



## CITY OF PLANO COUNCIL AGENDA ITEM

<b>CITY SECRETARY'S USE ONLY</b>				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		May 9, 2011		
Department:		Planning		
Department Head		Phyllis Jarrell		
Agenda Coordinator (include phone #): <b>T. Stuckey, x 7156</b>				
<b>CAPTION</b>				
<p>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 31.3± acres out of the Martha McBride Survey, Abstract No. 553, located generally at the northeast corner of Coit Road and Mapleshade Lane in the City of Plano, Collin County, Texas, from Corridor Commercial to Planned Development-215-Corridor Commercial, and 5.3± acres out of the Martha McBride Survey, Abstract No. 553, located at the southwest corner of Mapleshade Lane and Silverglen Drive in the City of Plano, Collin County, Texas, from Corridor Commercial and Light Industrial-1 to Planned Development-216-Corridor Commercial; 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, a publication clause, and an effective date. Applicant: Coit 190, L.P. and Harkins Plano, L.P.</p>				
<b>FINANCIAL SUMMARY</b>				
<input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR:	<b>Prior Year (CIP Only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	0	0
<b>BALANCE</b>	0	0	0	0
<b>FUND(S):</b>				
<b>COMMENTS:</b>				
<b>SUMMARY OF ITEM</b>				
<p>On April 25, 2011, City Council approved Zoning Case 2011-05 with modifications to the Planned Development stipulations, and denied a portion of the request as it pertained to 3.31± acres located at the northeast corner of Mapleshade Lane and Coit Road. The attached ordinance finalizes the Council's action on April 25, 2011.</p>				
List of Supporting Documents:		Other Departments, Boards, Commissions or Agencies		
Ordinance		Planning & Zoning Commission		
Maps				

## Zoning Case 2011-05

**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 31.3± acres out of the Martha McBride Survey, Abstract No. 553, located generally at the northeast corner of Coit Road and Mapleshade Lane in the City of Plano, Collin County, Texas, from Corridor Commercial to Planned Development-215-Corridor Commercial, and 5.3± acres out of the Martha McBride Survey, Abstract No. 553, located at the southwest corner of Mapleshade Lane and Silverglen Drive in the City of Plano, Collin County, Texas, from Corridor Commercial and Light Industrial-1 to Planned Development-216-Corridor Commercial; 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 25th day of April, 2011, for the purpose of considering rezoning 36.6± acres in the City of Plano, Collin County, Texas, from Corridor Commercial and Light Industrial-1 to Planned Development-215-Corridor Commercial and Planned Development-216-Corridor Commercial; 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 25th day of April, 2011; 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 31.3± acres out of the Martha McBride Survey, Abstract No. 553, located generally at the northeast corner of Coit Road and Mapleshade Lane in the City of Plano, Collin County, Texas, from Corridor Commercial to Planned Development-215-Corridor Commercial, said property being described in the legal description on Exhibit “A” attached hereto.

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

**Restrictions:**

The permitted uses and standards shall be in accordance with the existing Corridor Commercial (CC) zoning district unless otherwise specified herein.

**General Provisions of the Planned Development**

1. The zoning exhibit shall be adopted as part of the ordinance.
2. Quasi-Public Streets:
  - a. A named quasi-public street shall be required connecting Mapleshade Lane and Coit Road as shown on the zoning exhibit.
  - b. Quasi-Public Streets Definition: Quasi-public streets are privately owned and maintained drives open to public access. A fire lane shall be located within all quasi-public streets. Lots may derive required street frontage from quasi-public streets and may be platted to the centerline of quasi-public streets.
3. Parking Regulations
  - a. The minimum required parking shall be as follows:
    - i. Multifamily - One and one-half spaces (1.5) per unit.
    - ii. Nonresidential uses on the first floor of multistory residential buildings: One space per 300 square feet of floor area.
    - iii. All other nonresidential uses: Parking requirements shall be determined as provided in Section 3.1100 (Off-Street Parking and Loading) of the Zoning Ordinance.
  - b. On-street parking adjacent to each lot may count toward the required parking for that lot and shall be permitted on both sides of interior public and quasi-public streets and fire lanes, except where prohibited for vehicular, fire, or pedestrian safety. Where on-street parking is provided, landscape islands a minimum six feet in width, shall be placed no less than every 150 feet of continuous on-street parking.

- c. Tandem parking spaces in front of garages shall be a minimum of 20 feet in length, and shall not be used to satisfy the minimum parking requirements.
  - d. No parking is required for outdoor patio and sidewalk cafe/dining areas or other public seating areas except for freestanding restaurants.
4. Screening:
- a. Off-street loading docks and service areas for nonresidential uses may not be located adjacent to or across a street or quasi-public street from buildings containing residential uses unless the loading dock or service area is screened in accordance with the following:
    - i. Masonry screening walls with solid metal gates (in accordance with Section 3.1000, Screening, Fence, and Wall Regulations)
    - ii. Overhead doors if service area or loading dock is located internal to the building; or
    - iii. Any combination of the above.
  - b. Refuse and recycling containers shall not be located within 30 feet of a public or quasi-public street, unless located internal to the building, and shall be screened from view from streets and required open space in accordance with the following:
    - i. Masonry screening walls with solid metal gates (in accordance with Section 3.1000, Screening, Fence, and Wall Regulations);
    - ii. Overhead doors if refuse and recycling containers are located internal to the building; or
    - iii. Any combination of the above.

### **Specific Provisions of the Planned Development**

#### **Uses**

1. Multifamily is a permitted use.
2. Nonresidential uses are permitted on the first floor of multistory residential buildings fronting on Coit Road.

## **General Development Standards**

1. The subject property must be developed using the standards required by the Planned Development district for multifamily development. However, the subject property may be developed solely with nonresidential uses in accordance with the Corridor Commercial (CC) zoning district and 190 Tollway/Plano Parkway Overlay District regulations contained within the Zoning Ordinance. The initial development for the subject property will determine the standards to be used for the remainder of the property.

## **Multifamily Standards**

1. Multifamily development shall be exempt from the supplemental regulations of Subsection 3.104 (Multifamily Residence) and Subsection 3.117 (Usable Open Space).
2. The minimum floor area per dwelling unit shall be 500 square feet.
3. Minimum rear and side yard setbacks: none.
4. Quasi-public streets and required open space shall be excluded from density calculations.
5. Maximum Density: Maximum of 50 dwelling units per acre; not to exceed a maximum of 1,200 units.
6. Minimum Density: Minimum of 30 dwelling units per acre.
7. Maximum Lot Coverage: None.
8. Building Design:
  - a. Buildings fronting Coit Road:
    - i. Buildings with no first floor nonresidential uses: Minimum 30 foot setback.
    - ii. Buildings with first floor nonresidential uses must provide parking and drive aisles between the building face and Coit Road. The setback distance shall be a maximum of 125 feet.
    - iii. Buildings with first floor nonresidential uses, except for parking garages, shall have a minimum of 40% of the ground floor facade facing Coit Road comprised of window area. For the purposes of this standard, ground floor is defined as that portion of a building from the street-level finish floor elevation and extending 12.5 feet above the street-level finish floor elevation.

- b. Buildings fronting Mapleshade Lane and Maplelawn Drive:
  - i. Setbacks: Buildings shall be constructed such that a minimum of 75% of the façade shall be located between a minimum of ten feet and a maximum of 25 feet from the right-of-way unless restricted by easements. Where easements are present, 75% of the building facade must be built to the easement line.
- c. Buildings fronting quasi-public streets:
  - i. Setbacks: Buildings shall be constructed such that a minimum of 75% of the façade is located within 15 feet from the back of curb unless restricted by easements. Where easements are present, 75% of the facade must be built to the easement line.
- d. The maximum building length along any facade shall be 300 feet.
- e. Garage doors for residential uses shall not directly face any public or quasi-public streets.

## **Design Standards**

- 1. Streetscape at Public Streets:
  - a. Along Coit Road and Mapleshade Lane, sidewalks with a minimum width of six feet shall be placed a minimum of six feet from back of curb.
  - b. Outdoor patio and sidewalk dining, as well as other public seating areas, are permitted within public rights-of-way provided minimum six-foot accessible pathways are maintained.
- 2. Streetscape at Quasi-Public Streets:
  - a. Along quasi-public streets, sidewalks with a minimum width of six feet shall be placed adjacent to the back of curb except when landscape areas are provided.
- 3. Landscaping and Open Space:
  - a. Except as stated below, landscaping shall be provided per Section 3.1200 (Landscaping Requirements) and Section 4.700 (190 Tollway/Plano Parkway Overlay District):

- i. No landscape edge is required along quasi-public streets.
    - ii. A minimum five-foot landscape edge shall be provided between all surface parking lots and public and quasi-public streets.
  - b. Street trees shall be provided at a rate of one tree per 50 linear feet of street along all public and quasi-public streets. Street trees may be placed in tree islands, between the curb and the sidewalk, or in the landscape edge.
  - c. A minimum of two one-acre open space areas shall be provided and shall be open to the public at all times. Open space shall have a minimum dimension of 80 feet.
4. Fencing:
- a. Fencing shall be permitted, except in the following areas:
    - i. Between the front facade of any building and any public or quasi-public street however, fencing shall be permitted for private residential yards at a maximum height of 48 inches above grade;
    - ii. Public parking; and
    - iii. Required open space.
  - b. Fencing must be a minimum of 50% open, except along railroad right-of-way.

**Section III.** The Comprehensive Zoning Ordinance No. 2006-4-24, as the same has been heretofore amended, is hereby further amended so as to rezone 5.3± acres out of the Martha McBride Survey, Abstract No. 553, located at the southwest corner of Mapleshade Lane and Silverglen Drive in the City of Plano, Collin County, Texas, from Corridor Commercial and Light Industrial-1 to Planned Development-216-Corridor Commercial, said property being described in the legal description on Exhibit "B" attached hereto.

**Section IV.** The change granted in Section III is granted subject to:

**Restrictions:**

The permitted uses and standards shall be in accordance with the existing Corridor Commercial (CC) zoning district unless otherwise specified herein.

## **General Provisions of the Planned Development**

1. The zoning exhibit shall be adopted as part of the ordinance.
2. Parking Regulations:
  - a. The minimum required parking shall be as follows:
    - i. Multifamily - One and one-half spaces (1.5) per unit.
    - ii. All other nonresidential uses: Parking requirements shall be determined as provided in Section 3.1100 (Off-Street Parking and Loading) of the Zoning Ordinance.
3. Screening:
  - a. Off-street loading docks and service areas for nonresidential uses may not be located adjacent to or across a street or quasi-public street from buildings containing residential uses unless the loading dock or service area is screened in accordance with the following:
    - i. Masonry screening walls with solid metal gates (in accordance with Section 3.1000, Screening, Fence, and Wall Regulations)
    - ii. Overhead doors if service area or loading dock is located internal to the building; or
    - iii. Any combination of the above.
  - b. Refuse and recycling containers shall not be located within 30 feet of a public or quasi-public street, unless located internal to the building, and shall be screened from view from streets and required open space in accordance with the following:
    - i. Masonry screening walls with solid metal gates (in accordance with Section 3.1000, Screening, Fence, and Wall Regulations);
    - ii. Overhead doors if refuse and recycling containers are located internal to the building; or
    - iii. Any combination of the above.

## **Specific Provisions of the Planned Development**

### **Uses**

1. Multifamily is a permitted use.

### **General Development Standards**

1. The subject property may be developed as multifamily in accordance with the multifamily standards in this ordinance (Planned Development-216-Corridor Commercial), only if the property located within Planned Development-215-Corridor Commercial is also developed as multifamily. Otherwise, the subject property shall be developed in accordance with the Corridor Commercial (CC) zoning district and 190 Tollway/Plano Parkway Overlay District regulations contained within the Zoning Ordinance.

### **Multifamily Standards**

1. Multifamily development shall be exempt from the supplemental regulations of Subsection 3.104 (Multifamily Residence) and Subsection 3.117 (Usable Open Space).
2. The minimum floor area per dwelling unit shall be 500 square feet.
3. Minimum rear and side yard setbacks: none.
4. Maximum Density: Maximum of 80 dwelling units per acre; not to exceed a maximum of 300 units.
5. Minimum Density: Minimum of 50 dwelling units per acre.
6. Maximum Lot Coverage: None.
7. Maximum Floor to Area Ratio: None.
8. Building Design:
  - a. Buildings fronting to Mapleshade Lane and Silverglen Drive:
    - i. Buildings shall be constructed such that a minimum of 75% of the facade is located within 25 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 75% of each facade must be built to the easement line.

## **Design Standards**

1. Streetscape at Public Streets:
  - a. Along public streets, sidewalks with a minimum width of six feet shall be placed a minimum of six feet from back of curb.
2. Landscaping:
  - a. Except as stated below, landscaping shall be provided per Section 3.1200 (Landscaping Requirements) and Section 4.700 (190 Tollway/Plano Parkway Overlay District):
    - i. Street trees shall be provided at a rate of one tree per 50 linear feet of street along all public streets. Street trees may be placed in tree islands, between the curb and the sidewalk, or in the landscape edge.
    - ii. A minimum five-foot landscape edge shall be provided between all surface parking lots and public and quasi-public streets.

**Section V.** 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 VI.** 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 VII.** 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 VIII.** Any person, firm or corporation found to be violating any term or provision of this Ordinance, 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 IX.** 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 X.** This Ordinance shall become effective immediately upon its passage and publication as required by law.

**PASSED AND APPROVED THIS THE 9TH DAY OF MAY, 2011.**

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Phil Dyer, MAYOR

ATTEST:

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Diane Zucco, CITY SECRETARY

APPROVED AS TO FORM:

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Diane C. Wetherbee, CITY ATTORNEY

EXHIBIT "A"  
LEGAL DESCRIPTION

(31.3± acres generally at the northeast corner of Mapleshade Lane and Coit Road)

BEING a parcel of land located in the City of Plano, Collin County, Texas, a part of the Martha McBride Survey, Abstract Number 553, and being all of Lots 1R and 9, Block A, Coit Center, an addition to the City of Plano as recorded in Cabinet Q, Page 187, Collin County Map Records and being further described as follows:

BEGINNING at the southeast corner of said Lot 1R, said point being at the intersection of the west right-of-way line of Maplelawn Drive (a 60 foot right-of-way) with the north right-of-way line of Mapleshade Lane (a 92 foot right-of-way);

THENCE along the north right-of-way line of Mapleshade Lane as follows:

Southwesterly, 520.09 feet along a curve to the left having a central angle of 14° 14' 39", a radius of 2,092.00 feet, a tangent of 261.39 feet, and whose chord bears South 76° 46' 02" West, 518.75 feet to a point for corner;

Southwesterly, 251.54 feet along a curve to the right having a central angle of 14° 24' 43", a radius 1,000.00 feet, a tangent of 126.43 feet, and whose chord bears South 76° 51' 04" West, 250.87 feet to the southeast corner of Lot 7, Block A, Coit Center, an addition to the City of Plano as recorded in Cabinet P, Page 727, Collin County Map Records;

THENCE along the east line of said Lot 7 as follows:

North 00° 11' 15" West, 80.93 feet to a point for corner;  
South 89° 48' 45" West, 20.00 feet to a point for corner;  
North 00° 11' 15" West, 83.00 feet to a point for corner;  
North 89° 48' 45" East, 20.00 feet to a point for corner;  
North 00° 11' 15" West, 40.12 feet to a point at the northeast corner of said Lot 7, said point being in the south line of Lot 8, Block A, Coit Center Addition;

THENCE South 89° 48' 45" East, 16.62 feet along the south line of said Lot 8 to a one-half inch iron rod found at the southeast corner of said Lot 8;

THENCE North 472.00 feet to a one-half inch iron rod found at the northeast corner of said Lot 8;

Thence West, 306.33 feet to a one-half inch iron rod found at the northwest corner of said Lot 8 and being in the east right-of-way line of Coit Road; said Lot 8;

THENCE along the east right-of-way line of Coit Road as follows:

North 00° 11' 15" West, 301.68 feet to a point for corner;

Northeasterly, 598.00 feet along a curve to the right having a central angle of 18° 34' 20", a radius of 1,844.86 feet, a tangent of 301.65 feet, and whose chord bears North 09° 05' 55" East, 595.39 feet to a point for corner;

North 18° 23' 05" East, 147.36 feet to the northwest corner of said Lot 9;

THENCE South 67° 36' 30" East, 1,113.24 feet to the northeast corner of said Lot 9;

THENCE South 22° 23' 30" West, 325.24 feet to a point for corner in the east line of said Lot 9;

THENCE South, 321.81 feet to a point for corner in the east line of said Lot 1R;

THENCE South 65° 33' 39" East, 210.70 feet along the east line of said Lot 1R to a point for corner in the west right-of-way line of Maplelawn Drive;

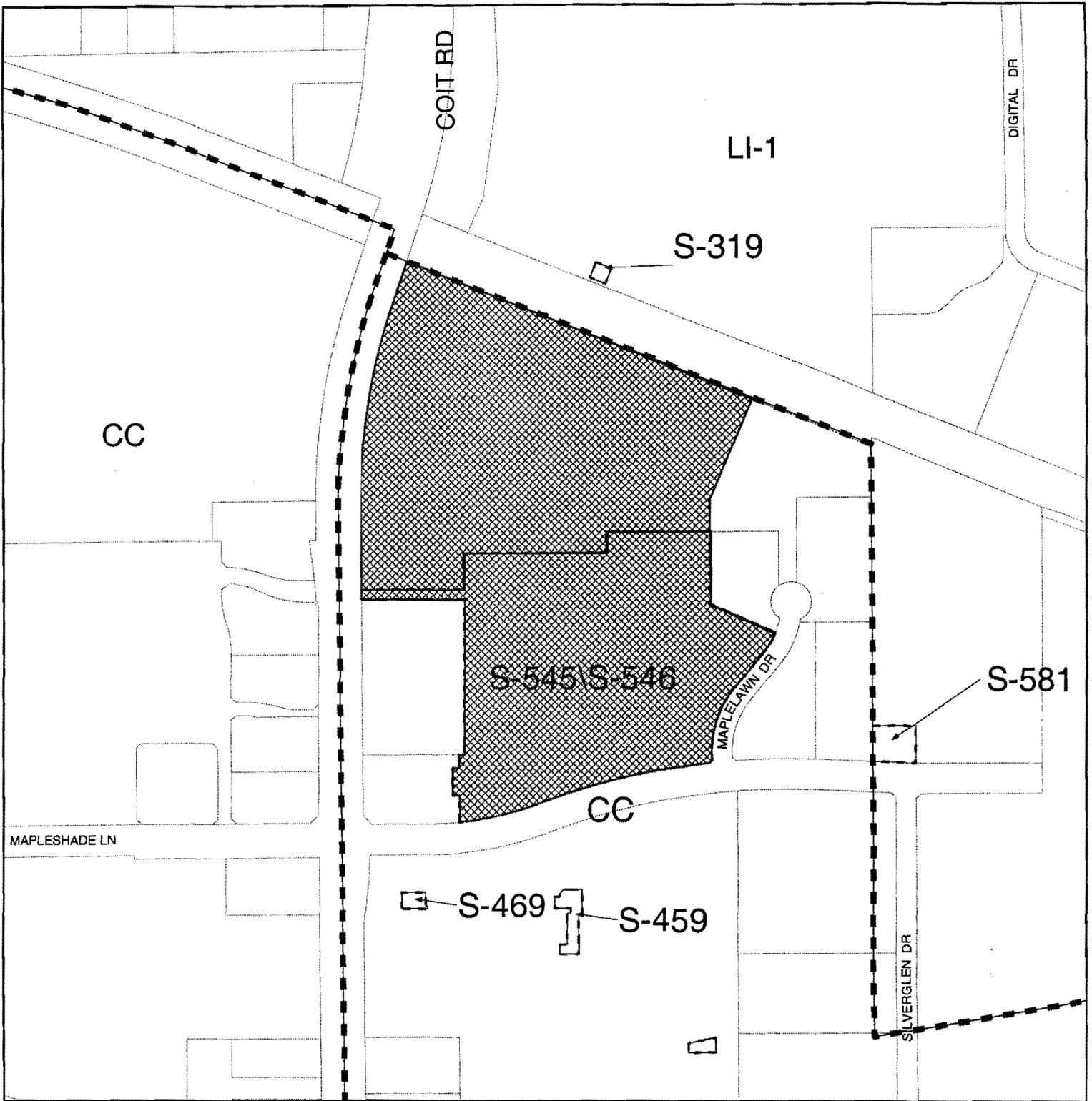
THENCE along the west right-of-way line of Maplelawn Drive as follows:

Southwesterly, 68.69 feet along a curve to the right having a central angle of 17° 06' 45", a radius of 230.00 feet, a tangent of 34.60 feet, and whose chord bears South 30° 31' 55" West, 68.44 feet to a point for corner;

South 39° 05' 18" West, 134.95 feet to a point for corner;

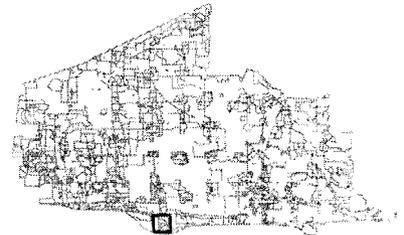
Southwesterly, 237.16 feet along a curve to the left having a central angle of 43° 50' 00", a radius of 310.00 feet, a tangent of 124.72 feet, and whose chord bears South 17° 10' 18" West, 231.42 feet to a point for corner;

South 39° 05' 04" West, 14.33 feet to the POINT OF BEGINNING and CONTAINING 1,508,538 square feet or 31.317 acres of land.



Zoning Case #: 2011-05

Existing Zoning: CORRIDOR COMMERCIAL/  
 190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT  
 w/SPECIFIC USE PERMITS #545 & #546



○ 200' Notification Buffer



EXHIBIT "B"  
LEGAL DESCRIPTION

(5.3± acres at the southwest corner of Mapleshade Lane and Silverglen Drive)

BEING a parcel of land located in the City of Plano, Collin County, Texas, a part of the Martha McBride Survey, Abstract Number 553, and being all of Lot 4R, Block B, Coit Center, an addition to the City of Plano as recorded in Cabinet R, Page 143, Collin County Map Records and being further described as follows:

BEGINNING at a the northeast corner of said Lot 4R, said point being at the intersection of the south right-of-way line of Mapleshade Lane (a 92 foot right-of-way) with the west right-of-way line of Silverglen Drive (a 60 foot right-of-way);

THENCE along the west right-of-way line of Silverglen Drive as follows:

South 43° 47' 02" East, 21.65 feet to a point for corner;  
South 00° 01' 27" West, 472.35 feet to the southeast corner of said Lot 4R;

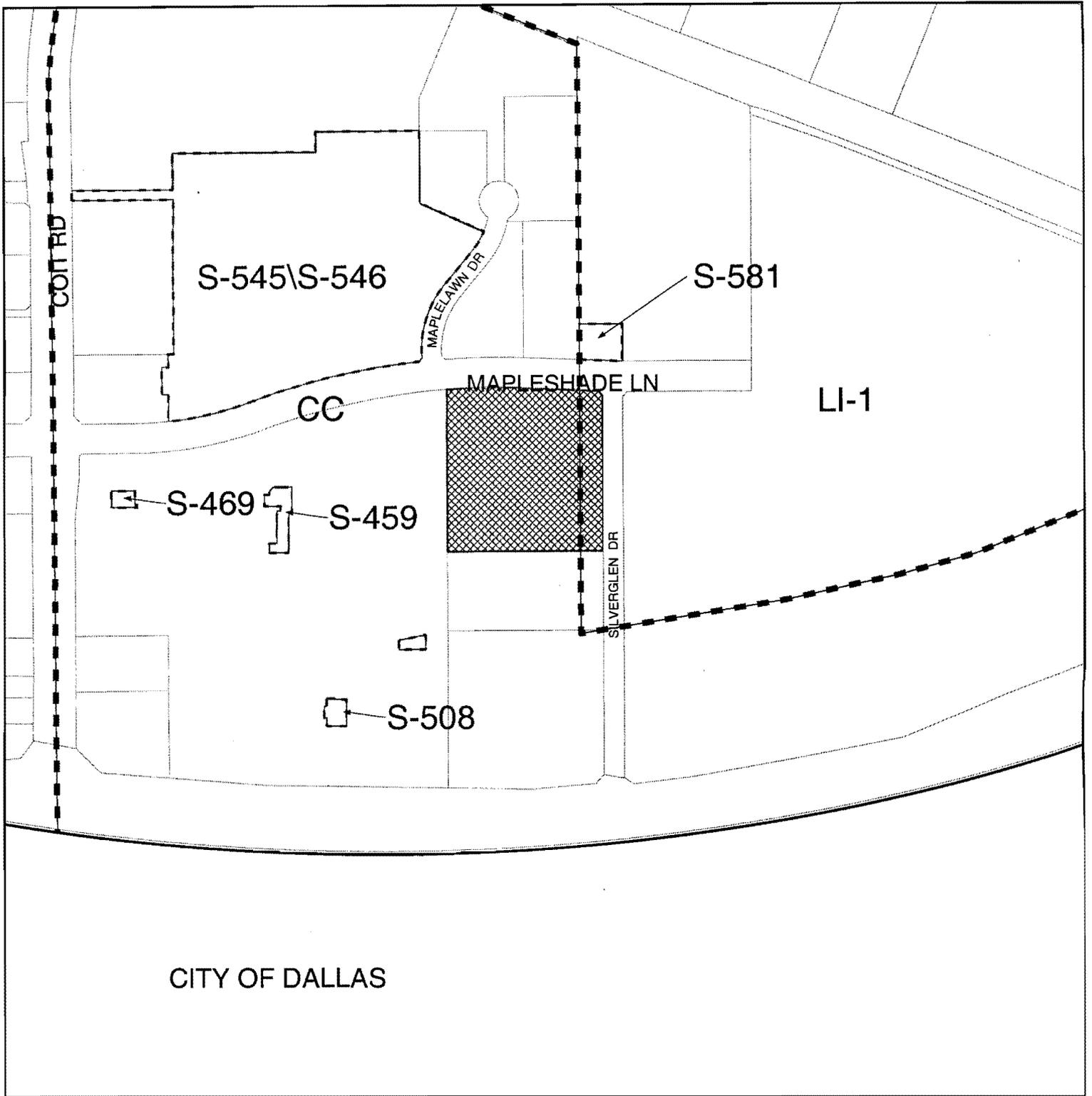
THENCE North 89° 58' 33" West, 470.00 feet to the southwest corner of said Lot 4R;

THENCE North 00° 01' 27" East, 494.39 feet to the northwest corner of said Lot 4R, said point being in the south right-of-way line of Mapleshade Lane;

THENCE along the south right-of-way line of Mapleshade Lane as follows:

Northeasterly, 223.90 feet along a curve to the right having a central angle of 06° 24' 51", a radius of 2,000.00 feet, a tangent of 112.07 feet, and whose chord bears North 89° 12' 04" East, 223.78 feet to a point for corner;

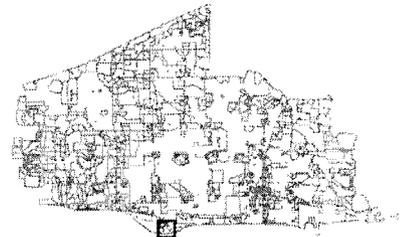
South 87° 35' 30" East, 231.45 feet to the POINT OF BEGINNING and CONTAINING 232,608 square feet or 5.340 acres of land.



CITY OF DALLAS



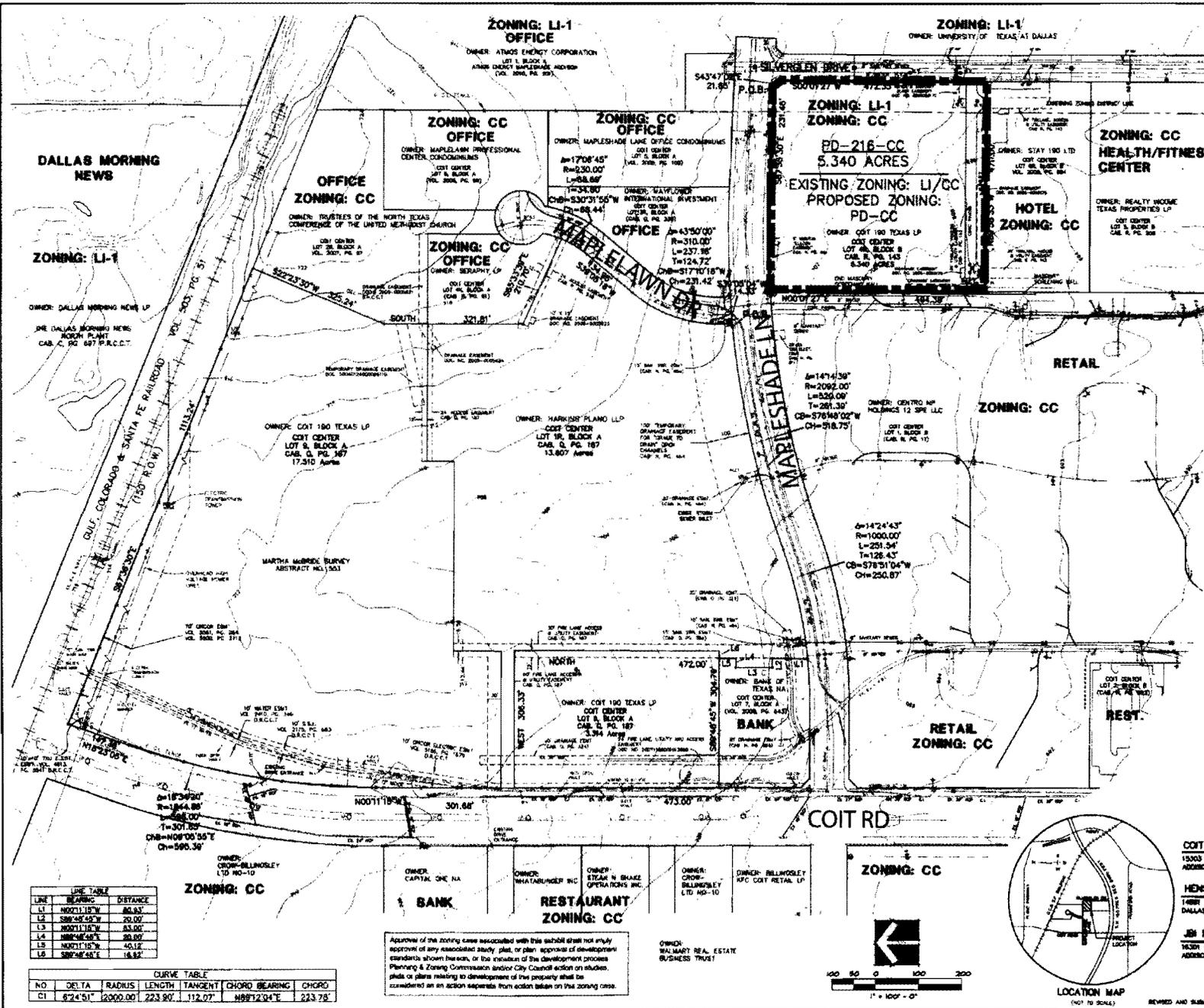
Zoning Case #: 2011-05



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



○ 200' Notification Buffer



**LEGAL DESCRIPTION**  
 PD-216-CC  
 BEING a parcel of land located in the City of Plano, Collin County, Texas a part of the Martha McBride Survey, Abstract Number 553, and being all of Lot 48, Block B, Coit Center, as shown on the City of Plano as recorded in Collin County, Texas, Plat 143, Collin County Public Records and being further described as follows:  
 BEGINNING at the southeast corner of said Lot 48, and going North along the intersection of the south right-of-way line of Marple Shade Lane (a 102 foot right-of-way) with the west right-of-way line of Silverstein Drive (a 60 foot right-of-way);  
 THENCE along the west right-of-way line of Silverstein Drive as follows:  
 South 83 degrees 47 minutes 02 seconds East, 214.5 feet to a point; for center:  
 South 82 degrees 01 minutes 07 seconds West, 475.35 feet to the southeast corner of said Lot 48;  
 THENCE North 89 degrees 58 minutes 03 seconds West, 470.00 feet to the southeast corner of said Lot 48;  
 THENCE North 01 degrees 01 minutes 27 seconds East, 494.44 feet to the northeast corner of said Lot 48, and going West along the south right-of-way line of Marple Shade Lane;  
 THENCE along the south right-of-way line of Marple Shade Lane as follows:  
 North 83 degrees 47 minutes 02 seconds East, 214.5 feet to a point; for center:  
 South 82 degrees 01 minutes 07 seconds West, 475.35 feet to the southeast corner of said Lot 48;  
 THENCE North 89 degrees 58 minutes 03 seconds West, 470.00 feet to the southeast corner of said Lot 48;  
 THENCE North 01 degrees 01 minutes 27 seconds East, 494.44 feet to the northeast corner of said Lot 48, and going West along the south right-of-way line of Marple Shade Lane.

**ZONING EXHIBIT PD-216-CC  
 ZONING CASE 2011-05**

**COIT CENTER  
 5.340 ACRES  
 OUT OF THE  
 MARTHA MCBRIDE SURVEY, ABSTRACT NO. 553  
 CITY OF PLANO  
 COLLIN COUNTY, TEXAS**

**COIT 190 LIMITED PARTNERSHIP** OWNER/DEVELOPER  
 15303 DALLAS PARKWAY, SUITE 300  
 ADDISON, TEXAS 75001 972-888-9855

**HENSLEY LAMBORN RACHEL, INC.** SURVEYOR/ENGINEER  
 14801 QUORIAN DRIVE, SUITE 900  
 DALLAS, TEXAS 75244 972-758-9400

**JM PARTNERS, INC.** ARCHITECT/PLANNER  
 16301 QUORIAN DRIVE  
 ADDISON, TEXAS 75001 972-248-7878



REVISED AND SUBMITTED APRIL 27, 2011

SHEET 1 OF 1

**LINE TABLE**

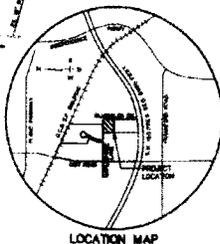
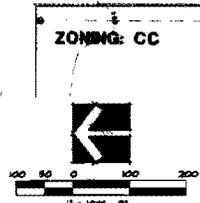
LINE	BEARING	DISTANCE
L1	N001119'W	80.87
L2	S89°45'12"E	23.00
L3	N001119'W	83.00
L4	N89°45'12"E	80.00
L5	N001119'W	46.12
L6	S89°45'12"E	18.85

**CURVE TABLE**

NO	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	62°45'1"	2000.00	223.90'	112.07'	N89°12'04"E	223.78'

Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plan, or plan approval of development standards shown herein, or the execution of the development process. Planning & Zoning Commission and/or City Council action on studies, plans or plans relating to development of the property shall be considered an action separate from action taken on this zoning case.

OWNER: WALMART REAL ESTATE BUSINESS TRUST



Drawn by: J. Probst/JP/04/27/11; Checked by: C. B. Reed; Surveyed by: C. B. Reed; Survey Date: 4/27/2011 11:35 AM; Printed by: J. Probst/JP/04/27/11 3:05 PM