

## **Zoning Case 2021-001**

**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 rezone 0.5 acre of land out of the Stanford Beck Survey, Abstract No. 73, located 119 feet south of 14th Street and 320 feet west of P Avenue in the City of Plano, Collin County, Texas, from Retail to Light Industrial-1; 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 6th day of April 2021, for the purpose of considering rezoning 0.5 acre of land out of the Stanford Beck Survey, Abstract No. 73, located 119 feet south of 14th Street and 320 feet west of P Avenue in the City of Plano, Collin County, Texas, from Retail to Light Industrial-1; 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**, on the 6th day of April 2021, the City Council of said City, tabled the item to the 26th day of April 2021, when it held its public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance; and

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

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

**Section I.** The Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended so as to rezone 0.5 acre of land out of the Stanford Beck Survey, Abstract No. 73, located 119 feet south of 14th Street and 320 feet west of P Avenue in the City of Plano, Collin County, Texas, from Retail to Light Industrial-1, said property being described in the legal description on Exhibit A attached hereto.

**Section II.** 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 III.** 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 IV.** 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 V.** 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 VI.** 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 VII.** This Ordinance shall become effective immediately upon its passage and publication as required by law.

**PASSED AND APPROVED THIS THE 26TH DAY OF APRIL 2021**

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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

Being a tract of land situated in the Stanford Beck Survey, Abstract No. 73, Collin County, Texas being a part of Lot 4r, Block B, Oglesby Place Revised, First Addition to Plano, an addition to the City of Plano, Collin County, Texas, as recorded in volume 2013, page 378, plat records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 5/8" iron rod found for corner at the southwest corner of said lot 4r, in the north right-of-way line of Dallas Area Rapid Transit tract;

Thence North 00°03'56" East along the most southern west line of said Lot 4r, a distance of 198.26 feet to a 3/4" iron pipe found for corner;

Thence North 00°07'39" West along a west line of said Lot 4r, a distance of 120.63 feet to a point for corner;

Thence South 89°50'55" East departing the west line of said Lot 4r, a distance of 122.28 feet to a point for corner in an east line thereof;

Thence South 00°00'00" East along an east line of said Lot 4r, at a distance of 112.06 feet passing a 5/8" iron rod found for reference at an ell corner of said lot and continuing for a total distance of 119.56 feet to a point for corner at the southeast corner of the herein described tract;

Thence South 89°38'53" West, a distance 92.01 feet to a point for corner;

Thence South 00°03'56" West, a distance of 195.79 feet to a point for corner in the south line of said lot 4r and the north right-of-way line of said Dallas Area Rapid Transit tract, and being at the beginning of a non-tangent curve to the left having a radius of 2,000.00 feet, a central angle of 00°51'46", and a chord which bears South 84°56'59" West, a distance of 30.12 feet;

Thence in a westerly direction along the south line of said Lot 4r and with the North right-of-way line of said Dallas Area Rapid Transit tract, an arc distance of 30.12 feet to the point of beginning and containing 20,578 square feet or 0.472 acres of land.





LOT 1  
BLOCK 1  
CHILDREN'S WORKSHOP  
VOLUME F, PAGE 375  
M.R.C.C.T.

LOT 2R  
BLOCK 4  
REPLAT OF  
SAVAGE OFFICE DEVELOPMENT  
VOLUME H, PAGE 348  
M.R.C.T.

LOT 1  
BLOCK 1  
EKVALL'S ANIMAL CLIN  
ADDITION  
VOLUME F, PAGE 58  
M.B.C.C.T.

AMANDA PHAN  
VOLUME 5188, PAGE 33  
D.R.C.C.T.

E. 14TH STREET  
(VARIABLE WIDTH R.O.W.)

AVENUE "N"  
(40' R.O.W.)

ENUE "O  
(45° R.O.W.)

ZONING R

ZONING R

LOT 2A  
BLOCK B  
14TH STREET RODRIGUEZ  
ADDITION  
VOLUME L, PAGE 440  
M.R.C.T.

GR \_\_\_\_\_

LOT 5  
BLOCK B  
OGLESBY PLACE REVISION  
FIRST ADDITION TO PLAN  
VOLUME 1, PAGE 21  
M.R.C.C.T.  
ZONING LI-1

AVENUE "P"  
(40' P.O.W.)

LOT 6  
BLOCK C  
OGLESBY PLACE REV  
FIRST ADDITION TO PL  
VOLUME 1, PAGE 2  
M.R.C.C.T.  
ZONING R

LOT 5  
BLOCK C  
OGLESBY PLACE REVISED  
FIRST ADDITION TO PLANO  
VOLUME 1, PAGE 21  
M.R.C.C.T.  
ZONING R

PART OF  
LOT 4R  
BLOCK B  
OGLESBY PLACE REVISED  
FIRST ADDITION  
VOLUME 2013, PAGE 371  
M.R.C.T.

ZONING LI-1

POINT OF BEGINNING

FWD 5/8" I.R. (C.M.)

D.A.R.T.  
(VARIABLE WIDTH R.O.W.)

R=2000.00'  
 $\Delta=00^{\circ}51'46''$   
 CB=S  $84^{\circ}56'59''$  W  
 CH=30.12'  
 L=30.12'

FIELD NOTES:

Being a part of Lot 4r, Block B, Oglesby Place Revised, First Addition to Plano, an addition to the City of Plano, Collin County, Texas, as recorded in volume 2013, page 378, plat records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 5/8" iron rod found for corner at the southwest corner of said lot 4r, in the north right-of-way line of Dallas Area Rapid Transit tract;

Thence North 00°03'56" East along the most southern west line of said Lot 4r, a distance of 198.26 feet to a 3/4" iron pipe found for corner;

Thence North 00°07'39" West along a west line of said Lot 4r, a distance of 120.63 feet, to monument for corner.

Thence South 89°50'55" East departing the west line of said Lot 4r, a distance of 122.28 feet to a point for corner in an east line thereof;

Thence South 00°00'00" East along an east line of said Lot 4r, at a distance of 112.06 feet passing a 5/8" iron rod found for reference at an ell corner of said

Thence South  $89^{\circ}38'53''$  West, a distance 92.01 feet to a point for corner;

Thence South 00°03'56" West, a distance of 195.79 feet to a point for corner in the south line of said lot 4r and the north right-of-way line of said Dallas Area.

Rapid Transit track, and being at the beginning of a non-tangent curve to the left having a radius of 2,000.00 feet, a central angle of 00°51'48", and a chord which bears South 84°56'59" West, a distance of 30.12 feet;

Thence in a westerly direction along the south line of said Lot 4r and with the North right-of-way line of said Dallas Area Rapid Transit tract, an arc distance of 30.12 feet to the point of beginning and containing 20,578 square feet or 0.472 acres of land.

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

ZONING CASE NO. ZC2021-001  
PART OF LOT 4R, BLOCK B, OF OGLESBY PLACE,  
REVISED FIRST ADDITION TO PLANO, AS  
BEING 0.472 ACRES OF LAND  
OUT OF THE SANFORD BECK SURVEY,  
ABSTRACT NO. 73  
COLLIN COUNTY, TEXAS

JANUARY, 2021      1500 E. 14TH STREET      SCALE: 1" = 30'

OWNER:  
SMITH-LISLE HOLDINGS, LTD.  
1414 E. 14TH STREET  
PLANO, TEXAS 75074  
CONTACT: BILL LISLE  
214-475-4203

 1705 TAWAKONI LANE  
PLANO, TEXAS 75075  
TBPELS FIRM NO. 10016300  
PHONE: (972)881-1700  
CONTACT: JASON L. MORGAN

**LEGEND**  
 FND 5/8" I.R. = FOUND 5/8" IRON ROD  
 FND 1/2" I.R. = FOUND 1/2" IRON ROD  
 FND 3/4" I.P. = FOUND 3/4" IRON PIPE  
 M.R.C.C.T. = MAP RECORDS COLLIN COUNTY, TEXAS  
 D.R.C.C.T. = DEED RECORDS COLLIN COUNTY, TEXAS  
 SQ. FT. = SQUARE FEET  
 R.O.W. = RIGHT-OF-WAY

**ZONING LI-1**  
**LOT 1**  
**BLOCK A**  
PLANO READY-MIX CO. INC  
VOLUME C, PAGE 296  
M.B.C.T.