

DATE: October 21, 2014
TO: Honorable Mayor & City Council
FROM: Richard Grady, Chairman, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of October 20, 2014

**AGENDA ITEM NO. 6 - PUBLIC HEARING
ZONING CASE 2014-25 AND DEVELOPMENT PLAN FOR BEACON SQUARE
APPLICANT: CROW-BILLINGSLEY LTD. NO. 10, BILLINGSLEY 121 COPPELL,
LTD AND UNIVERSITY BUSINESS PARK PHASE II LIMITED**

Request to rezone 86.2± 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 August 18, 2014 and September 15, 2014.

APPROVED: 5-2 **DENIED:** _____ **TABLED:** _____

LETTERS RECEIVED WITHIN 200 FOOT NOTICE AREA: **SUPPORT:** 1 **OPPOSE:** 2

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

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

STIPULATIONS:

Recommended for approval subject to the following:

The permitted uses and standards shall be in accordance with the Urban Mixed-Use (UMU) zoning district unless otherwise specified herein.

The development plan shall be adopted as part of the ordinance.

Exceptions of the UMU District

1. Blocks A and B:
 - a. Minimum Lot Coverage: 15%
 - b. Minimum FAR: 0.15:1
 - c. Maximum Setback from Coit Road: 160 feet
 - d. Minimum Height: One-story; 24 feet

2. Blocks D, E, K, N, P, Q, and R may exceed maximum block size of three acres.
3. Structured parking and tuck-under garages shall be included in the calculation of lot coverage.
4. Reduce nonresidential parking ratio from 1:250 square feet to 1:190 square feet.

The Commissioner's voting in opposition were concerned about the proposed integration of uses.

FOR CITY COUNCIL MEETING OF: November 10, 2014 (To view the agenda for this meeting, see www.planotx.gov)

PUBLIC HEARING - ORDINANCE

EM/dc

xc: Lucilo Pena, Crow Billingsley LTD No. 10
Wayne Snell, Permit Services Manager

<http://goo.gl/maps/gyJ0c>

CITY OF PLANO

PLANNING & ZONING COMMISSION

October 20, 2014

Agenda Item No. 6

Public Hearing: Zoning Case 2014-25 and Development Plan for Beacon Square

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

DESCRIPTION:

Request to rezone 86.2± 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 August 18, 2014 and September 15, 2014.

REMARKS:

This item was tabled at the September 15, 2014 Planning & Zoning Commission meeting. It must be removed from the table.

The purpose of this request is to rezone 86.2± acres located on the west side of Coit Road, 950± 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 following is a brief summary of changes to the development plan since the August 18, 2014 meeting:

Connectivity

The applicant has adjusted the layout of streets in order to provide better access and connectivity to adjacent properties. After discussions with the property owner to the west, the updated development plan shows two direct connections via 22-foot minor streets. These connections provide improved access to the adjacent property with pavement widths similar in size to the required Type F thoroughfare. In response to comments from staff, the applicant has provided a shared street to allow access for the property located west of the existing Walmart development. The plan also shows a minor street which divides Blocks E and S, where previously a pedestrian "paseo" was provided, in response to the Commission's concerns about block size.

Integration of Uses

In an effort to further incorporate uses within the site, the applicant has modified the locations of office, multifamily, and open space areas. The updated plan shows office and residential uses in close proximity, and in some instances within the same block (Block S and Block M). Phasing has been adjusted to include two office buildings and additional office and retail ground level uses to be included in the development of Phase I. Vertical integration of uses is included not only along the main street in Blocks D and E but also in Block S, north of Walmart's parking lot.

Open Space

Open space has been redesigned to provide smaller, more integrated areas throughout the development. Staff believes the proposed layout is more conducive to creating quality urban spaces with greater accessibility for residents and better integration with office and retail tenants. Additionally, the amount of open space has not changed significantly from the applicant's initial plan.

Uses

The applicant has modified the location and product type of multifamily residential uses resulting in a decrease of 71 units. The development plan features more urban townhouse style multifamily products with entrances fronting onto internal minor and major streets. The proposed development plan offers greater diversity of housing options for future residents.

The applicant's updated plan shows the proposed primary use is residential at 2,059,768 square feet (69%), the secondary use is office at 809,116 square feet (27%), and the tertiary use is retail at 117,178 square feet (4%). Staff believes this is a reasonable mix of uses considering the context of surrounding development. Additional urban residential units in an integrated, neighborhood context will likely support a market for commercial uses that may not previously have been viable in this location.

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 under construction as multifamily residences and assisted living, 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 retail, automotive, and industrial uses.

Proposed UMU District

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. The applicant's requested exceptions are examined within the "Issues" portion of this report.

Land Use

The following table depicts which blocks will be developed with each use.

Retail	Retail/Multifamily/ Live-Work	Office	Multifamily	Open Space	Structured Parking
A	D	L	G	C	T
B	E	M	H	F	
		N	I	H	
		P	J	I	
		R	K	J	
			L	M	
			M	Q	
			O		
			S		

Typically, developments of this size would include a large amount of retail square footage. However, due to the existing superstore and other retail uses adjacent to Coit Road, there is limited opportunity for additional retail uses in the area.

Design Standards

The UMU district requires concurrent approval of a development plan associated with the UMU district. Generally, 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 streets will be privately maintained by a property owner's association, but accessible to the public and will have parallel and angled-parking, street trees, and sidewalks on both sides of the streets. The buildings meet the required setbacks as specified in the UMU district with the exception of Blocks A and B with frontage on Coit Road. Open spaces meet the minimum and maximum percentages as specified in the UMU district.

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. The policies that apply to this request include:

1. Residential should be set back a minimum of 1,200 feet from the centerline of State Highway 190.
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 1,144 residential units within the UMU district located outside of the 1,200 foot recommended setback as well as 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. 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 have capacity to serve the development.

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:

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 the following exceptions to the UMU district regulations:

Exception #1: Blocks A and B

- a. Minimum Lot Coverage: 15%
- b. Minimum FAR: 0.15:1
- c. Maximum Setback from Coit Road: 160 feet
- d. Minimum Height: One story; 24 feet

Within Blocks A and B, the applicant is proposing a suburban form of development with reduced lot coverage and floor area ratios, traditional building setbacks from Coit Road, and a combination of surface and on-street parking. The applicant is also requesting to reduce the required minimum height from two stories to one story, but is providing a stipulation that the height of the one story structures be a minimum of 24 feet. The proposed development in these blocks is consistent with the existing adjacent commercial development located within the Coit Road corridor. For this reason, staff is in support of this exception.

Exception #2: Blocks D, E, K, N, P, Q, and R may exceed maximum block size of three acres.

The UMU district limits block sizes to a maximum of three acres. 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. Blocks D, E, K, and Q are proposed to be 3.2 acres; Block N is proposed to be 4.2 acres, Block P is proposed to be 5.1 acres, and Block R is 7.5 acres. Staff is in support of this exception.

Exception #3: Structured parking and tuck-under garages shall be included in the calculation of lot coverage.

Currently, the UMU district excludes “unairconditioned space” from the calculation of lot coverage. The intent of this exception is to allow the occupied areas only to be counted towards lot coverage and to enforce a more dense urban form. Although this language applies to structured and tuck-under parking garages, staff believes these areas should be included in the calculation of lot coverage because they are occupied structures and will contribute towards the required minimum lot coverages. Staff is in support of this exception.

Exception #4: Reduce nonresidential parking ratio from 1:250 square feet to 1:190 square feet.

The UMU district caps parking for nonresidential uses at one parking space per 250 square feet of gross floor area. The proposed exception is to increase this requirement to one space per 190 square feet of nonresidential gross building area. The applicant desires to provide additional parking in order to meet potential needs of future office tenants based upon demonstrated demand in today’s office market. Staff is in support of this requested exception.

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 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 allow for residential uses reduces the amount of land available for economic development opportunities within the city. However, creating a mixed-use center can encourage economic development within the corridor.

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. If the same uses were to be considered alone, as individual developments, 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. 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 existing multifamily development are also zoned CC and LI-1.

If it is determined by the City Council that this is an appropriate location for residential uses, then additional consideration should be given towards the appropriate zoning for the remaining undeveloped properties west and south of the subject property. LI-1 and CC zoning may not be the most appropriate zoning adjacent 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 retail adjacent to and 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. 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. Surface parking constitutes 30% of the total parking 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.

Type F Thoroughfare

The Thoroughfare Plan Map of the Comprehensive Plan shows a proposed Type F thoroughfare connecting 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 properties to the south and west; strengthening future development opportunities for adjacent parcels. 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 86.2± 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 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. 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.

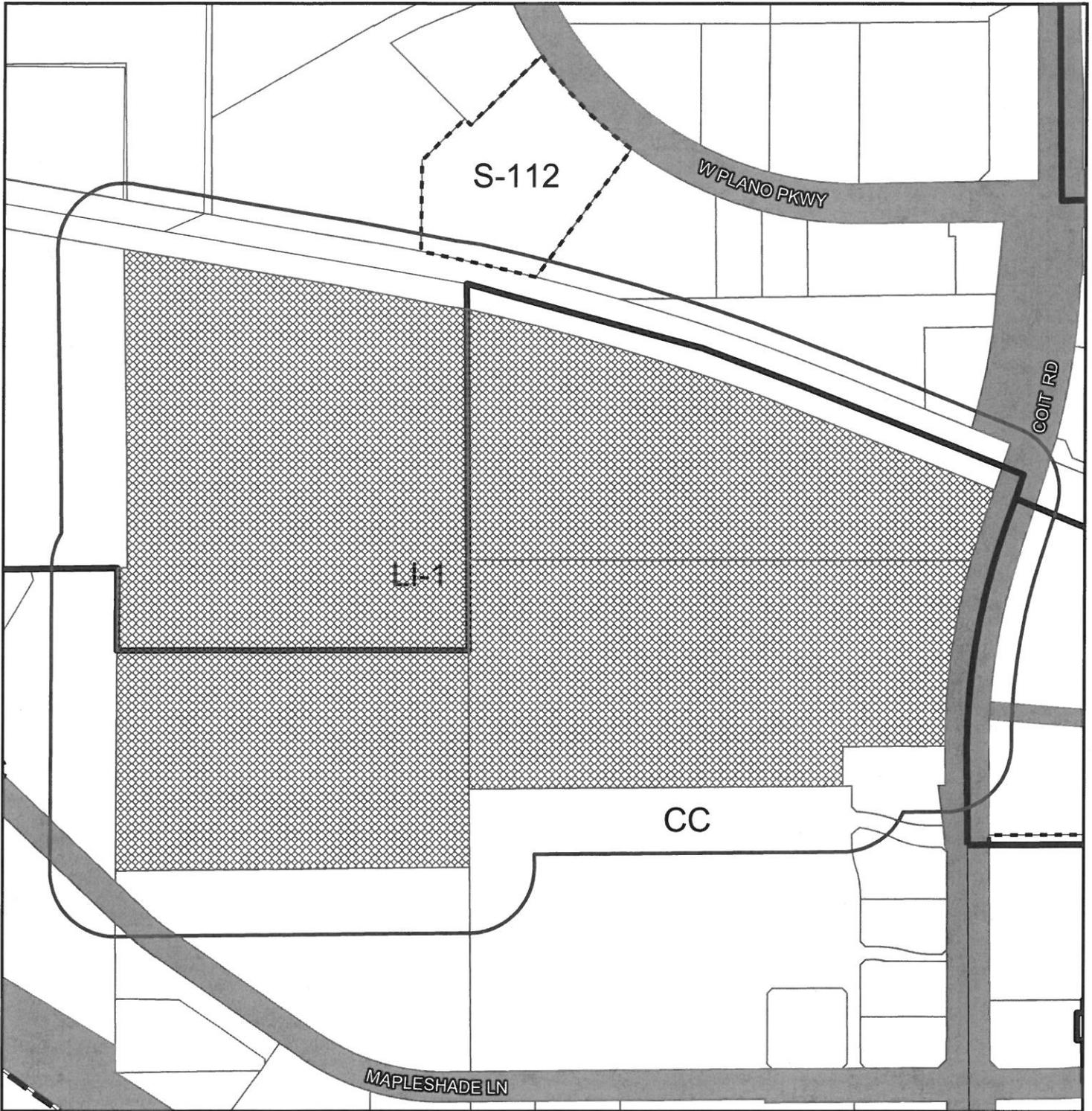
RECOMMENDATION:

Recommended for approval subject to the following:

The permitted uses and standards shall be in accordance with the Urban Mixed-Use (UMU) zoning district unless otherwise specified herein.

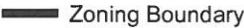
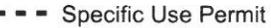
Exceptions of the UMU District

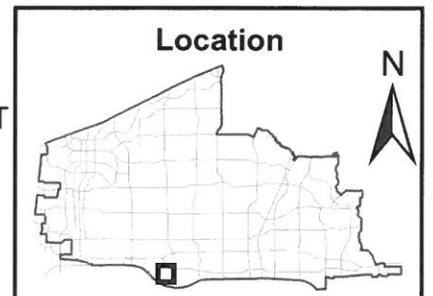
1. Blocks A and B:
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4. Reduce nonresidential parking ratio from 1:250 square feet to 1:190 square feet.



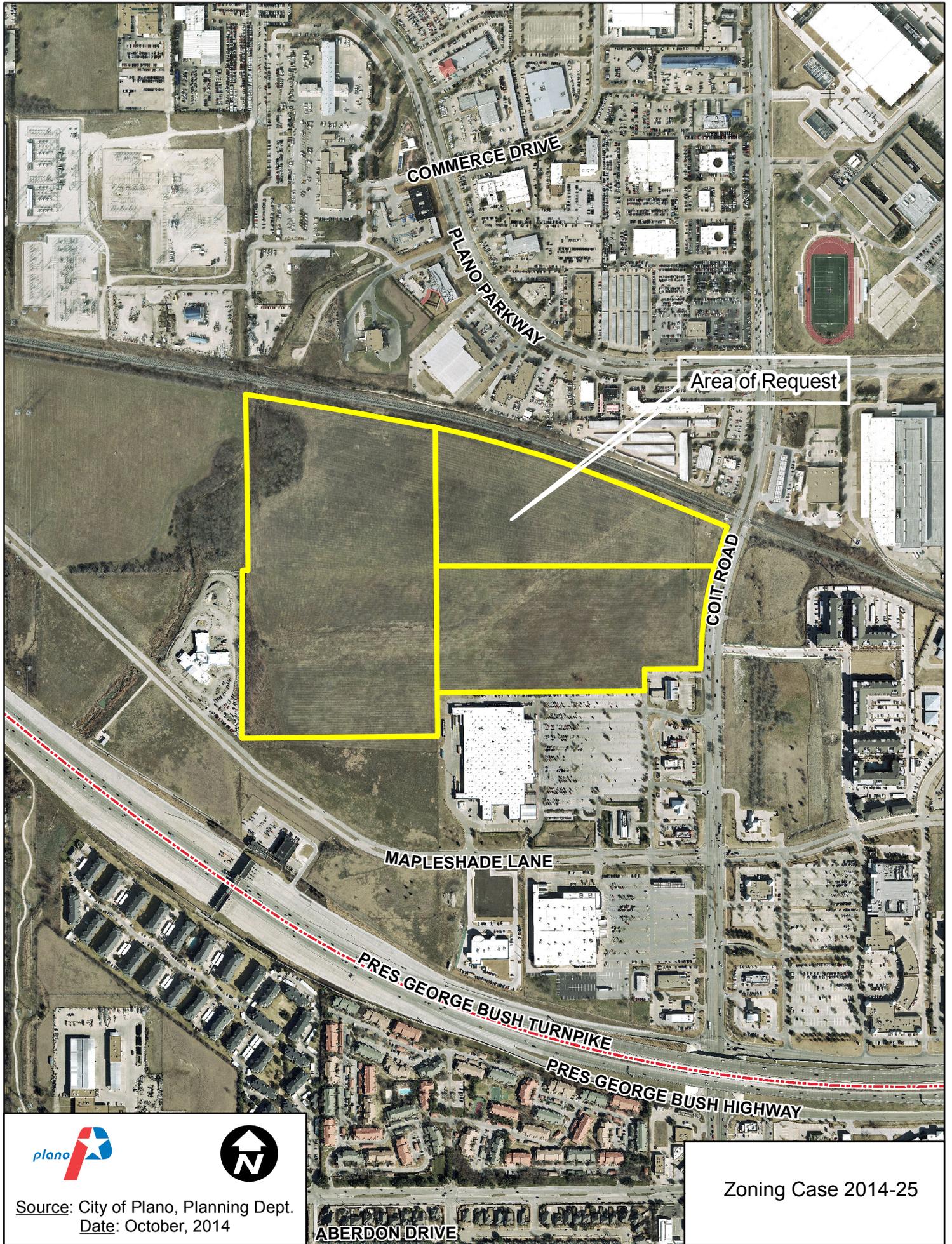
Zoning Case #: 2014-25

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

- | | | |
|--|---|--|
|  200' Notification Buffer |  Zoning Boundary |  Specific Use Permit |
|  Subject Property |  City Limits |  Right-of-Way |



Source: City of Plano Planning Department

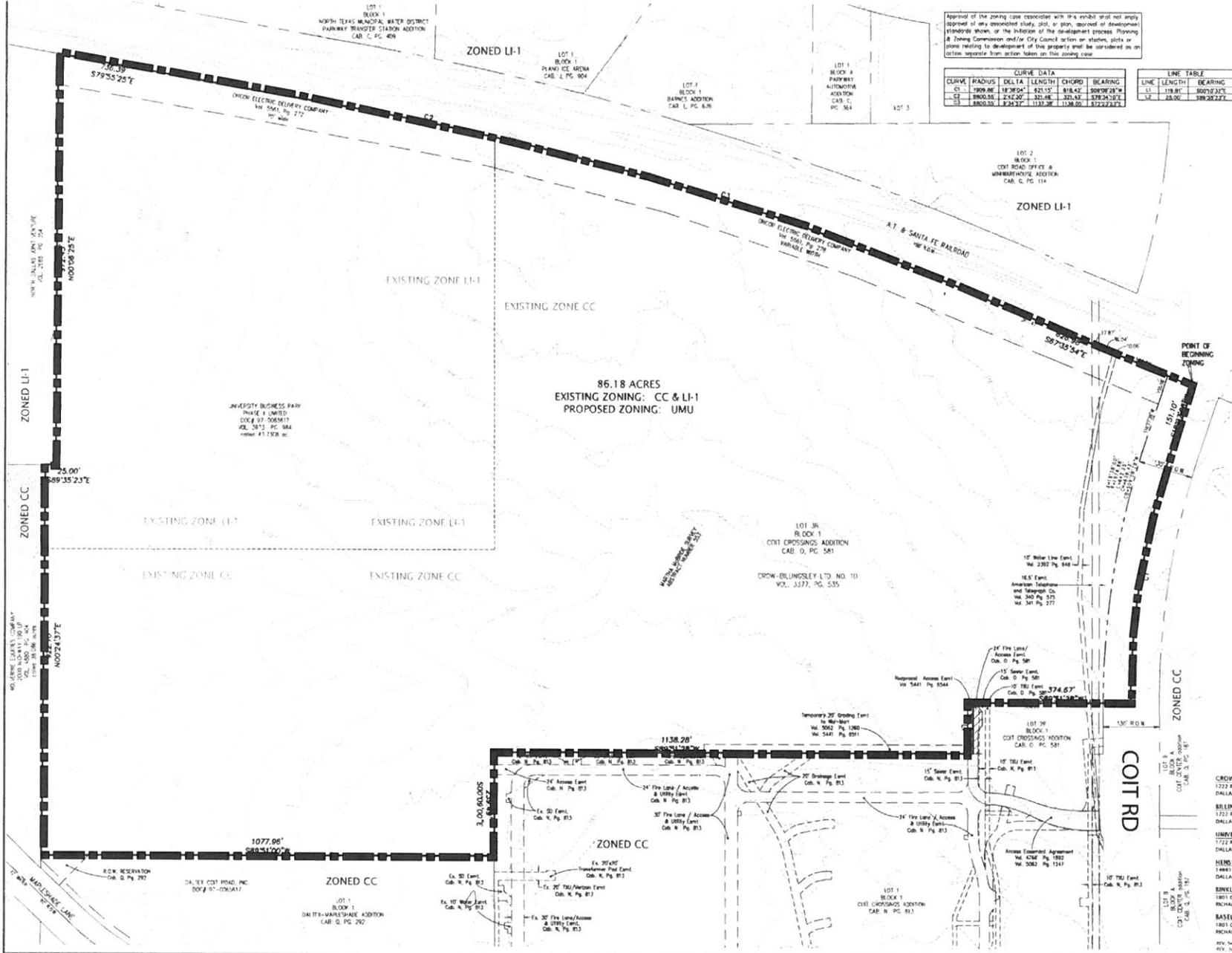


Area of Request



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

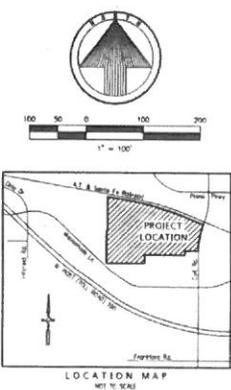
Zoning Case 2014-25



Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plot, or plan, approval of development standards shown, or the initiation of the development process. Planning & Zoning Commission and/or City Council action on studies, plots or plans relating to development of this property shall be considered on a lot-by-lot basis, separate from action taken on this zoning case.

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
CL	1909.86	18.7854°	321.17'	818.42'	S09°07'28" W
CL	8900.56	2.4220°	321.48'	321.48'	S78°24'32" E
CL	8900.56	8.7463°	1133.36'	1138.00'	S72°23'23" E

LINE	LENGTH	BEARING
L1	118.81'	S00°00'32" E
L2	28.00'	S89°35'23" E



LOCATION MAP
4611 N. 34th

ZONING EXHIBIT

A tract or parcel of land situated in the North Dallas Survey Abstract No. 363, in the City of Plano, Dallas County, Texas, being all of Block 1 of the "Cott Drawings Addition," an addition to the City of Plano recorded in Volume 2588 Page 34 of the Public Records of Dallas County, Texas, and including all of the parcel 43,738 acres land described in the deed to University Business Park Phase I Limited and all of the parcel 41-0200001 in Volume 2573 Page 36 of the Dallas County Public Records (CCR), and being more particularly described as follows:

BEING: all the intersection of the southeast of Coit Road (10' wide right-of-way) and the north line of the A.T. & Santa Fe Railroad (10' wide right-of-way).

THENCE South 89°35'23" East, 131.10 feet;

THENCE Eastery on an oblique of 421.15 feet along a tangent curve to the left with a radius of 1909.86 feet, a central angle of 18.7854°, and the chord bears South 07°28' West, 321.17 feet;

THENCE South 07°28' West, 321.17 feet describing the northwest of Coit Road and continuing along the north line of Lot 2 of said "Cott Drawings Addition";

THENCE South 07°28' West, 118.81 feet along the west side of said Lot 2;

THENCE South 89°35'23" East, 118.81 feet along the south side of said Lot 2 and the north side of Lot 1, Block 1 of "Cott Drawings Addition," an addition to the City of Plano recorded in Volume 2588 Page 34 of the Public Records of Dallas County, Texas;

THENCE South 07°28' West, 238.48 feet along the west side of said Lot 1 to the northeast corner of Lot 1, Block 1 of "Cott Drawings Addition," an addition to the City of Plano recorded in Volume 2588 Page 34 of the Public Records of Dallas County, Texas;

THENCE South 89°35'23" East, 1077.86 feet along the north side of said Lot 1;

THENCE North 07°28' East, 322.70 feet along the west side of said University Business Park Phase I Limited tract and along the west side of the parcel 20,000 acres tract described in the deed to University Business Park Phase I Limited and all of the parcel 41-0200001 in Volume 2573 Page 36 of the Dallas County Public Records (CCR);

THENCE South 89°35'23" East, 35.00 feet;

THENCE North 07°28' East, 374.45 feet along the east side of the tract of land described in the deed to North Dallas Joint Venture recorded in Volume 2588 Page 34 of the Public Records of Dallas County, Texas, and the north line of A.T. & Santa Fe Railroad;

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

THENCE South 89°35'23" East, 738.39 feet;

THENCE Eastery on an oblique of 321.48 feet along a tangent curve to the right with a radius of 8900.56 feet, a central angle of 2.4220°, and the chord bears South 78°24'32" East, 321.48 feet;

THENCE Eastery on an oblique of 1133.36 feet along a tangent curve to the right with a radius of 8900.56 feet, a central angle of 8.7463°, and the chord bears South 72°23'23" East, 1138.00 feet;

THENCE South 89°35'23" East, 438.00 feet to the POINT OF BEGINNING and CONTAINING 86.18 acres of land, more or less.

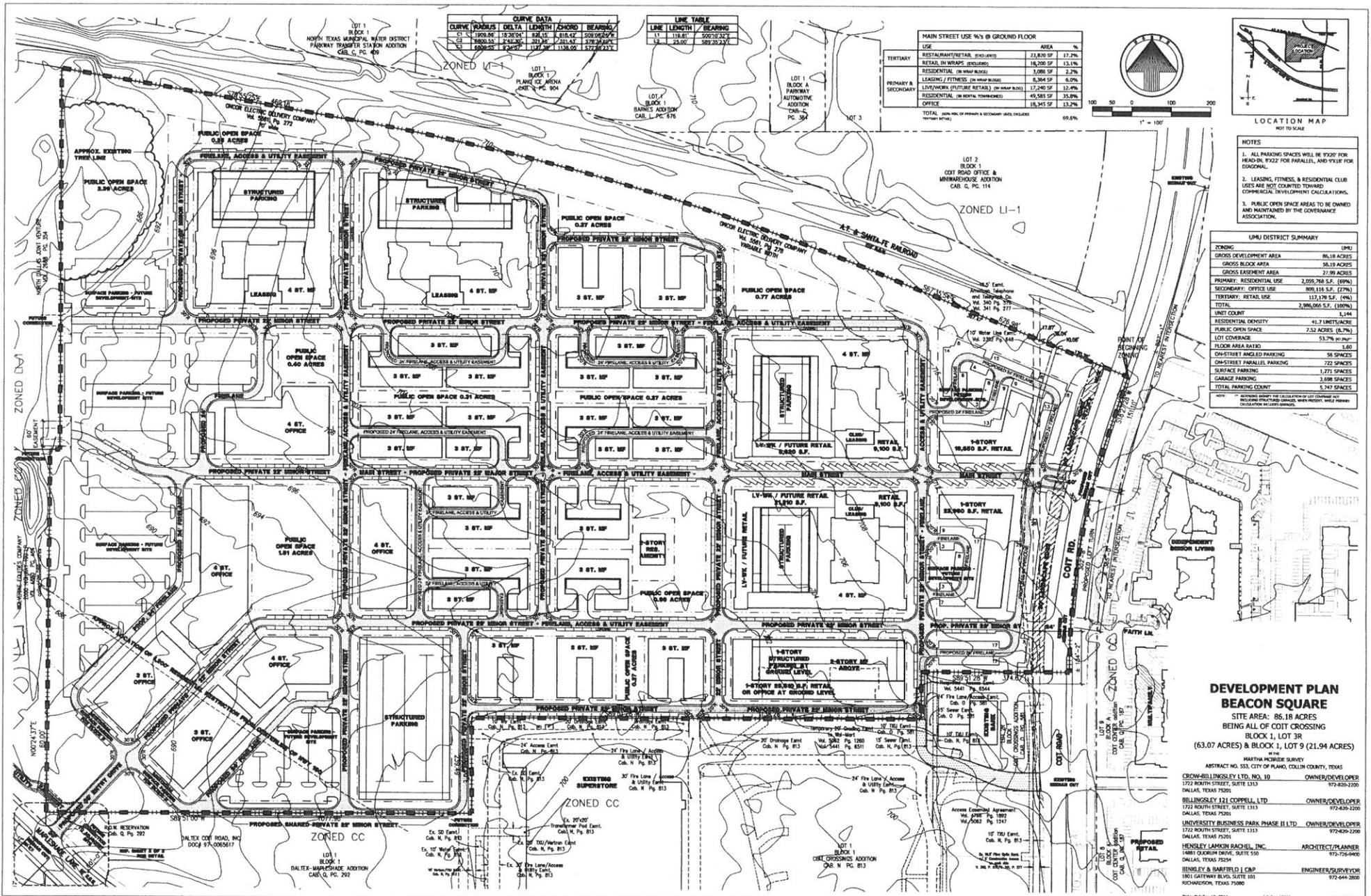
The instrument was prepared under the supervision of the undersigned and the results of the ground survey and to be used to convey or establish interests in real property except those rights and interests created or established by the creation or reconfiguration of the boundary of the political subdivision to which it was annexed.

ZONING CASE 2014-25
BEACON SQUARE
86.18 ACRES

IN THE
CITY OF PLANO
COUNCIL COUNTY, TEXAS

- | | |
|--|-----------------------------------|
| CROW-BILLINGSLEY LTD. NO. 10
1222 SOUTH STREET, SUITE 1111
DALLAS, TEXAS 75201 | OWNER/DEVELOPER
972-820-3100 |
| BILLINGSLEY 121 COPPELL, LTD.
1722 SOUTH STREET, SUITE 1311
DALLAS, TEXAS 75201 | OWNER/DEVELOPER
972-410-2200 |
| UNIVERSITY BUSINESS PARK PHASE I LIMITED
1722 SOUTH STREET, SUITE 1111
DALLAS, TEXAS 75201 | OWNER/DEVELOPER
972-820-2200 |
| HENSELY LAMIN RACHIEL, INC.
14881 QUORUM DRIVE, SUITE 520
DALLAS, TEXAS 75234 | ARCHITECT/PLANNER
972-744-8400 |
| KINLEY & BARFIELD CAP
1801 CATERWAY BLVD., SUITE 101
RICHARDSON, TEXAS 75080 | ENGINEER/SURVEYOR
972-444-7800 |
| BASILENE PROFESSIONAL SURVEYORS
1801 CATERWAY BLVD., SUITE 101
RICHARDSON, TEXAS 75080 | SURVEYOR
972-415-8325 |

REV. Issued: 12/2014
REV. July 22, 2014
Drawn: 08/11/2014 100-NO. 13076 Scale: 1"=100' Sheet: 1 of 1



CURVE DATA

CURVE	PC	PT	DELTA	LENGTH	CHORD	BEARING
C1	1909.00	1530.01	52.12	218.42	526.02	272.12
C2	1909.00	247.00	31.94	211.47	478.22	272.12
C3	1000.00	124.00	11.97	118.00	127.66	272.12

LINE TABLE

LINE	LENGTH	BEARING
L1	118.41	302.02
L2	28.00	589.20

MAIN STREET USE 94% @ GROUND FLOOR

USE	AREA	%
RESTAURANT/RETAIL (EXCLUDED)	23,810 SF	17.4%
RETAIL IN WRAPS (EXCLUDED)	16,200 SF	13.1%
RESIDENTIAL (IN WRAP BUILDING)	3,000 SF	2.3%
LEASING / FITNESS (IN WRAP BUILDING)	6,364 SF	6.0%
LEASING / FITNESS (FUTURE RETAIL) (IN WRAP BUILDING)	17,240 SF	12.4%
RESIDENTIAL (IN RETAIL TRANSFORMED)	49,583 SF	35.4%
OFFICE	18,345 SF	13.7%
TOTAL (SUM OF PRIMARY & SECONDARY AREAS EXCLUDED)		69.6%



- NOTES**
1. ALL PARKING SPACES WILL BE SPOT FOR HEAD-IN, P122 FOR PARALLEL, AND SP18 FOR DIAGONAL.
 2. LEASING, FITNESS, & RESIDENTIAL CLUB USES ARE NOT COUNTED TOWARD COMMERCIAL DEVELOPMENT CALCULATIONS.
 3. PUBLIC OPEN SPACE AREAS TO BE OWNED AND MAINTAINED BY THE COVENANCE ASSOCIATION.

UMU DISTRICT SUMMARY

ZONING	UMU
GROSS DEVELOPMENT AREA	86.18 ACRES
GROSS BLOCK AREA	58.19 ACRES
GROSS BASEMENT AREA	27.99 ACRES
PRIMARY - RESIDENTIAL USE	2,029,768 S.F. (23%)
SECONDARY - OFFICE USE	809,116 S.F. (27%)
TERTIARY - RETAIL USE	112,178 S.F. (4%)
TOTAL	3,960,062 S.F. (100%)
UNIT COUNT	1,344
RESIDENTIAL DENSITY	41.7 UNITS/ACRE
PUBLIC OPEN SPACE	7.52 ACRES (8.7%)
SURFACE PARKING	53.7% IN LOT
FLOOR AREA RATIO	1.60
ON-STREET ANGLED PARKING	16 SPACES
ON-STREET PARALLEL PARKING	722 SPACES
GAUGE PARKING	1,275 SPACES
GARAGE PARKING	3,498 SPACES
TOTAL PARKING COUNT	5,247 SPACES

DEVELOPMENT PLAN
BEACON SQUARE
 SITE AREA: 86.18 ACRES
 BEING ALL OF COTY CROSSING
 BLOCK 1, LOT 3R
 (63.07 ACRES) & BLOCK 1, LOT 9 (21.94 ACRES)

THE MATHA HANCOCK SURVEY
 ABSTRACT NO. 553, CITY OF PLANO, COLLIN COUNTY, TEXAS

CROW-BILLINGSLEY LTD. NO. 10 OWNER/DEVELOPER
 1722 NORTH STREET, SUITE 1313 972-630-2100
 DALLAS, TEXAS 75201

BILLINGSLEY 121 COPPELL, LTD OWNER/DEVELOPER
 1722 NORTH STREET, SUITE 1313 972-630-2200
 DALLAS, TEXAS 75201

UNIVERSITY BUSINESS PARK PHASE II LTD. OWNER/DEVELOPER
 1722 NORTH STREET, SUITE 1313 972-630-2200
 DALLAS, TEXAS 75201

HENSLEY LAMON RACHEL, INC. ARCHITECT/PLANNER
 1481 QUAKER DRIVE, SUITE 550 972-756-9400
 DALLAS, TEXAS 75201

HENSLEY & BARFIELD | CAP ENGINEER/SURVEYOR
 1801 GATEWAY BLVD, SUITE 011 972-644-3800
 RICHMOND, TEXAS 75080

Date: October 13, 2014 800 No. 12310 Scale 1"=100'
 Page 1 of 3

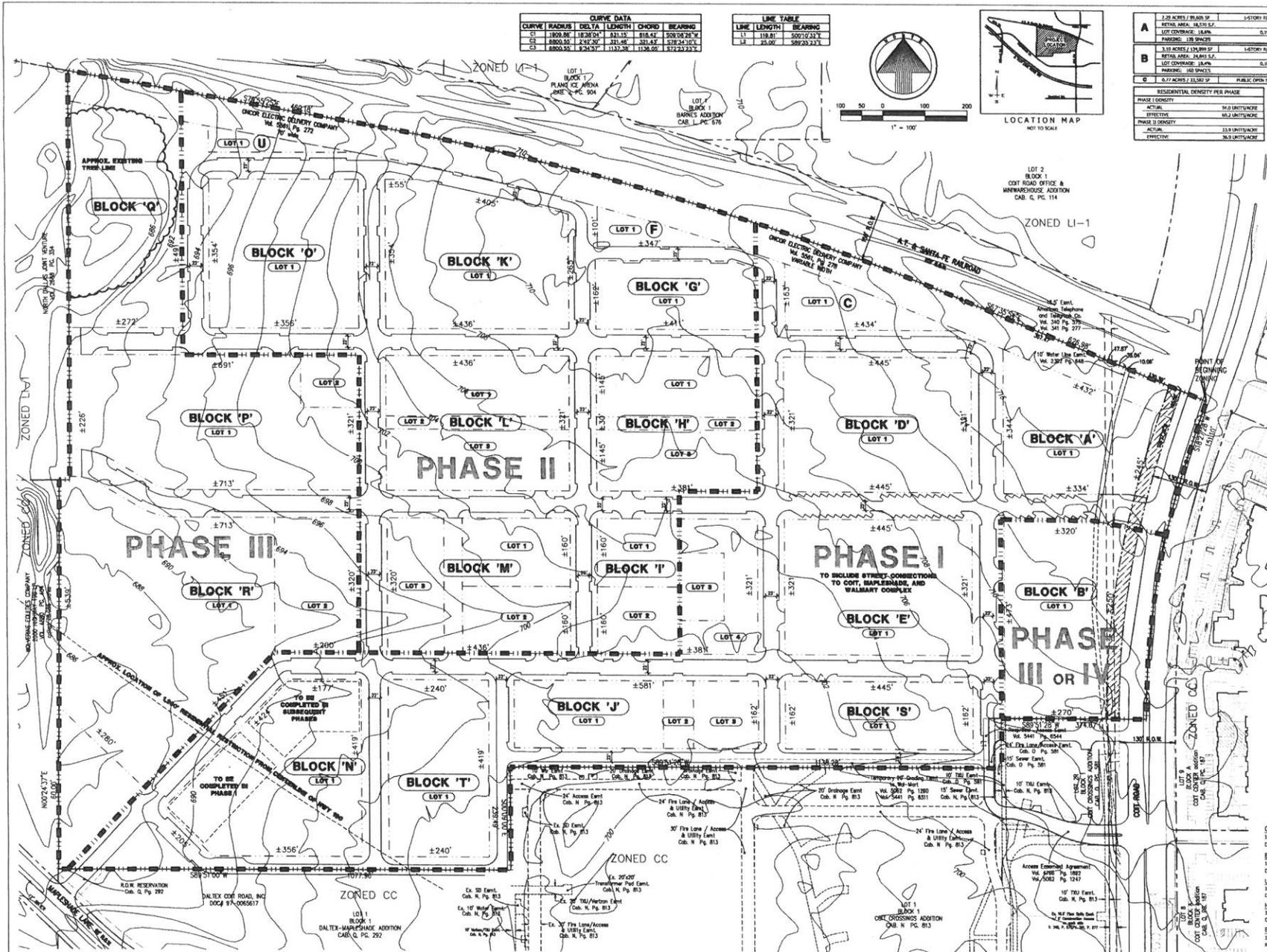
CURVE DATA				
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	1800.00'	118.20°	821.12'	818.42' S 09°08'24" W
C2	1800.00'	118.20°	821.12'	818.42' S 09°08'24" W
C3	1800.00'	118.20°	821.12'	818.42' S 09°08'24" W

LINE TABLE		
LINE	LENGTH	BEARING
L1	118.81'	S 00°10'34" E
L2	25.00'	S 78°03'21" E



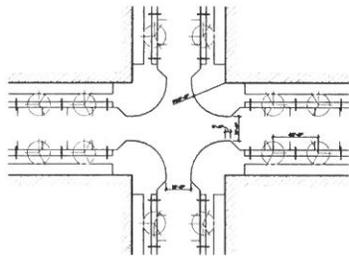
PHASE	AREA	TYPE	REQUIREMENTS
A	2.78 ACRES / 120,000 SF	RETAIL AREA	RETAIL AREA, 18,000 SF. LOT COVERAGE: 85.0%. PARKING: 120 SPACES.
B	3.10 ACRES / 134,000 SF	RETAIL AREA	RETAIL AREA, 24,000 SF. LOT COVERAGE: 85.0%. PARKING: 120 SPACES.
C	0.77 ACRES / 33,500 SF	PUBLIC OPEN SPACE	RECREATIONAL DENSITY PER PHASE

PHASE	AREA	TYPE	REQUIREMENTS
D	3.38 ACRES / 148,000 SF	4-STORY APARTMENTAL UNITS	233 UNITS. LOT COVERAGE: 71.0%. PARKING: 200 SPACES & (250 BIKES).
E	3.28 ACRES / 134,000 SF	4-STORY APARTMENTAL UNITS	223 UNITS. LOT COVERAGE: 71.0%. PARKING: 200 SPACES & (250 BIKES).
F	0.77 ACRES / 33,500 SF	PUBLIC OPEN SPACE	RECREATIONAL DENSITY PER PHASE
G	1.41 ACRES / 61,700 SF	2-STORY APARTMENTAL UNITS	220 UNITS. LOT COVERAGE: 66.0%. PARKING: 100 SPACES & (100 BIKES).
H	1.41 ACRES / 61,700 SF	2-STORY APARTMENTAL UNITS	220 UNITS. LOT COVERAGE: 66.0%. PARKING: 100 SPACES & (100 BIKES).
I	1.41 ACRES / 61,700 SF	2-STORY APARTMENTAL UNITS	220 UNITS. LOT COVERAGE: 66.0%. PARKING: 100 SPACES & (100 BIKES).
J	1.41 ACRES / 61,700 SF	2-STORY APARTMENTAL UNITS	220 UNITS. LOT COVERAGE: 66.0%. PARKING: 100 SPACES & (100 BIKES).
K	1.41 ACRES / 61,700 SF	2-STORY APARTMENTAL UNITS	220 UNITS. LOT COVERAGE: 66.0%. PARKING: 100 SPACES & (100 BIKES).
L	1.41 ACRES / 61,700 SF	2-STORY APARTMENTAL UNITS	220 UNITS. LOT COVERAGE: 66.0%. PARKING: 100 SPACES & (100 BIKES).
M	1.41 ACRES / 61,700 SF	2-STORY APARTMENTAL UNITS	220 UNITS. LOT COVERAGE: 66.0%. PARKING: 100 SPACES & (100 BIKES).
N	1.41 ACRES / 61,700 SF	2-STORY APARTMENTAL UNITS	220 UNITS. LOT COVERAGE: 66.0%. PARKING: 100 SPACES & (100 BIKES).
O	1.41 ACRES / 61,700 SF	2-STORY APARTMENTAL UNITS	220 UNITS. LOT COVERAGE: 66.0%. PARKING: 100 SPACES & (100 BIKES).
P	1.41 ACRES / 61,700 SF	2-STORY APARTMENTAL UNITS	220 UNITS. LOT COVERAGE: 66.0%. PARKING: 100 SPACES & (100 BIKES).
Q	1.41 ACRES / 61,700 SF	2-STORY APARTMENTAL UNITS	220 UNITS. LOT COVERAGE: 66.0%. PARKING: 100 SPACES & (100 BIKES).
R	1.41 ACRES / 61,700 SF	2-STORY APARTMENTAL UNITS	220 UNITS. LOT COVERAGE: 66.0%. PARKING: 100 SPACES & (100 BIKES).
S	1.41 ACRES / 61,700 SF	2-STORY APARTMENTAL UNITS	220 UNITS. LOT COVERAGE: 66.0%. PARKING: 100 SPACES & (100 BIKES).
T	1.41 ACRES / 61,700 SF	2-STORY APARTMENTAL UNITS	220 UNITS. LOT COVERAGE: 66.0%. PARKING: 100 SPACES & (100 BIKES).

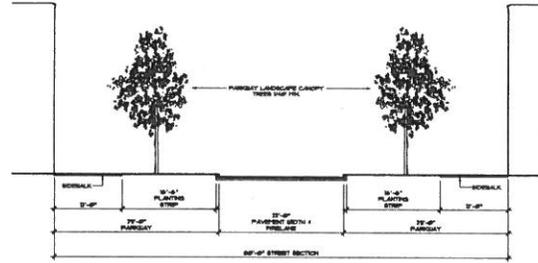


**DEVELOPMENT PLAN
BEACON SQUARE**
SITE AREA: 86.18 ACRES
BEING ALL OF COIT CROSSING
BLOCK 1, LOT 3R
(63.07 ACRES) & BLOCK 1, LOT 9 (21.94 ACRES)

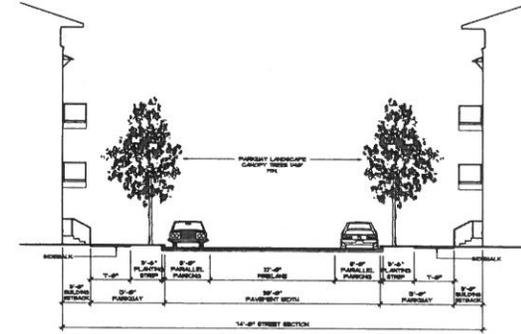
ABSTRACT NO. 553, CITY OF PLANO, COLLIN COUNTY, TEXAS
HARSHBARGER SURVEY
CROW-BILLINGSLEY LTD. NO. 10 OWNER/DEVELOPER
1723 NORTH STREET, SUITE 1313
DALLAS, TEXAS 75201 972-420-2200
BILLINGSLEY 121 COPPELL, LTD. OWNER/DEVELOPER
1722 NORTH STREET, SUITE 1313
DALLAS, TEXAS 75201 972-420-2200
UNIVERSITY BUSINESS PARK PHASE II LTD. OWNER/DEVELOPER
1722 NORTH STREET, SUITE 1313
DALLAS, TEXAS 75201 972-420-2200
HENSGLEY LAMON RACHEL, INC. ARCHITECT/PLANNER
14801 OLDFIELD DRIVE, SUITE 550
DALLAS, TEXAS 75244 972-725-8000
BINKLEY & SHAFIELD | C&P ENGINEERS/SURVEYOR
1801 GATEWAY BLVD, SUITE 101
RICHARDSON, TEXAS 75080 972-644-2800



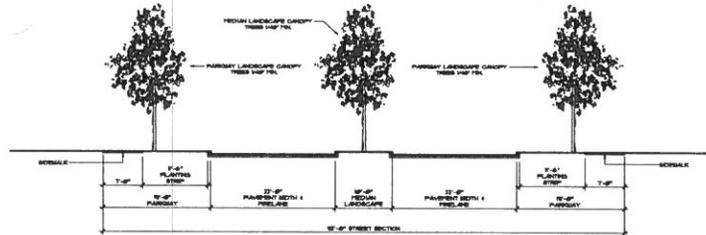
05 TYPICAL STREET INTERSECTION
SCALE: 1"=40'



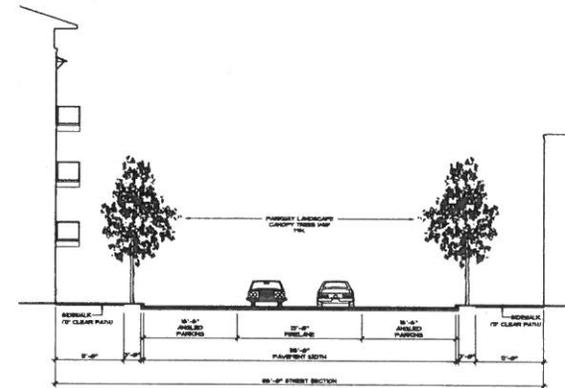
04 ENTRY DRIVE - 20' STREET SECTION
SCALE: 1"=40'



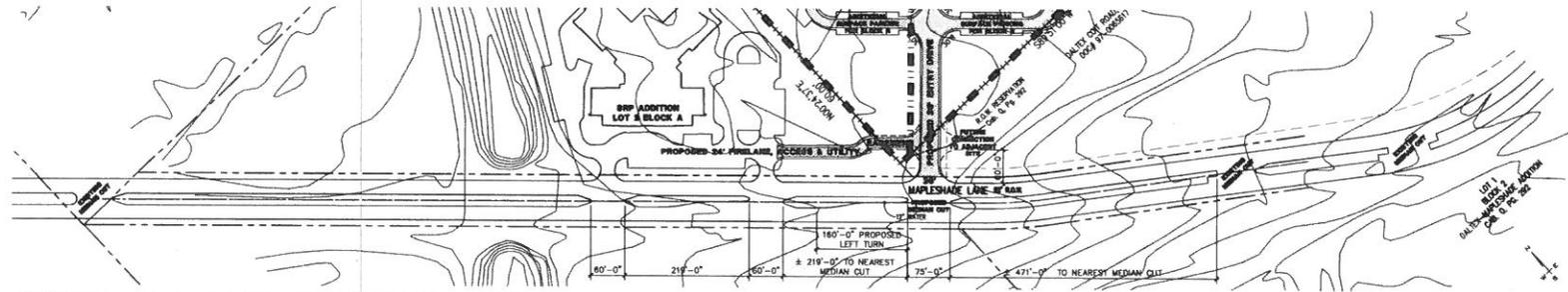
02 MINOR STREET - 24 FT. STREET SECTION
SCALE: 1"=40'



03 MEDIAN DIVISION • ENTRY DRIVE
SCALE: 1"=40'



01 MAJOR STREET - 26 FT. STREET SECTION
SCALE: 1"=40'



**DEVELOPMENT PLAN
BEACON SQUARE**

SITE AREA: 86.18 ACRES
BEING ALL OF COIT CROSSING
BLOCK 1, LOT 3R
(63.07 ACRES) & BLOCK 1, LOT 9 (21.94 ACRES)

MARTHA MCGRIDE SURVEY
ABSTRACT NO. 553, CITY OF PLANO, COLLIN COUNTY, TEXAS
CROW-BILLINGSLEY LTD., NO. 10 OWNER/DEVELOPER
1722 SOUTH STREET, SUITE 1313 972-820-2200
DALLAS, TEXAS 75201
BILLINGSLEY 121 COPPELL LTD. OWNER/DEVELOPER
1722 SOUTH STREET, SUITE 1313 972-820-2200
DALLAS, TEXAS 75201
UNIVERSITY BUSINESS PARK PHASE II, LTD. OWNER/DEVELOPER
1722 SOUTH STREET, SUITE 1313 972-820-2200
DALLAS, TEXAS 75201
HENSLEY LAMORIN PACHEL, INC. ARCHITECT/PLANNER
14881 QUORIAN DRIVE, SUITE 550 972-726-9460
DALLAS, TEXAS 75254
BIMBLEY & BARFIELD L.C.P. ENGINEER/SURVEYOR
1805 GARDEN BLVD., SUITE 101 972-444-2800
RICHARDSON, TEXAS 75080

Zoning Case 2014-25

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 rezone 86.2± acres of land out of the Martha 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-2; 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 10th day of November, 2014, for the purpose of considering rezoning 86.2± acres of land out of the Martha 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-2; 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 10th day of November, 2014; 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 86.2± acres of land out of the Martha 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-2, 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 Urban Mixed-Use (UMU) zoning district unless otherwise specified herein.

The development plan shall be adopted as part of the ordinance.

Exceptions of the UMU District

1. Blocks A and B:
 - a. Minimum Lot Coverage: 15%
 - b. Minimum FAR: 0.15:1
 - c. Maximum Setback from Coit Road: 160 feet
 - d. Minimum Height: One-story; 24 feet
2. Blocks D, E, K, N, P, Q, and R may exceed maximum block size of three acres.
3. Structured parking and tuck-under garages shall be included in the calculation of lot coverage.
4. Reduce nonresidential parking ratio from 1:250 square feet to 1:190 square feet.

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 10TH DAY OF NOVEMBER, 2014.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

ZONING CASE 2014-25

A tract or parcel of land situated in the Martha 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 acre 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-foot wide right-of-way) and the south line of the A.T. & Santa Fe Railroad (150-foot 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 13° 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 1 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, 1,077.96 feet along the north side of said Lot 1;

THENCE North, 00° 24' 37" East, 922.70 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 South, 89° 35' 23" East, 25.00 feet;

THENCE North, 00° 06' 25" East, 972.45 feet along the east side of the tract of land described in the deed to North Dallas Joint Venture recorded in Volume 2688, Page 354 in the CCDR, to the south line of said A.T. & Santa Fe Railroad;

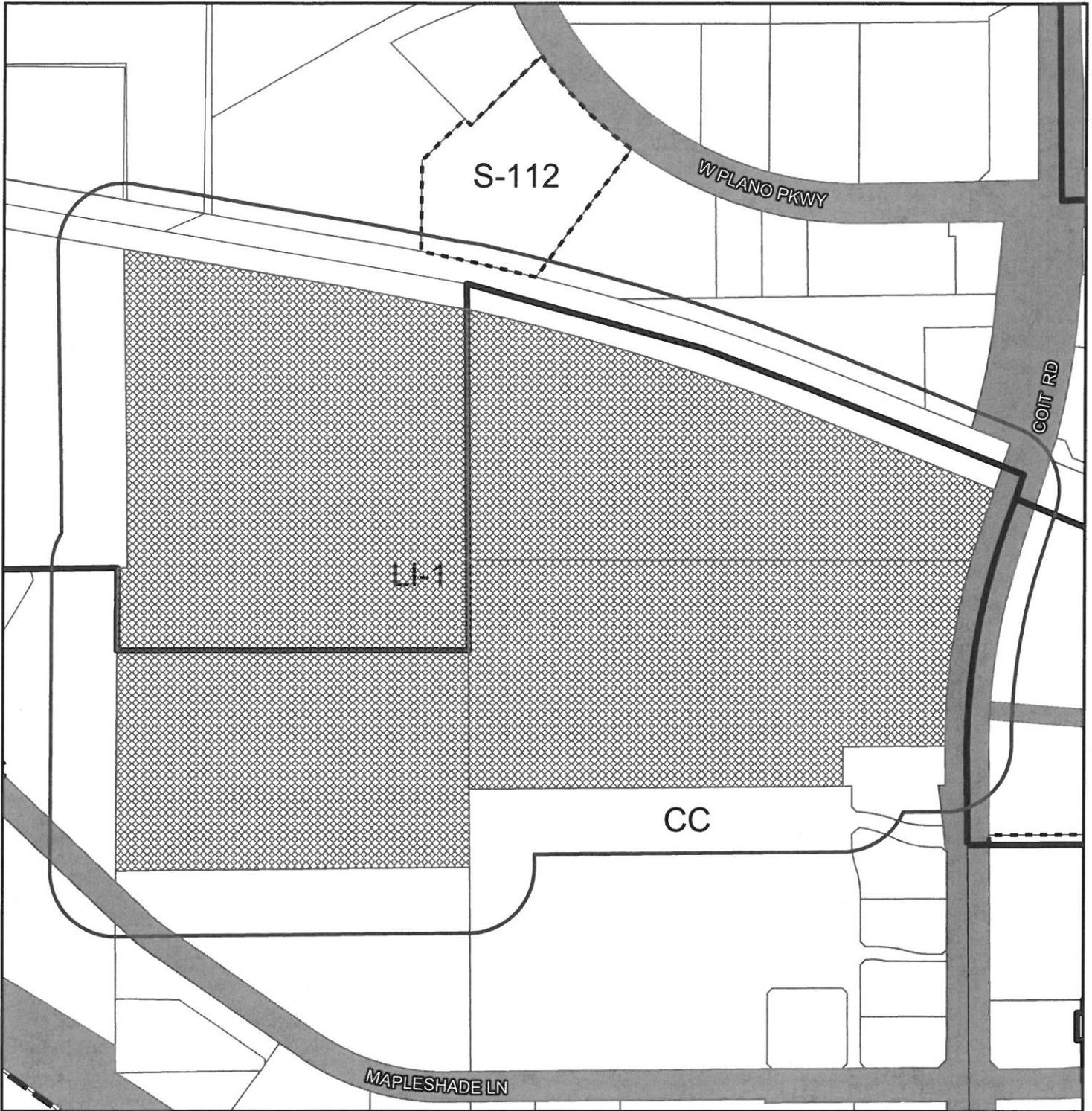
THENCE easterly along the south line of said A.T. & Santa Fe Railroad the following:

THENCE South, $79^{\circ} 55' 25''$ East, 736.39 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 $02^{\circ} 42' 30''$, and the chord bears South, $78^{\circ} 34' 10''$ 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 $09^{\circ} 34' 57''$, and the chord bears South, $72^{\circ} 23' 23''$ East, 1,136.05 feet;

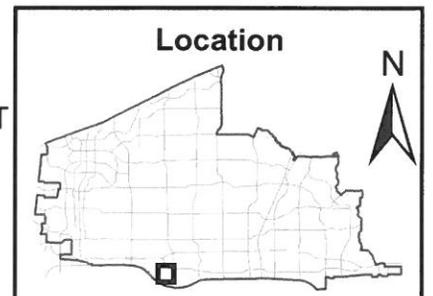
THENCE South, $67^{\circ} 35' 54''$ East, 626.98 feet to the POINT OF BEGINNING and CONTAINING 86.18 acres of land, more or less.



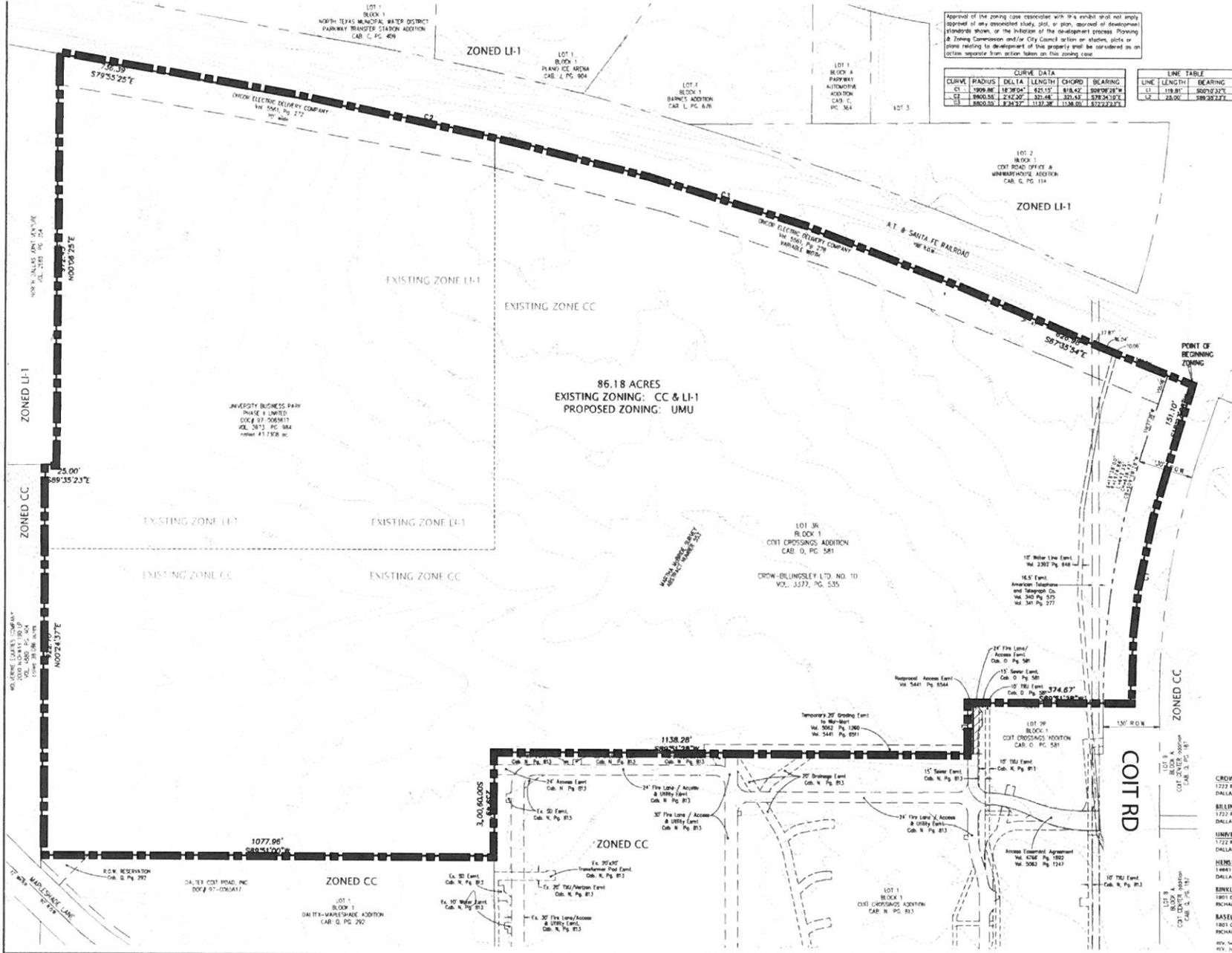
Zoning Case #: 2014-25

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

- 200' Notification Buffer
- ▨ Subject Property
- Zoning Boundary
- - - City Limits
- - - Specific Use Permit
- Right-of-Way



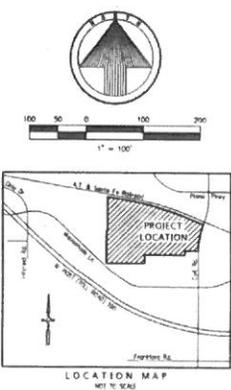
Source: City of Plano Planning Department



Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plot, or plan, approval of development standards shown, or the initiation of the development process. Planning & Zoning Commission and/or City Council action on studies, plots or plans relating to development of this property shall be considered on a lot-by-lot basis, separate from action taken on this zoning case.

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
CL	1909.86	18.7854°	321.17'	818.42'	S09°07'28" W
CL	8900.56	2.4220°	321.48'	321.48'	S78°24'32" E
CL	8900.56	8.7463°	1133.36'	1138.00'	S72°23'23" E

LINE	LENGTH	BEARING
L1	118.81'	S00°02'32" E
L2	28.00'	S89°35'23" E



ZONING EXHIBIT

A tract or parcel of land situated in the North Dallas Survey Abstract No. 363, in the City of Plano, Dallas County, Texas, being all of Block 1 of the "Cott Drawings Addition," an addition to the City of Plano recorded in Volume 2588 Page 34 of the Public Records of Dallas County, Texas, and including all of the parcel 43.708 acres land described in the deed to University Business Park Phase I Limited and/or in Document No. 97-0263417 in Volume 2573 Page 36 of the Dallas County Public Records (CCR), and being more particularly described in Reference HEREINAFTER as the northern side of the northern side of Coit Road (10' wide right-of-way) and the north line of the A.T. & Santa Fe Railroad (10' wide right-of-way).

THENCE South 89°35'23" East, 110.10 feet;

THENCE Eastery on an oblique of 421.15 feet along a tangent curve to the left with a radius of 9920.00 feet, a central angle of 18°30'14", and the chord bears South 78°24'32" East, 321.48 feet;

THENCE South 89°35'23" East, 374.67 feet describing the westerly side of Coit Road and continuing along the north line of Lot 3B of said "Cott Drawings Addition";

THENCE South 89°35'23" East, 118.81 feet along the west side of said Lot 3B;

THENCE South 89°35'23" East, 118.81 feet along the south side of said Lot 3B and the north side of Lot 1, Block 1 of "Cott Drawings Addition," an addition to the City of Plano recorded in Volume 2588 Page 34 of the Public Records of Dallas County, Texas;

THENCE South 89°35'23" East, 238.48 feet along the west side of said Lot 1 to the northeast corner of Lot 1, Block 1 of "Cott Drawings Addition," an addition to the City of Plano recorded in Volume 2588 Page 34 of the Public Records of Dallas County, Texas;

THENCE South 89°35'23" East, 1077.86 feet along the north side of said Lot 1;

THENCE North 89°35'23" East, 822.70 feet along the west side of said University Business Park Phase I Limited tract and along the west side of the aforesaid 20.000 acres tract described in the deed to University Business Park Phase I Limited 100% recorded in Volume 2588 Page 34 of the Public Records of Dallas County, Texas;

THENCE South 89°35'23" East, 35.00 feet;

THENCE North 89°35'23" East, 873.45 feet along the east side of the tract of land described in the deed to North Dallas Joint Venture recorded in Volume 2588 Page 34 of the Public Records of Dallas County, Texas, and the north line of the A.T. & Santa Fe Railroad;

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

THENCE South 89°35'23" East, 738.39 feet;

THENCE Eastery on an oblique of 321.48 feet along a tangent curve to the right with a radius of 9920.00 feet, a central angle of 18°30'14", and the chord bears South 78°24'32" East, 321.48 feet;

THENCE Eastery on an oblique of 1137.36 feet along a tangent curve to the right with a radius of 8900.56 feet, a central angle of 2.4220°, and the chord bears South 72°23'23" East, 1138.00 feet;

THENCE South 89°35'23" East, 438.96 feet to the POINT OF BEGINNING and CONTAINING 86.18 acres of land, more or less.

The instrument was prepared under the authority of the Surveyor General of the State of Texas and is not to be used to convey or establish interests in real property except those rights and interests created or established by the creation or reconfiguration of the boundary of the parcel subdivision to which it was prepared.

ZONING CASE 2014-25

BEACON SQUARE

86.18 ACRES

IN THE

MARTHA BARBERIE ESTATE ABSTRACT NO. 551

CITY OF PLANO

DALLAS COUNTY, TEXAS

CROW-BILLINGSLEY LTD. NO. 10 OWNER/DEVELOPER
1222 SOUTH STREET, SUITE 1111 DALLAS, TEXAS 75201 972-620-2100

BILLINGSLEY 171 COPPELL, LTD OWNER/DEVELOPER
1722 SOUTH STREET, SUITE 1311 DALLAS, TEXAS 75201 972-410-2200

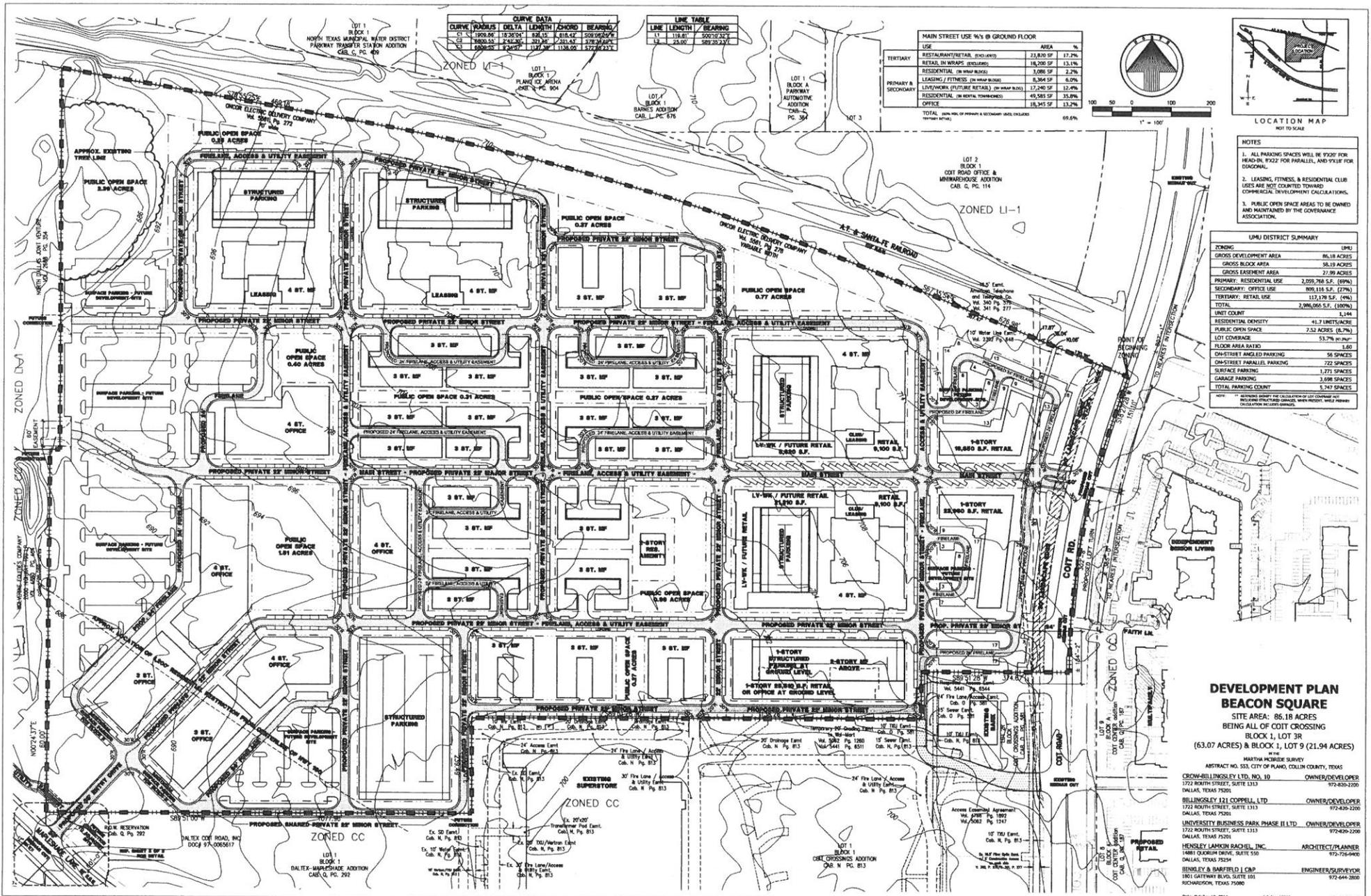
UNIVERSITY BUSINESS PARK PHASE I LIMITED OWNER/DEVELOPER
1722 SOUTH STREET, SUITE 1111 DALLAS, TEXAS 75201 972-620-2100

HENSELY LAMIN RACHIEL, INC. ARCHITECT/PLANNER
14881 QUORUM DRIVE, SUITE 520 DALLAS, TEXAS 75244 972-744-8400

KINLEY & BARFIELD | CAP ENGINEER/SURVEYOR
1801 CATERWAY BLVD., SUITE 101 RICHARDSON, TEXAS 75080 972-444-7800

BASILENE PROFESSIONAL SURVEYORS SURVEYOR
1801 CATERWAY BLVD., SUITE 101 RICHARDSON, TEXAS 75080 972-415-8325

REV. Issued: 12/14/14
REV. July 22, 2014
Drawn: 08/11/14 Job No. 13108 Scale: 1"=100' Sheet: 1 of 1



CURVE DATA

CURVE	POINTS	DELTA	LENGTH	CHORD	BEARING
C1	1909.00	15.30°	52.12	518.42	S59°02'27"E
C2	1909.00	24.00°	31.91	261.47	S78°22'27"E
C3	1909.00	2.24°	117.07	1168.00	S72°22'27"E

LINE TABLE

LINE	LENGTH	BEARING
L1	118.41	S02°02'27"E
L2	28.00	S89°20'27"E

MAIN STREET USE 94% @ GROUND FLOOR

USE	AREA	%
RESTAURANT/RETAIL (EXCLUDED)	23,810 SF	17.4%
RETAIL IN WRAPS (EXCLUDED)	16,200 SF	13.1%
RESIDENTIAL (IN WRAP BUILDING)	3,000 SF	2.3%
LEASING / FITNESS (IN WRAP BUILDING)	6,364 SF	6.0%
LEASING / FITNESS (FUTURE RETAIL) (IN WRAP BUILDING)	17,240 SF	12.4%
RESIDENTIAL (IN RETAIL TRANSFORMED)	49,583 SF	35.4%
OFFICE	18,345 SF	13.7%
TOTAL (SUM OF PRIMARY & SECONDARY AREAS EXCLUDING TERTIARY AREAS)	69.6%	



- NOTES**
1. ALL PARKING SPACES WILL BE SPOT FOR HEAD-IN, P122 FOR PARALLEL, AND SP18 FOR DIAGONAL.
 2. LEASING, FITNESS, & RESIDENTIAL CLUB USES ARE NOT COUNTED TOWARD COMMERCIAL DEVELOPMENT CALCULATIONS.
 3. PUBLIC OPEN SPACE AREAS TO BE OWNED AND MAINTAINED BY THE COVENANCE ASSOCIATION.

UMU DISTRICT SUMMARY

ZONING	UMU
GROSS DEVELOPMENT AREA	86.18 ACRES
GROSS BLOCK AREA	58.19 ACRES
GROSS BASEMENT AREA	27.99 ACRES
PRIMARY - RESIDENTIAL USE	2,029,768 S.F. (23%)
SECONDARY - OFFICE USE	809,116 S.F. (27%)
TERTIARY - RETAIL USE	112,178 S.F. (4%)
TOTAL	3,960,062 S.F. (100%)
UNIT COUNT	1,344
RESIDENTIAL DENSITY	41.7 UNITS/ACRE
PUBLIC OPEN SPACE	7.52 ACRES (8.7%)
SURFACE PARKING	53.7% IN LOT
FLOOR AREA RATIO	1.60
ON-STREET ANGLED PARKING	16 SPACES
ON-STREET PARALLEL PARKING	722 SPACES
GAZAGE PARKING	1,275 SPACES
GARAGE PARKING	3,498 SPACES
TOTAL PARKING COUNT	5,247 SPACES

**DEVELOPMENT PLAN
BEACON SQUARE**

SITE AREA: 86.18 ACRES
BEING ALL OF COTY CROSSING
BLOCK 1, LOT 3R
(63.07 ACRES) & BLOCK 1, LOT 9 (21.94 ACRES)

THE
MARTHA HUBBARD SURVEY
ABSTRACT NO. 553, CITY OF PLANO, COLLIN COUNTY, TEXAS

CROW-BILLINGSLEY LTD. NO. 10 OWNER/DEVELOPER
1722 NORTH STREET, SUITE 1313 972-630-2100
DALLAS, TEXAS 75201

BILLINGSLEY 121 COPPELL, LTD OWNER/DEVELOPER
1722 NORTH STREET, SUITE 1313 972-630-2100
DALLAS, TEXAS 75201

UNIVERSITY BUSINESS PARK PHASE II LTD. OWNER/DEVELOPER
1722 NORTH STREET, SUITE 1313 972-630-2100
DALLAS, TEXAS 75201

HENSLEY LAMON RACHEL, INC. ARCHITECT/PLANNER
1481 QUAKER DRIVE, SUITE 550 972-756-9400
DALLAS, TEXAS 75201

HENSLEY & BARFIELD | CAP ENGINEER/SURVEYOR
1801 GATEWAY BLVD, SUITE 011 972-644-3800
RICHMOND, TEXAS 75080

Date: October 13, 2014 800 No. 12310 Scale 1"=100'
Page 1 of 3

CURVE DATA				
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	1800.00'	118.24°	821.12'	818.42' S09.05 W 24.7'
C2	1800.00'	118.24°	821.12'	333.42' S78.24 W 102.1'
C3	1800.00'	118.24°	821.12'	1137.38' S136.06' W 212.23 2/3'

LINE TABLE		
LINE	LENGTH	BEARING
L1	118.81'	S00.10 W 24.7'
L2	25.00'	S78.24 W 102.1'



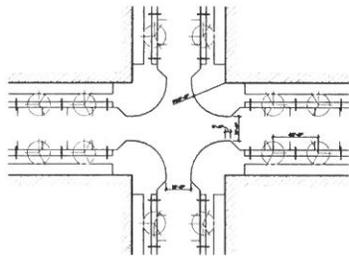
PHASE	ACRES	TOTAL SQ. FT.	LOT COVERAGE	PARKING	PUBLIC OPEN SPACE	RESIDENTIAL DENSITY PER PHASE	
						ACTUAL	EFFECTIVE
A	2.78	120,000	18.5%	120	1.0	1.0	4-STORY OFFICE
B	3.10	134,000	18.0%	130	1.0	1.0	4-STORY OFFICE
C	0.77	32,000	18.5%	30	1.0	1.0	PUBLIC OPEN SPACE

PHASE	ACRES	TOTAL SQ. FT.	LOT COVERAGE	PARKING	PUBLIC OPEN SPACE	RESIDENTIAL DENSITY PER PHASE	
						ACTUAL	EFFECTIVE
D	3.38	134,000	18.5%	130	1.0	1.0	4-STORY OFFICE
E	3.38	134,000	18.5%	130	1.0	1.0	4-STORY OFFICE
F	0.77	32,000	18.5%	30	1.0	1.0	PUBLIC OPEN SPACE
G	1.41	56,000	18.5%	140	1.0	1.0	4-STORY OFFICE
H	1.41	56,000	18.5%	140	1.0	1.0	4-STORY OFFICE
I	1.41	56,000	18.5%	140	1.0	1.0	4-STORY OFFICE
J	1.41	56,000	18.5%	140	1.0	1.0	4-STORY OFFICE
K	1.41	56,000	18.5%	140	1.0	1.0	4-STORY OFFICE
L	1.41	56,000	18.5%	140	1.0	1.0	4-STORY OFFICE
M	1.41	56,000	18.5%	140	1.0	1.0	4-STORY OFFICE
N	1.41	56,000	18.5%	140	1.0	1.0	4-STORY OFFICE
O	1.41	56,000	18.5%	140	1.0	1.0	4-STORY OFFICE
P	1.41	56,000	18.5%	140	1.0	1.0	4-STORY OFFICE
Q	1.41	56,000	18.5%	140	1.0	1.0	4-STORY OFFICE
R	1.41	56,000	18.5%	140	1.0	1.0	4-STORY OFFICE
S	1.41	56,000	18.5%	140	1.0	1.0	4-STORY OFFICE
T	1.41	56,000	18.5%	140	1.0	1.0	4-STORY OFFICE

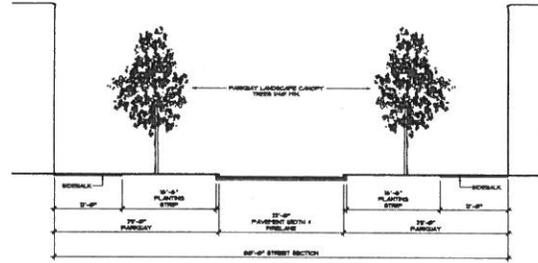


**DEVELOPMENT PLAN
BEACON SQUARE**
SITE AREA: 86.18 ACRES
BEING ALL OF COIT CROSSING
BLOCK 1, LOT 3R
(63.07 ACRES) & BLOCK 1, LOT 9 (21.94 ACRES)

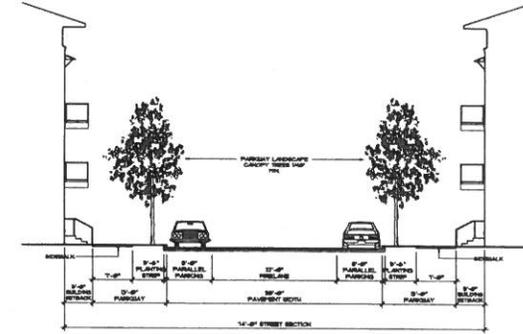
HARSHBARGER SURVEY
ABSTRACT NO. 553, CITY OF PLANO, COLLIN COUNTY, TEXAS
OWNER/DEVELOPER
CROW-BILLINGSLEY LTD. NO. 10
1723 NORTH STREET, SUITE 1313
DALLAS, TEXAS 75201
972-420-2200
BILLINGSLEY 121 COPPELL, LTD. OWNER/DEVELOPER
1722 NORTH STREET, SUITE 1313
DALLAS, TEXAS 75201
972-420-2200
UNIVERSITY BUSINESS PARK PHASE II LTD. OWNER/DEVELOPER
1722 NORTH STREET, SUITE 1313
DALLAS, TEXAS 75201
972-420-2200
ARCHITECT/PLANNER
HENKLEY LAMON RACHEL, INC.
14801 OLDFARM DRIVE, SUITE 550
DALLAS, TEXAS 75244
972-725-8000
ENGINEER/SURVEYOR
BINKLEY & SHAFIELD | C&P
1801 GATEWAY BLVD, SUITE 101
RICHARDSON, TEXAS 75080
972-644-2800



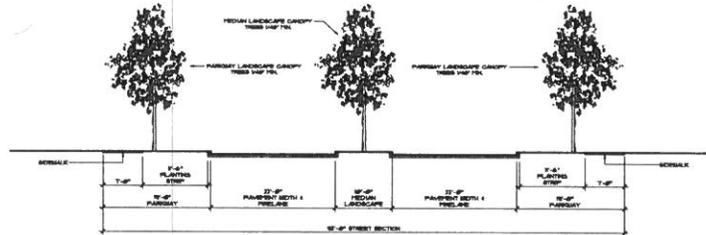
05 TYPICAL STREET INTERSECTION
SCALE: 1"=40'



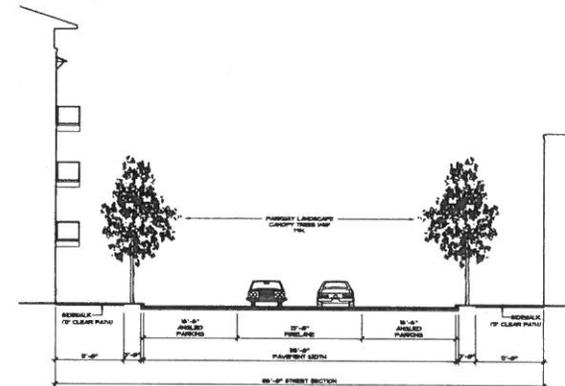
04 ENTRY DRIVE - 60' STREET SECTION
SCALE: 1"=8'



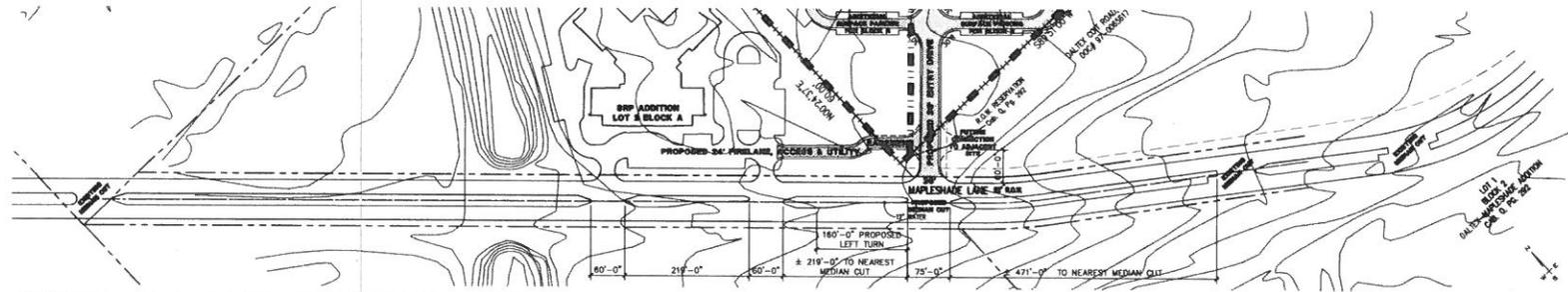
02 MINOR STREET - 84 FT. STREET SECTION
SCALE: 1"=8'



03 MEDIAN DIVISION @ ENTRY DRIVE
SCALE: 1"=8'



01 MAJOR STREET - 86 FT. STREET SECTION
SCALE: 1"=8'



**DEVELOPMENT PLAN
BEACON SQUARE**

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BLOCK 1, LOT 3R
(63.07 ACRES) & BLOCK 1, LOT 9 (21.94 ACRES)
MARTHA MCGRIDE SURVEY
ABSTRACT NO. 553, CITY OF PLANO, COLLIN COUNTY, TEXAS
CROW-BILLINGSLEY LTD., NO. 10 OWNER/DEVELOPER
1722 SOUTH STREET, SUITE 1313 972-820-2200
DALLAS, TEXAS 75201
BILLINGSLEY 121 COPPELL LTD. OWNER/DEVELOPER
1722 SOUTH STREET, SUITE 1313 972-820-2200
DALLAS, TEXAS 75201
UNIVERSITY BUSINESS PARK PHASE II, LTD. OWNER/DEVELOPER
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DALLAS, TEXAS 75201
HENSLEY LAMORIN PACHEN, INC. ARCHITECT/PLANNER
14881 QUORUM DRIVE, SUITE 550 972-726-9460
DALLAS, TEXAS 75254
BIMBLEY & BARFIELD I.C.P. ENGINEER/SURVEYOR
1805 GARDNER BLVD., SUITE 101 972-444-2800
RICHARDSON, TEXAS 75080