

## **Zoning Case 2020-025**

**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, in the City of Plano, Collin County, Texas, to modify development standards and the locations of nonresidential and flex space/live-work uses, presently zoned Urban Mixed-Use-2 and located within the 190 Tollway/Plano Parkway Overlay District; 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 September 2020, 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, in the City of Plano, Collin County, Texas, to modify development standards and the locations of nonresidential and flex space/live-work uses, presently zoned Urban Mixed-Use-2 and located within the 190 Tollway/Plano Parkway Overlay District; and

**WHEREAS**, the City Secretary of the said City accordingly caused to be issued and published the notices required by its Zoning Ordinance and laws of the State of Texas applicable thereto, the same having been published in a paper of general circulation in the City of Plano, Texas, at least fifteen (15) days prior to the time set for such hearing; and

**WHEREAS**, the City Council of said City, pursuant to such notice, held its public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance, on the 28th day of September 2020; and

**WHEREAS**, the City Council is of the opinion and finds that such amendment would not be detrimental to the public health, safety, or general welfare, and will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Plano, and as well, the owners and occupants thereof, and the City generally.

**IT IS, THEREFORE, ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:**

**Section I.** The Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further 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, in the City of Plano, Collin County, Texas, to modify development standards and the locations of nonresidential and flex space/live-work uses, presently zoned Urban Mixed-Use-2 and located within the 190 Tollway/Plano Parkway Overlay District, said property being described in the legal description on Exhibit A attached hereto.

**Section II.** The change granted in Section I is granted subject to the following:

Restrictions:

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

**Section III.** It is directed that the official zoning map of the City of Plano (which is retained in electronic record format) be changed to reflect the zoning classification established by this Ordinance.

**Section IV.** All provisions of the ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Plano not in conflict with the provisions of this Ordinance shall remain in full force and effect.

**Section V.** The repeal of any ordinance or part of ordinances affectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinance at the time of passage of this Ordinance.

**Section VI.** Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

**Section VII.** It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable, and the invalidity or partial invalidity of any section, clause or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

**Section VIII.** This Ordinance shall become effective immediately upon its passage and publication as required by law.

**PASSED AND APPROVED THIS THE 28TH DAY OF SEPTEMBER 2020.**

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Harry LaRosiliere, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

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Paige Mims, CITY ATTORNEY

**ZONING CASE 2020-025**

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 CCDR, to the south line of said A.T. & Santa Fe Railroad;

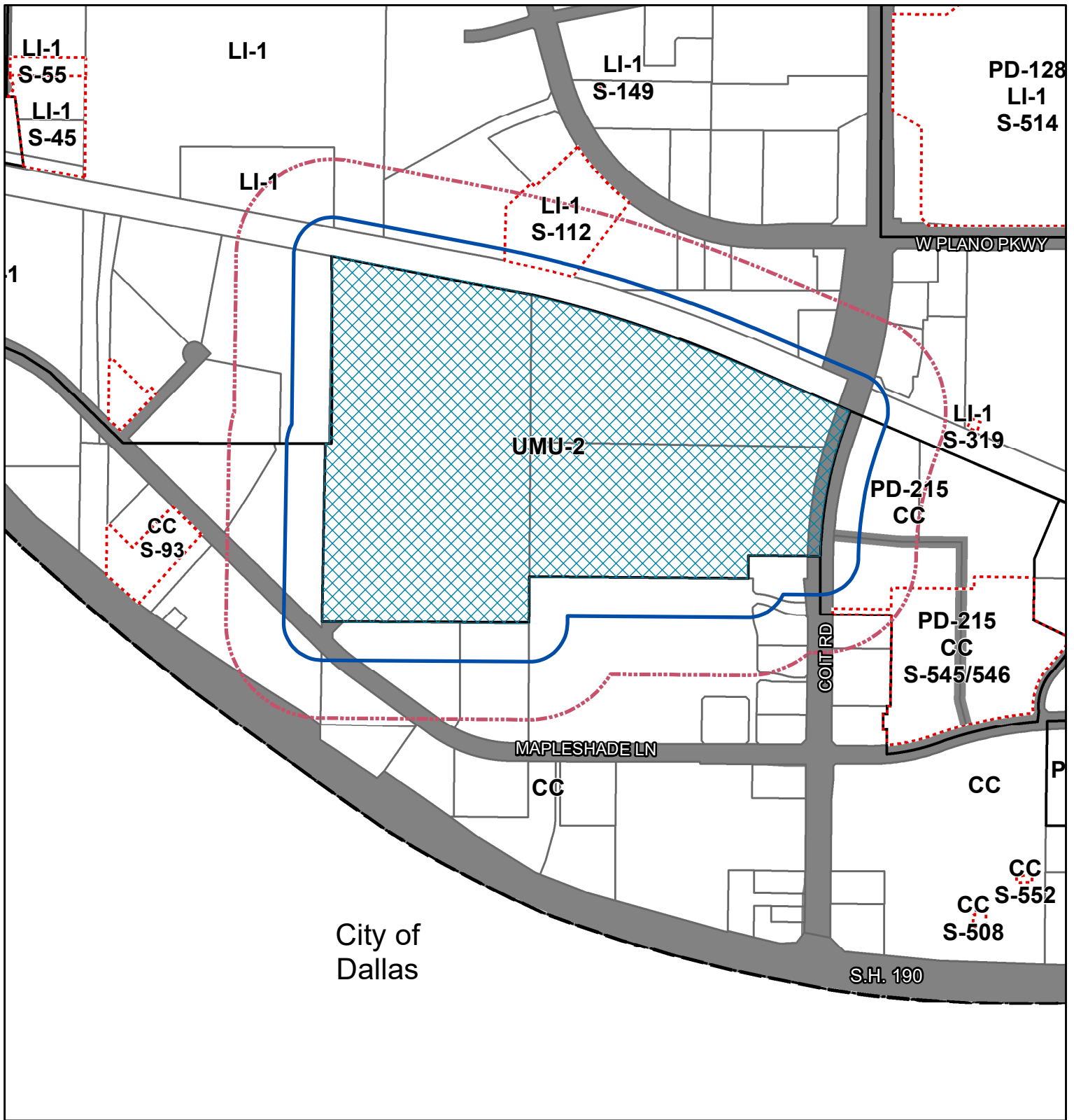
Thence easterly along the south line of said A.T. & Santa Fe Railroad the following;

Thence 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°42'30", and the chord bears South 78°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°34'57", and the chord bears South 72°23'23" East 1,136.05 feet;

Thence South 67°35'54" East, 626.98 feet to the POINT OF BEGINNING and CONTAINING 86.18 acres of land, more or less.

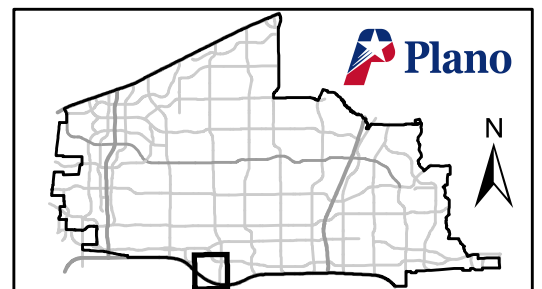


Zoning Case: 2020-025

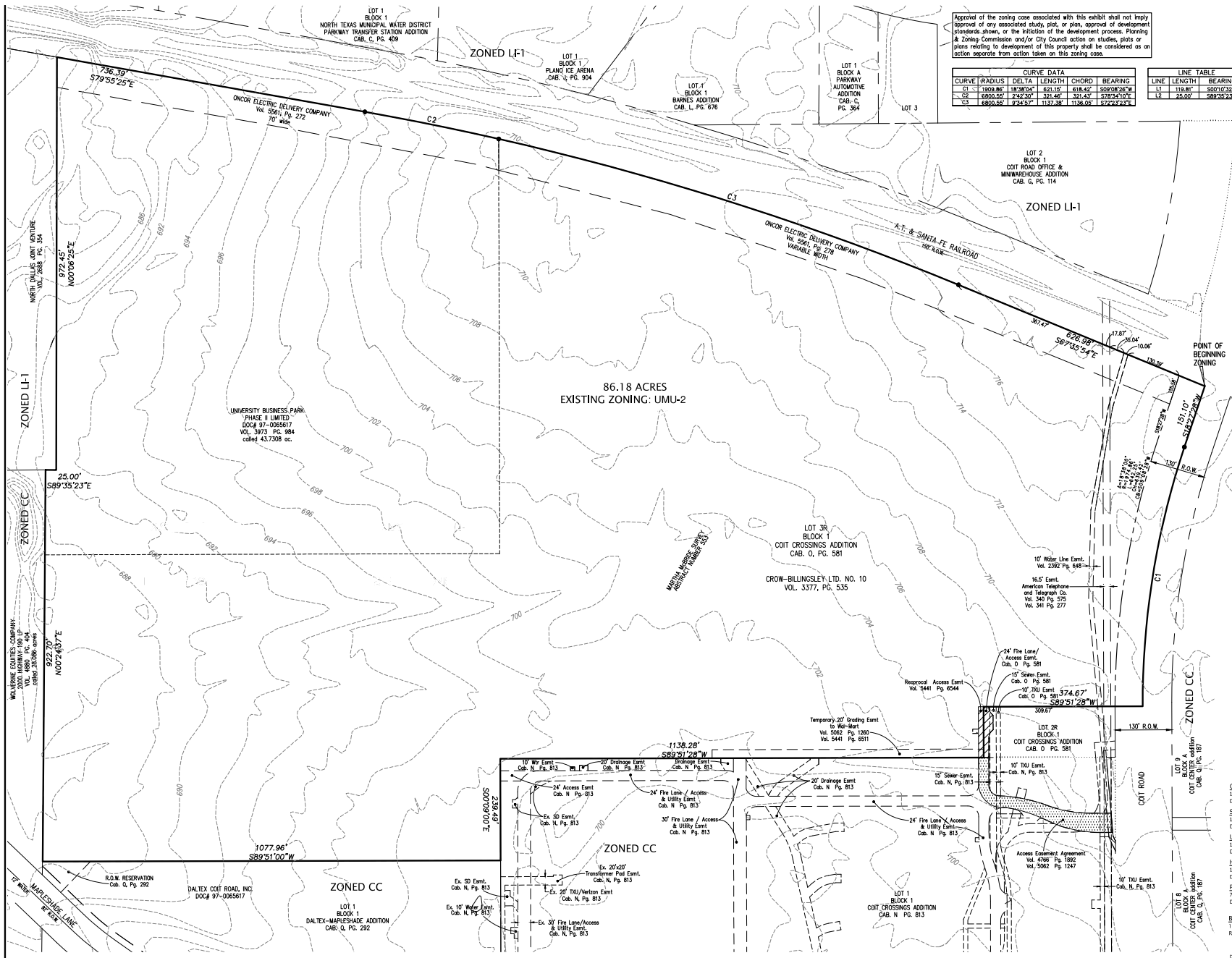
Existing Zoning: Urban Mixed-Use-2 (UMU-2)

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       |                     |



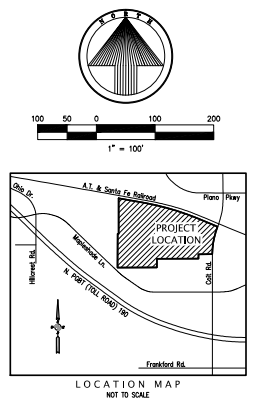
0 500 1,000 2,000  
Feet



Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plan, or plan, approval of development standards 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 an action separate from action taken on this zoning case.

CURVE DATA					LINE TABLE	
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING	
C1	1800.00'	183°04'	321.42'	618.42'	S89°04'20"W	
C2	6800.00'	2°42'30"	321.46'	321.43'	S78°24'10"E	
C3	6800.00'	2°42'30"	1137.38'	1136.05'	S72°23'23"E	

LINE	LENGTH	BEARING
L1	118.81'	S80°01'30"E
L2	25.00'	S89°30'23"E



**ZONING EXHIBIT**  
A tract or parcel of land situated in the North Dallas Survey, Abstract No. 553, in the City of Plano, Collin County, Texas, being all of Lot 30, Block 1 of the "Cot Road Addition", as shown on the plat of said Block 1 of the "Cot Road Addition" recorded in Volume 3873 Page 984 in the Collin County Public Records (COPR), and also including part of the called 43.7388 acre tract described in the deed to University Business Park Phase I Limited recorded as Document No. 97-0065817 in Volume 3873 Page 984 in the Collin County Public Records (COPR), and being more particularly described as follows:  
**BEARING** of the intersection of the centerline of Cot Road (130' wide right-of-way) and the south line of the A.T. & Santa Fe Railroad (150' wide right-of-way):  
THENCE South 182°27'38" West, 150.10 feet;  
THENCE South 182°27'38" West, 150.10 feet;  
THENCE South 182°27'38" West, 150.10 feet along a tangent curve to the left with a radius of 1800.00 feet, a central angle of 183°04', and the chord bears South 10°04'20" West 618.42 feet;  
THENCE South 10°04'20" West, 618.42 feet departing the centerline of Cot Road and continuing along the north side of Lot 28 of said Cot Road Addition;  
THENCE South 07°02'32" East, 118.81 feet along the west side of said Lot 28;  
THENCE South 89°51'00" West, 1136.28 feet along the south side of said Lot 30 and the north side of Lot 1, Block 1 of "Cot Road Addition", as addition to the City of Plano recorded in Collin County Public Records in Volume 3873 Page 984 in the COPR;  
THENCE South 07°02'32" East, 329.40 feet along the west side of said Lot 1 to the northeast corner of Lot 1, Block 1 of "Cot Road Addition", as addition to the City of Plano recorded in Collin County Public Records in Volume 3873 Page 984 in the COPR;  
THENCE South 89°51'00" West, 1077.96 feet along the north side of said Lot 1;  
THENCE North 07°02'32" East, 972.45 feet along the east side of said University Business Park Phase I Limited tract and along the east side of the called 28.688 acre tract described in the deed to University Business Park Phase I Limited recorded as Document No. 97-0065817 in Volume 3873 Page 984 in the COPR;  
THENCE South 89°51'00" West, 1077.96 feet along the north side of said Lot 1;  
THENCE North 07°02'32" East, 972.45 feet along the east side of the tract of land described in the deed to North Dallas Survey, Abstract No. 553, and the shore bears South 78°34'10" East 321.43 feet;  
THENCE East along the south line of said A.T. & Santa Fe Railroad the following:  
THENCE South 78°34'10" East, 321.43 feet;  
THENCE East along an arc distance of 321.46 feet along a non-tangent curve to the right with a radius of 6800.00 feet, a central angle of 2°42'30", and the chord bears South 78°34'10" East 321.43 feet;  
THENCE East along an arc distance of 1137.38 feet along a non-tangent curve to the right with a radius of 6800.00 feet, a central angle of 2°42'30", and the chord bears South 72°23'23" East 1136.05 feet;  
THENCE South 72°23'23" East, 626.98 feet to the POINT OF BEGINNING and CONTAINING 86.18 acres of land, more or less.

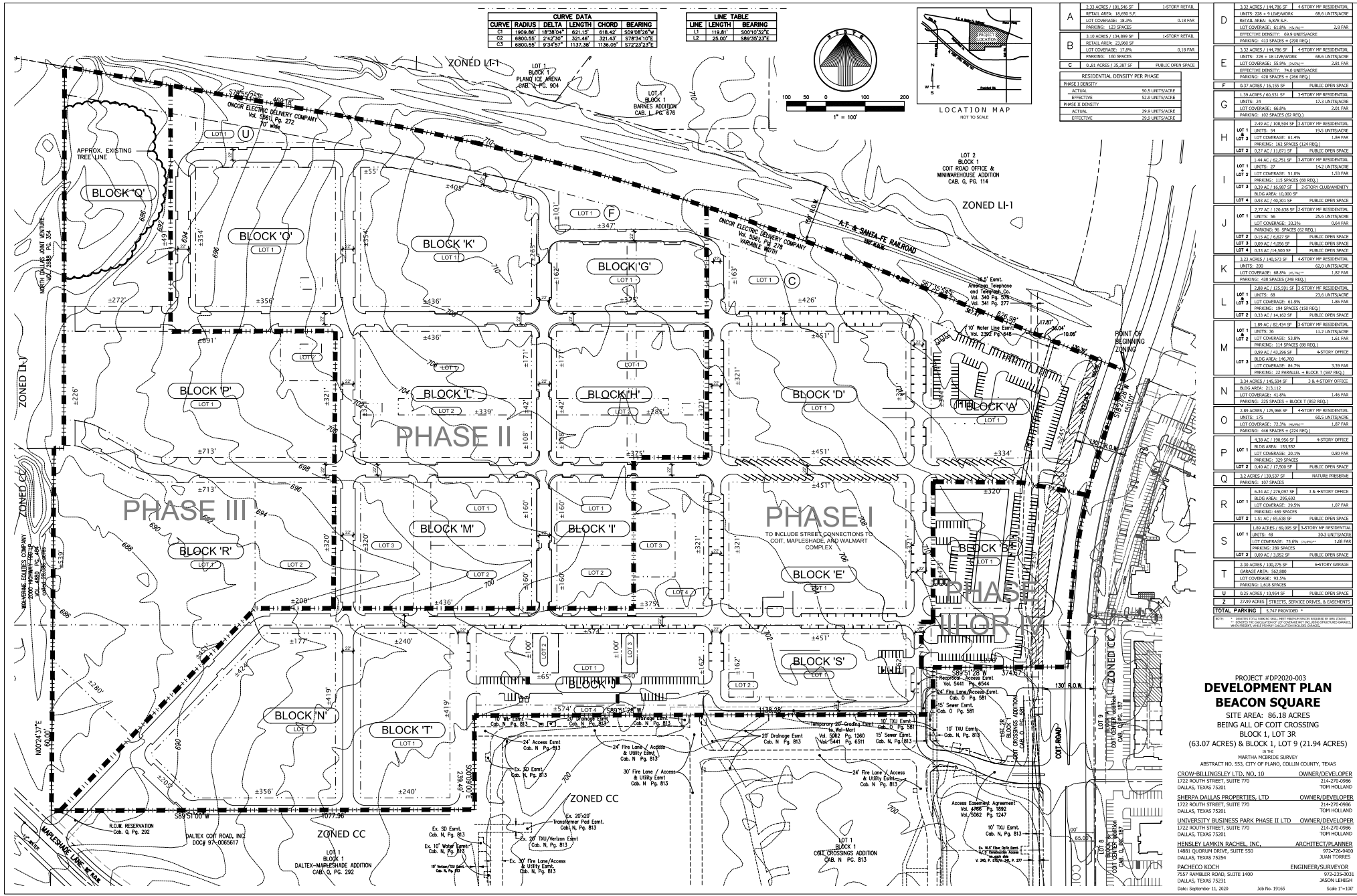
This document was prepared under the provisions of the Texas Professional Surveyors Act, Chapter 81, Texas Government Code, and does not reflect the results of an inspection of the ground survey, and is not to be used in connection with any other survey or map. The surveyor's responsibility is to the client and the public. The surveyor's name and the name of the firm are printed on the bottom of the map. The surveyor's name and the name of the firm are printed on the bottom of the map. The surveyor's name and the name of the firm are printed on the bottom of the map.

**PROJECT #ZC2020-025**  
**ZONING EXHIBIT**  
**BEACON SQUARE**  
86.18 ACRES  
IN THE  
MARSHA MCBRIDE SURVEY, ABSTRACT NO. 553  
COLLIN COUNTY, TEXAS  
**CROW-BILLINGSLEY LTD. NO. 10**  
1722 SOUTH STREET, SUITE 770  
DALLAS, TEXAS 75201  
**OWNER/DEVELOPER**  
214-270-0980  
TOM HOLLAND  
**SHERPA DALLAS PROPERTIES, LTD**  
1722 SOUTH STREET, SUITE 770  
DALLAS, TEXAS 75201  
**OWNER/DEVELOPER**  
214-270-0980  
TOM HOLLAND  
**UNIVERSITY BUSINESS PARK PHASE II LTD**  
1722 SOUTH STREET, SUITE 770  
DALLAS, TEXAS 75201  
**OWNER/DEVELOPER**  
214-270-0980  
TOM HOLLAND  
**HENSLEY LAMKIN RACHEL, INC.**  
14801 QUORUM DRIVE, SUITE 550  
DALLAS, TEXAS 75244  
**ARCHITECT/PLANNER**  
972-235-4940  
JUAN TORRES  
**PACHECO KOCH**  
7537 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
**ENGINEER/SURVEYOR**  
972-235-3031  
JASON LINDHOLM  
**BASLINE PROFESSIONAL SURVEYORS**  
1801 CATERPILLAR BLVD., SUITE 103  
RICHARDSON, TEXAS 75080  
**SURVEYOR**  
972-535-6325



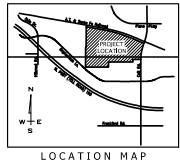
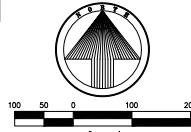






CURVE DATA					
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	1900.86'	1838°34'	621.12'	818.42'	S89°38'26"W
C2	6800.55'	7°42'30"	331.44'	331.44'	S78°51'10"E
C3	6800.55'	7°42'30"	331.44'	331.44'	S78°51'10"E

LINE TABLE			
LINE	LENGTH	BEARING	
L1	119.81'	S89°38'26"W	
L2	24.00'	S89°38'26"W	



PHASE I DENSITY PER PHASE	
ACTUAL	50.5 UNITS/ACRE
EFFECTIVE	50.5 UNITS/ACRE
PHASE I DENSITY	50.5 UNITS/ACRE
ACTUAL	50.5 UNITS/ACRE
EFFECTIVE	50.5 UNITS/ACRE

PHASE II DENSITY PER PHASE	
ACTUAL	50.5 UNITS/ACRE
EFFECTIVE	50.5 UNITS/ACRE
PHASE II DENSITY	50.5 UNITS/ACRE
ACTUAL	50.5 UNITS/ACRE
EFFECTIVE	50.5 UNITS/ACRE

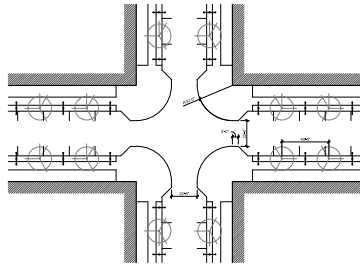
  

PHASE III DENSITY PER PHASE	
ACTUAL	50.5 UNITS/ACRE
EFFECTIVE	50.5 UNITS/ACRE
PHASE III DENSITY	50.5 UNITS/ACRE
ACTUAL	50.5 UNITS/ACRE
EFFECTIVE	50.5 UNITS/ACRE

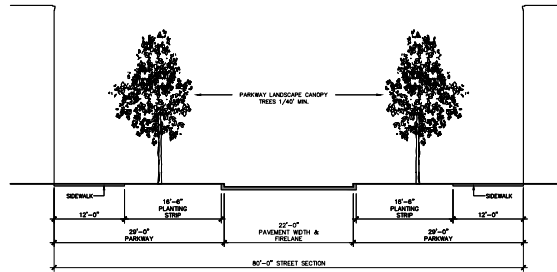
  

TOTAL PARKING	
ACTUAL	5,747 PROVIDED
EFFECTIVE	5,747 PROVIDED

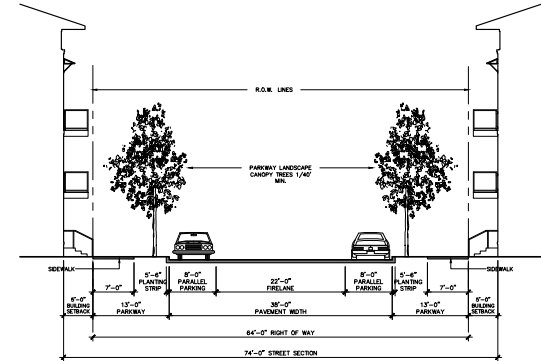
PROJECT #DP2020-003  
**DEVELOPMENT PLAN  
BEACON SQUARE**  
SITE AREA: 86.18 ACRES  
BEING ALL OF COIT CROSSING  
BLOCK 1, LOT 3  
(63.07 ACRES) & BLOCK 1, LOT 9 (21.94 ACRES)  
IN THE  
MARTHA MOREHEAD SURVEY  
ABSTRACT NO. 553, CITY OF PLANO, COLLIN COUNTY, TEXAS  
CROW-BILLINGSLEY LTD. NO. 10 OWNER/DEVELOPER  
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  
HENSLY LAMON RACHEL, INC. ARCHITECT/PLANNER  
14801 QUORUM DRIVE, SUITE 550 DALLAS, TEXAS 75244  
PACHECO KOCH ENGINEER/SURVEYOR  
7507 RAINBOW ROAD, SUITE 1400 DALLAS, TEXAS 75231  
Date: September 11, 2020 Job No. 19195 Scale 1"=100'  
Page 2 of 3



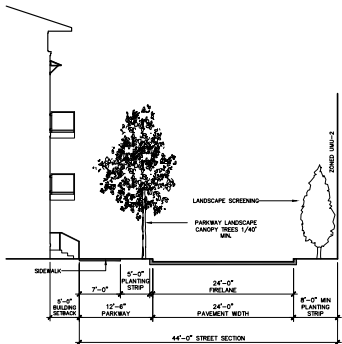
05 TYPICAL STREET INTERSECTION  
SCALE: 1"=50'



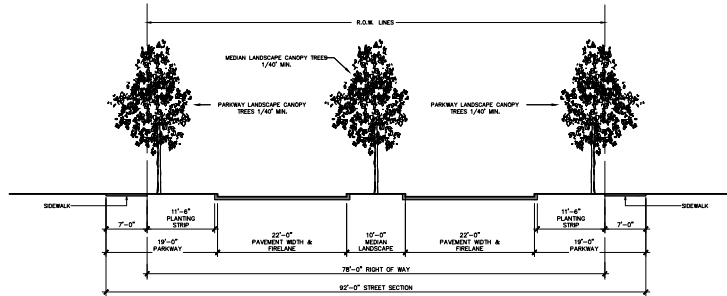
04 ENTRY DRIVE - 80' STREET SECTION  
SCALE: 1"=10'



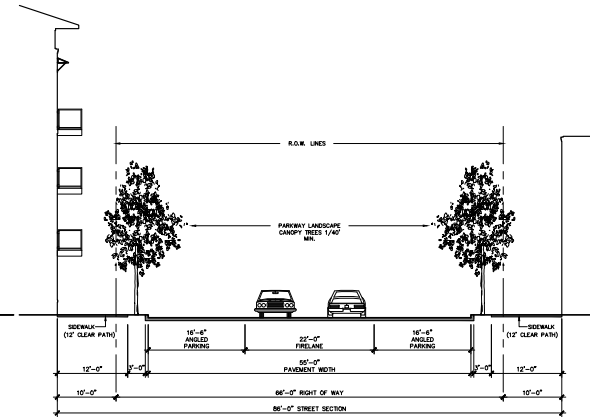
02 MINOR STREET - 74 FT. STREET SECTION  
SCALE: 1"=10'



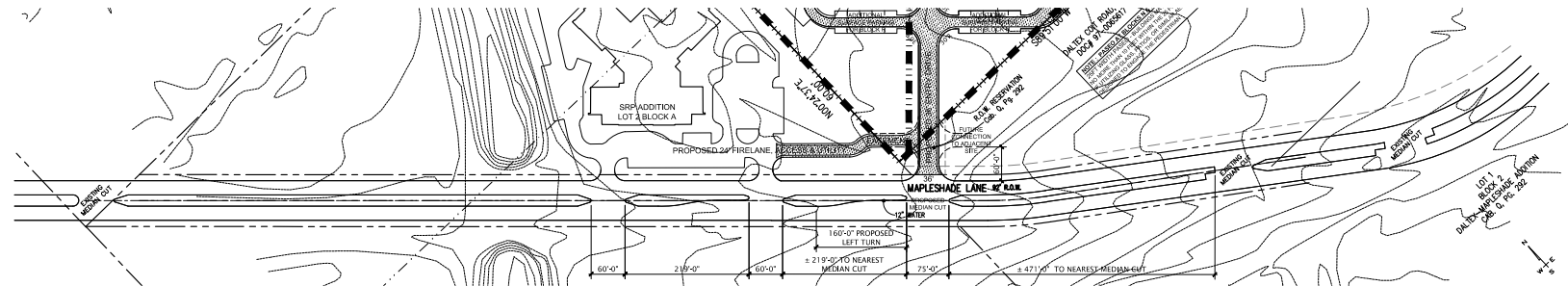
06 MINOR STREET - 44FT MIN STREET SECTION - 24FT FIRELANE  
SCALE: 1"=10'  
THIS STREET SECTION WILL ONLY OCCUR SOUTH OF BLOCK 8



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  
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  
HENSLEY LAMON RACHEL, INC. ARCHITECT/PLANNER  
14881 QUORUM DRIVE, SUITE 550  
DALLAS, TEXAS 75244  
PACHECO KOCH ENGINEER/SURVEYOR  
7555 RANGLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
Date: September 11, 2020 Job No. 19105 Scale: 1"=100'