

DATE: May 6, 2014
TO: Honorable Mayor & City Council
FROM: Richard Grady, Chairman, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of May 5, 2014

**AGENDA ITEM NO. 6A - PUBLIC HEARING
ZONING CASE 2014-10
APPLICANT: CRP-GREP COIT CENTER OWNER, L.P.**

Request to amend Planned Development-215-Corridor Commercial on 31.3± acres located on the north side of Mapleshade Lane, 283± feet east of Coit Road. Zoned Planned Development-215-Corridor Commercial with Specific Use Permit #545 for Regional Theater and Specific Use Permit #546 for Arcade. Tabled April 21, 2014.

APPROVED: 8-0 **DENIED:** _____ **TABLED:** _____

LETTERS RECEIVED WITHIN 200 FOOT NOTICE AREA: **SUPPORT:** 3 **OPPOSE:** 0

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

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

STIPULATIONS:

Approved as follows: (Additions are shown as underlined text; deletions are indicated by strikethrough text).

Specific Provisions of the Planned Development

Uses

1. Multifamily and independent living facility ~~is a~~ are permitted uses.
2. Nonresidential uses are permitted on the first floor of multistory residential buildings fronting on Coit Road.
3. Independent living facilities may be developed under the multifamily standards of this PD.

General Development Standards

The subject property must be developed using the standards required by the planned development district for multifamily and independent living facility

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 and Independent Living Facility Standards

1. Multifamily and independent living facility development shall be exempt from the supplemental regulations of Subsection 3.104 (Multifamily Residence), Subsection 3.115 (Retirement Housing), and Subsection 3.117 (Usable Open Space).
2. Minimum Floor Area per Dwelling Unit: 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: 50 dwelling units per acre; not to exceed a maximum of 1,200 units
6. Minimum Density: 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, Market Center Drive, and Faith Lane ~~Maplelawn Drive~~:

Setbacks: Buildings shall be constructed such that a minimum of 75% of the facade 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:

Setbacks: Buildings shall be constructed such that a minimum of 75% of the facade 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.

FOR CITY COUNCIL MEETING OF: May 27, 2014 (To view the agenda for this meeting, see www.planotx.gov)

PUBLIC HEARING - ORDINANCE

RA/av

xc: Laird Sparks, CRP-GREP Coit Center Owner, L.P.
Tommy Mann, Winstead PC

<http://goo.gl/maps/zZ1nH>

CITY OF PLANO
PLANNING & ZONING COMMISSION

May 5, 2014

Agenda Item No. 6A

Public Hearing: Zoning Case 2014-10

Applicant: CRP-GREP Coit Center Owner, L.P.

DESCRIPTION:

Request to amend Planned Development-215-Corridor Commercial on 31.3± acres located on the north side of Mapleshade Lane, 283± feet east of Coit Road. Zoned Planned Development-215-Corridor Commercial with Specific Use Permit #545 for Regional Theater and Specific Use Permit #546 for Arcade. Tabled April 21, 2014.

REMARKS:

This item was tabled at the April 21, 2014 Planning & Zoning Commission meeting. It must be removed from the table.

The purpose for this request is to amend Planned Development-215-Corridor Commercial (PD-215-CC) zoning district regulations to allow independent living facility as a standalone permitted use. The Zoning Ordinance defines independent living facility as a development providing dwelling units specifically designed for the needs of elderly persons. In addition to housing, this type of facility may provide convenience services, such as meals, housekeeping, transportation, and community facilities, such as central dining rooms and activity rooms.

The subject properties contain one existing multifamily development with 454 units, and one multifamily development under construction with 318 proposed units. The proposed independent living facility would be located at the northeast corner of Coit Road and Faith Lane and would have approximately 170 units. 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. A PD district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off- and onsite conditions. The purpose and intent for a specific use permit (SUP) is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards, and safeguards are established.

A preliminary site plan, Coit Center, Block A, Lot 10, accompanies this request as Agenda Item No. 6B.

Surrounding Land Use and Zoning

To the east of this parcel, the property is zoned CC and is developed as office uses. The property to the south, across Mapleshade Lane, is zoned CC and is developed as a retail shopping center. To the west, across Coit Road, are existing retail and restaurant uses zoned CC. To the north, across the existing railroad tracks, the property is zoned Light Industrial-1 (LI-1) and is partially developed as a convenience store with gas pumps and warehouse/distribution uses.

Proposed Planned Development Stipulations

PD-215-CC was originally created in 2011. The subject property was initially rezoned to allow for either multifamily residential uses or nonresidential uses. The applicant is proposing to allow independent living facilities to develop under the current multifamily PD standards including existing building setbacks, densities, and the maximum 1,200 units.

The requested zoning is to amend PD-215-CC. There are two primary parts to this request: land use and design standards.

Land Use - The applicant is proposing to modify the specific provisions of the planned development by allowing independent living facility by right within PD-215-CC.

Design Standards - The applicant is proposing to modify the general development standards and the multifamily standards by including the independent living facility use.

Restrictions:

The permitted uses and standards shall be in accordance with the PD-215-CC zoning district unless otherwise specified within.

Specific Provisions of the Planned Development

Uses

1. Multifamily and independent living facility ~~is~~ are permitted uses.
2. Nonresidential uses are permitted on the first floor of multistory residential buildings fronting on Coit Road.
3. Independent living facilities may be developed under the multifamily standards of this PD.

General Development Standards

The subject property must be developed using the multifamily standards required by the planned development district for multifamily and independent living facility 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 dDevelopment~~ shall be exempt from the supplemental regulations of Subsection 3.104 (Multifamily Residence), Subsection 3.115 (Retirement Housing), and Subsection 3.117 (Usable Open Space).
2. Minimum Floor Area per Dwelling Unit: 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: 50 dwelling units per acre; not to exceed a maximum of 1,200 units
6. Minimum Density: 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, Market Center Drive, and Faith Lane ~~Maplelawn Drive~~:

Setbacks: Buildings shall be constructed such that a minimum of 75% of the facade 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:

Setbacks: Buildings shall be constructed such that a minimum of 75% of the facade 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.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as Major Corridor Development (MCD). Residential uses are generally not appropriate in these areas. The requested independent living facility is in conformance with the future land use plan.

Adequacy of Public Facilities - Water and sanitary sewer services are available to serve the subject properties.

Traffic Impact Analysis (TIA) - A TIA is not required for this rezoning request.

Public Safety Response Time - Based upon existing personnel, equipment, and facilities, fire emergency response times will be sufficient to serve the site. Independent living facilities 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.

SUMMARY:

The applicant is requesting to amend PD-215-CC to allow independent living facility as a standalone permitted use. The proposed PD amendments are consistent with the form and intent of the existing PD which allows residential uses with reduced building setbacks, onstreet parking, and required open space. The proposed independent living facility use is consistent with the future land use plan, and will enhance the residential nature of the PD. Staff is in support of the proposed amendments to the PD.

RECOMMENDATION:

Recommended for approval as follows: (Additions are shown as underlined text; deletions are indicated by strikethrough text).

Specific Provisions of the Planned Development

Uses

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General Development Standards

The subject property must be developed using the standards required by the planned development district for multifamily and independent living facility 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 and Independent Living Facility Standards

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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: 50 dwelling units per acre; not to exceed a maximum of 1,200 units
6. Minimum Density: 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, Market Center Drive, and Faith Lane ~~Maplelawn Drive~~:

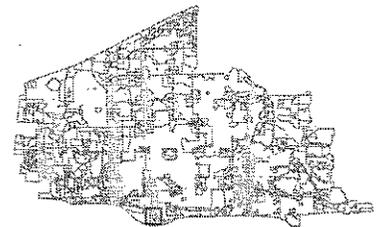
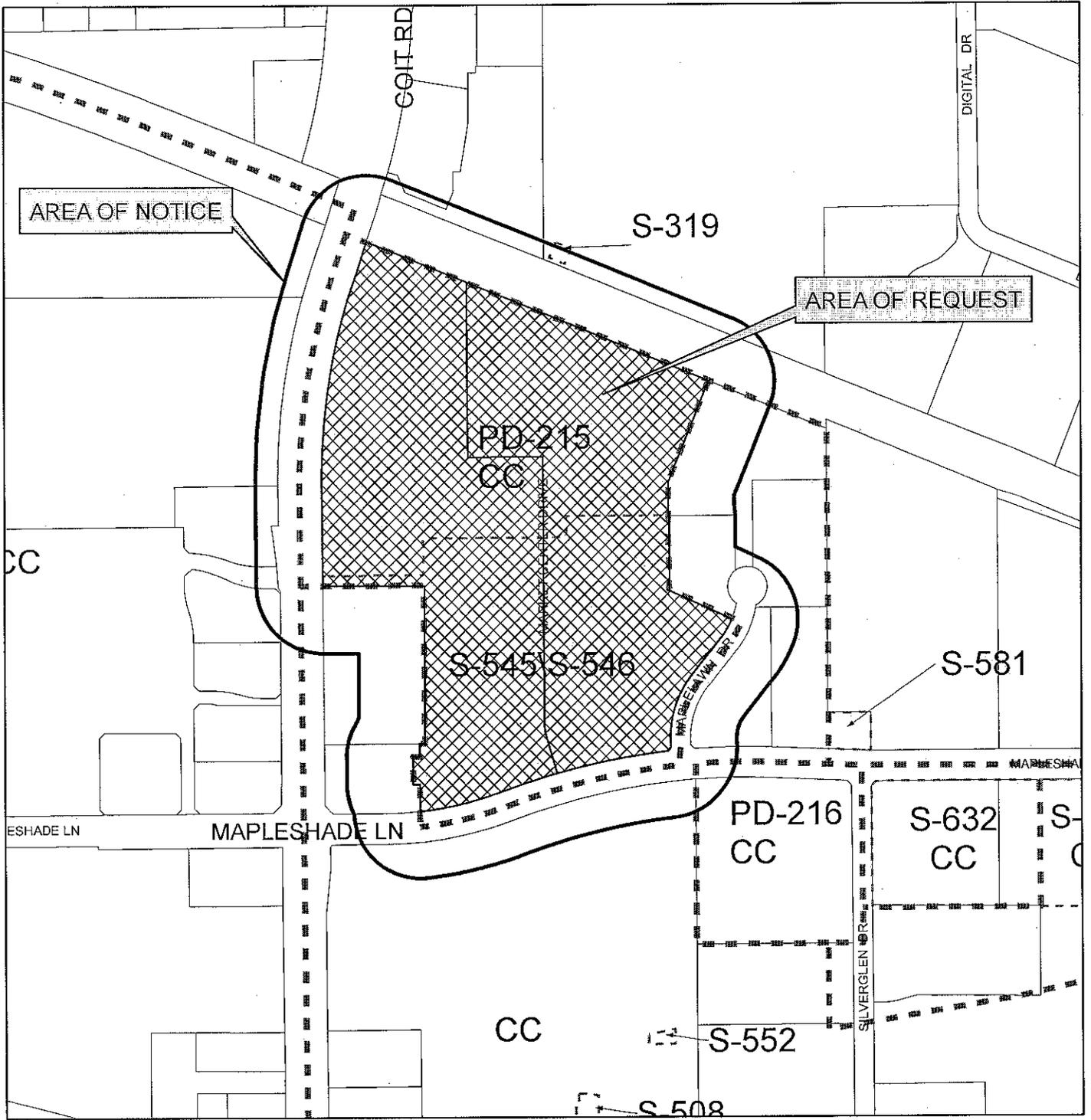
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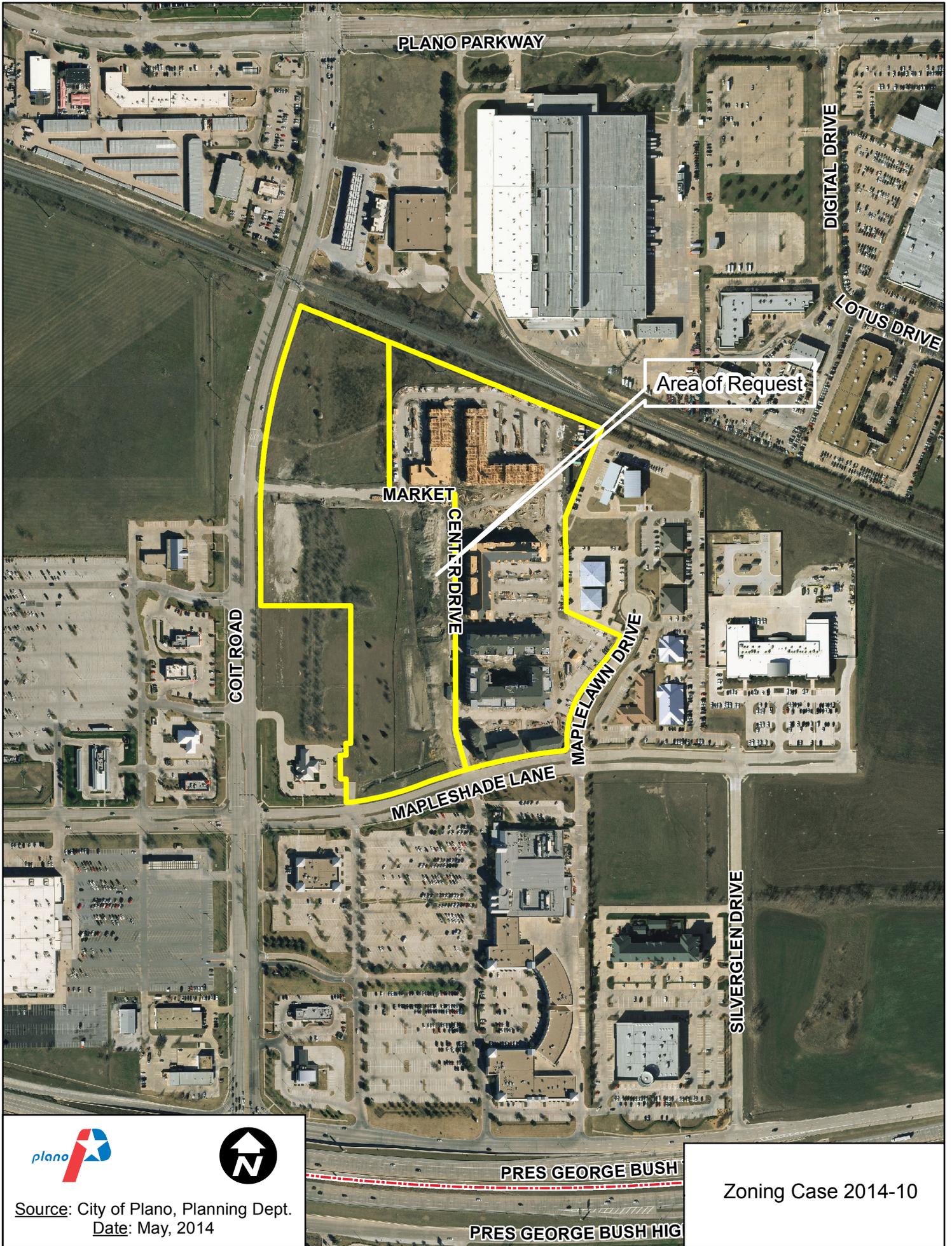


Zoning Case #: 2014-10

Existing Zoning: PLANNED DEVELOPMENT-215-CORRIDOR COMMERCIAL
w/SPECIFIC USE PERMITS #545 & #546

○ 200' Notification Buffer





PLANO PARKWAY

DIGITAL DRIVE

LOTUS DRIVE

Area of Request

MARKET

CENTER DRIVE

COIT ROAD

MAPLELAWN DRIVE

MAPLESHADE LANE

SILVERGLEN DRIVE

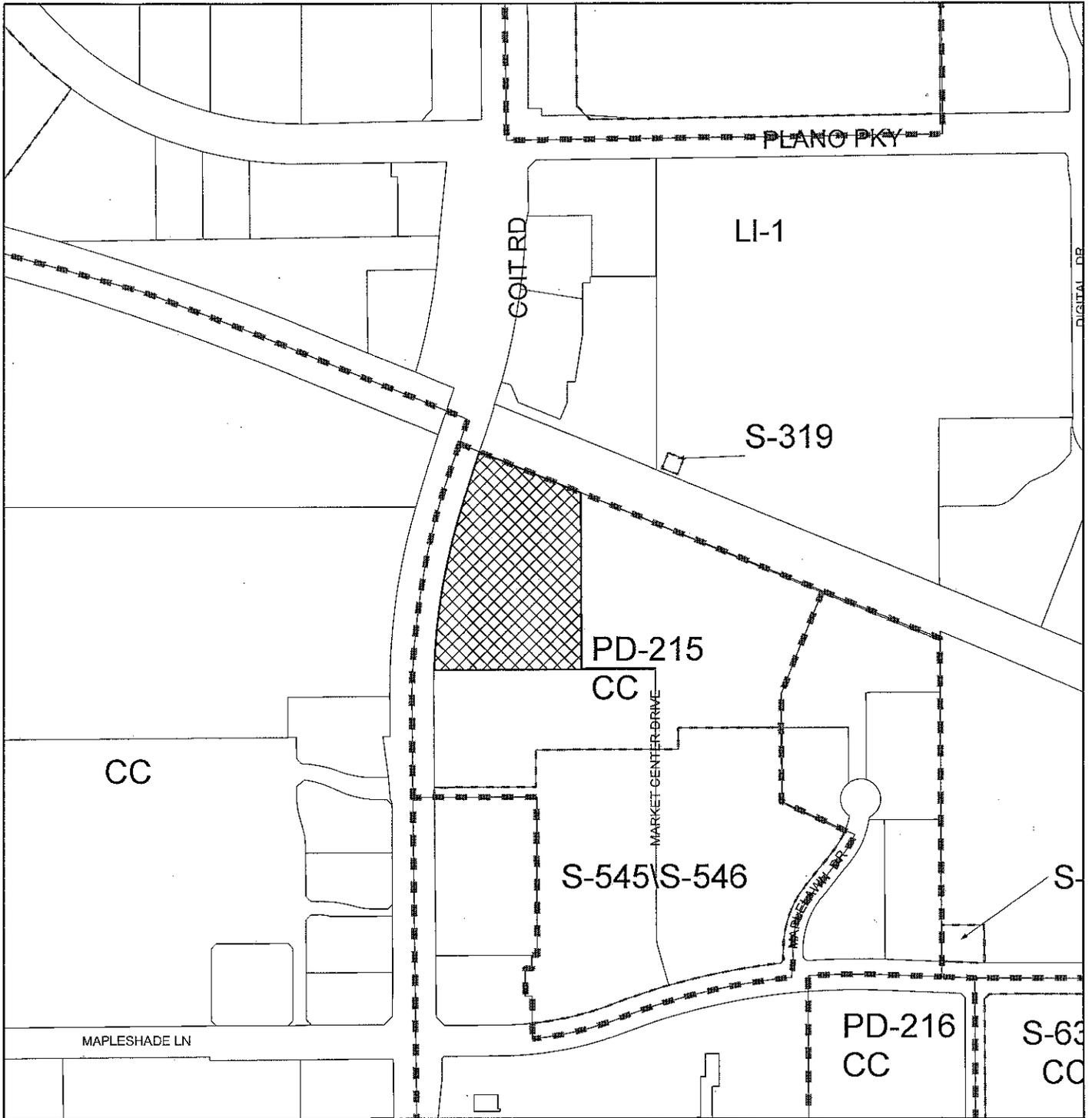
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Zoning Case 2014-10



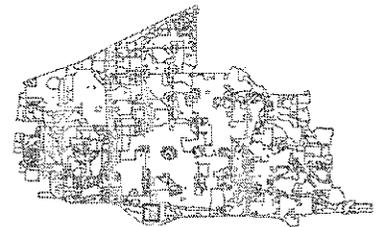
Source: City of Plano, Planning Dept.
Date: May, 2014



Item Submitted: PRELIMINARY SITE PLAN

Title: COIT CENTER
BLOCK A, LOT 10

Zoning: PLANNED DEVELOPMENT-215-CORRIDOR COMMERCIAL/
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT



Zoning Case 2014-10

An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, so as to amend Planned Development-215-Corridor Commercial with Specific Use Permits #545 for Regional Theater and #546 for Arcade, on 31.3± acres of land out of the Martha McBride Survey, Abstract No. 553, located on the north side of Mapleshade Lane, 283± feet east of Coit Road, in the City of Plano, Collin County, Texas, to allow for the additional use of Independent Living Facility; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date.

WHEREAS, the City Secretary of Plano, Texas, directed that notices of a hearing be issued, as required by the Zoning Ordinance of the City of Plano and laws of the State of Texas, at a meeting of the City Council, to be held on the 27th day of May, 2014, for the purpose of considering amending Planned Development-215-Corridor Commercial with Specific Use Permits #545 for Regional Theater and #546 for Arcade, on 31.3± acres of land out of the Martha McBride Survey, Abstract No. 553, located on the north side of Mapleshade Lane, 283± feet east of Coit Road, in the City of Plano, Collin County, Texas, to allow for the additional use of Independent Living Facility; 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 27th day of May, 2014; and

WHEREAS, the City Council is of the opinion and finds that such amendment 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 amend Planned Development-215-Corridor Commercial with Specific Use Permits #545 for Regional

Theater and #546 for Arcade, on 31.3± acres of land out of the Martha McBride Survey, Abstract No. 553, located on the north side of Mapleshade Lane, 283± feet east of Coit Road, in the City of Plano, Collin County, Texas, to allow for the additional use of Independent Living Facility, 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 the following:

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 and independent living facility are permitted uses.
2. Nonresidential uses are permitted on the first floor of multistory residential buildings fronting on Coit Road.
3. Independent living facilities may be developed under the multifamily standards of this PD.

General Development Standards

The subject property must be developed using the standards required by the planned development district for multifamily and independent living facility development.

Multifamily and Independent Living Facility Standards

1. Multifamily and independent living facility development shall be exempt from the supplemental regulations of Subsection 3.104 (Multifamily Residence), Subsection 3.115 (Retirement Housing), and Subsection 3.117 (Usable Open Space).
2. Minimum Floor Area per Dwelling Unit: 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: 50 dwelling units per acre; not to exceed a maximum of 1,200 units
6. Minimum Density: 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, Market Center Drive, and Faith Lane:
- Setbacks: Buildings shall be constructed such that a minimum of 75% of the facade 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:
- Setbacks: Buildings shall be constructed such that a minimum of 75% of the facade 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 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. 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 27TH DAY OF MAY, 2014.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2014-10

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 & 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 $14^{\circ} 14' 39''$, a radius of 2,092.00 feet, a tangent of 261.39 feet, and whose chord bears South, $76^{\circ} 46' 02''$ West, 518.75 feet to a point for corner;

Southwesterly 251.54 feet along a curve to the right having a central angle of $14^{\circ} 24' 43''$, a radius of 1,000 feet, a tangent of 126.43 feet, and whose chord bears South, $76^{\circ} 51' 04''$ 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, $00^{\circ} 11' 15''$ West, 80.93 feet to a point for corner;
South, $89^{\circ} 48' 45''$ West, 20.00 feet to a point for corner;
North, $00^{\circ} 11' 15''$ West, 83.00 feet to a point for corner;
North, $89^{\circ} 48' 45''$ East, 20.00 feet to a point for corner;
North, $00^{\circ} 11' 15''$ West, 40.12 feet to a point at the northeast corner of said Lot 7, said point being in the south line of said Lot 7, said point being in the south line of said Lot 8, Block A, Coit Center Addition;

THENCE South, $89^{\circ} 48' 45''$ East, 16.62 feet along the south line of said Lot 8 to a 1/2-inch iron rod found at the southeast corner of said Lot 8;

THENCE North, 472.00 feet to a 1/2-inch iron rod found at the northeast corner of said Lot 8;

THENCE West, 306.33 feet to a 1/2-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, $00^{\circ} 11' 15''$ West, 301.68 feet to a point for corner;

Northeasterly 598.00 feet along a curve to the right having a central angle of $18^{\circ} 34' 20''$, a radius of 1,844.86 feet, a tangent of 301.65 feet, and whose chord bears North, $09^{\circ} 05' 55''$ East, 595.39 feet to a point for corner;
North, $18^{\circ} 23' 05''$ East, 147.36 feet to the northwest corner of said Lot 9;

THENCE South, $67^{\circ} 36' 30''$ East, 1,113.24 feet to the northeast corner of said Lot 9;

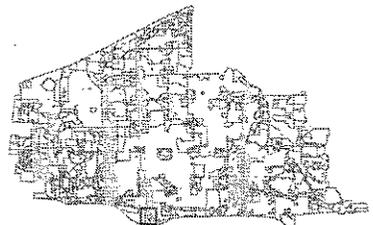
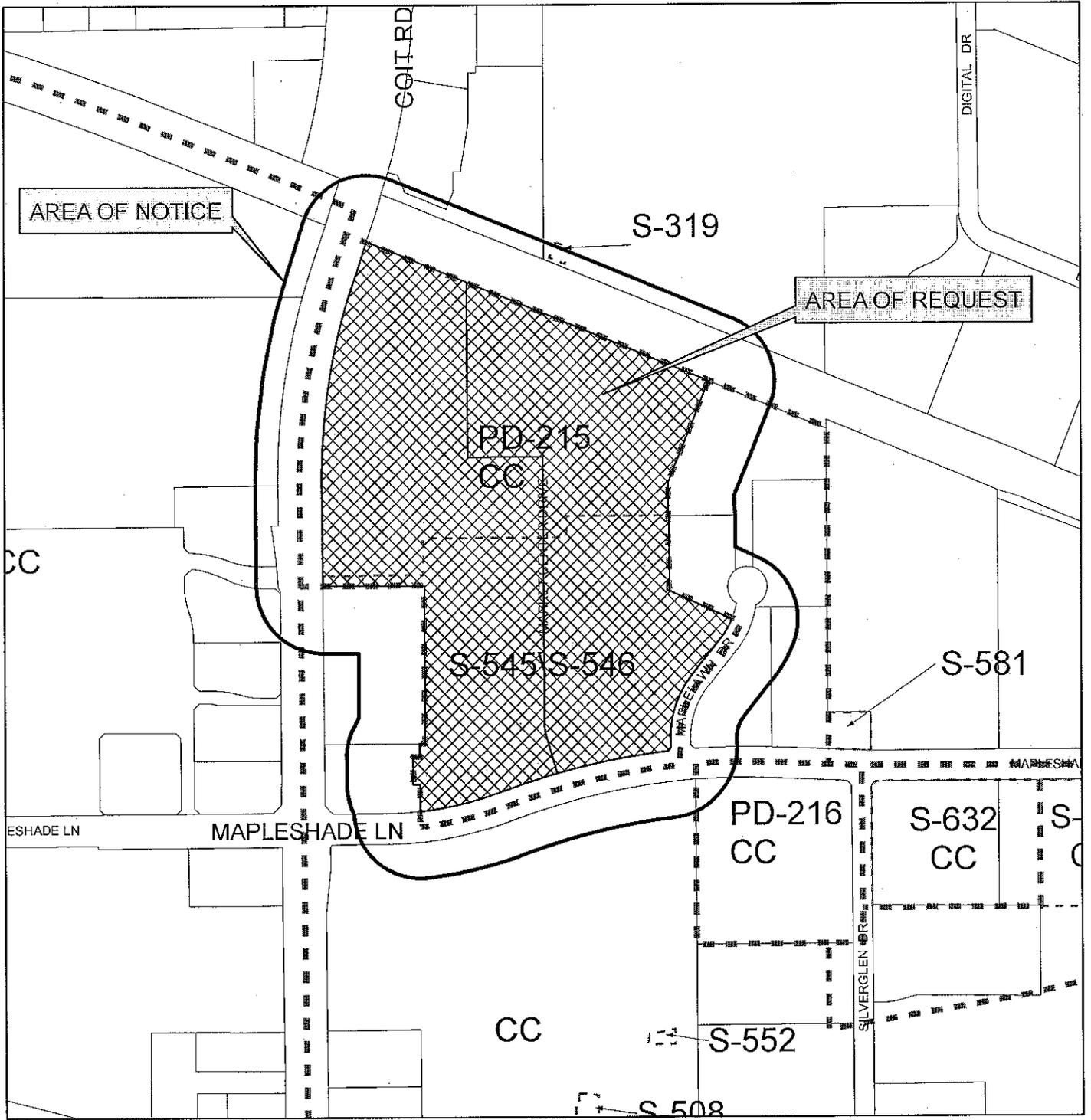
THENCE South, $22^{\circ} 23' 30''$ West, 325.24 feet to a point for corner in the east line of said Lot 9;

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

THENCE South, $65^{\circ} 33' 39''$ 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 $17^{\circ} 06' 45''$, a radius of 230.00 feet, a tangent of 34.60 feet, and whose chord bears South, $30^{\circ} 31' 55''$ West, 68.44 feet to a point for corner;
South, $39^{\circ} 05' 18''$ West, 134.95 feet to a point for corner;
Southwesterly 237.16 feet along a curve to the left having a central angle of $43^{\circ} 50' 00''$, a radius of 310.00 feet, a tangent of 124.72 feet, and whose chord bears South, $17^{\circ} 10' 18''$ West, 231.42 feet to a point for corner;
South, $39^{\circ} 05' 04''$ West, 14.33 feet to the POINT OF BEGINNING and CONTAINING 1,508,538 square feet or 31.317 acres of land.



Zoning Case #: 2014-10

Existing Zoning: PLANNED DEVELOPMENT-215-CORRIDOR COMMERCIAL
w/SPECIFIC USE PERMITS #545 & #546

○ 200' Notification Buffer



