

**DATE:** September 22, 2020

**TO:** Applicants with Items before the Planning & Zoning Commission

**FROM:** John Muns, Chair, Planning & Zoning Commission

**SUBJECT:** Results of Planning & Zoning Commission Meeting of September 21, 2020

**AGENDA ITEM NO. (2) - PUBLIC HEARING**

**ZONING CASE 2020-025**

**APPLICANT: Crow-Billingsley, LTD. No. 10, Texas Limited Partnership**

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 development standards and the locations of nonresidential and flex space/live-work uses. Zoned Urban Mixed-Use-2 and located within the 190 Tollway/Plano Parkway Overlay District. Project #ZC2020-025.

**APPROVED:** 5-2 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

Speaker Card(s) Received Support: 3 Oppose: 0 Neutral: 0

Letters Received Within 200' Notice Area: Support: 1 Oppose: 0 Neutral: 1

Petition Signatures Received: Support: 0 Oppose: 0 Neutral: 0

Other Responses: Support: 0 Oppose: 0 Neutral: 0

**STIPULATIONS:**

Restrictions:

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 to 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.

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.

CF/lm

xc: Lucy Billingsley, Crow-Billingsley, LTD. No. 10, Texas Limited Partnership  
Lucilo A. Peña, Crow-Billingsley, LTD. No. 10, Texas Limited Partnership  
Tom Holland, Crow-Billingsley, LTD. No. 10, Texas Limited Partnership  
Juan Torres, HLC, Inc.  
Jeanna Scott, Building Inspections Manager

<https://goo.gl/maps/b4nudadpvAaMWt6f9>

CITY OF PLANO  
PLANNING & ZONING COMMISSION

September 21, 2020

**Agenda Item No. 2**

**Public Hearing:** Zoning Case 2020-025  
Submitted Under the Interim Comprehensive Plan

**Applicant:** Crow-Billingsley Ltd. No. 10, Texas Limited Partnership

---

**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 development standards and the locations of nonresidential and flex space/live-work uses. Zoned Urban Mixed-Use-2 and located within the 190 Tollway/Plano Parkway Overlay District. Project #ZC2020-025.

**REMARKS:**

The request is to amend the Urban Mixed-Use-2 (UMU-2) district approved and adopted in 2014. The subject property is currently undeveloped. On July 20, 2020, new proposed changes were heard by the Planning & Zoning Commission (P&Z) for Zoning Case 2020-011 and recommended for approval. On August 5, 2020, the City Council adopted the *Interim Comprehensive Plan (1986-based)*. This plan is in effect until a 16-member Comprehensive Plan Review Committee (CPRC) completes its analyses of the previous plan and, subsequently, P&Z and City Council complete public hearings and adoption of an updated plan. At the City Council meeting on August 10, 2020, the City Council held a public hearing on Zoning Case 2020-011 followed by a tie vote, therefore, a denial.

On August 13, 2020, the applicant submitted this request for amendments which are detailed in this report. The changes compared to Zoning Case 2020-011 are proposing three additional live/work units rather than nine, removing changes to Block B related to LA Fitness, and adding 2,878 square feet of retail in Block D. The applicant is beginning the first phase of development. They are requesting several changes to the approved Urban Mixed-Use zoning district for large undeveloped properties with higher density residential and commercial uses. 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.



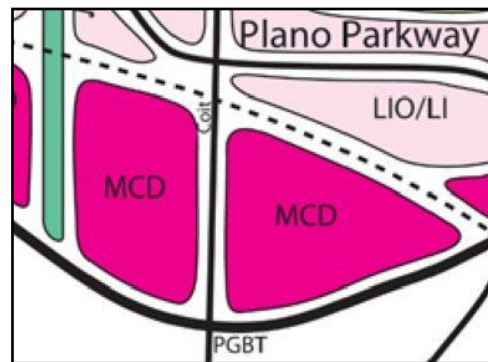
## Surrounding Land Use and Zoning

North	Rail line, existing retail, light vehicle repair, and industrial uses zoned Light Industrial-1.
East	Existing multifamily residences and independent living facility zoned Planned Development-125-Corridor Commercial.
South	Existing retail superstores, bank, and restaurant uses zoned Corridor Commercial.
West	Existing private school, professional/general administrative office, medical office, and mini-warehouse/public storage.

## Conformance to the Comprehensive Plan

This resubmittal was reviewed for conformance with the currently adopted *Interim Comprehensive Plan (1986-based)*. The development plan approved in 2014 was found to be in conformance with the same comprehensive plan currently in effect.

The current Future Land Use Plan in Chapter 2, Land Use, shows the proposed project to be in the Major Corridor Redevelopment (MCD) land use category, which recommends that land along expressway corridors be reserved for economic development and employment opportunities.



The amendments adopted in **Section 2.5-2012 Interim Amendment Redevelopment and Undeveloped Land Policies** indicate that residential development may be appropriate when considered with the following policies:

1. All residential rezoning requests should be evaluated to determine the impact on infrastructure, public safety response, school capacity, and access to and availability of amenities and services.
2. Isolated residential development should not be permitted; residential rezoning requests need to establish **a completely new 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 use is compatible.
3. The 1,200-foot setback for residential uses from the centerline of State Highway 121 should be retained and applied to the Dallas North Tollway, **State Highway 190/President Bush Turnpike**, and U.S. Highway 75.

4. New multifamily zoning should require a minimum density of **40 dwelling units per acre** on the project site. Phased development should have a minimum average density of 40 dwelling units per acre.

Based on the review of the above policies and previous approvals, impacts on infrastructure and public safety response, schools capacity, and access to and availability of amenities has not changed substantially since the previous approval.

The project does not expand into an existing neighborhood. It establishes a new neighborhood via the Urban Mixed-use (UMU) zoning district **as a mid-rise multifamily neighborhood with office, and retail components compatible with surrounding MCD uses.**

The development plan's 1,144 multifamily residential and 27 live/work units are not within the required **1,200-foot setback from State Highway 190/President Bush Turnpike.** The development plan density meets the **minimum density of 40 units** per acre.

Additional support for the requirements above is found in the **5.0 Mixed-Use Policy Statements** and associated guidelines at the end of the current plan.

The mixed-use policy statement of the *Interim Comprehensive Plan (1986-based)* 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 intended to assist in evaluation of proposals for mixed-use projects.

- **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.

Surrounding land uses include big box commercial, stand-alone retail, and multifamily residential. The new development does not conflict with this policy.

- **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 development plan shows the three proposed uses (residential, office, and retail) to be in accordance with this policy.

- **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.

- **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.

Parking information indicates that surface parking is 23% of the total parking. On street parking, including angled and parallel parking, provides approximately 13% parking. The remainder is in structured parking.

There are extensive review guidelines for mixed-use developments, most of which are included in the requirements for UMU districts.

**The proposed project request is in conformance** with the Future Land Use Plan, Element 2, Land Use, including the 2012 policy text amendments, and Policy Statement 5.0 Mixed-use and Mixed-use Guidelines Checklists of the *Interim Comprehensive Plan (1986-based)*.

### **REQUESTED CHANGES TO THE PREVIOUSLY APPROVED DEVELOPMENT PLAN**

In this resubmittal, the allocation of uses has changed from the previously approved plan in 2014. The ensuing six years have seen changes in the demand for retail and residential uses. Office use remains the same. The applicant is adding three (3) live/work units to replace retail space. The proposed square footage is presented below.

		<b>Previously Approved Plan</b>		<b>Proposed Plan</b>	
<b>Primary</b>	Residential Use	2,073,442 SF	69.0%	1,963,232 SF	69.0%
<b>Secondary</b>	Office Use	809,116 SF	27.0%	809,116 SF	28.5%
<b>Tertiary</b>	Retail	117,178 SF	4.0%	71,488 SF	2.5%

The overall square footage of residential and retail uses has decreased, while office uses have remained steady at 809,116. The decreases in residential and retail have resulted in minor changes to the use mix on site.

The following are the proposed changes to the previous development plan.

### **Blocks D, E, and S**

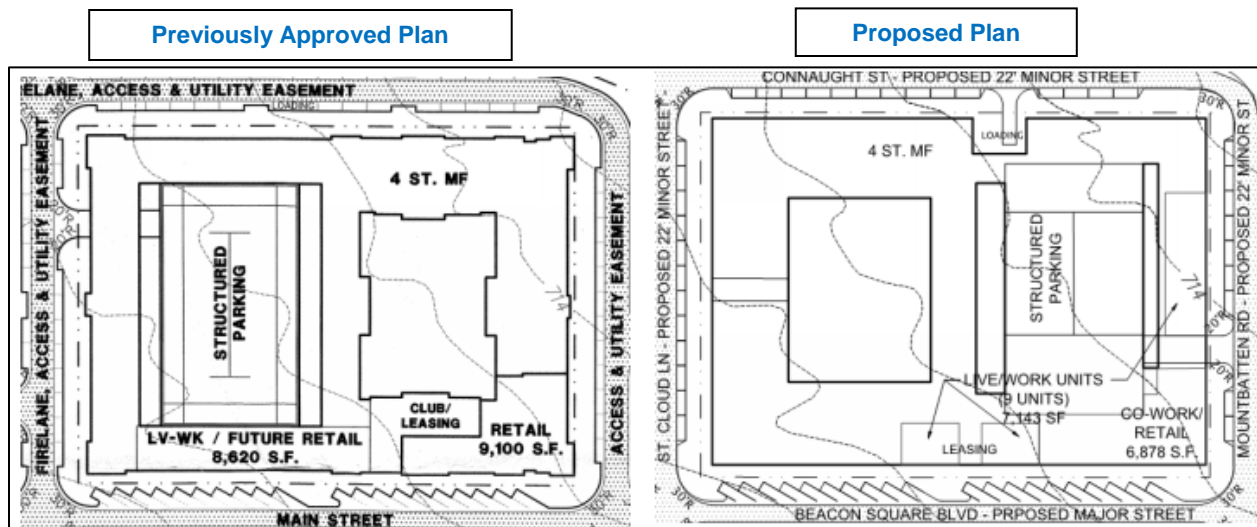
The table below outlines these changes to these blocks:

	<b>Previously Approved Plan</b>	<b>Proposed Plan</b>
<b>Block D</b>	Retail: 9,100 square feet Live/Work: 8,620 square feet (7 units)	Retail: 6,878 square feet Live/Work: 7,143 square feet (9 units)
<b>Block E</b>	Retail: 9,100 square feet Live/Work: 21,310 square feet (17 units)	Retail: 0 square feet Live/Work: 14,857 square feet (18 units)
<b>Block S</b>	Retail: 25,510 square feet Standard southern street layout	Retail: 0 square feet Modified southern street layout

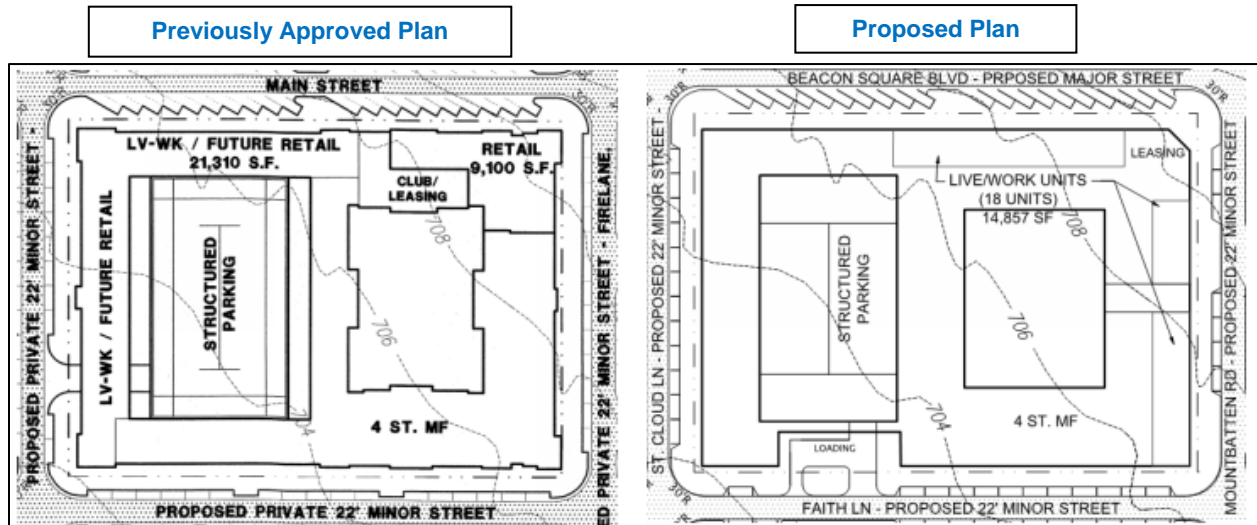
The applicant is proposing to reduce the amount of retail proposed onsite and shifting some retail square footage to live/work units while reducing total retail square footage. It should be noted that this area of the city has a number of existing retail stores and shopping opportunities. With the removal of the commercial component in this area, the main street with active uses required by the UMU district will be eliminated from the development. While a main street with active uses and retail spaces can create activity in the interior mixed-use district, staff remains cautious about requiring retail space to be placed where it may remain vacant or be unsuccessful.

Instead, the applicant proposes 27 Live/Work units, 9 units in Block D, and 18 units in Block E. Building these ground floor units to commercial standards can provide flexibility for a combination of residential and commercial units at the street level and better use of the space. Given the current commercial market, the requirement for interior retail space is questionable. Rather than require commercial space which may or may not be used, the applicant is proposing to apply a higher quality building material standard to facades of buildings along the main street, with an exception for upper floors of office buildings. The standard requires a minimum 80% glass, native stone, clay-fired brick or tile, or a combination of materials. This is the same standard required by the Regional Commercial (RC) and Regional Employment (RE) zoning districts.

## Block D



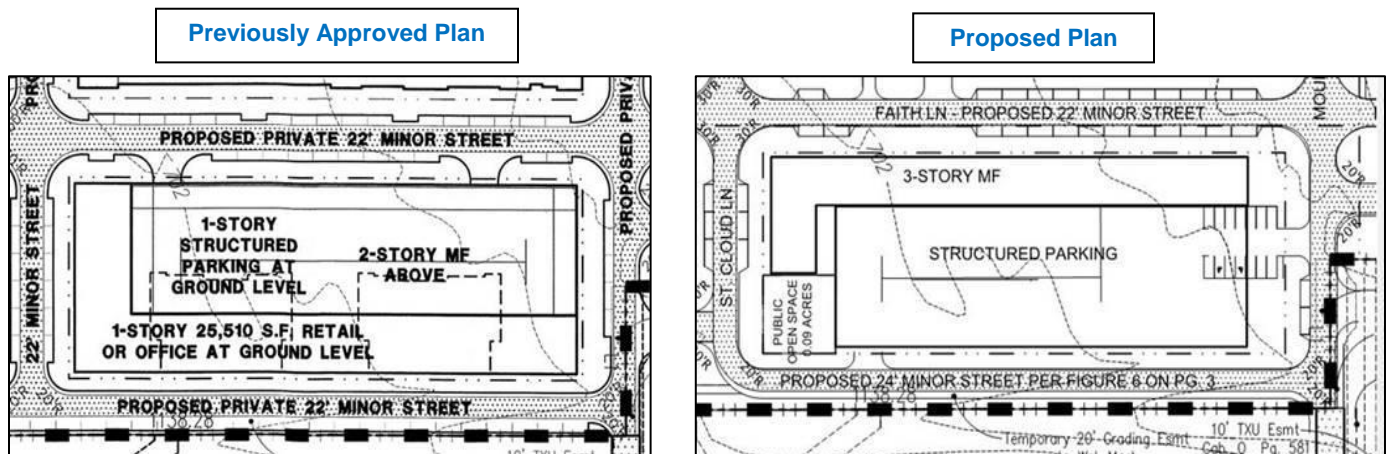
## Block E



## Block S

In Block S, the applicant is proposing to remove all office space and retail space in the parking structure. A modified street layout is proposed to accommodate the existing block south of Block S. Adding the additional residential units will require higher quality building materials to create a unique design aesthetic within the areas requests are reasonable given that the use has changed.

For these reasons, staff is supportive of these amendments.





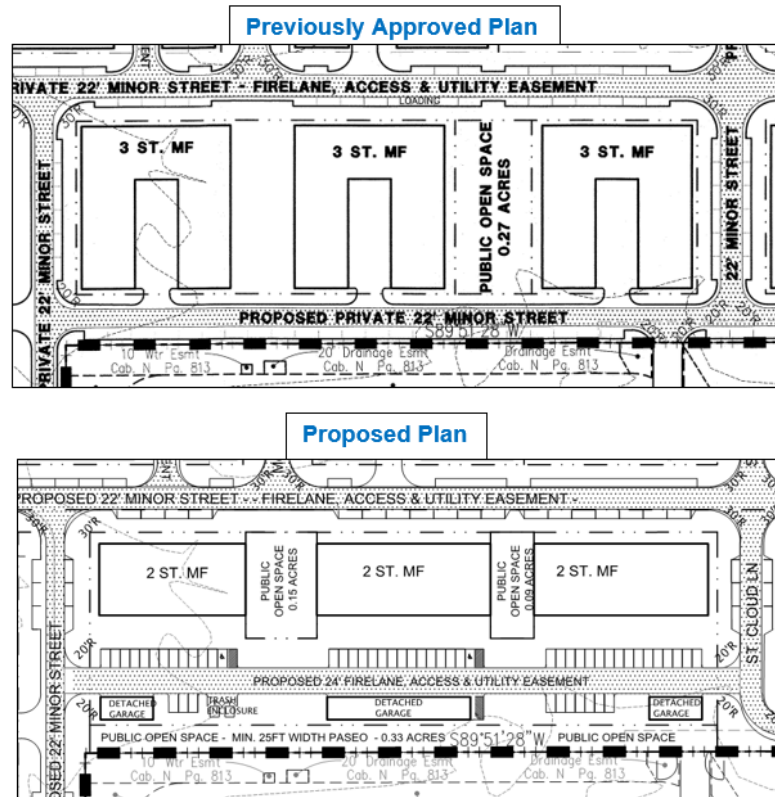
The applicant is requesting to increase the single-tenant maximum first floor square footage requirement of 30,000 square feet to a maximum of 50,000 square feet for the proposed office buildings within these blocks. They propose a paseo, an outdoor public pedestrian walkway, with a minimum 25-foot width to limit the first floor footprint to no more than 30,000 square feet and the upper floor square footages not to exceed 50,000 square feet.

[illegible]

## Block J

Due to the proposed design changes, the applicant is requesting to reduce the floor area ratio (FAR), which is defined as the floor area of a main building or buildings on a lot, divided by the lot area, from 1:1 to 0.6:1. The lot coverage, which is the percentage of the total area of a lot occupied by the base (first story or floor) of buildings located on the lot, is also being reduced from 60% to 30%.

The removal of the street allows for more open space, while still providing vehicular connectivity via a fire lane, and a pedestrian connection through sidewalks on all sides, including a proposed sidewalk through the new open space to the south. Staff is in support of these changes.



## Signage

The applicant is requesting several amendments to signage regulations. The UMU district requires pedestrian-oriented signs as specified by Section 10.800 (Downtown Business/Government District) of Article 10 (Nonresidential Districts) of the Zoning Ordinance. Although these signs are effective for interior, pedestrian-oriented streets, they do not entirely address the needs for buildings which have frontage on Coit Road and Mapleshade Lane. For this reason, the applicant is proposing to apply the requirements of Section 22.600 (190 Tollway/Plano Parkway Overlay District) of Article 22 (Signs) to exterior portions of the property. The applicant is proposing to increase the size of identifications signs from 125 square feet to a maximum size of 150 square feet. Additionally, the applicant is proposing several amendments to the Business Government (BG) district sign standards to allow for illuminated signs and additional sign materials of stainless steel, perforated metal, and acrylic panels.

Monument signs are requested to be used for the office building blocks (M, N, P, R) on the western side of the property. The applicant is requesting that monument signs be allowed to have maximum height of five feet or 75 square feet in area, and a maximum of two monument signs per block. The use of monument signs in the office blocks will reduce the allowable tenant wall signage to a maximum of two signs per building.

The requested changes will allow the applicant to address specific sign needs within the development, and allow flexibility for higher volume exterior thoroughfares and office tenants, while maintaining pedestrian-oriented signs throughout most of the district. Staff is in support of these amendments.

### **SUMMARY:**

The request to amend Urban Mixed-Use-2 to modify development standards is to accommodate the first phases of development and refinements for future office developments. The requested changes are consistent with the policies and recommendations of the *Interim Comprehensive Plan (1986-based)* and are consistent with the original master-planned development approved in 2014. Staff recommends approval of the requested amendments.

### **RECOMMENDATION:**

Recommended for approval as follows: (Additions are indicated by underlining; deletions are indicated by strike-through.)

Restrictions:

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 to 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.

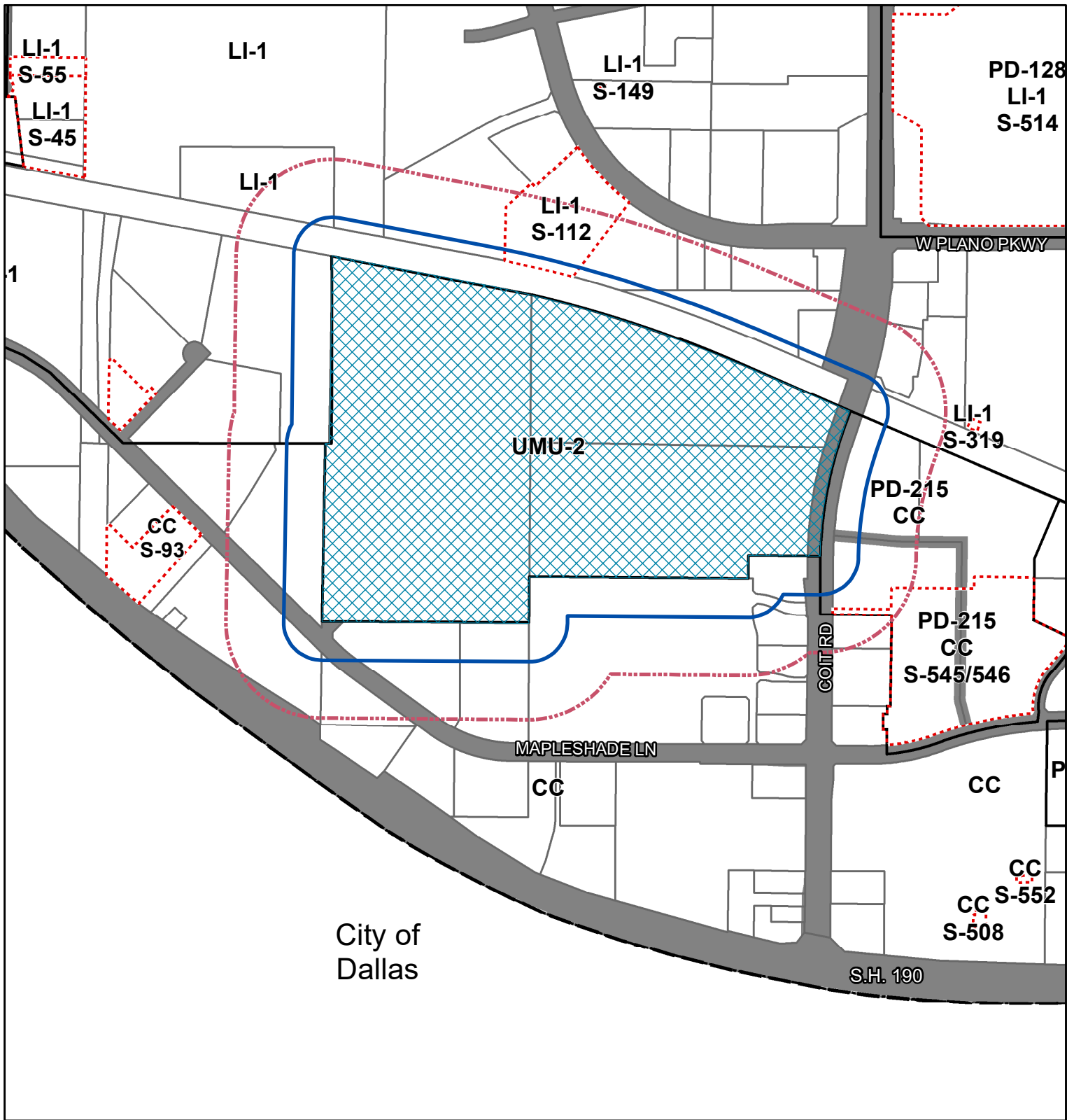
8. Blocks M, N, P, and R

- 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.
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.















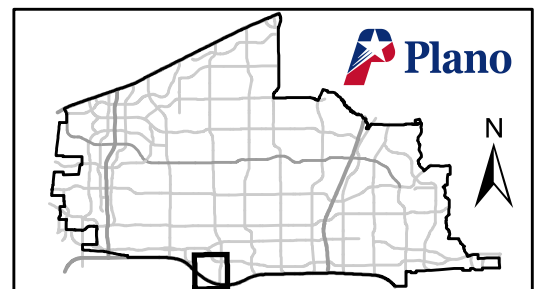


Zoning Case: 2020-025

Existing Zoning: Urban Mixed-Use-2 (UMU-2)

Proposed Zoning: Amend Urban Mixed-Use-2 (UMU-2)

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



0 500 1,000 2,000  
Feet





**Eric Hill, AICP**

**Planning Manager**

1520 K Avenue, 2nd Floor  
Suite 250, Plano, Texas 75074

August 13, 2020

**Re: Beacon Square**  
Billingsley Development  
Zoning Variance of UMU-2

Dear Eric,

This letter is to brief you regarding a few variances/clarifications that we would like to request as part of the site plan approval process for the Beacon Square development PD Ordinance No. 2014-11-7

I've included a plan clip of each site block with architectural renderings that have been produced to convey the character and design and to illustrate the requested variances. (Please note that 3D renderings are not intended to indicate any specific landscape design (hardscape or planting) but are only illustrative of the landscape at this point.)

Please let us know if you have any questions or need any further information regarding these items.

Thank you for your time and consideration.

Sincerely,

**Juan C. Torres**

**Senior Project Manager**

**Hensley Lamkin Rachel, Inc.**

14881 Quorum Drive, Suite 550  
Dallas, TX 75254

Variance Request #1 – Blocks D, E and S.

Our request is to increase the amount live/work units from 24 units to 27 units (adding 3 L/W units) and the removal of 45,690 sf of (retail & Live/work) from Blocks D, E and S.

**Blocks D & E – Development Plan amendment**

The following UMU District Summary Table is listed of the approved 2014 development plan.

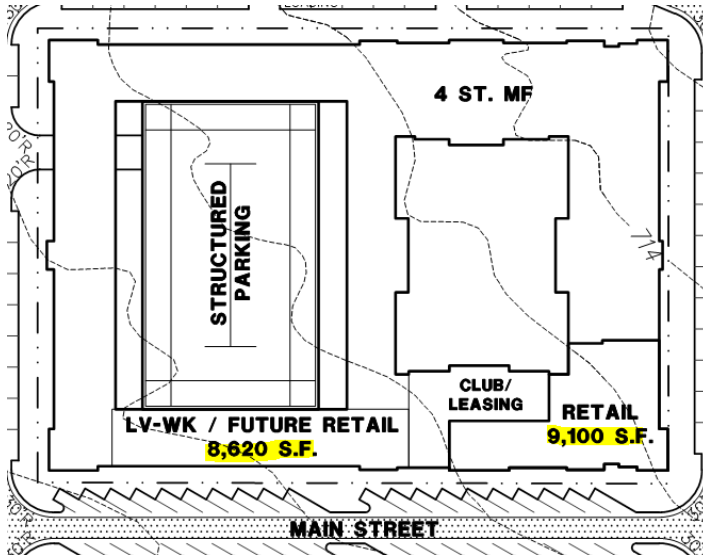
UMU DISTRICT SUMMARY	
ZONING	UMU
GROSS DEVELOPMENT AREA	86.18 ACRES
GROSS BLOCK AREA	57.87 ACRES
GROSS EASEMENT AREA	28.31 ACRES
PRIMARY: RESIDENTIAL USE	2,073,442 S.F. (69%)
SECONDARY: OFFICE USE	809,116 S.F. (27%)
TERTIARY: RETAIL USE	117,178 S.F. (4%)
TOTAL	2,999,736 S.F. (100%)
UNIT COUNT	1,144
RESIDENTIAL DENSITY	41.8 UNITS/ACRE
PUBLIC OPEN SPACE	7.52 ACRES (8.7%)
LOT COVERAGE	53.7% (47.3%)**
FLOOR AREA RATIO	1.61
ON-STREET ANGLED PARKING	52 SPACES
ON-STREET PARALLEL PARKING	687 SPACES
SURFACE PARKING	1,279 SPACES
GARAGE PARKING	3,545 SPACES
TOTAL PARKING COUNT	5,563 SPACES
NOTE: ** ASTERISKS SIGNIFY THE CALCULATION OF LOT COVERAGE NOT INCLUDING STRUCTURED GARAGES, WHEN PRESENT, WHILE PRIMARY CALCULATION INCLUDES GARAGES.	

The following excel table shows a break down of the SF total listed for the development plan by each Block including Block D, E and S

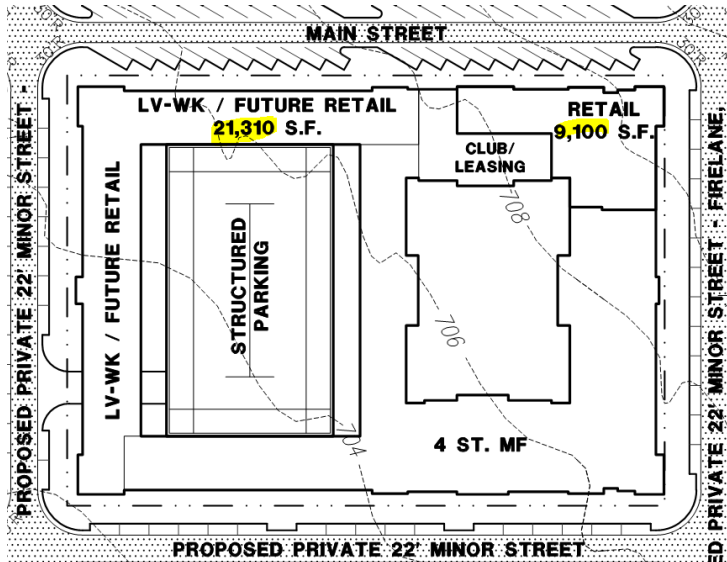
	RESIDENTIAL	OFFICE	TERTIARY TOTAL (RETAIL AND/OR LIVE-WORK	RETAIL	LIVE/WORK	TOTAL BLDG AREA	PUBLIC OPEN SPACE
A	-	-	18,570	18,570		18,570	-
B	-	-	24,845	24,845		24,845	-
C	-	-		-	-	-	33,582
D	274,287	-	17,720	9,100	8,620	309,727	-
E	261,474	-	30,533	9,100	21,433	322,540	-
F	-	-	-	-	-	-	16,155
G	121,370	-	-	-	-	121,370	-
H	199,950	-	-	-	-	199,950	11,643
I	106,000	-	-	-	-	106,000	42,570
J	154,800	-	-	-	-	154,800	11,556
K	257,120	-	-	-	-	257,120	-
L	233,253	-	-	-	-	233,253	13,409
M	133,116	146,760	-	-	-	279,876	-
N	-	213,112	-	-	-	213,112	-
O	236,092	-	-	-	-	236,092	-
P	-	153,552	-	-	-	153,552	17,500
Q	-	-	-	-	-	-	104,358
R	-	295,692	-	-	-	295,692	65,638
S	95,980	-	25,510	25,510		121,490	-
T	-	-	-	-	-	-	-
U	-	-	-	-	-	-	10,954
	2,073,442	809,116	117,178	87,125	30,053	2,999,736	327,365
	69.1%	27.0%	3.9%			100%	8.7%

**Please note that Retail use is considered Tertiary use at adds both retail and live/work square footage at Both Block D and E**

Block D listed 17,720sf and development plan lists 9,100 sf of retail and 8,620 sf = 17,720sf as listed in the excel break down above for each block. The number live/work units on Block D were 7.



Block E lists 30,533 sf and development plan lists 9,100 sf of retail and 21,310 sf = 30,410 sf a difference of 123 sf. So let's assume a total of 30,533 sf as listed in Excel break down and total amount of tertiary use is grand total of 117,178 sf. The # of Live/units at Block were 17 units



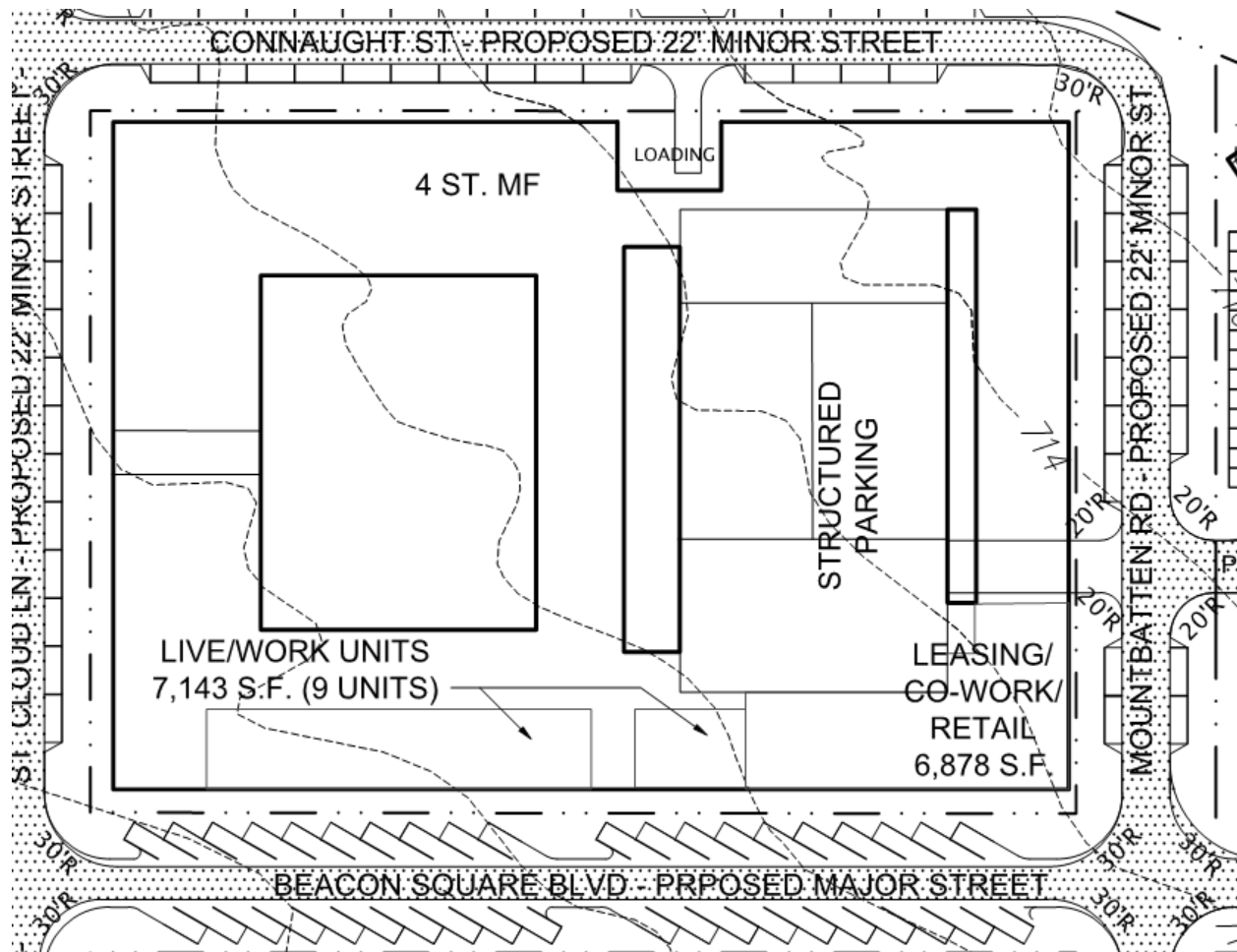
PRIMARY: RESIDENTIAL USE	2,073,442 S.F.	(69%)
SECONDARY: OFFICE USE	809,116 S.F.	(27%)
TERTIARY: RETAIL USE	117,178 S.F.	(4%)
TOTAL	2,999,736 S.F.	(100%)

UNIT COUNT 1 144



Our development and design teams are concerned constructing retail shell space on Block D and E that is subject to failure or “dark retail”. Recent market studies show that even with high traffic area retailers off Coit Rd are still struggling. Therefore, the following is what is being proposed.

At Block D, adding (2) more Live/Work units facing Beacon Square Blvd (main street) and reducing the amount of retail from 9,100 sf to 6,878 sf.



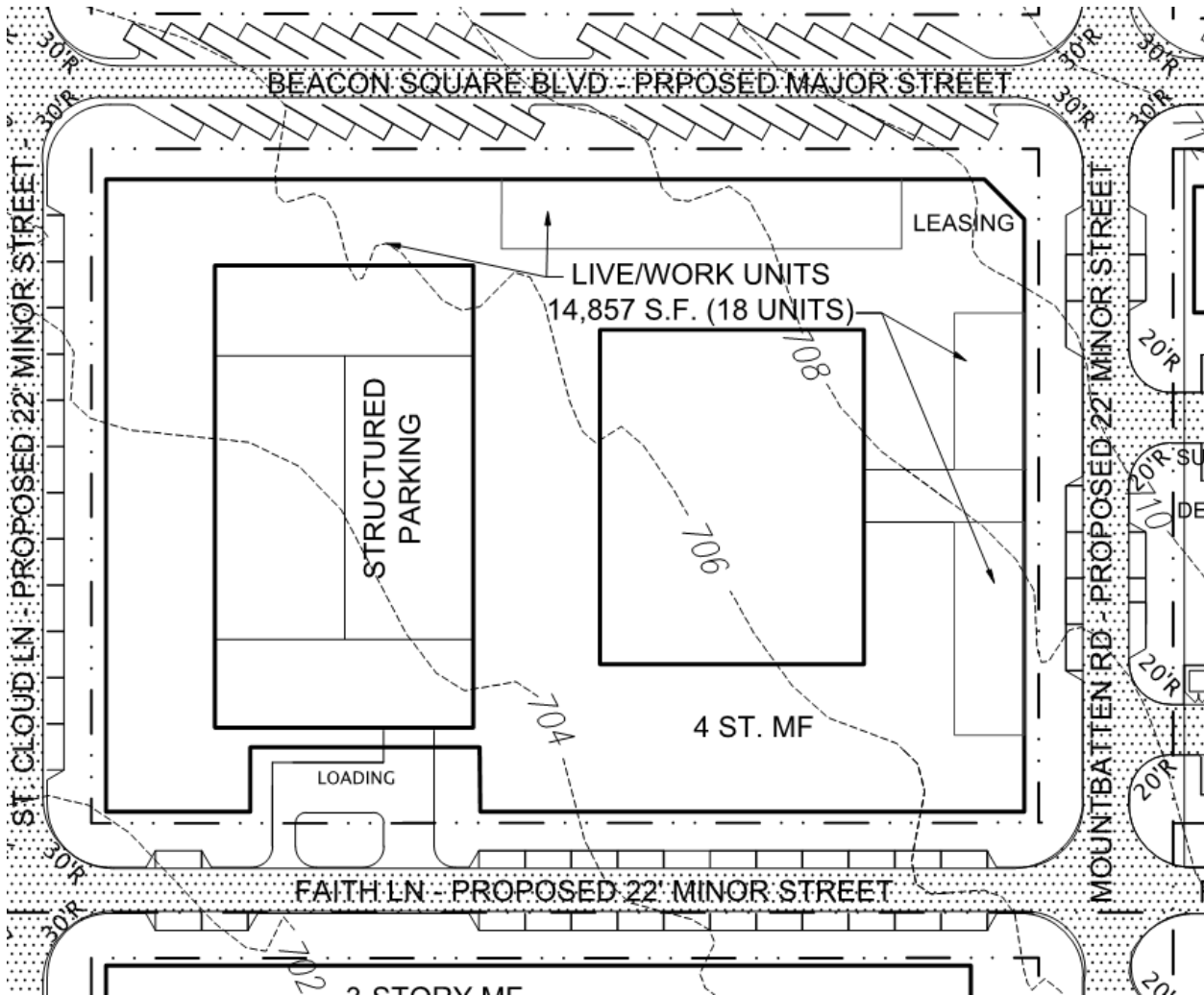
The following are perspective renders that convey the elevation character of implementation of Live/Work and corner retail shell at Block D:







At Block E, we proposed the complete removal of retail shell space and adding 1 live/work unit. The Live/Work units would fac Beacon Square Blvd & MountBatten and a Multi-family leasing corner would anchor the northeast corner of Block E.



The following are perspective renders that convey the elevation character of implementation of Live/Work and corner retail shell at Block E:













At Block S, we are proposing the complete removal of office/retail space.

**The following table is an Excel breakdown of the current design that confirms we are still meeting overall % requirements as list by UMU zoning:**

A	D	E	F	G	H	I	J
	RESIDENTIAL	OFFICE	TERTIARY TOTAL (RETAIL & LIVE/WORK	RETAIL	LIVE/WORK	TOTAL BLDG AREA	
A	-	-	18,650	18,650		18,650	
B	-	-	23,960	23,960		23,960	
C	-	-	-	-	-	-	
D	276,877	-	14,021	6,878	7,143	290,898	
E	269,402	-	14,857	-	14,857	284,259	
F	-	-	-	-	-	-	
G	121,370	-	-	-	-	121,370	
H	199,950	-	-	-	-	199,950	
I	106,000	-	-	-	-	106,000	
J	61,318	-	-	-	-	61,318	
K	252,741	-	-	-	-	252,741	
L	233,253	-	-	-	-	233,253	
M	133,116	146,760	-	-	-	279,876	
N	-	213,112	-	-	-	213,112	
O	236,092	-	-	-	-	236,092	
P	-	153,552	-	-	-	153,552	
Q	-	-	-	-	-	-	
R	-	295,692	-	-	-	295,692	
S	73,113	-	-	-	-	73,113	
T	-	-	-	-	-	-	
U	-	-	-	-	-	-	
	1,963,232	809,116	71,488			2,843,836	
	69.03%	28.45%	2.51%			100.00%	

#### 8. Mixed-Use Requirement

Each UMU district must contain three or more use categories. Each category must be designated as primary, secondary, or tertiary according to the gross floor area for each use. Only residential, retail, and office/institutional may be a primary use category. A primary use category must include not less than 50% or more than 70% of the gross floor area. Secondary use categories must include not more than 40% or less than 20% of the gross leasable area. Tertiary uses shall not represent more than 20% of the gross floor area. The percentage of primary, secondary, and tertiary uses is to be defined in the adopting ordinance. The primary use must always be the largest amount of actual building area constructed and under construction. Use categories are designated below:

Use Category	Functional Role
Primary Residential Uses	Primary, Secondary, or Tertiary
Retail Uses	Primary, Secondary, or Tertiary
Educational, Institutional, Public, and Special Uses	Primary, Secondary, or Tertiary
Office and Professional Uses	Primary, Secondary, or Tertiary
Service Uses	Tertiary
Transportation, Utility, and Communications Uses	Tertiary



Updated UMU District Summary

UMU DISTRICT SUMMARY		2.020
ZONING	UMU-2	
GROSS DEVELOPMENT AREA	86.18 ACRES	
GROSS BLOCK AREA	58.87 ACRES	
GROSS EASEMENT AREA	28.31 ACRES	
PRIMARY: RESIDENTIAL USE	1,963,232 S.F. (69.0%)	
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	
LIVE/WORK 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	687 SPACES	
SURFACE PARKING	1,279 SPACES	
GARAGE PARKING	3,545 SPACES	
TOTAL PARKING COUNT	5,563 SPACES	
NOTE:	** ASTERISKS SIGNIFY THE CALCULATION OF LOT COVERAGE NOT INCLUDING STRUCTURED GARAGES, WHEN PRESENT, WHILE PRIMARY CALCULATION INCLUDES GARAGES.	

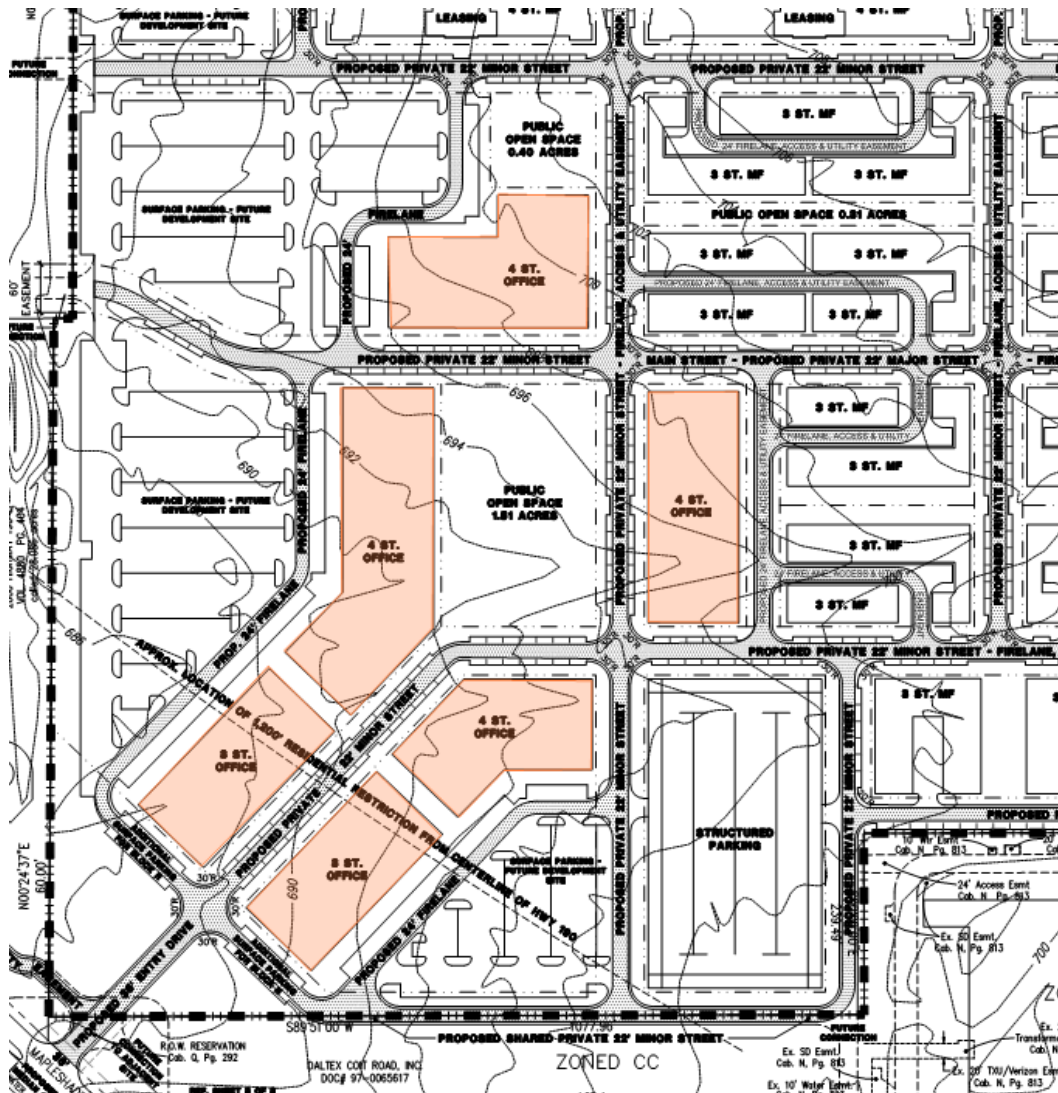
///

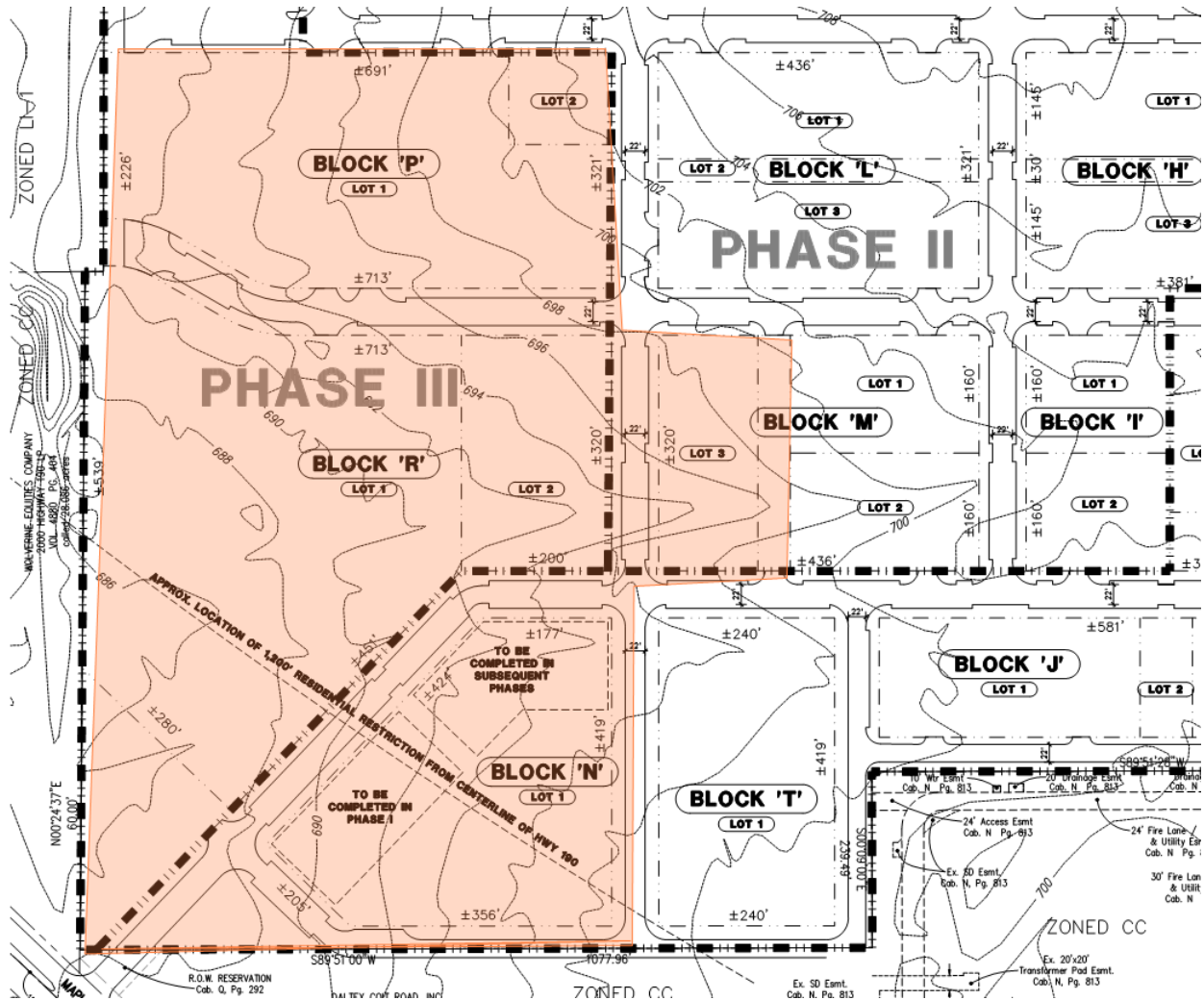
///

///

### Office Blocks M, N, P and R

Item 13b – Our request is to increase the single tenant maximum of 30,000 sq feet to a maximum of 50,000 sq feet- We propose providing Paseo's open to the public to limit 1<sup>st</sup> floor footprints to no more than 30,000 sq feet and upper floors shall not exceed 50,000 sq feet.





### Variance Request #3

Block J – Block Development plan updates. A revised Block J design is also part of the development plan revision we revied with city staff. We are asking for exemption of lot coverage and FAR.

Minimum FAR: 0.6 : 1 Minimum Lot Coverage: 30%

### Variance Request #4

The street located south of Block S may utilize the alternate minor street standard as designed on the updated development plan.

#### Variance Request #5

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.

#### Variance Request #6

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:

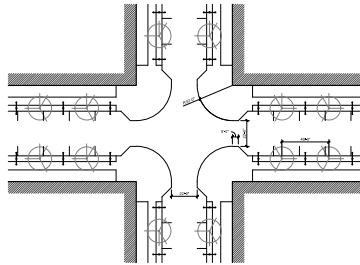
- a. Signage may be illuminated.
- b. Stainless steel, perforated metal, and acrylic panel are additional allowed signfinishes.
- c. Monument signs are allowed for office uses within Blocks M, N, P, and R only. Monument signs may not exceed five feet in height or 75 square feet in area. A maximum of 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.

End of document

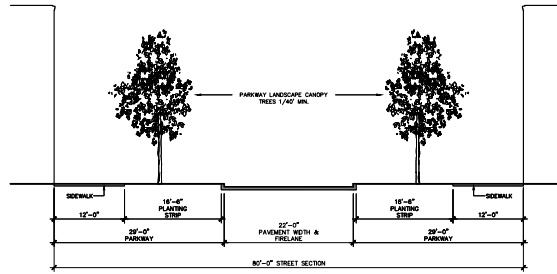




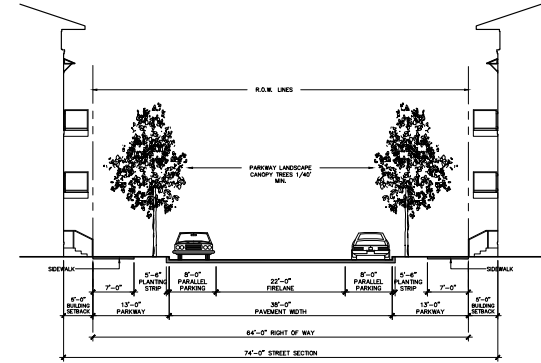




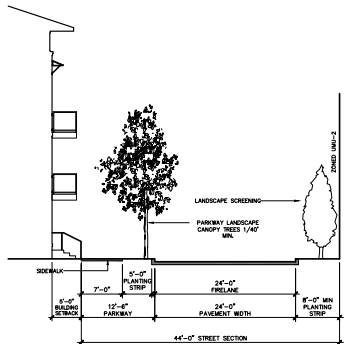
05 TYPICAL STREET INTERSECTION  
SCALE: 1"=50'



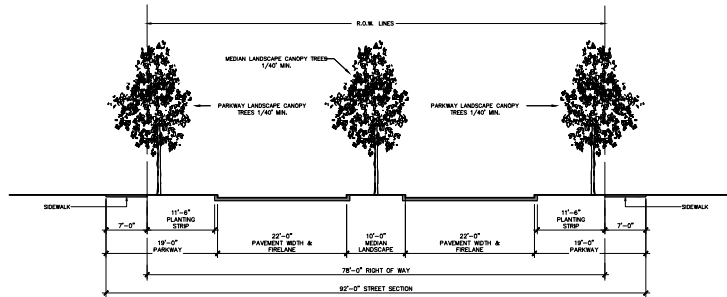
04 ENTRY DRIVE - 80' STREET SECTION  
SCALE: 1"=10'



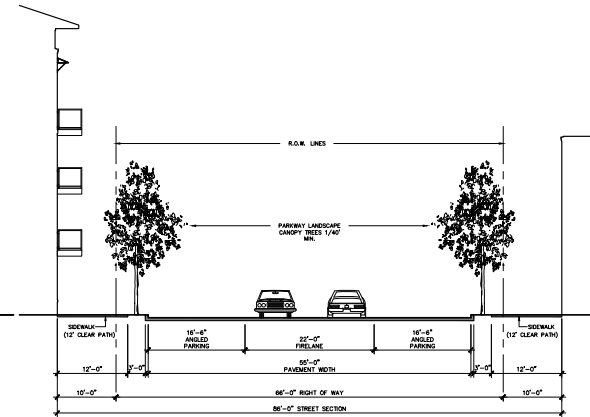
02 MINOR STREET - 74 FT. STREET SECTION  
SCALE: 1"=10'



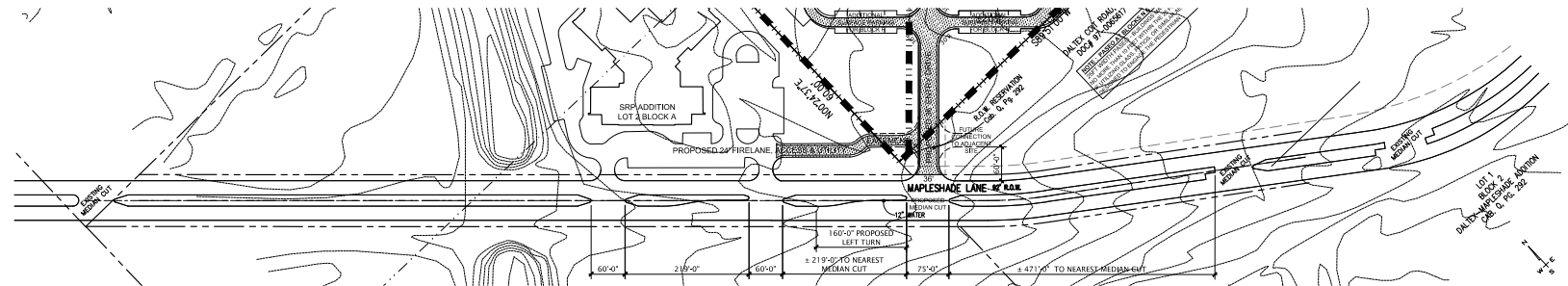
06 MINOR STREET - 44FT MIN STREET SECTION - 24FT FIRELANE  
SCALE: 1"=10'  
THIS STREET SECTION WILL ONLY OCCUR SOUTH OF BLOCK 8



03 MEDIAN DIVISION @ ENTRY DRIVE  
SCALE: 1"=10'



01 MAJOR STREET - 86 FT. STREET SECTION  
SCALE: 1"=10'



PROJECT #DP2020-003  
**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)  
in the  
MARTHA MORRIS SURVEY  
ABSTRACT NO. 553, CITY OF PLANO, COLLIN COUNTY, TEXAS  
**CROW-BILLINGSLEY LTD. NO. 10** OWNER/DEVELOPER  
1722 SOUTH STREET, SUITE 770 214-270-0986  
DALLAS, TEXAS 75201 TOM HOLLAND  
**SHERPA DALLAS PROPERTIES, LTD.** OWNER/DEVELOPER  
1722 SOUTH STREET, SUITE 770 214-270-0986  
DALLAS, TEXAS 75201 TOM HOLLAND  
**UNIVERSITY BUSINESS PARK PHASE II LTD.** OWNER/DEVELOPER  
1722 SOUTH STREET, SUITE 770 214-270-0986  
DALLAS, TEXAS 75201 TOM HOLLAND  
**HENSLEY LAMON RACHEL, INC.** ARCHITECT/PLANNER  
14881 QUORUM DRIVE, SUITE 550 972-726-9400  
DALLAS, TEXAS 75254 JUAN TORRES  
**PACHECO KOCH** ENGINEER/SURVEYOR  
7555 RANGLER ROAD, SUITE 1400 877-555-0031  
DALLAS, TEXAS 75231 JASON LEHIGH  
Date: September 11, 2020 Job No. 19105 Scale: 1"=100'