

Zoning Case 2024-019

An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to amend Urban Mixed Use-2 on 86.2 acres of land out of the Martha McBride Survey, Abstract No. 553, located on the west side of Coit Road, 970 feet north of Mapleshade Lane and within the 190 Tollway/Plano Parkway Overlay District in the City of Plano, Collin County, Texas, to modify phasing and development standards; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date.

WHEREAS, the City Secretary of Plano, Texas, directed that notices of a hearing be issued, as required by the Zoning Ordinance of the City of Plano and laws of the State of Texas, at a meeting of the City Council, to be held on the 28th day of October 2024, for the purpose of considering amending Urban Mixed Use-2 on 86.2 acres of land out of the Martha McBride Survey, Abstract No. 553, located on the west side of Coit Road, 970 feet north of Mapleshade Lane and within the 190 Tollway/Plano Parkway Overlay District in the City of Plano, Collin County, Texas, to modify phasing and development standards; and

WHEREAS, the City Secretary of 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 28th day of October 2024; and

WHEREAS, the City Council is of the opinion and finds that such amendment, as amended by the stipulations agreed upon at the public hearing, 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.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended so as to amend Urban Mixed Use-2 to modify phasing and development standards as described in Section II and Section III, which stipulations were agreed upon during the public hearing, on 86.2 acres of land out of the Martha McBride Survey, Abstract No. 553, located on the west side of Coit Road, 970 feet north of Mapleshade Lane and within the 190 Tollway/Plano Parkway Overlay District in the City of Plano, Collin County, Texas, said property being described in the legal description on Exhibit A attached hereto.

Section II. The development standards of Urban Mixed Use-2 are hereby amended, according to the stipulations agreed upon during the public hearing, as described below:

“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:
 - 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.”

Section III. The development plan of Urban Mixed Use-2 is hereby amended, according to the stipulations agreed upon during the public hearing, as provided in Exhibit B.

Section IV. 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 V. 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 VI. The repeal of any ordinance or part of ordinances effectuated 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 VII. 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 VIII. 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 IX. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED on the 28th day of October, 2024.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

ZONING CASE 2024-019

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 acres tract described in the deed to University Business Park Phase II Limited recorded as Document No. 97-0065617 in Volume 3973 Page 984 in the Collin County Deed Records (CCDR), and being more particularly described as follows:

BEGINNING at the intersection of the centerline of Coit Road (130-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 CDDR, to the south line of said A.T. & Santa Fe Railroad;

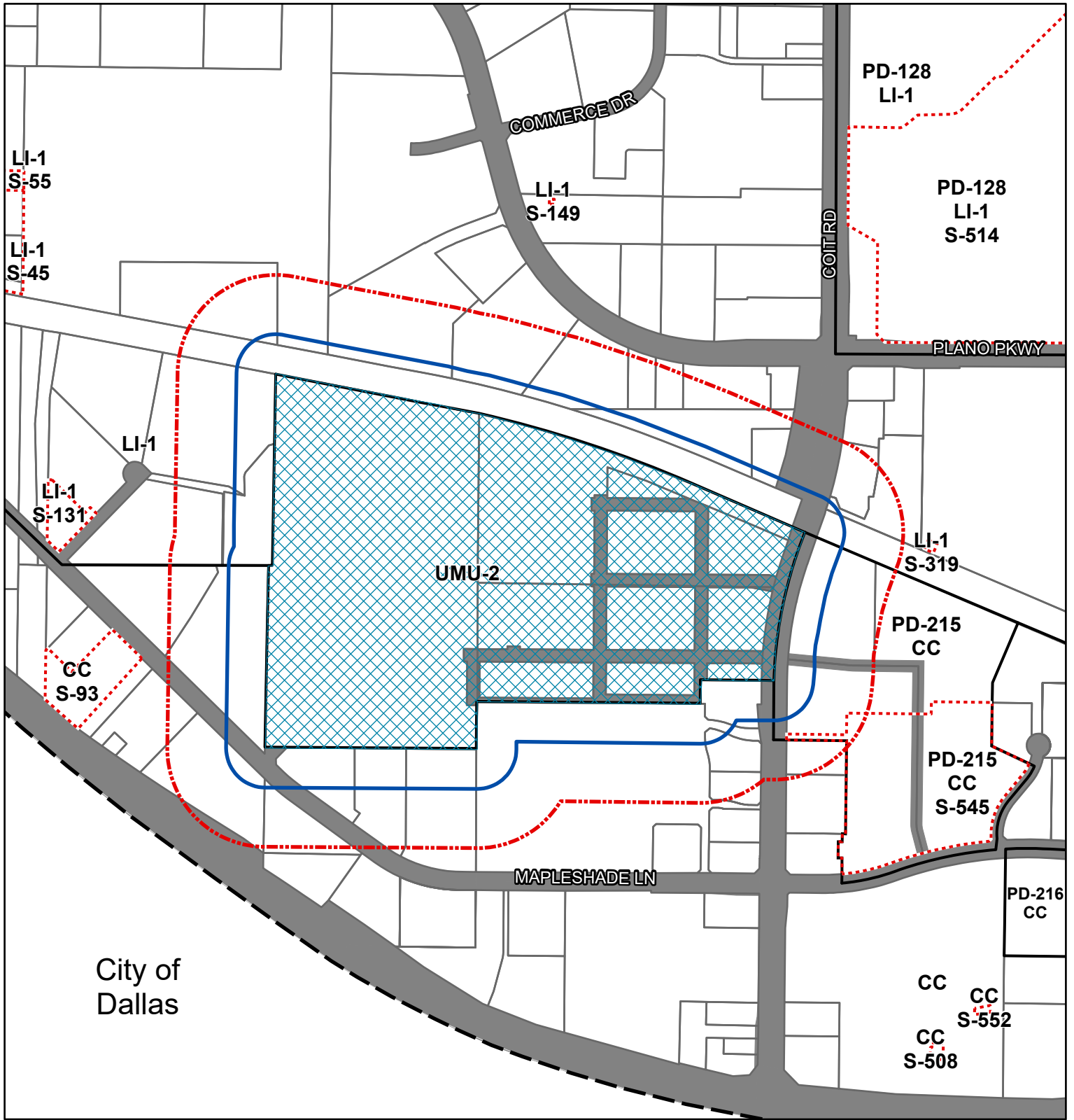
THENCE easterly along the south line of said A.T. & Santa Fe Railroad the following;

THENCE easterly South 79 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 $2^{\circ}42'30''$, 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 $9^{\circ}34'57''$, 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.



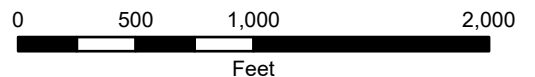
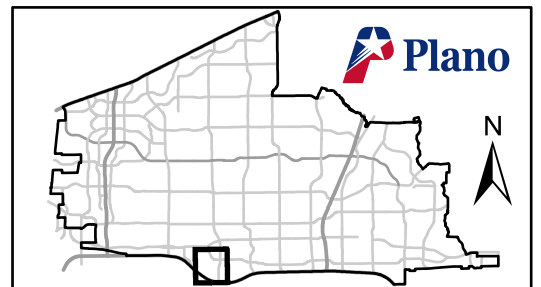
Zoning Case: 2024-019

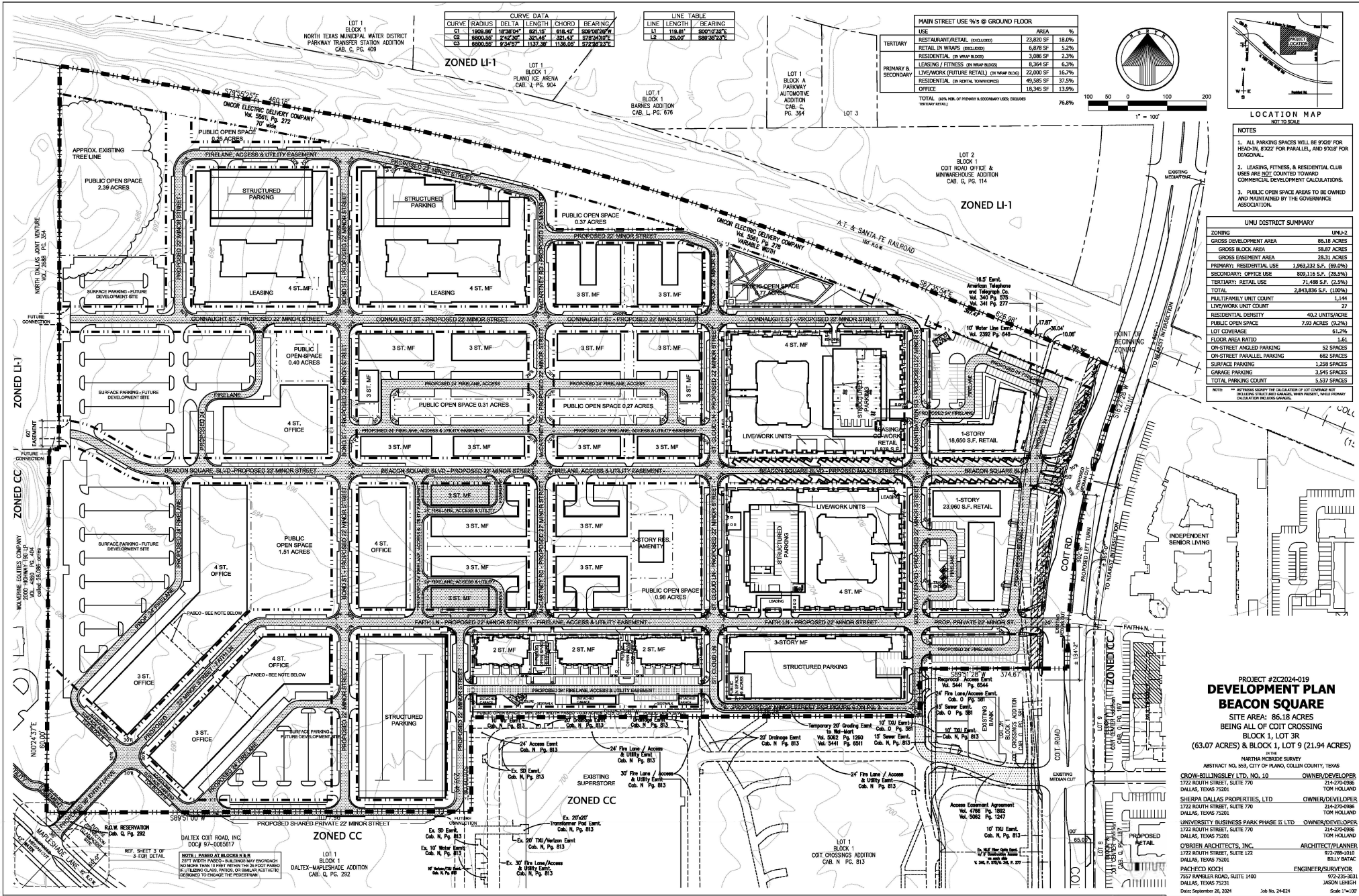
Existing Zoning: Urban Mixed Use-2 and located within the 190 Tollway/Plano Parkway Overlay District

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





CURVE DATA

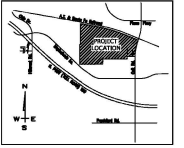
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	1160.87	123.24°	82.12	816.42	S89°02'57" W
C2	8500.55	2°34'30"	301.45	301.45	S72°22'47" E
C3	8500.55	2°34'30"	301.45	301.45	S72°22'47" E

LINE TABLE

LINE	LENGTH	BEARING
L1	118.81	S89°02'57" W
L2	25.00	S89°02'57" W

MAIN STREET USE %'s @ GROUND FLOOR

USE	AREA	%
RESTAURANT/RETAIL (EXCLUDES)	23,820 SF	18.0%
RETAIL IN WRAPS (INCLUDES)	6,878 SF	5.2%
RESIDENTIAL (ON WRAP BLDGS)	3,086 SF	2.3%
LEASING / FITNESS (ON WRAP BLDGS)	8,364 SF	6.3%
LIVEWORK (OFFICE/RETAIL) (ON WRAP BLDGS)	22,200 SF	15.7%
RESIDENTIAL (ON NORTH TOWNHOMES)	49,585 SF	37.5%
OFFICE	18,345 SF	13.9%
TOTAL (EXCL. AREA OF FRONT & SECONDARY USES EXCLUDES TOWNHOMES)		76.9%



- NOTES**
1. ALL PARKING SPACES WILL BE 9'00" FOR HEAD-IN, 9'00" FOR PARALLEL, AND 9'00" 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 GOVERNING ASSOCIATION.

UNIJ DISTRICT SUMMARY

ZONING	UNIJ-2
GROSS DEVELOPMENT AREA	86.18 ACRES
GROSS BLOCK AREA	58.87 ACRES
GROSS EASEMENT AREA	28.31 ACRES
GROSS RESIDENTIAL USE	1,963,232 S.F. (22.9%)
SECONDARY: OFFICE USE	809,116 S.F. (28.5%)
TERTIARY: RETAIL USE	71,488 S.F. (2.5%)
TOTAL	2,843,836 S.F. (100%)
MULTIFAMILY UNIT COUNT	1,144
LIVEWORK UNIT COUNT	27
RESIDENTIAL DENSITY	40.2 UNITS/ACRE
PUBLIC OPEN SPACE	7.93 ACRES (9.2%)
LOT COVERAGE	61.2%
FLOOR AREA RATIO	1.61
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: * RETIERS VERIFY THE CALCULATION OF LOT COVERAGE AND FLOOR AREA RATIO. THESE VALUES ARE BASED ON THE PRELIMINARY CALCULATION INCLUDING GARAGE.

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)

BY
 MARTHA MORRIS SURVEY
 ABSTRACT NO. 553, CITY OF PLANO, COLLIN COUNTY, TEXAS

CROW-BILLINGSLEY LTD., NO. 10 OWNER/DEVELOPER
 3722 SOUTH STREET, SUITE 770
 DALLAS, TEXAS 75201

SHERPA DALLAS PROPERTIES, LTD OWNER/DEVELOPER
 3722 SOUTH STREET, SUITE 770
 DALLAS, TEXAS 75201

UNIVERSITY BUSINESS PARK PHASE II LTD OWNER/DEVELOPER
 3722 SOUTH STREET, SUITE 770
 DALLAS, TEXAS 75201

O'BRIEN ARCHITECTS, INC. ARCHITECT/PLANNER
 1722 SOUTH STREET, SUITE 122
 DALLAS, TEXAS 75201

PAGEHEAD MOCH ENGINEER/SURVEYOR
 7507 RANNEY ROAD, SUITE 1400
 DALLAS, TEXAS 75221

Date: September 26, 2024 Scale: 1" = 100'

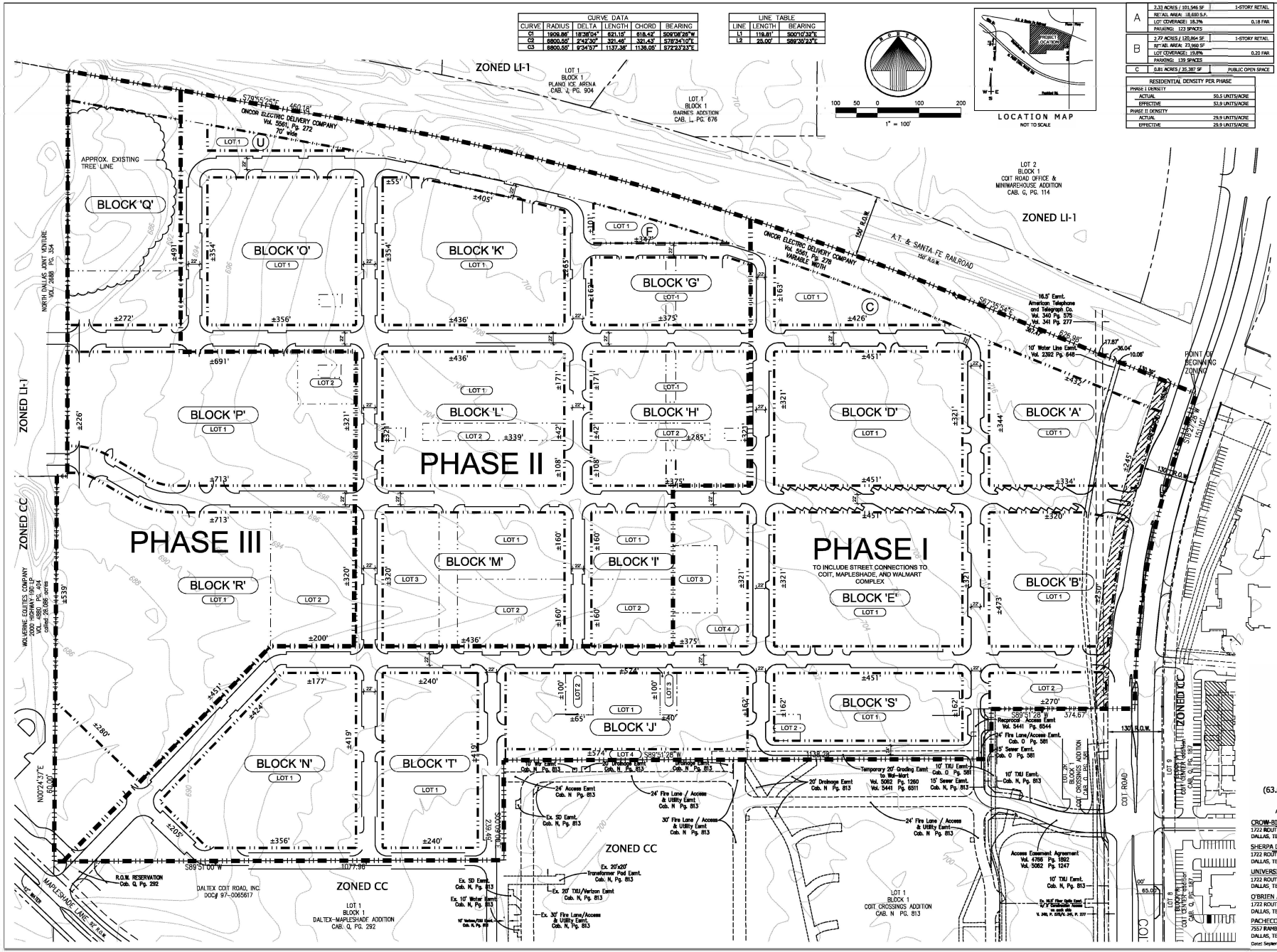
DALEX COIT ROAD, INC.
 DICK # 37-056517

NOTE: PARCELS AT BLOCKS 1 & R
 8'00" WIDTH PARCELS - BUILDINGS MAY ENCHARGE
 NO MORE THAN 10 FEET WITHIN THE 8'00" PARCELS
 IF BUILDING CLASS, FINISH, OR BUILDING HEIGHTS
 DEVIATE TO BEYOND THE PROVISIONS.

LOT 1
 BLOCK 1
 WAPLESHADE ADDITION
 CAB. G, PG. 292

LOT 1
 BLOCK 1
 COIT CROSSING ADDITION
 CAB. N, PG. 813

LOT 1
 BLOCK 1
 COIT CROSSING ADDITION
 CAB. N, PG. 813

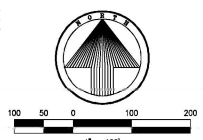


CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	1760.86'	128.23°	60.12'	818.42'	S89°28'26"W
C2	1800.65'	124.20°	81.44'	301.43'	S72°21'01"W
C3	880.65'	124.57°	113.28'	1138.05'	S72°21'01"W

LINE TABLE

LINE	LENGTH	BEARING
L1	178.81'	S89°28'26"W
L2	23.00'	S89°28'26"W



RESIDENTIAL DENSITY PER PHASE

PHASE	ACTUAL	EFFECTIVE
A	50.5 UNITS/ACRE	50.5 UNITS/ACRE
B	27.0 UNITS/ACRE	27.0 UNITS/ACRE
C	0.61 ACRES / 35,367 SF	PUBLIC OPEN SPACE

PHASE I

LOT 1	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 2	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 3	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 4	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 5	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 6	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 7	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 8	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 9	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 10	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 11	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 12	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 13	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 14	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 15	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 16	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 17	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 18	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 19	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 20	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 21	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 22	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 23	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 24	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 25	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 26	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 27	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 28	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
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LOT 32	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 33	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 34	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 35	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 36	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
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LOT 43	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 44	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
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LOT 46	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
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LOT 52	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 53	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 54	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 55	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 56	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 57	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 58	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 59	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 60	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 61	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 62	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 63	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 64	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 65	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 66	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 67	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 68	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 69	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 70	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 71	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 72	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 73	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 74	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 75	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 76	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 77	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 78	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 79	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 80	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 81	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 82	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 83	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 84	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 85	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 86	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 87	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 88	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 89	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 90	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 91	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 92	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 93	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 94	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 95	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 96	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 97	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 98	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 99	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE
LOT 100	3.33 ACRES / 144,786 SF	4-STORY MF RESIDENTIAL	UNITS: 228 + 3 LIW/WORK	86.6 UNITS/ACRE

PROJECT #2024-019
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 NORBIDE SURVEY
 ABSTRACT NO. 553, CITY OF PLANO, COLLIN COUNTY, TEXAS

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

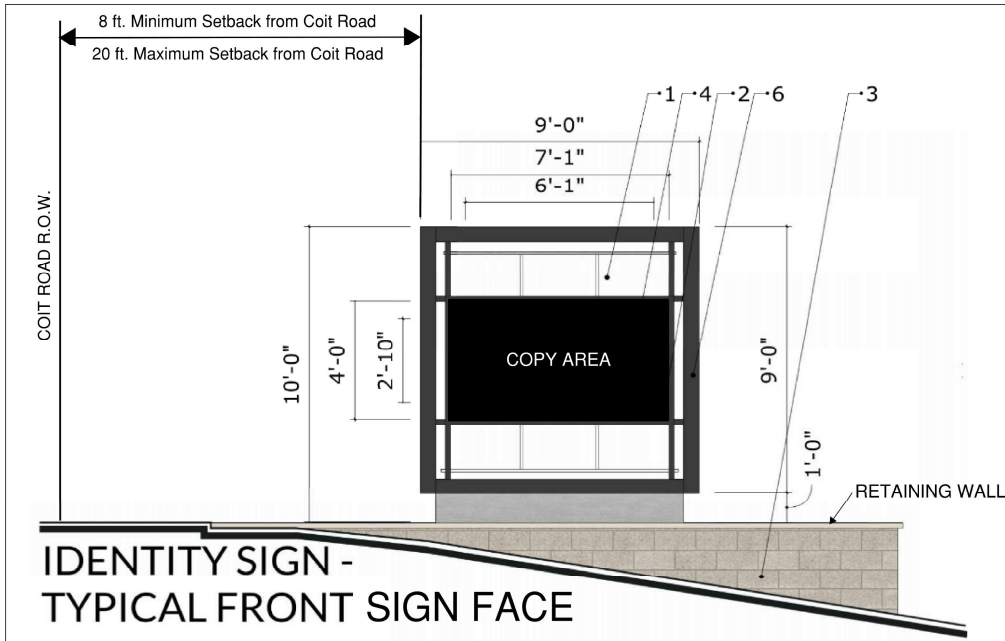
SHERPA DALLAS PROPERTIES LTD OWNER/DEVELOPER
 1722 ROUTH STREET, SUITE 770
 DALLAS, TEXAS 75201

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

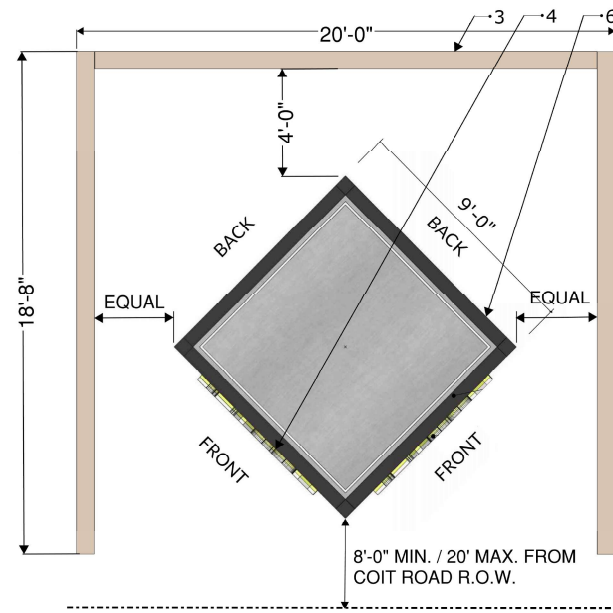
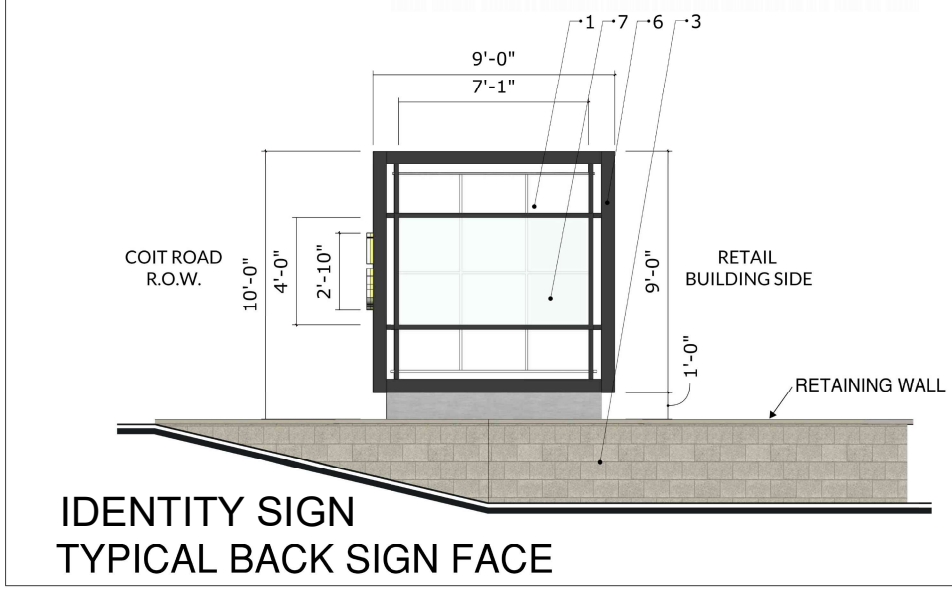
O'BRIEN ARCHITECTS, INC. ARCHITECT/PLANNER
 1722 ROUTH STREET, SUITE 122
 DALLAS, TEXAS 75201

PAOLOCCI ROCK ENGINEER/SURVEYOR
 7551 PARKWAY ROAD, SUITE 1400
 DALLAS, TEXAS 75231

Date: September 26, 2024 306 124-2424 Page 7 of 7



ILLUSTRATIVE EXAMPLE



PROJECT #2020-015
DEVELOPMENT PLAN
BEACON SQUARE
SITE AREA: 86.18 ACRES
BEING ALL LIP LOT CROSSING
BLOCK 1, LOT 26
(63.07 ACRES) & BLOCK 1, LOT 9 (21.94 ACRES)

INTERIM NUMBER SURVEY
ABSTRACT NO. 553, CITY OF PUNTA COLERA COUNTY, TEXAS

CRONWELLINGLEY LTD. NO. 10 OWNER/DEVELOPER
112 SOUTH STREET, SUITE 750 FORT WORTH, TEXAS 76102
DALLAS, TEXAS 75201

SHERPA DALLAS PROJECTS, LTD. OWNER/DEVELOPER
112 SOUTH STREET, SUITE 770 FORT WORTH, TEXAS 76102
DALLAS, TEXAS 75201

UNIVERSITY BUSINESS PARK PHASE II LTD. OWNER/DEVELOPER
112 SOUTH STREET, SUITE 750 FORT WORTH, TEXAS 76102
DALLAS, TEXAS 75201

DYBEN ARCHITECTS, INC. ARCHITECT/PLANNER
1777 SOUTH STREET, SUITE 1212 FORT WORTH, TEXAS 76102
DALLAS, TEXAS 75201

FRANCISCO RIVER ENGINEERS/SURVEYOR
7507 HAMNER ROAD, SUITE 1400 FORT WORTH, TEXAS 76116
DALLAS, TEXAS 75241

8720-015
3/26/2020
Scale: 1"=10'

Date: September 26, 2020 3:48 PM, 2/4/21