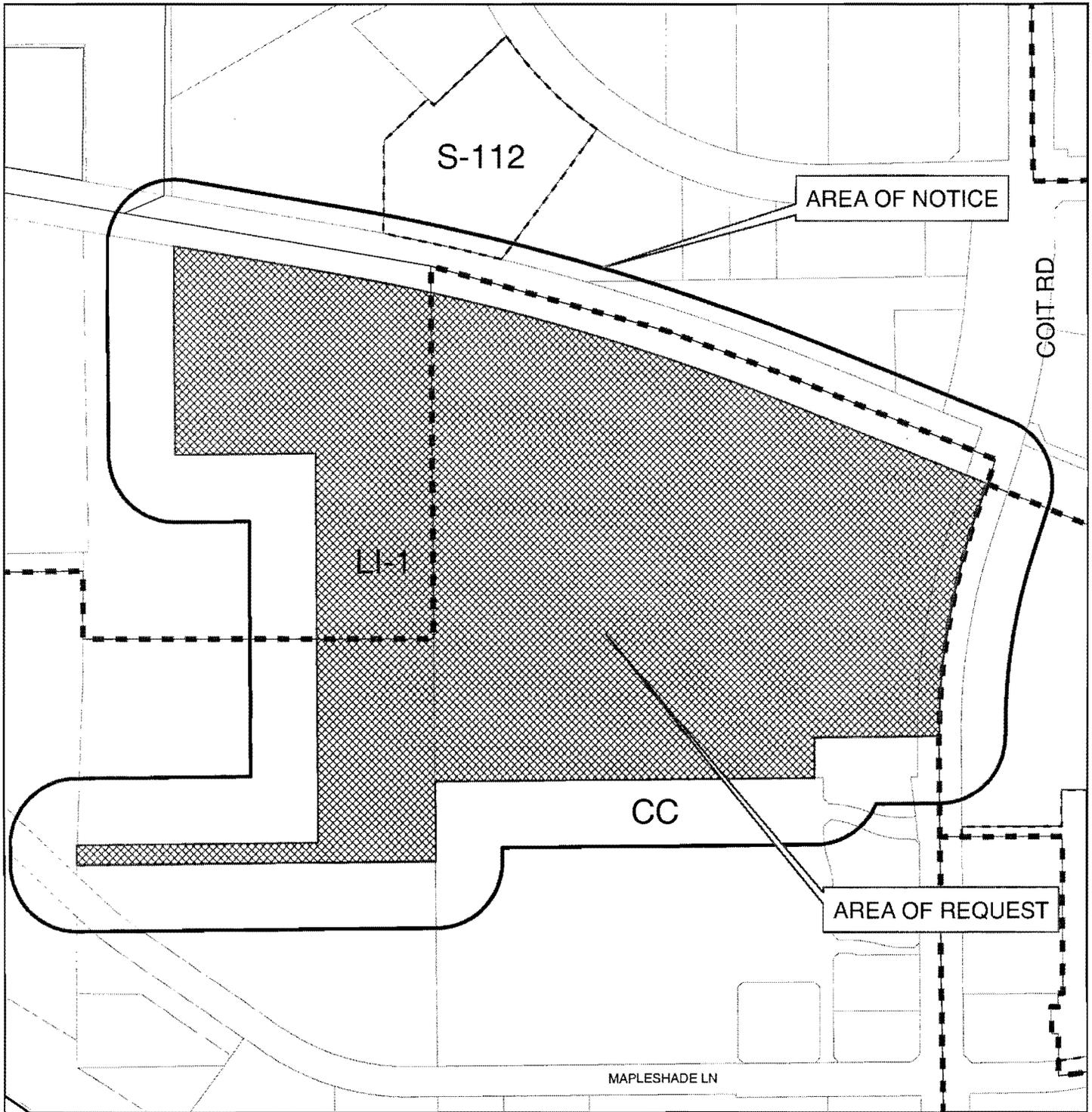
THENCE easterly along the south line of said A.T. & Santa Fe Railroad the following:

THENCE South, 79° 55' 25" East, 460.18 feet;

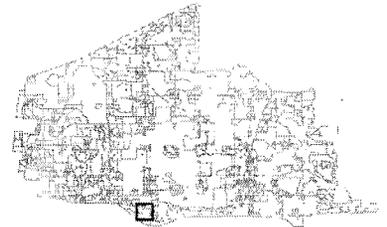
THENCE easterly an arc distance of 321.46 feet along a tangent curve to the right with a radius of 6,800.55 feet, a central angle of 02° 42' 30", and the chord bears South, 78° 34' 10" East, 321.43 feet;

THENCE easterly an arc distance of 1,137.38 feet along a non-tangent curve to the right with a radius of 6,800.55 feet, a central angle of 09° 34' 57", and the chord bears South, 72° 23' 23" East, 1136.05 feet;

THENCE South, 67° 35' 54" East, 626.98 feet to the POINT OF BEGINNING and CONTAINING 63.07 acres of land, more or less.



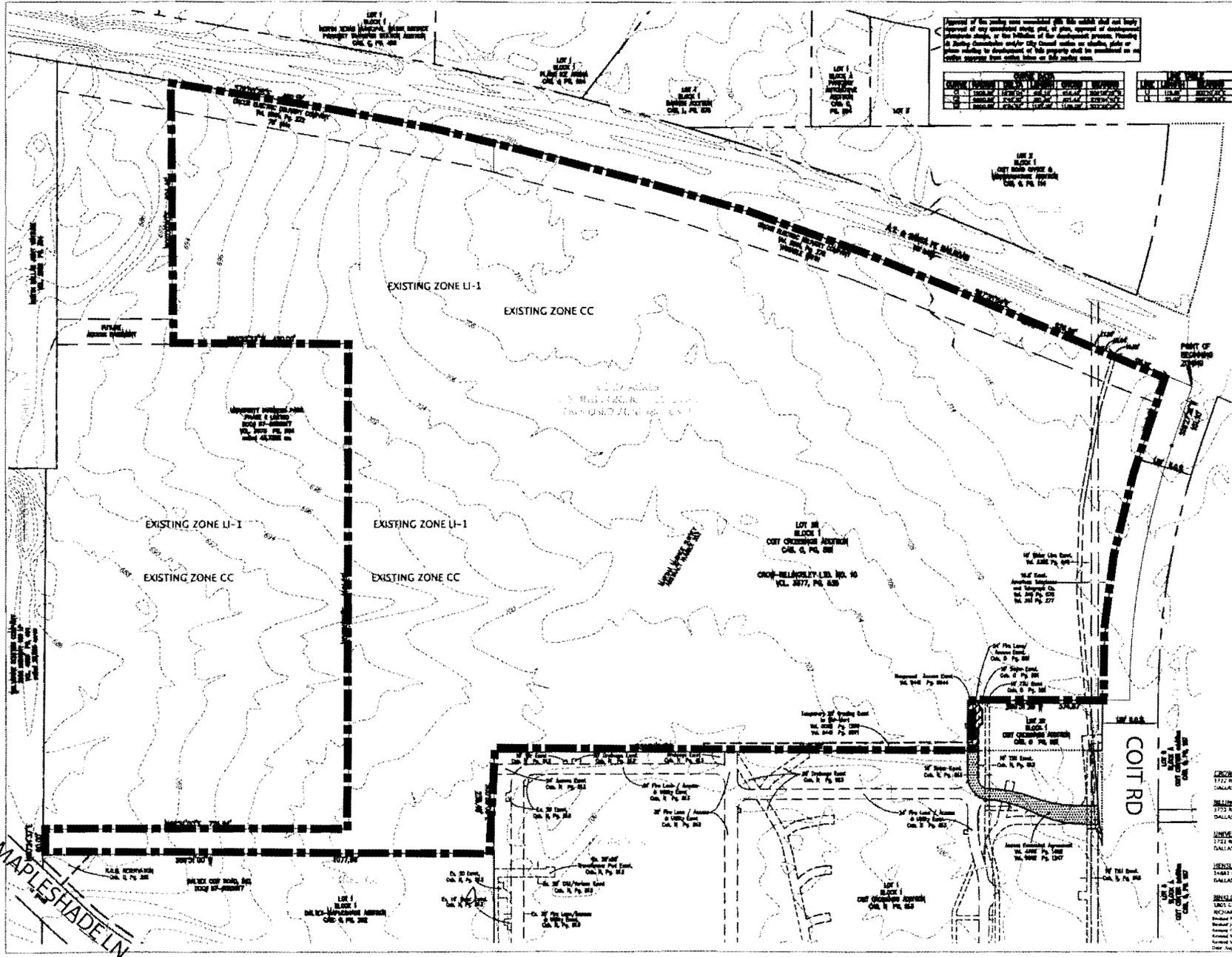
Zoning Case #: 2013-02 & DEVELOPMENT PLAN



Existing Zoning: CORRIDOR COMMERCIAL & LIGHT INDUSTRIAL-1/
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT

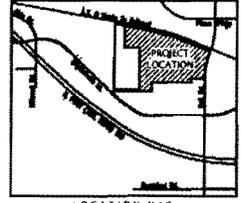
○ 200' Notification Buffer





Portion of the zoning map was amended on the 10th day of July 1993 and the zoning of any unimproved lands, part of plots, approval of a subdivision map, or the failure of the subdivision process, pursuant to the zoning ordinance of the City Council, shall be deemed to be zoning as shown on this zoning map.

LOT	AREA	ACRES	PERCENT
1	1.00	1.00	1.48
2	1.00	1.00	1.48
3	1.00	1.00	1.48
4	1.00	1.00	1.48
5	1.00	1.00	1.48
6	1.00	1.00	1.48
7	1.00	1.00	1.48
TOTAL	7.00	7.00	100.00



ZONING ORDINANCE

A part of a parcel of land shown in the Public Utility Survey, dated 1993, is shown in the zoning map of the City of Dallas, Texas, as being zoned LI-1 (Low Density Residential Single-Family) and CC (Community Center). The zoning of any unimproved lands, part of plots, approval of a subdivision map, or the failure of the subdivision process, pursuant to the zoning ordinance of the City Council, shall be deemed to be zoning as shown on this zoning map.

SECTION 1. The zoning of the parcel of land shown in the Public Utility Survey, dated 1993, is hereby amended to be zoned LI-1 (Low Density Residential Single-Family) and CC (Community Center).

SECTION 2. The zoning of the parcel of land shown in the Public Utility Survey, dated 1993, is hereby amended to be zoned LI-1 (Low Density Residential Single-Family) and CC (Community Center).

SECTION 3. The zoning of the parcel of land shown in the Public Utility Survey, dated 1993, is hereby amended to be zoned LI-1 (Low Density Residential Single-Family) and CC (Community Center).

SECTION 4. The zoning of the parcel of land shown in the Public Utility Survey, dated 1993, is hereby amended to be zoned LI-1 (Low Density Residential Single-Family) and CC (Community Center).

SECTION 5. The zoning of the parcel of land shown in the Public Utility Survey, dated 1993, is hereby amended to be zoned LI-1 (Low Density Residential Single-Family) and CC (Community Center).

SECTION 6. The zoning of the parcel of land shown in the Public Utility Survey, dated 1993, is hereby amended to be zoned LI-1 (Low Density Residential Single-Family) and CC (Community Center).

SECTION 7. The zoning of the parcel of land shown in the Public Utility Survey, dated 1993, is hereby amended to be zoned LI-1 (Low Density Residential Single-Family) and CC (Community Center).

SECTION 8. The zoning of the parcel of land shown in the Public Utility Survey, dated 1993, is hereby amended to be zoned LI-1 (Low Density Residential Single-Family) and CC (Community Center).

SECTION 9. The zoning of the parcel of land shown in the Public Utility Survey, dated 1993, is hereby amended to be zoned LI-1 (Low Density Residential Single-Family) and CC (Community Center).

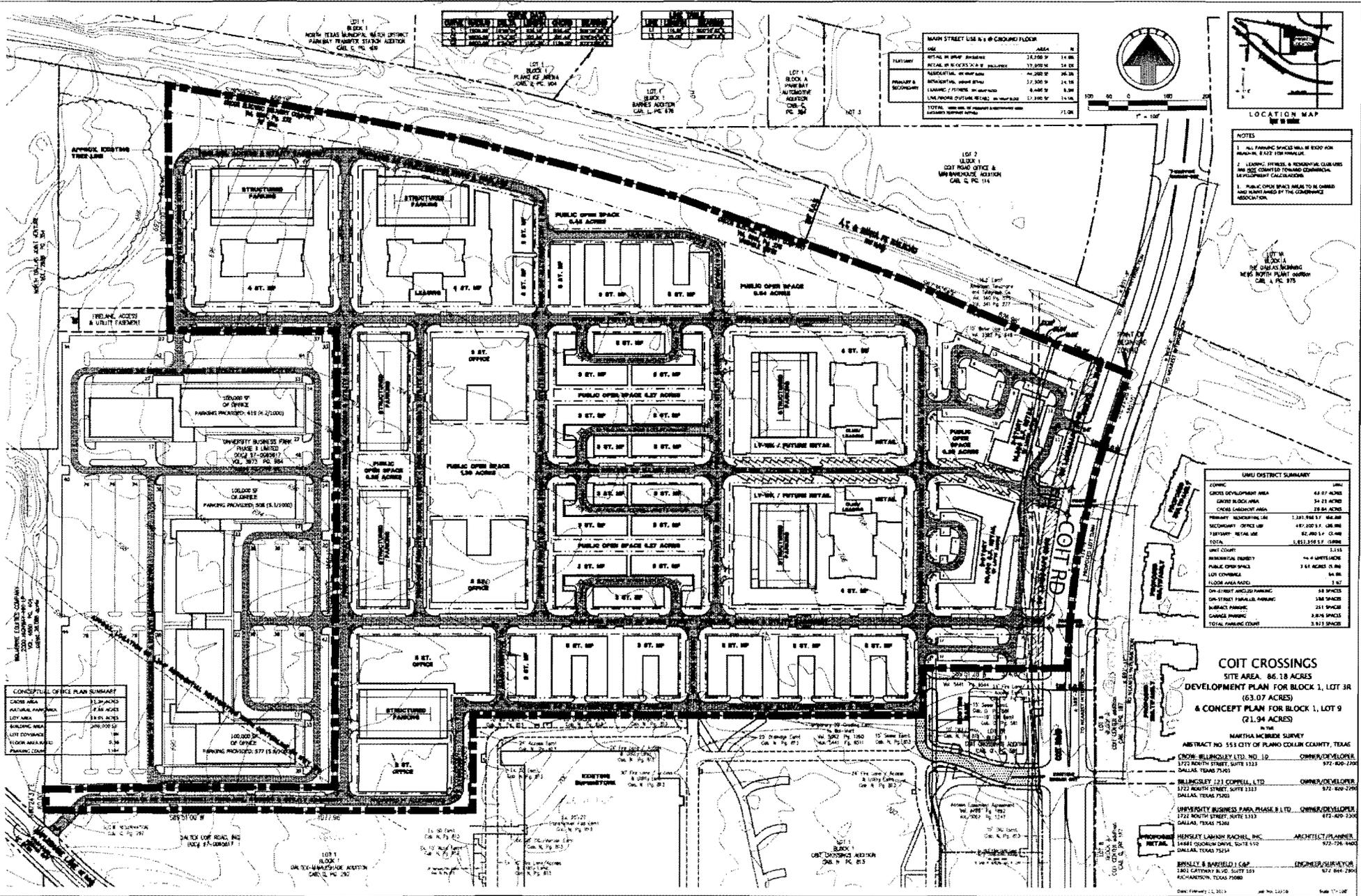
SECTION 10. The zoning of the parcel of land shown in the Public Utility Survey, dated 1993, is hereby amended to be zoned LI-1 (Low Density Residential Single-Family) and CC (Community Center).

**ZONING CASE 2013-02
COIT CROSSINGS
63.07 ACRES**

OWNER/DEVELOPER	ADDRESS	PHONE
CRON BELLINSELY LTD. NO. 10	1727 HEATH STREET, SUITE 1113 DALLAS, TEXAS 75246	972-400-2200
BELMONT & SONS, INC.	2722 NORTH STREET, SUITE 1312 DALLAS, TEXAS 75241	972-400-2200
UNIVERSITY BUSINESS PARK PHASE II LIMITED	1721 NORTH STREET, SUITE 1113 DALLAS, TEXAS 75246	972-400-2200
JENSEN LANDIN RACHEL, INC.	14483 CAULFIELD DRIVE, SUITE 510 DALLAS, TEXAS 75244	972-708-7942
BENLEY & DANFIELD, INC.	1800 EASTWICH BLVD, SUITE 101 RICHLAND, TEXAS 75086	972-444-2808

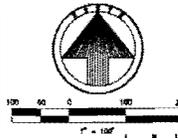
MAPLESHADE LN

COIT RD



MAIN STREET USE R & G GROUND FLOOR USE

USE	AREA	R	G
OFFICE	24,250 SF	14.86	
RETAIL	11,000 SF	14.18	
RECREATIONAL	20,000 SF	26.28	
RETAIL	57,300 SF	14.18	
LOADING / STORAGE	6,000 SF	8.39	
LOW RISE OFFICE BUILDING	11,300 SF	14.18	
TOTAL	129,850 SF	21.08	



- NOTES**
1. ALL PARKING SPACES SHALL BE 8'00" FOR WIDTH & 5'00" FOR DEPTH.
 2. LOADING OFFICES & RECREATIONAL CLASSES ARE NOT COUNTED TOWARD COMPLIANCE REQUIREMENT CALCULATIONS.
 3. PUBLIC OPEN SPACE AREAS TO BE GRABBED AND MAINTAINED BY THE COMMUNITY ASSOCIATION.

UNLU DISTRICT SUMMARY

ZONE	UNLU
CORNER DEVELOPMENT AREA	44.07 ACRES
CORNER BLOCK AREA	34.23 ACRES
CORNER LAYOUT AREA	28.84 ACRES
PRIMARY RECREATIONAL	1,241,848 S.F. (28.48 ACRES)
SECONDARY OFFICE USE	447,400 S.F. (10.18 ACRES)
TERTIARY RETAIL USE	82,400 S.F. (1.88 ACRES)
TOTAL	1,851,508 S.F. (42.54 ACRES)
UNLU COUNT	1,115
PERMISSIBLE TREES	744 (66% COVERAGE)
PUBLIC OPEN SPACES	7.64 ACRES (17.1% COVERAGE)
FLOOR AREA RATIO	1.87
ON-STREET ANGLED PARKING	54 SPACES
ON-STREET PARALLEL PARKING	148 SPACES
SUBTOTAL PARKING	202 SPACES
CORNER PARKING	8,874 SPACES
TOTAL PARKING COUNT	9,076 SPACES

COIT CROSSINGS
 SITE AREA: 86.18 ACRES
 DEVELOPMENT PLAN FOR BLOCK 1, LOT 3R (63.07 ACRES)
 & CONCEPT PLAN FOR BLOCK 1, LOT 9 (21.94 ACRES)

IN THE
 MARTHA MCKEE SURVEY
 ABSTRACT NO. 553 CITY OF PLANO COLLAR COUNTY, TEXAS

OWNER/DEVELOPER:
 CROWN BELMONTLEY LTD. NO. 12
 1722 SOUTH STREET, SUITE 1123
 DALLAS, TEXAS 75201

OWNER/DEVELOPER:
 BELMONTLEY 221 COPPELL, LTD.
 1722 SOUTH STREET, SUITE 1123
 DALLAS, TEXAS 75201

OWNER/DEVELOPER:
 UNIVERSITY BUSINESS PARK PHASE 2, LTD.
 1722 SOUTH STREET, SUITE 1123
 DALLAS, TEXAS 75201

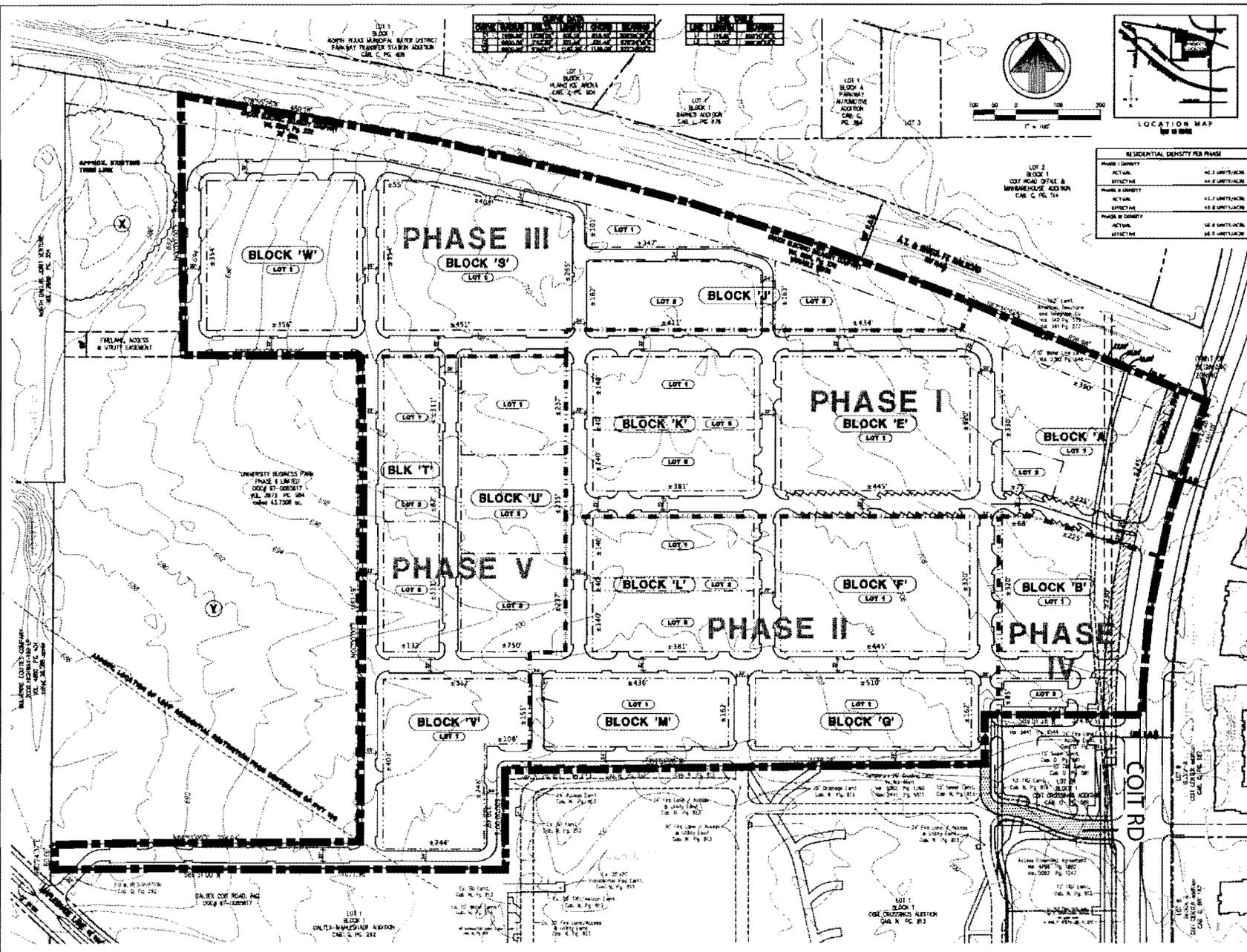
ARCHITECT/PLANNER:
 HENSHLEY LABANAN RACHEL, INC.
 14445 QUINNWAY DRIVE, SUITE 510
 DALLAS, TEXAS 75244

ENGINEER/SURVEYOR:
 BRINLEY & BARFIELD / CAP
 2801 CANTONWAY BLVD. SUITE 101
 RICHARDSON, TEXAS 75080

DATE: 11/11/2011
 SHEET NO. 12/12/11
 SCALE: 1" = 100'

CONCEPTUAL OFFICE PLAN SUMMARY

CORNER AREA	11.20 ACRES
PARALLEL PARKING	14.88 ACRES
LOT AREA	26.08 ACRES
BUILDING AREA	2,000,000 SF
LOT COVERAGE	76%
LOT AREA RATIO	1.87
PARKING COUNT	1,144



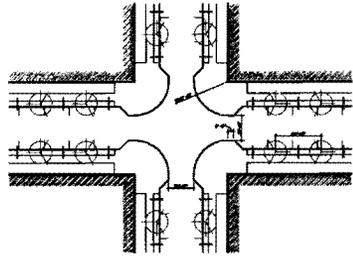
RESIDENTIAL DENSITY PER PHASE

PHASE	ACTUAL	THEORETICAL
PHASE I DENSITY	42.3 UNITS/ACRE	42.3 UNITS/ACRE
PHASE II DENSITY	42.3 UNITS/ACRE	42.3 UNITS/ACRE
PHASE III DENSITY	42.3 UNITS/ACRE	42.3 UNITS/ACRE
PHASE IV DENSITY	42.3 UNITS/ACRE	42.3 UNITS/ACRE
PHASE V DENSITY	42.3 UNITS/ACRE	42.3 UNITS/ACRE

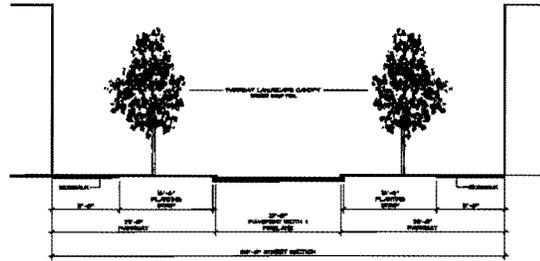
A	1.83 ACRES	2-STORY DETACH. LOTS/ACRE	11 LOTS/ACRE
B	1.87 ACRES	2-STORY DETACH. LOTS/ACRE	23 LOTS/ACRE
C	0.21 ACRES	PUBLIC OPEN SPACE	
D	0.21 ACRES	PUBLIC OPEN SPACE	
E	0.21 ACRES	1-STORY BY RESIDENTIAL	48.0 UNITS/ACRE
F	0.21 ACRES	1-STORY BY RESIDENTIAL	48.0 UNITS/ACRE
G	0.21 ACRES	1-STORY BY RESIDENTIAL	48.0 UNITS/ACRE
H	0.21 ACRES	1-STORY BY RESIDENTIAL	48.0 UNITS/ACRE
I	0.21 ACRES	1-STORY BY RESIDENTIAL	48.0 UNITS/ACRE
J	0.21 ACRES	1-STORY BY RESIDENTIAL	48.0 UNITS/ACRE
K	0.21 ACRES	1-STORY BY RESIDENTIAL	48.0 UNITS/ACRE
L	0.21 ACRES	1-STORY BY RESIDENTIAL	48.0 UNITS/ACRE
M	0.21 ACRES	1-STORY BY RESIDENTIAL	48.0 UNITS/ACRE
N	0.21 ACRES	1-STORY BY RESIDENTIAL	48.0 UNITS/ACRE
O	0.21 ACRES	1-STORY BY RESIDENTIAL	48.0 UNITS/ACRE
P	0.21 ACRES	1-STORY BY RESIDENTIAL	48.0 UNITS/ACRE
Q	0.21 ACRES	1-STORY BY RESIDENTIAL	48.0 UNITS/ACRE
R	0.21 ACRES	1-STORY BY RESIDENTIAL	48.0 UNITS/ACRE
S	0.21 ACRES	1-STORY BY RESIDENTIAL	48.0 UNITS/ACRE
T	0.21 ACRES	1-STORY BY RESIDENTIAL	48.0 UNITS/ACRE
U	0.21 ACRES	1-STORY BY RESIDENTIAL	48.0 UNITS/ACRE
V	0.21 ACRES	1-STORY BY RESIDENTIAL	48.0 UNITS/ACRE
W	0.21 ACRES	1-STORY BY RESIDENTIAL	48.0 UNITS/ACRE

COIT CROSSINGS
 SITE AREA: 86.18 ACRES
 DEVELOPMENT PLAN FOR BLOCK 1, LOT 3A
 & CONCEPT PLAN FOR BLOCK 1, LOT 9
 (21.94 ACRES)

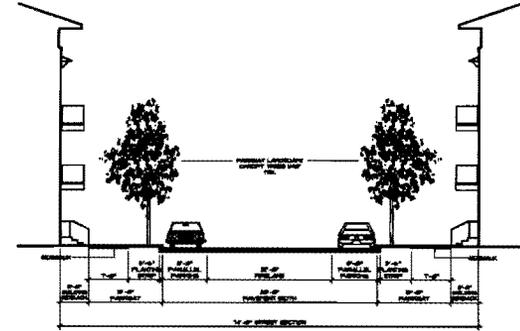
MARITHA MCNEIRE SURVEY
 ABSTRACT NO. 1541 CITY OF EL PASO, TEXAS
OWEN BUNNINGSLEY LTD. INC. OWNER/DEVELOPER
 1722 SOUTH STREET, SUITE 1113 DALLAS, TEXAS 75201
BUNNINGSLEY 131 COPPERHILL LTD. OWNER/DEVELOPER
 1722 SOUTH STREET, SUITE 1113 DALLAS, TEXAS 75201
UNIVERSITY BUSINESS PARK PHASE B LTD. OWNER/DEVELOPER
 1722 SOUTH STREET, SUITE 1113 DALLAS, TEXAS 75201
HEMSLEY LAMON RACHAL, INC. ARCHITECT/PLANNER
 2148 W. CAMPBELL DRIVE, SUITE 530 DALLAS, TEXAS 75244
BUNLEY & BARNHILL LLP ENGINEER/SURVEYOR
 3845 CATERAN BLVD. SUITE 101 RICHARDSON, TEXAS 75080



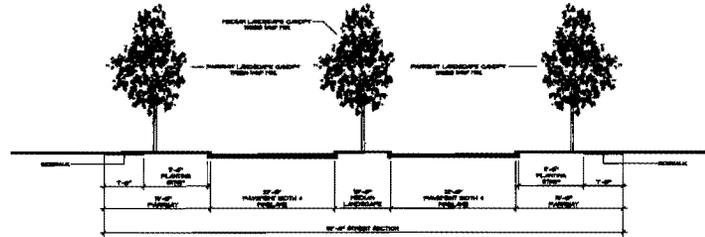
070 TYPICAL STREET INTERSECTION
SCALE: 1"=10'



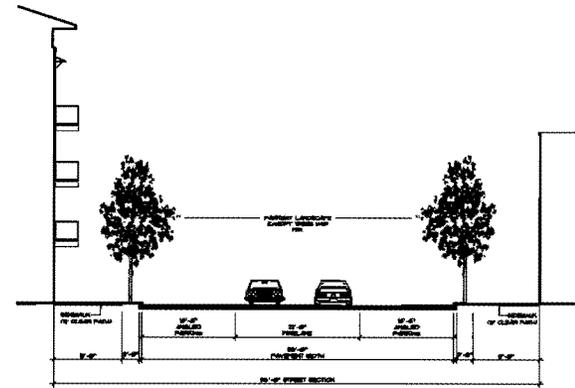
074 ENTRY DRIVE - 60' STREET SECTION
SCALE: 1"=10'



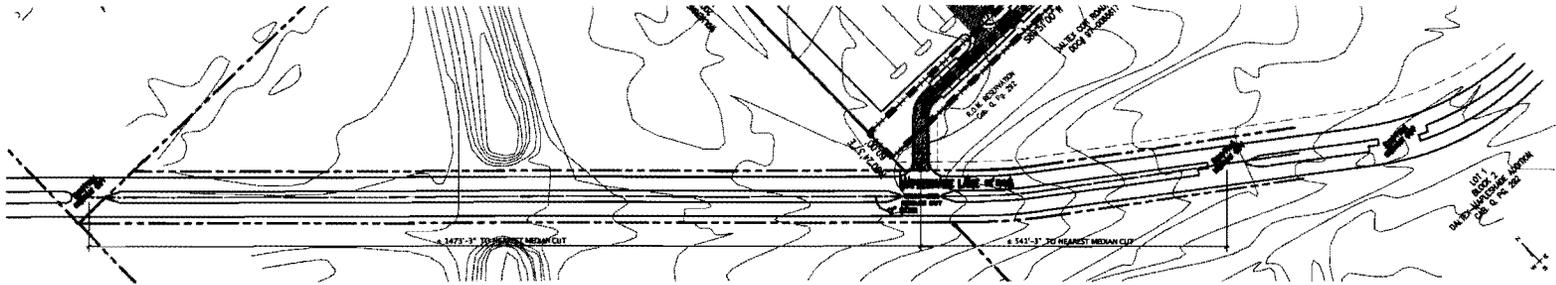
072 MINOR STREET - 64 FT. STREET SECTION
SCALE: 1"=10'



073 MEDIAN DIVISION • ENTRY DRIVE
SCALE: 1"=10'



071 MAJOR STREET - 66 FT. STREET SECTION
SCALE: 1"=10'



COIT CROSSINGS
 SITE AREA: 86.16 ACRES
 DEVELOPMENT PLAN FOR BLOCK 1, LOT 3R
 (63.07 ACRES)
 & CONCEPT PLAN FOR BLOCK 1, LOT 9
 (21.94 ACRES)

IN THE
 MARTHA MOORE SURVEY
 ABSTRACT NO. 553 CITY OF PLANO COLLIN COUNTY, TEXAS
 CROW-BILLINGSLEY LTD. NO. 10 OWNER/DEVELOPER
 1722 NORTH STREET, SUITE 1313 972-400-1200
 DALLAS, TEXAS 75201
 BILLINGSLEY 121 COPPELL, LTD. OWNER/DEVELOPER
 1722 NORTH STREET, SUITE 1313 972-400-1200
 DALLAS, TEXAS 75201
 UNIVERSITY BUSINESS PARK, PHASE II LTD. OWNER/DEVELOPER
 1722 NORTH STREET, SUITE 1313 972-400-1200
 DALLAS, TEXAS 75201
 HENSLEY LAMON RACHEL, INC. ARCHITECT/PLANNER
 14881 QUORIAN DRIVE, SUITE 550 972-786-9400
 DALLAS, TEXAS 75234
 BRINLEY & RAWFIELD L CAP ENGINEER/SURVEYOR
 3801 GATEWAY BLVD. SUITE 301 972-444-2800
 RICHARDSON, TEXAS 75081