

DATE: October 8, 2024
TO: Honorable Mayor & City Council
FROM: Planning & Zoning Commission
VIA: Mike Bell, AICP, Development Review Manager acting as Secretary of the Planning & Zoning Commission *MB*
Christina D. Day, AICP, Director of Planning *CD*
SUBJECT: Results of Planning & Zoning Commission Meeting of October 7, 2024

AGENDA ITEM NO. 1 - ZONING CASE 2024-019
PETITIONERS: C190R LAND LTD., CROW-BILLINGSLEY LTD. NO. 10, CROW-BILLINGSLEY 635 BELTLINE, LTD., THE NEIGHBORHOODS AT COIT NO. 1 BEACON CD, LTD., THE NEIGHBORHOODS AT COIT NO. 1 BEACON EJ, LTD., SHERPA DALLAS PROPERTIES, LTD., BEACON SQUARE ASSOCIATION, AND UNIVERSITY BUSINESS PARK II

Request to amend Urban Mixed Use-2 on 86.2 acres located on the west side of Coit Road, 970 feet north of Mapleshade Lane, to modify phasing and development standards. Located within the 190 Tollway/Plano Parkway Overlay District. Project #ZC2024-019.

APPROVED: 6-0

Speaker Card(s) Received:	Support:	<u>0</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Letters Received Within 200' Notice Area:	Support:	<u>1</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Petition Signatures Received:	Support:	<u>0</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Other Responses:	Support:	<u>0</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>

RESULTS:

The Commission recommended the item for approval as submitted.

To view the hearing, please click on the provided link:
<https://planotx.new.swagit.com/videos/316951?ts=95>

MC/ko

cc: Eric Hill, Assistant Director of Planning
Christina Sebastian, Land Records Planning Manager
Melissa Kleineck, Lead Planner
Justin Cozart, Sr. GIS Technician
Jeanna Scott, Building Inspections Manager
Dorothy Alatorre, Sr. Administrative Assistant - Neighborhood Services

AGENDA ITEM NO. 1

PUBLIC HEARING: Zoning Case 2024-019

PETITIONERS: C190R Land Ltd., Crow-Billingsley Ltd. No. 10, Crow-Billingsley 635 Beltline, Ltd., The Neighborhoods at Coit No. 1 Beacon CD, Ltd., The Neighborhoods at Coit No. 1 Beacon EJ, Ltd., Sherpa Dallas Properties, Ltd., Beacon Square Association, and University Business Park II

CASE PLANNER: Molly Coryell, AICP

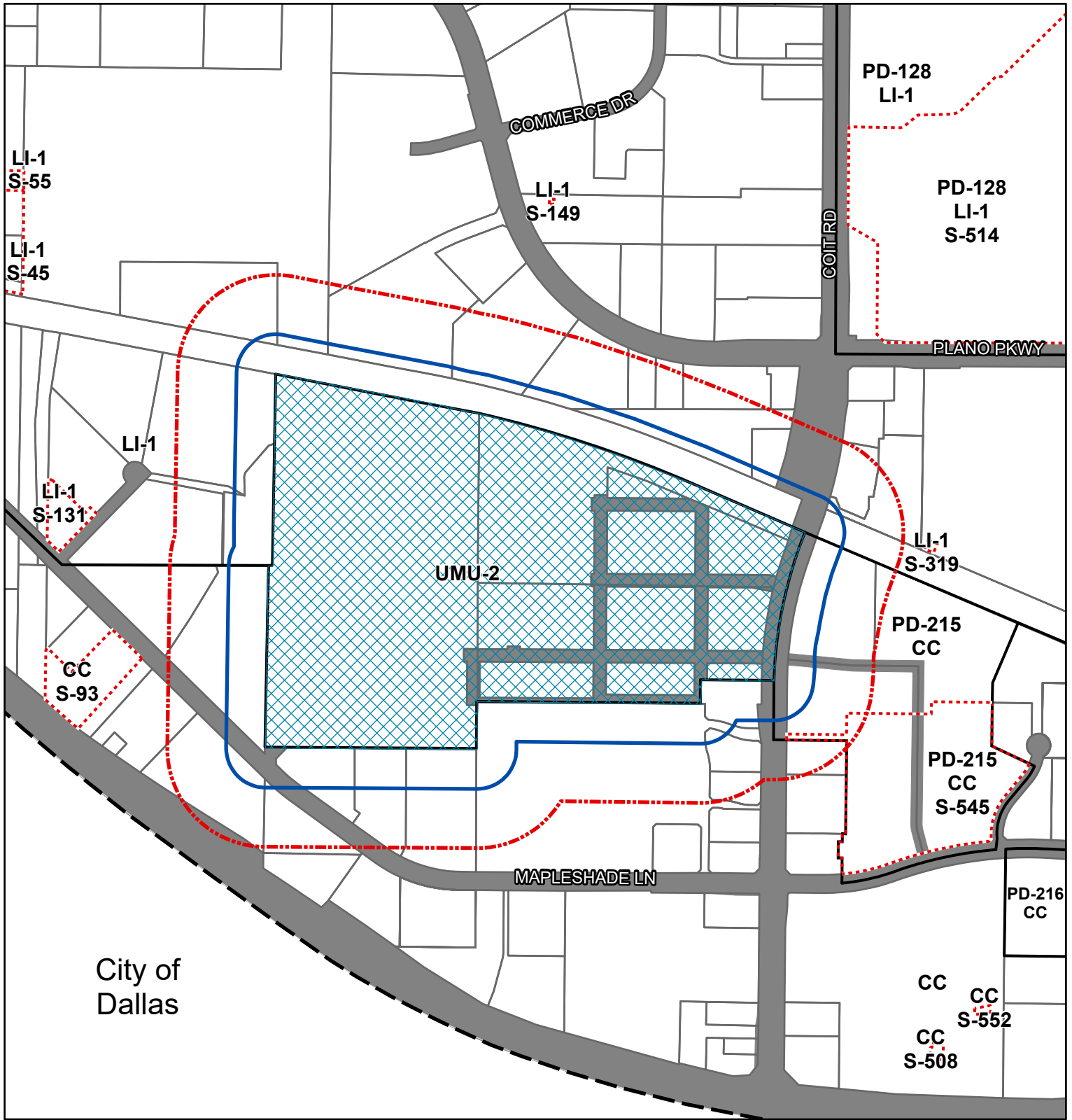
DESCRIPTION: Request to amend Urban Mixed Use-2 on 86.2 acres located on the west side of Coit Road, 970 feet north of Mapleshade Lane, to modify phasing and development standards. Located within the 190 Tollway/Plano Parkway Overlay District. Projects #ZC2024-019 and #DP2024-001.

EXECUTIVE SUMMARY

The purpose of this request is to amend Urban Mixed Use-2 (UMU-2) to modify phasing and signage standards for the Beacon Square development. Major topics of consideration in this request include:

- Phasing – Proposed phasing changes include moving two blocks along Coit Road (Blocks B and B1), currently designated as Phase 3 or 4 on the development plan, to be part of Phase 1. This would allow additional retail square footage to be built in earlier phases of the development, consistent with comprehensive plan recommendations for mixed-use developments.
- Signage – Proposed signage standards will allow for an identification sign at the entrance from Coit Road to be a four-sided, cube-shape rather than a two-sided, “V-shape sign” as currently permitted in this location. No increase in size or number of signs is included. Sign bases would also be exempted from sign copy area calculations due to the slope along Coit Road. This change would allow a unique district branding sign, helping create community identity, a stated purpose of the UMU zoning district.
- Conformance to the Comprehensive Plan – The request is consistent within the Suburban Activity Center category of the Future Land Use Map and other comprehensive plan recommendations.

The request complies with the Comprehensive Plan and is consistent with development standards in similar zoning districts and planned developments. For these reasons, the staff is in support of the request.



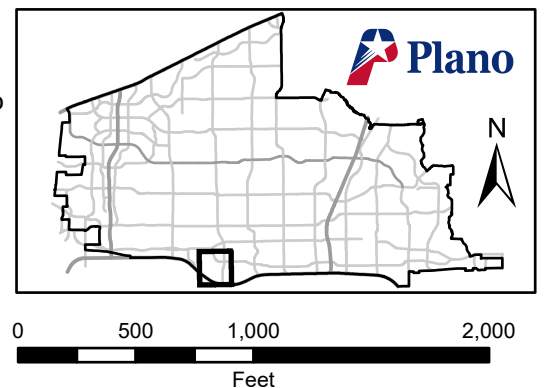
Zoning Case: 2024-019

Existing Zoning: Urban Mixed Use-2 and located within the 190 Tollway/Plano Parkway Overlay District

Proposed Zoning: Amend UMU-2

- - - 500' Notification Buffer
- Subject Property
- Zoning Boundary Change/SUP
- 200' Notification Buffer
- Streets
- Zoning Boundary
- Municipal Boundaries
- - - Specific Use Permit

Source: City of Plano





COMMERCE DR


PLANO PKWY

COIT RD

MAPLESHADE LN



Zoning Case 2024-019

 Area of Request

Source: City of Plano



STAFF PRELIMINARY REPORT – INTRODUCTORY REMARKS

The subject property is currently zoned Urban Mixed-Use-2 (UMU-2). Established in 2014, UMU-2 includes a [development plan and list of exceptions](#) to the base Urban Mixed Use (UMU) district standards that are specific to the Beacon Square development. This request is to modify the exceptions related to freestanding signage along Coit Road and update the phasing requirements of the associated development plan.

Zoning – The subject property is one of three UMU districts in the city. *Section 10.700.1* of the Zoning Ordinance states the purpose of the UMU districts as follows:

The UMU district is intended to provide a planning, regulatory, and management framework for the design, development, and operation of urban mixed-use centers that 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 district is applicable primarily to large undeveloped properties where higher density residential and commercial uses are appropriate.

UMU Development Plan – *Section 10.700.6* of the Zoning Ordinance requires UMU districts to be established with the concurrent adoption of a development plan. A revised development plan is included as part of this request.

UMU Exceptions – *Section 10.700.5* allows exceptions to the base UMU standards to execute the development plan:

The regulations contained within this zoning district shall be supplemented with additional standards and conditions required to execute a specific development plan. The boundary of each UMU district shall be defined on the Zoning Map and identified with the letters UMU followed by a unique number referencing the supplementary regulations. In considering the establishment of a UMU district, the Planning & Zoning Commission and City Council may amend and supplement the base UMU regulations and related development regulations in the Zoning Ordinance and Subdivision Ordinance to implement individual development plans, with the exception of:

- i. Requirement for an adopted development plan;*
- ii. Requirement for a governance association;*
- iii. Minimum residential densities for multifamily development;*
- iv. Requirement to maintain three or more uses; and*
- v. Requirement for nonresidential uses to be constructed within the first phase of development.*

Proposed UMU-2 Exceptions

UMU-2 Exceptions are proposed to be amended as follows (additions are indicated by underline; deletions are indicated by strike-through):

“The permitted uses and standards shall be in accordance with the Urban Mixed-Use (UMU) zoning district standards 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 Rd.: 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 3 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.
5. No main street is required; however, at least 80% of any exposed exterior wall of main buildings, parking structures, and accessory buildings which front along Beacon Square Boulevard, will consist of glass, native stone, clay-fired brick, or tile, or a combination of these materials in order to establish a consistent architectural design district and community identity. For office buildings, this requirement will apply to the first floor only.
6. Block J
 - a. Minimum FAR: 0.6:1
 - b. Minimum Lot Coverage: 30%
7. The street located south of Block S may utilize the alternative minor street standard as designed on the development plan.
8. Blocks M, N, P, and R
 - a. The single-tenant maximum first-floor square footage is 50,000 square feet.
 - b. The total combined first floor building square footage of any building must not exceed 60,000 square feet. A paseo, which is an outdoor public pedestrian pathway where no vehicular access is allowed except for emergency services, must be provided as a block break to divide

the first floor of the building. Each first floor footprint may have no more than 30,000 square feet. Paseos must have a minimum 25-foot width. Buildings may encroach no more than 10 feet within the 25-foot paseo if utilizing glass storefront, patios, or similar aesthetic designed to engage the pedestrian.

- c. Each upper floor must not exceed 50,000 square feet.
9. Signage located along exterior public rights-of-way must comply with Section 22.600 (190 Tollway/Plano Parkway and State Highway 121 Overlay Districts) of Article 22 (Signs) except: ~~that identification signs may have a maximum size of 150 square feet.~~
- a. Identification signs may have a maximum size of 150 square feet.
 - b. In the case of a monument sign, square footage shall be measured by the overall height and width of the sign, excluding the base.
 - c. One of the allowed freestanding signs along Coit Road may be designed in accordance with the identity sign exhibit in the adopted development plan.
10. All signage internal to the development along major and minor streets must comply with the signage standards of *Subsection 10.800.6* (Sign Regulations) of *Section 10.800* (Downtown Business/Government District) of *Article 10* (Nonresidential Districts) with the following exceptions:
- a. Signage may be illuminated.
 - b. Stainless steel, perforated metal, and acrylic panel are additional allowed sign finishes.
 - c. Monument signs are allowed for office uses within Blocks M, N, P, and R only. Monument signs may not exceed five feet in height or 75 square feet in area. A maximum of two monument signs are allowed per block. The use of office monument signs will reduce the allowable tenant wall signage to a maximum of two signs per building facade.”

History

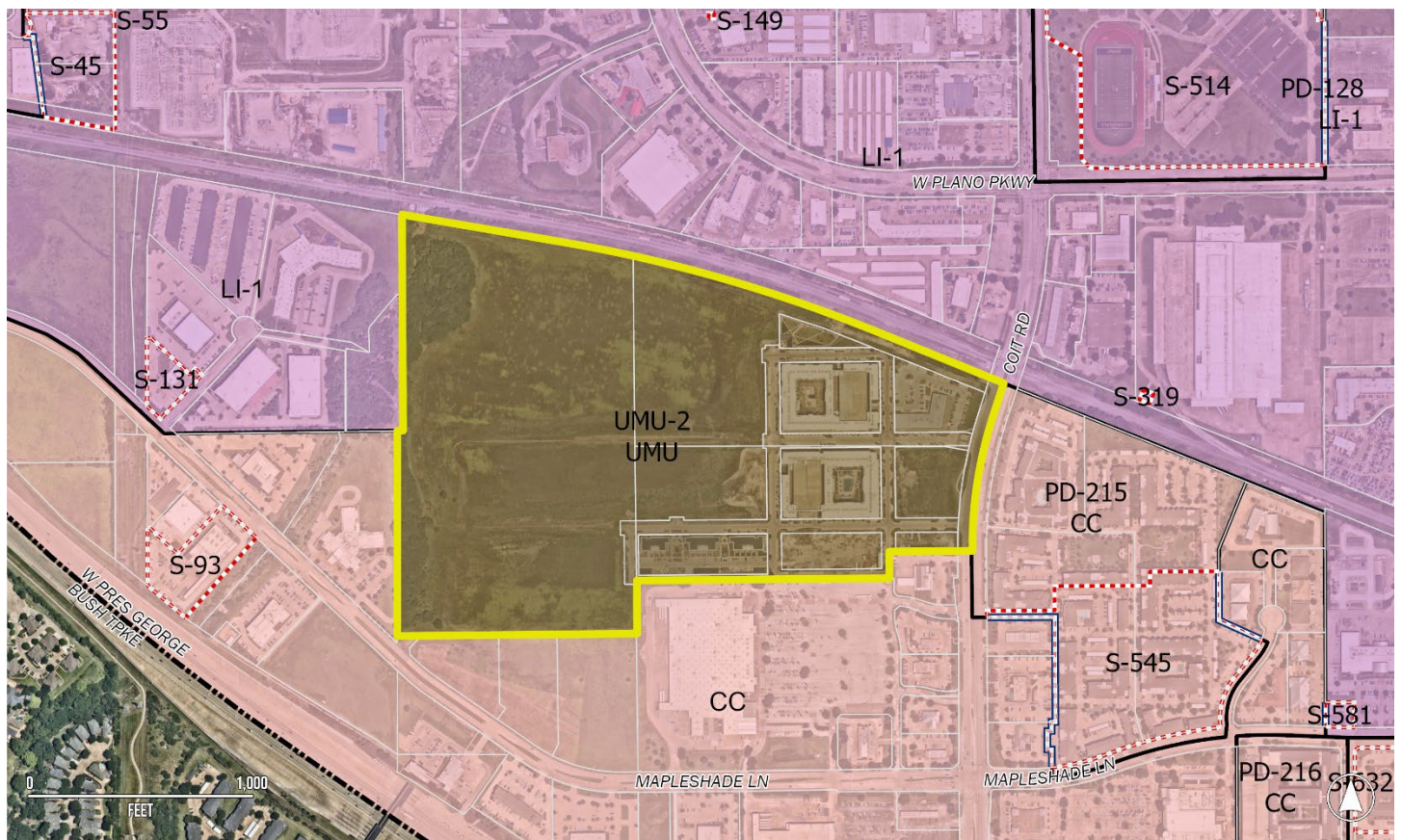
The UMU-2 district was established in 2014 to facilitate the Beacon Square development. Amendments in 2020 modified phasing and development standards by decreasing the total square footage of retail and residential uses, adding three additional live/work units, and amending signage regulations.

Phase 1 of the development, which includes a mix of retail, multifamily, open space, and office uses, is partially complete. More specifically:

- Blocks A, D, E, and J of the development plan have been constructed.
- Block S is currently under construction.
- Blocks N, T, and I (Lots 3 and 4) have not started construction.

Surrounding Land Use and Zoning

North	A railroad runs parallel to the property's northern boundary. Properties to the north across the railroad are zoned Light Industrial-1 (LI-1) and are developed with vehicle repair, mini-warehouse/public storage, service contractor, indoor commercial amusement, government facility, and an electrical substation.
East	The properties to the east across Coit Road are zoned Planned Development-125-Corridor Commercial (PD-125-CC) and are developed with multifamily residences.
South	The properties are zoned Corridor Commercial (CC) and are partially developed with superstore, bank, retail, and restaurant uses.
West	The properties are zoned LI-1 and CC and includes existing private school, professional/general administrative office, medical office, indoor commercial amusement, restaurant, and mini-warehouse/public storage uses.



STAFF PRELIMINARY REPORT – CONFORMANCE TO THE COMPREHENSIVE PLAN

Guiding Principles – This set of Guiding Principles to the Comprehensive Plan establishes overarching themes that apply to all policies and actions and express values for Plano Today, Plano 2050, and Plano Together. Since the principles do not stand alone but are used in concert with one another and carry across the Plan as a whole, each principle must be judged through a lens that incorporates all other principles to be fully and accurately understood. As such, the Planning & Zoning Commission is encouraged to review the full list of Guiding Principles and judge zoning requests through the lens of all principles.

Core Policies: The following policies serve as the fundamental basis for staff recommendations for zoning cases.

Land Use: *Plano will support a system of organized land use to provide housing and employment choices aligned with the market, where new and redevelopment areas respect the viability and quality of life for existing neighborhoods, businesses, and institutions.*

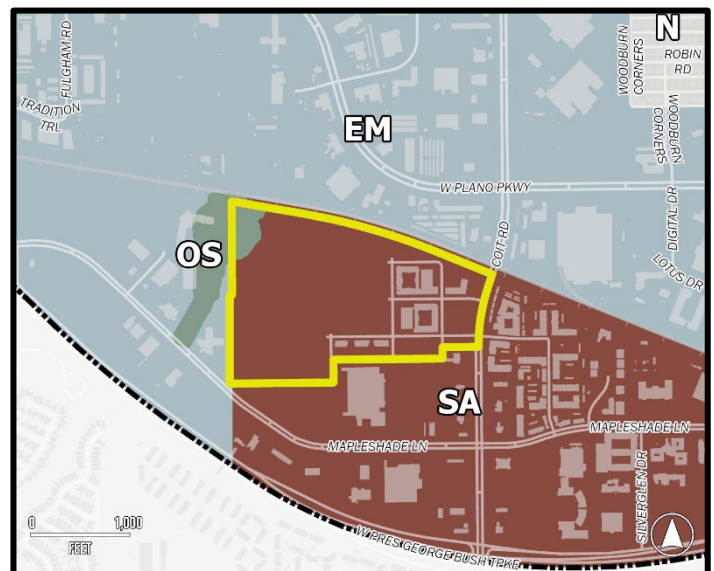
Redevelopment & Growth Management: *Plano will protect and preserve the well-established built environment of Plano and prevent overcrowding by requiring new growth and redevelopment to respect the unique development patterns, suburban character, housing needs, infrastructure capacity considerations, and fiscal constraints of our community.*

Future Land Use Map Category & Dashboard

Future Land Use – The majority of the subject property is located within the [Suburban Activity Centers \(SA\)](#) category, with a small portion in the northwest corner located in the [Open Space Network \(OS\)](#) category of the Future Land Use Map (FLUM).

Description: *The SA category applies to areas with large commercial and mixed-use developments that serve the specialty shopping, dining, service, and entertainment needs at the intersections of high traffic corridors. These areas are typically 50-100 acres in size and anchored by major retailers, superstores, large grocers, or theaters. Hotels, office, and institutional uses are supportive uses in these centers. When provided, residential uses should be incorporated within cohesively planned, mixed-use developments of moderate density and intensity.*

The proposed request is consistent with the Comprehensive Plan SA Description because it is intended to support the previously approved mixed-use development through modifications to the phasing standards and signage requirements. The amendments will be incorporated into the cohesively planned mixed-use development to allow for the construction of additional nonresidential development.



The following priorities are applicable to this request:

Priority #1: *Creating destination shopping and entertainment centers.*

The request is consistent with Priority #1 as it will allow for the creation of additional destination shopping square footage within the current phase of development. The proposed signage changes will also contribute to the identification of the property as a destination shopping center.

Priority #2: *Activated open space, quality building materials, and walkable streetscapes internal to the development.*

The amendments will not alter the previously approved open space, building materials, or streetscape standards.

Priority #3: *Thoughtfully and cohesively planned mix of uses.*

The request will not alter the previously approved planned mix of uses.

FLUM – SA Description and Priorities		
Description		Meets
Priorities	#1: <i>Creating destination shopping and entertainment centers.</i>	Meets
	#2: <i>Activated open space, quality building materials, and walkable streetscapes internal to the development.</i>	N/A
	#3: <i>Thoughtfully and cohesively planned mix of uses.</i>	N/A

Description: *The Open Space Network future land use category includes major public open space preserves, community parks, neighborhood parks, linear parks, and trails. These areas are intended to retain their character to provide regional recreation and leisure opportunities.*

The proposed request is consistent with the Comprehensive Plan OS Description because it is intended to support the previously approved mixed-use development through modifications to the phasing standards and signage requirements. The amendments will be incorporated into the cohesively planned mixed-use development and will maintain the formerly approved designated open space in this area.

The following priorities are applicable to this request:

Priority #1: *Maintain and upgrade parks and open spaces as needed to serve the health and recreational needs of the diverse community.*

The request will not alter the previously approved designated open space areas, and therefore, the proposed request meets Priority #1 described herein.

Priority #2: *Improve access to these areas through transit and micromobility options.*

There are no additional transit or micromobility options that would apply to this request.

FLUM – OS Description and Priorities		
Description		Meets
Priorities	#1: <i>Maintain and upgrade parks and open spaces as needed to serve the health and recreational needs of the diverse community.</i>	Meets
	#2: <i>Improve access to these areas through transit and micromobility options.</i>	N/A

Mix of Uses – The request will not alter the previously approved planned mix of uses.

Desirable Character Defining Elements in SA Designation – The request will not alter the established character defining elements.

Other Comprehensive Plan Maps

The request is in conformance with and would not require improvements applicable to the Thoroughfare Plan Map, Bicycle Transportation Plan Map, Parks Master Plan Map, and the Expressway Corridor Environmental Health Map.

Additional Comprehensive Plan Policies

Redevelopment & Growth Management Policy 5 (RGM5):

Ensure that any rezoning requests for multiuse development include:

- A. *No more than 50% square footage for residential uses. Requests should also conform with other identifying elements (density, building height, etc.) in the applicable Dashboard descriptions. Requests that do not conform with these requirements must be justified by findings; and*
- B. *Phasing requirements that prevent the disproportionate completion of residential uses prior to nonresidential uses within the development. Nonresidential square footage must constitute a minimum of 33% of all square footage approved for occupancy during development (e.g., every 2 square feet of residential development requires at least 1 square foot of nonresidential development).*

The applicant’s request does not impact RGM5(A) as it does not modify the percentages of nonresidential and residential square footage.

The request is consistent with RGM5(B) because the amendment is intended to allow the development of additional nonresidential uses prior to the development of more residential uses.

Facilities & Infrastructure Policy

Water & Sewer – Water and sanitary sewer service is existing for the site. No additional water or sewer demand is anticipated as a result of this request.

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

Public Safety Response Time – Fire emergency response times will be sufficient to serve the site based on existing personnel, equipment, and facilities.

The request is consistent with the Facilities and Infrastructure Policy because water and sewer service already exist for the site, a TIA is not required, and Public Safety Response Times will not be impacted further.

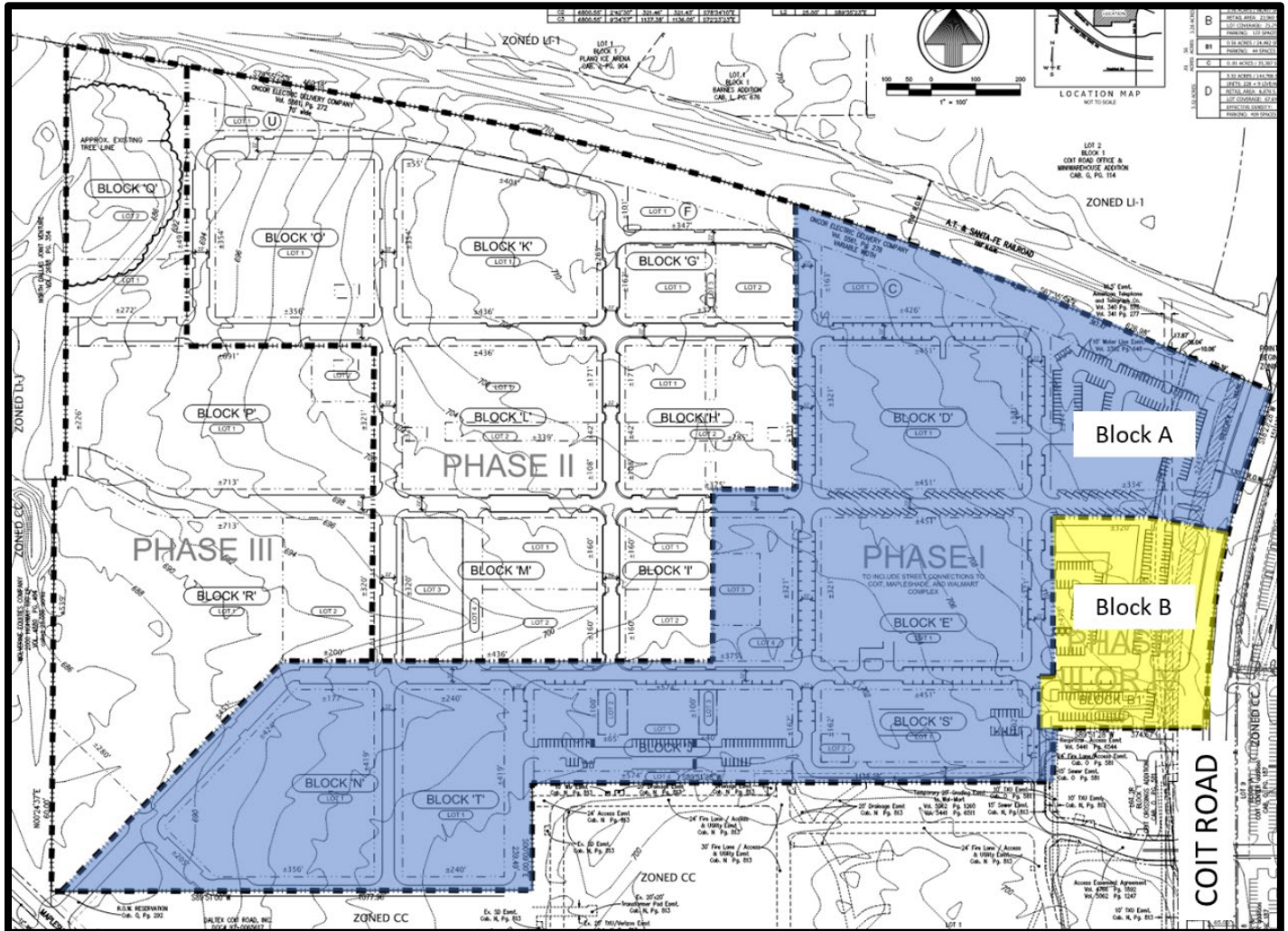
[Findings Policy](#) – Findings are not required to approve this request.

Conformance to the Comprehensive Plan Summary

Policy or Study	Analysis
Future Land Use Map and Dashboards	
<i>Description & Priorities</i>	Meets
<i>Mix of Uses</i>	N/A
<i>Character Defining Elements</i>	N/A
Thoroughfare Plan Map	N/A
Bicycle Transportation Plan Map	
Parks Master Plan Map	
Expressway Corridor Environmental Health Map	
Redevelopment & Growth Management Policy 5 (RGM5)	Meets
Facilities & Infrastructure Policy	Meets

STAFF PRELIMINARY REPORT – ANALYSIS & RECOMMENDATION

Phasing – The adopted UMU-2 development plan includes an exhibit showing how various blocks will be developed over three or four phases. Phase 1 (shown in blue in the image below) includes a single block of retail along Coit Road (Block A), in addition to multifamily, office, and open space on the other blocks. An additional block of retail and parking along Coit Road (Blocks B and B1) is currently shown for development as part of Phase 3 or 4 (shown in yellow in the image below). Due to the success in leasing retail in Block A, the applicant is requesting to amend the phasing exhibit to construct the retail in Blocks B and B1 as part of Phase 1.



Section 10.700.9C of the Zoning Ordinance requires that no less than 20,000 square feet of non-residential space be constructed as part of the first phase of any UMU development. Approval of the request would increase the amount of non-residential square footage in Phase 1 from 238,640 to 262,600. Therefore, the increase in non-residential square footage as part of Phase 1 is supported by the UMU district requirements.

Signage – In 2020, UMU-2 was amended to allow the blocks with frontage along Coit Road to follow the city’s standard signage requirements for all overlay districts. This allows the installation of three

freestanding signs along the district's Coit Road frontage. As part of this request, the applicant is requesting to allow one of these three signs to be constructed in a cube shape, as shown in the images below, for the purposes of branding the Beacon Square development.



This type of cube-shaped signage is not permitted by the city's standard signage regulations. A "V-shape" sign could be constructed in this location but would be limited to two panels per the definition of V-shape sign in the Zoning Ordinance:

Sign – V-Shape: Any freestanding sign constructed of 2 panels in the form of a V, when seen from above, with a maximum angle between the panels of 45 degrees.

To accommodate this request, a signage exhibit will be attached to the development plan that includes dimensional restrictions for the proposed sign. The copy area will be limited to the square footage shown in the exhibit. No increase in copy area is proposed above that already permitted.

The applicant is also requesting to allow sign bases to be excluded from the copy area calculations for signage along Coit Road. This is due to the significant change in grade from the curb along Coit Road to the row of parking in front of the retail buildings and how this relates to the city's practice of measuring sign size.

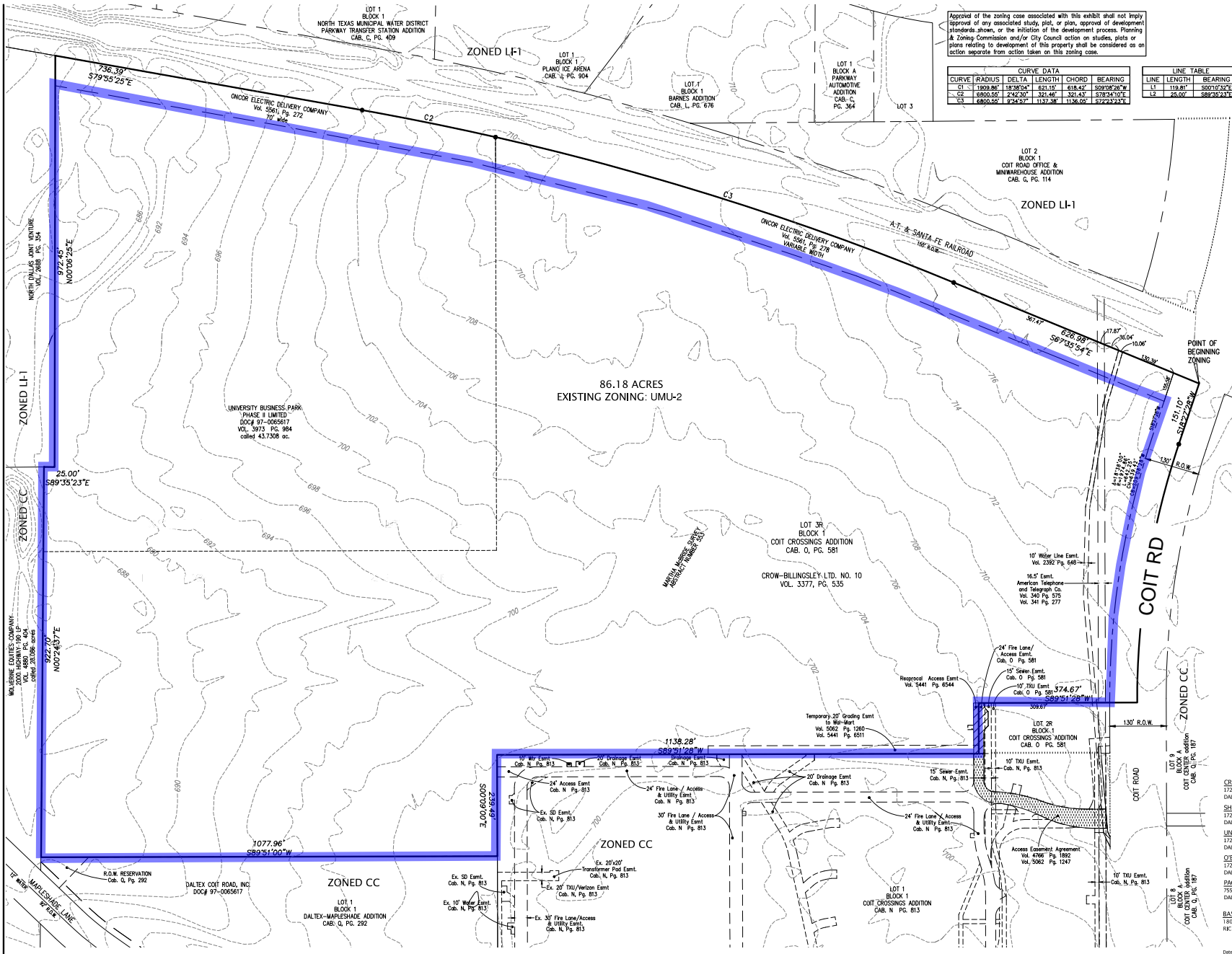
The proposed signage amendments would allow the district to create unique branding, further the goals of the UMU district to create a community identity. As it allows no increase in the size or total number of signs already permitted in this location, staff is supportive of the request.

SUMMARY:

The purpose of this request is to amend Urban Mixed-Use-2 (UMU-2) to modify phasing and signage standards. Additional retail square footage in the first phase is consistent with the UMU district standards and recommendations of the comprehensive plan. The modifications to the signage standards would allow the installation of a unique district branding design without allowing an increase in the size or number of signs along Coit Road.

RECOMMENDATION:

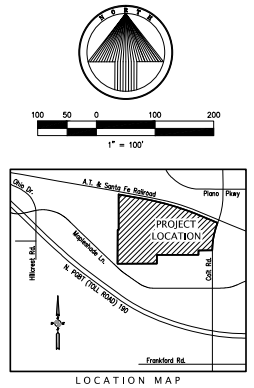
Recommended for approval.



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

CURVE DATA				LINE TABLE	
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	1909.86	183°04'	821.15	618.42	S29°32'26"W
C2	8900.50	242°30'	321.46	321.43	S78°24'10"E
C3	6800.00	87°43'	1137.38	1136.06	S72°23'23"E

LINE	LENGTH	BEARING
L1	119.81	S00°10'32"E
L2	25.00	S89°36'23"E



ZONING EXHIBIT

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" as shown on the plat recorded in Volume 3888 Page 581 in the Collin County Plat Records (CCPR), and also including part of the called 43730' access road described in the deed to University Business Park Phase I Limited recorded as Document No. 97-0065817 in Volume 3973 Page 984 in the Collin County Deed Records (CCDR), and being more particularly described as follows:

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

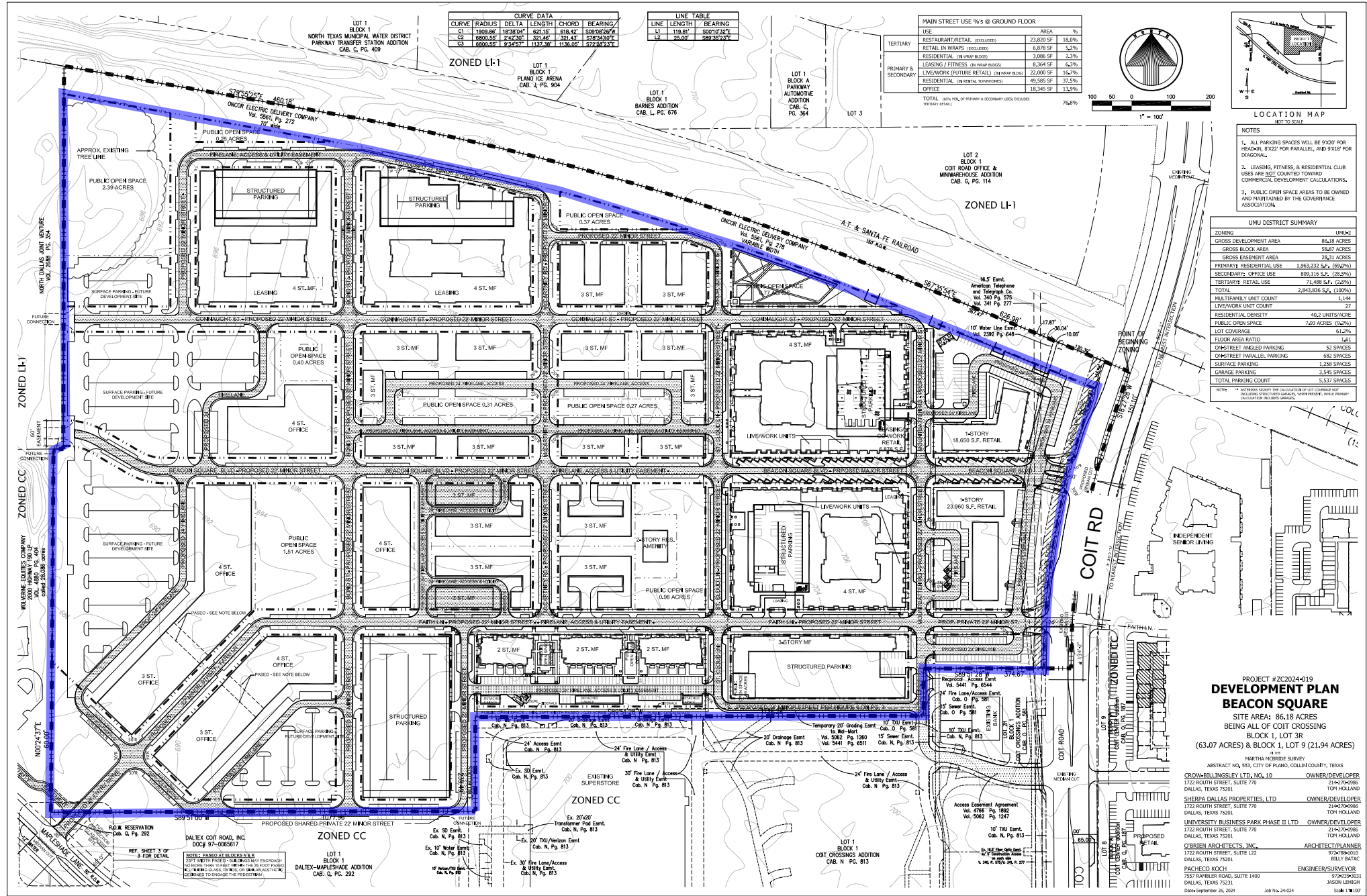
THENCE South along the centerline of Coit Road the following:

- THENCE South 182°27'38" West, 150.10 feet;
- THENCE South by an arc distance of 62113 feet along a tangent curve to the left with a radius of 1004.86 feet, a central angle of 182°04', and the chord bears South 00°09'29" West 618.42 feet;
- THENCE South 189°10'47" West, 626.98 feet departing the centerline of Coit Road and continuing along the north side of said "Coit Crossings Addition";
- THENCE South 00°02'32" East, 119.81 feet along the west side of said Lot 2R;
- THENCE South 89°51'18" West, 1138.28 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 Collin County Plat Records in Volume 3888 Page 581 in the CCPR;
- THENCE South 00°09'10" East, 239.40 feet along the west side of said Lot 1 to the northeast corner of Lot 1, Block 1 of "Coit Crossings Addition", an addition to the City of Plano recorded in Collin County Plat Records in Volume 3888 Page 581 in the CCPR;
- THENCE South 89°51'00" West, 1077.96 feet along the north side of said Lot 1;
- THENCE North 02°24'37" East, 922.70 feet along the west side of said University Business Park Phase I Limited tract and along the east side of the called 28.686 acre tract described in the deed to University Business Park Phase I Limited recorded as Document No. 97-0065817 in Volume 3973 Page 984 in the CCPR;
- THENCE South 89°52'23" East, 25.00 feet;
- THENCE North 02°08'25" East, 972.45 feet along the east side of the tract of land described in the deed to Santa Fe Area 150' wide right-of-way recorded in Volume 354 in the CCPR, 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°52'25" East, 726.39 feet;
 - THENCE Easterly an arc distance of 321.46 feet along a tangent curve to the right with a radius of 6900.50 feet, a central angle of 2°42'30", and the chord bears South 78°34'10" East, 321.43 feet;
 - THENCE Easterly an arc distance of 1137.38 feet along a non-tangent curve to the right with a radius of 6900.50 feet, a central angle of 8°04'24", and the chord bears South 72°23'23" East, 1136.06 feet;
 - THENCE South 87°55'54" East, 626.98 feet to the POINT OF BEGINNING and CONTAINING 86.18 acres of land, more or less.

PROJECT #
ZONING EXHIBIT
BEACON SQUARE
 86.18 ACRES

IN THE
 MARTHA MCBRIDE SURVEY, ABSTRACT NO. 553
 COLLIN COUNTY, TEXAS

CROW-BILLINGSLEY LTD. NO. 10 1722 SOUTH STREET, SUITE 770 DALLAS, TEXAS 75201	OWNER/DEVELOPER TOM HOLLAND
SHERPA DALLAS PROPERTIES, LTD 1722 SOUTH STREET, SUITE 770 DALLAS, TEXAS 75201	OWNER/DEVELOPER TOM HOLLAND
UNIVERSITY BUSINESS PARK PHASE I LTD 1722 SOUTH STREET, SUITE 770 DALLAS, TEXAS 75201	OWNER/DEVELOPER TOM HOLLAND
O'BRIEN ARCHITECTS, INC. 1722 SOUTH STREET, SUITE 122 DALLAS, TEXAS 75201	ARCHITECT/PLANNER BILLY BARTAC
PACHECO KOCH 7537 RAMBLER ROAD, SUITE 1400 DALLAS, TEXAS 75231	ENGINEER/SURVEYOR JASON LEHIGH
BASILINE PROFESSIONAL SURVEYORS 1801 CATERER BLVD., SUITE 103 RICHARDSON, TEXAS 75080	SURVEYOR 972-535-6325



CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	1500.00'	18.3810°	62.15'	578.42'	S09°08'29"W
C2	1800.00'	24.2307°	93.44'	331.43'	S72°34'02"E
C3	1800.00'	24.2307°	93.44'	331.43'	S72°34'02"E

LINE TABLE

LINE	LENGTH	BEARING
L1	118.01'	S00°10'29"E
L2	24.00'	S88°25'24"E

MAIN STREET USE %'S @ GROUND FLOOR

USE	AREA	%
RESTAURANT/RETAIL (incl. bars)	23,820 SF	18.0%
RETAIL (IN WRAPS (incl. bars))	6,878 SF	5.2%
RESIDENTIAL (IN WRAP BLDGS)	3,086 SF	2.3%
LEASING / FITNESS (in wrap bldgs)	8,304 SF	6.3%
LIVELWORK (OFFICES, RETAIL) (IN WRAP BLDGS)	22,000 SF	15.7%
RESIDENTIAL (IN WRAP BLDGS)	49,585 SF	37.5%
OFFICE	18,345 SF	13.9%
TOTAL (100% OF PRIMARY & SECONDARY USES EXCLUDING TERTIARY USES)	76,918	76.9%



- NOTES**
1. ALL PARKING SPACES WILL BE 9'00" FOR HEIGHT, 9'02" FOR PARALLEL, AND 9'01" 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 GOVERNANCE ASSOCIATION.

UNLU DISTRICT SUMMARY

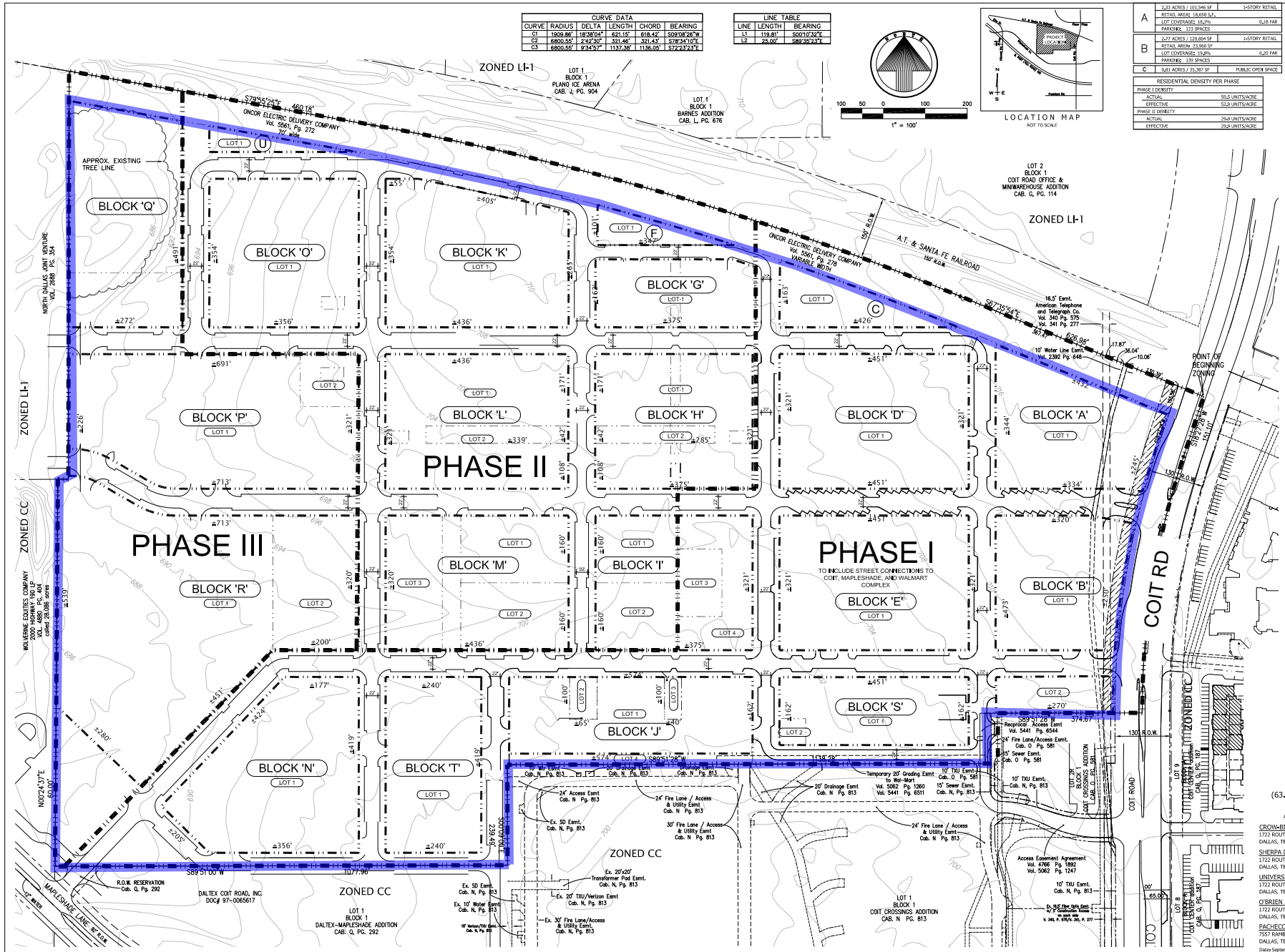
ZONING	UNLU
GROSS DEVELOPMENT AREA	86.18 ACRES
GROSS BLOCK AREA	58.87 ACRES
GROSS EASEMENT AREA	2.73 ACRES
PRIMARY RESIDENTIAL USE	1,963,232 S.F. (22.8%)
SECONDARY OFFICE USE	809,116 S.F. (28.5%)
TERTIARY RETAIL USE	718,488 S.F. (2.0%)
TOTAL	2,843,836 S.F. (100%)
MULTIFAMILY UNIT COUNT	27
LIVELWORK UNIT COUNT	402 UNITS/ACRE
PUBLIC OPEN SPACE	7.83 ACRES (9.1%)
LOT COVERAGE	61.2%
FLOOR AREA RATIO	1.41
ON-STREET ANGLED PARKING	52 SPACES
ON-STREET PARALLEL PARKING	682 SPACES
SURFACE PARKING	1,258 SPACES
GARAGE PARKING	3,545 SPACES
TOTAL PARKING COUNT	5,537 SPACES

NOTE: * REFERS TO THE CALCULATION OF GROSS DEVELOPMENT AREA (GDA) WHICH INCLUDES THE GROSS DEVELOPMENT AREA (GDA) OF THE PROJECT AND THE GROSS DEVELOPMENT AREA (GDA) OF THE ADJACENT PROJECTS.

**PROJECT #ZC2024-019
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 HOBBS SURVEY
ABSTRACT NO. 353, CITY OF PLANO, COLLIN COUNTY, TEXAS
CROW-BILLINGSLEY LTD. NO. 10 OWNER/DEVELOPER
1722 SOUTH STREET, SUITE 770
DALLAS, TEXAS 75201
SHERPA DALLAS PROPERTIES, LTD. OWNER/DEVELOPER
1722 SOUTH STREET, SUITE 770
DALLAS, TEXAS 75201
UNIVERSITY BUSINESS PARK PHASE II LTD. OWNER/DEVELOPER
1722 SOUTH STREET, SUITE 770
DALLAS, TEXAS 75201
O'BRIEN ARCHITECTS, INC. ARCHITECT/PANNER
1722 SOUTH STREET, SUITE 122
DALLAS, TEXAS 75201
PACHECO KOCH ENGINEER/SURVEYOR
2505 RAINBOW ROAD, SUITE 1400
DALLAS, TEXAS 75221
Date: September 26, 2024
Job No. 24-024
Sheet 1 of 2

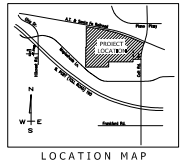


CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	1900.86	183.90°	62.12	318.42	S89°26'30"W
C2	6900.55	2°42'30"	331.46	331.43	S78°24'10"E
C3	6900.55	2°34'57"	1137.38	1136.05	S72°23'21"E

LINE TABLE

LINE	LENGTH	BEARING
L1	119.87	S00°10'34"E
L2	24.90	S88°38'24"E



PHASE I

ACTUAL	50.5 UNITS/ACRE
EFFECTIVE	52.0 UNITS/ACRE

PHASE II

ACTUAL	29.0 UNITS/ACRE
EFFECTIVE	29.0 UNITS/ACRE

RECREATIONAL DENSITY PER PHASE

ACTUAL	0.0 UNITS/ACRE
EFFECTIVE	0.0 UNITS/ACRE

Block	Area	Lot Count	Units	Parking	Notes
A	3.33 ACRES / 144,786 SF	1	44 STORY HP RESIDENTIAL UNITS 228 + 8 LIVEWORK	86 UNITS/ACRE	
B	2.27 ACRES / 100,854 SF	1	44 STORY HP RESIDENTIAL UNITS 228 + 8 LIVEWORK	86 UNITS/ACRE	
C	0.61 ACRES / 26,387 SF	1	PUBLIC OPEN SPACE		
D	3.33 ACRES / 144,786 SF	1	44 STORY HP RESIDENTIAL UNITS 228 + 8 LIVEWORK	86 UNITS/ACRE	
E	3.33 ACRES / 144,786 SF	1	44 STORY HP RESIDENTIAL UNITS 228 + 8 LIVEWORK	86 UNITS/ACRE	
F	0.57 ACRES / 25,135 SF	1	PUBLIC OPEN SPACE		
G	1.26 ACRES / 55,033 SF	1	3 STORY HP RESIDENTIAL UNITS 24	12.3 UNITS/ACRE	
H	2.40 AC / 106,004 SF	1	4 STORY HP RESIDENTIAL UNITS 34	16.5 UNITS/ACRE	
I	1.01 AC / 43,871 SF	1	4 STORY HP RESIDENTIAL UNITS 37	14.3 UNITS/ACRE	
J	3.27 AC / 145,038 SF	1	4 STORY HP RESIDENTIAL UNITS 36	16.5 UNITS/ACRE	
K	3.33 ACRES / 144,786 SF	1	44 STORY HP RESIDENTIAL UNITS 228 + 8 LIVEWORK	86 UNITS/ACRE	
L	0.31 AC / 14,500 SF	1	PUBLIC OPEN SPACE		
M	1.20 AC / 52,424 SF	1	4 STORY HP RESIDENTIAL UNITS 34	16.5 UNITS/ACRE	
N	3.34 ACRES / 145,504 SF	1	44 STORY HP RESIDENTIAL UNITS 228 + 8 LIVEWORK	86 UNITS/ACRE	
O	2.89 ACRES / 128,638 SF	1	44 STORY HP RESIDENTIAL UNITS 228 + 8 LIVEWORK	86 UNITS/ACRE	
P	2.30 AC / 100,958 SF	1	4 STORY OFFICE	147 F.S.P.	
Q	3.2 ACRES / 139,037 SF	1	3.8 4 STORY OFFICE	107 SPACES	
R	1.01 AC / 43,871 SF	1	4 STORY HP RESIDENTIAL UNITS 37	14.3 UNITS/ACRE	
S	1.01 AC / 43,871 SF	1	4 STORY HP RESIDENTIAL UNITS 37	14.3 UNITS/ACRE	
T	2.24 ACRES / 100,275 SF	1	4 STORY OFFICE	147 SPACES	
U	1.25 ACRES / 55,033 SF	1	PUBLIC OPEN SPACE		
Z	22.09 ACRES	1	STREETS, SERVICE DRIVES, & BASEMENTS		
TOTAL PARKING		5,749 PROVIDED			

PROJECT #ZC2024-019
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 HOBBS SURVEY
 ABSTRACT NO. 353, CITY OF PLANO, COLLIN COUNTY, TEXAS

CROW-BILLINGSLEY LTD., NO. 10 OWNER/DEVELOPER
 1722 ROUTH STREET, SUITE 770 2140704096
 DALLAS, TEXAS 75201 TOM HOLLAND

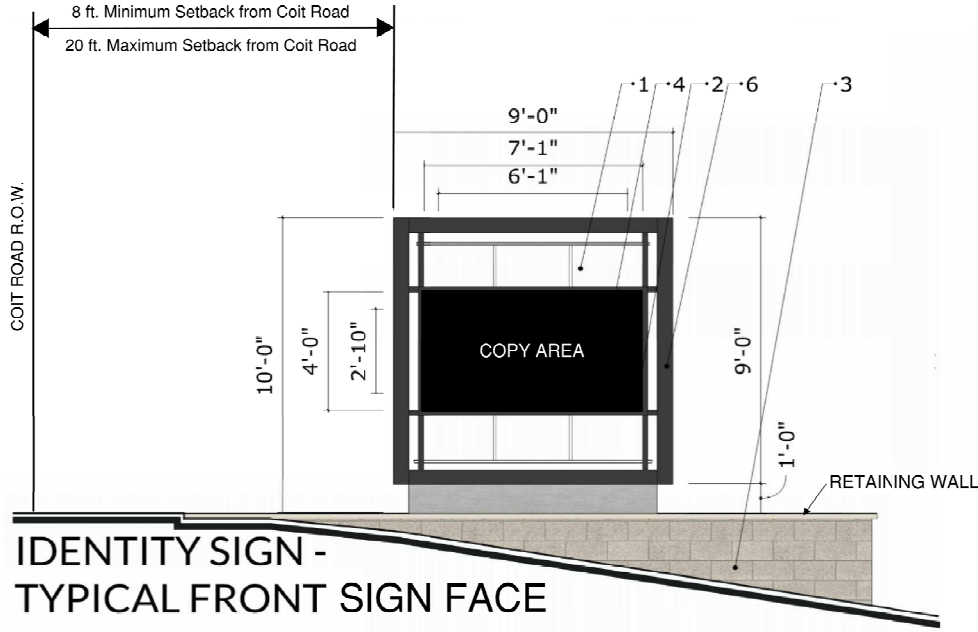
SHERPA DALLAS PROPERTIES, LTD OWNER/DEVELOPER
 1722 ROUTH STREET, SUITE 770 2140704096
 DALLAS, TEXAS 75201 TOM HOLLAND

UNIVERSITY BUSINESS PARK PHASE II LTD OWNER/DEVELOPER
 1722 ROUTH STREET, SUITE 770 2140704096
 DALLAS, TEXAS 75201 TOM HOLLAND

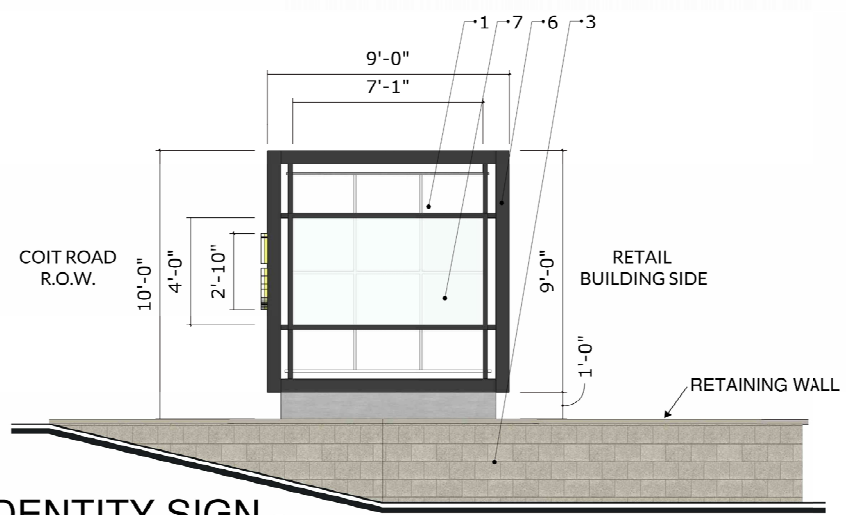
O'BRIEN ARCHITECTS, INC. ARCHITECT/PANNER
 1722 ROUTH STREET, SUITE 122 917610410
 DALLAS, TEXAS 75201 BILLY BATAIC

PACHECO KOCH ENGINEER/SURVEYOR
 2555 RAINBOW ROAD, SUITE 1400 9707921033
 DALLAS, TEXAS 75221 JASON LEHIGH

Date: September 26, 2024 388 No. 24-204 5/8" = 1" Plot 2 of 2



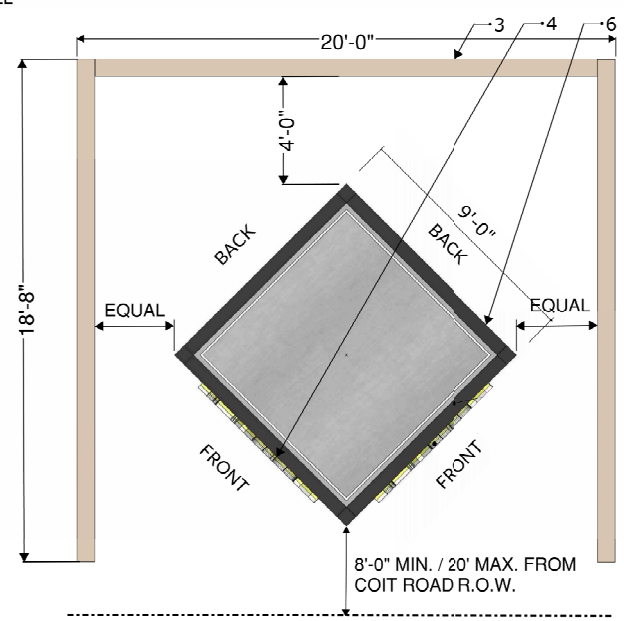
IDENTITY SIGN -
TYPICAL FRONT SIGN FACE



IDENTITY SIGN -
TYPICAL BACK SIGN FACE



ILLUSTRATIVE EXAMPLE



IDENTITY SIGN - PLAN VIEW

PROJECT #22024-019
DEVELOPMENT PLAN
BEACON SQUARE
SITE AREA: 86.18 ACRES
BEING ALL OF COIT CROSSING
BLOCK 1, LOT 25
(63.07 ACRES) & BLOCK 1, LOT 9 (21.94 ACRES)

INVESTOR: HENRY HENNING SURVEY
ABSTRACT NO. 883, CITY OF PALM BEACH COUNTY, FLORIDA

OWNER/DEVELOPER:
CROWN-BELLINGHAY LTD, NO. 20
1102 CROWN STREET, SUITE 100
DALLAS, TEXAS 75246

OWNER/DEVELOPER:
SHERPA DALLAS PROPERTIES, LTD.
2122 COPPIN AVENUE, SUITE 100
DALLAS, TEXAS 75246

OWNER/DEVELOPER:
UNIVERSITY BUSINESS PARK PHASE II LTD.
100 SOUTH STREET, SUITE 200
DALLAS, TEXAS 75201

OWNER/DEVELOPER:
OYSEN ARCHITECTS, INC.
100 SOUTH STREET, SUITE 200
DALLAS, TEXAS 75201

ARCHITECT/PLANNER:
OYSEN ARCHITECTS, INC.
100 SOUTH STREET, SUITE 200
DALLAS, TEXAS 75201

ENGINEER/SURVEYOR:
FRANK C. BEEBE
7507 HAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75249

DATE: September 26, 2024

JOB NO. 24-021

SHEET 1 OF 20