

Zoning Case 2020-018

An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, granting Specific Use Permit No. 184 on 7.8 acres of land out of the J.T. McCollough Survey, Abstract No. 633 and the D. Yeamans Survey, Abstract No. 1043, located on the west side of Shiloh Road, 347 feet north of Plano Parkway, in the City of Plano, Collin County, Texas, presently zoned Research/Technology Center with Specific Use Permit No. 639 for Electrical Substation; 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 10th day of May 2021, for the purpose of considering granting Specific Use Permit No. 184 on 7.8 acres of land out of the J.T. McCollough Survey, Abstract No. 633 and the D. Yeamans Survey, Abstract No. 1043, located on the west side of Shiloh Road, 347 feet north of Plano Parkway, in the City of Plano, Collin County, Texas, presently zoned Research/Technology Center with Specific Use Permit No. 639 for Electrical Substation; 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 10th of May 2021; and

WHEREAS, the City Council is of the opinion and finds that the granting of Specific Use Permit No. 184 on 7.8 acres of land out of the J.T. McCollough Survey, Abstract No. 633 and the D. Yeamans Survey, Abstract No. 1043, located on the west side of Shiloh Road, 347 feet north of Plano Parkway, in the City of Plano, Collin County, Texas, presently zoned Research/Technology Center with Specific Use Permit No. 639 for Electrical Substation, would not be detrimental or injurious to the public health, safety and general welfare, or otherwise offensive to the neighborhood; and

WHEREAS, the City Council is of the opinion and finds that such change 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 grant Specific Use Permit No. 184 on 7.8 acres of land out of the J.T. McCollough Survey, Abstract No. 633 and the D. Yeamans Survey, Abstract No. 1043, located on the west side of Shiloh Road, 347 feet north of Plano Parkway, in the City of Plano, Collin County, Texas, presently zoned Research/Technology Center with Specific Use Permit No. 639 for Electrical Substation, said property being more fully described on the legal description in 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 10TH DAY OF MAY 2021.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2020-018

DESCRIPTION, of a 8.0481 acre tract of land located in the J.T. McCollough Survey, Abstract No. 633 and the D. Yeamans Survey, Abstract No. 1043, City of Plano, Collin County, Texas, said 8.0481 acre tract of land being all of LOT 8, BLOCK 1, PLANO TECH CENTER, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet N, Page 578, Plat Records, Collin County, Texas (P.R.C.C.T.), said 8.0481 acre tract of land being a portion of a 100 feet wide railroad right-of-way, conveyed to the DALLAS AREA RAPID TRANSIT, by deed thereof filed for record in Volume 3424, Page 126, Deed Records, Collin County, Texas, said 8.0481 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found at the southeast lot corner of said Lot 8, same being the northeast lot corner of Lot 3, of said Block 1;

THENCE along the common lot line of said Lots 3 and 8 the following courses and distances:

North 88°31'52" West, a distance of 20.43 feet to an "X" cut in concrete found at the beginning of a non-tangent curve to the left having a radius of 88.00 feet;

With said curve to the left, an arc length of 71.61 feet, and across a chord which bears South 71°52'02" West, a chord length of 69.65 feet to an "X" cut in concrete found at the beginning of a non-tangent curve to the right having a radius of 88.00 feet;

With said curve to the right, an arc length of 65.97 feet, and across a chord which bears South 70°01'32" West, a chord length of 64.44 feet to an "X" cut in concrete found;

North 88°29'34" West, a distance of 368.06 feet to an "X" cut in concrete found at the southwest lot corner of said Lot 8, same being the northwest lot corner of said Lot 3, and being on the east lot line of Lot 5, of said Block 1;

THENCE North 00°26'29" West, along a west lot line of said Lot 8 and along the east lot line of said Lot 5, at a distance of 219.54 feet passing the northeast lot corner of said Lot 5, same being the southeast lot corner of Lot 6, of said Block 1, and continuing along the said west lot line of Lot 8 and along an east lot line of said Lot 6, in all a total distance of 229.65 feet to an "X" cut in concrete found;

THENCE North 00°32'39" East, continuing along the said west lot line of Lot 8 and the said east lot line of Lot 6, a distance of 345.74 feet to an "X" cut in concrete found at the northeast lot corner of said Lot 6, same being the most southerly southeast lot corner of Lot 7, of said Block 1;

THENCE North 38°28'08" East, along a northwest lot line of said Lot 8 and along a southeast lot line of said Lot 7, a distance of 37.33 feet to a 1/2 inch iron rod with a cap stamped "HALFF" found at the most northerly northwest lot corner of said Lot 8, same being a southeast lot corner of said Lot 7, and being the southwest property corner of the aforementioned 0.154 acre tract;

THENCE North 09°48'56" East, along the west property line of the said 0.154 acre tract, same being an east lot line of said Lot 7, a distance of 274.98 feet to 1/2 inch iron rod with a cap stamped "HALFF" found at the northwest property corner of the said 0.154 acre tract, same being the northeast lot corner of said Lot 7, and being on the southwest right-of-way line of the said D.A.R.T. tract;

THENCE North 80°09'42" West, along the northeast lot line of said Lot 7 and along the said southwest right-of-way line, 32.00 feet;

THENCE North 09°50'18" East, departing the said lot line, the said right-of-way line and over and across the said D.A.R.T. tract, 101.10 feet to the northeast right-of-way line of the said D.A.R.T. tract, same being the southwest lot line of Lot 1 Shiloh / 544 Addition, being an Addition to the said City and State, according to the plot thereof filed for record in Cabinet G, Page 532, Plat Records, Collin County, Texas;

THENCE South 80°09'42" East, along the said northeast right-of-way line and along the said southwest lot line, 495.74 feet the southeast lot corner of said Lot 1;

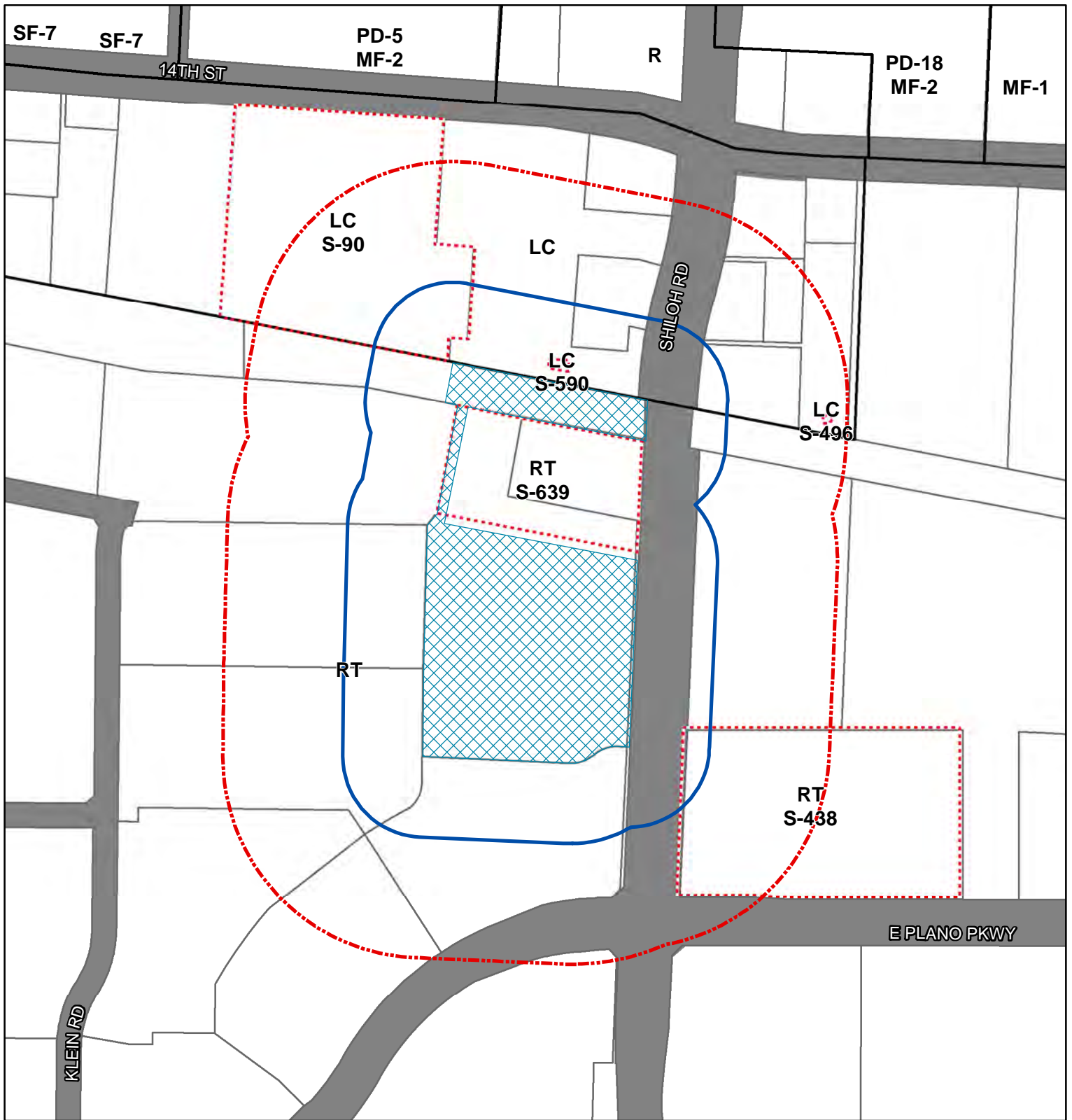
THENCE South 01°30'26" West, departing the said lot line, over and across the said D.A.R.T. tract, a distance of 102.17 feet the aforesaid southwest right-of-way line of the D.A.R.T. tract, same being the northeast property corner of a called 1.481 acre tract conveyed to Oncor Electric Delivery Company, by deed thereof filed for record in Volume 874, Page 566, Deed Records, Collin County, Texas;

THENCE North 80°09'38" West, along the said southwest right-of-way line and along the northeast property line of the said 1.481 acre tract at a distance of 308.04 feet passing the northwest property corner of the said 1.481 acre tract, same being the northeast property corner of a called 1.6532 acre tract conveyed to Texas Utilities Electric Co., by deed thereof filed for record in Volume 3409, Page 17, Deed Records, Collin County, Texas, continuing along the said southwest right-of-way line and along the northeast property line of the said 1.6532 acre, in all a total distance of 452.58 feet to a 5/8 inch iron rod with a cap stamped "LAMB-STAR" found at the northeast property corner of the said 0.154 acre tract;

THENCE South 10°27'17" West, departing the said southwest right-of-way line and along the east property line of the said 0.154 acre tract, at a distance of 275.00 feet passing a 5/8 inch iron rod with a cap stamped "LAMB-STAR" found at the southeast property corner of the said 0.154 acre tract, said iron rod found also being on the north lot line of said Lot 8, continuing over and across said Lot 8 in all a total distance of 295.00 feet;

THENCE South 80°11'04" East, a distance of 490.84 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set on the east lot line of said Lot 8;

THENCE South 01°30'26" West, along the said east lot line, a distance of 464.02 feet to the **POINT OF BEGINNING**. The hereinabove described tract of land contains a computed area of **7.8235 acres (340,792 sq. feet)** of land, more or less.

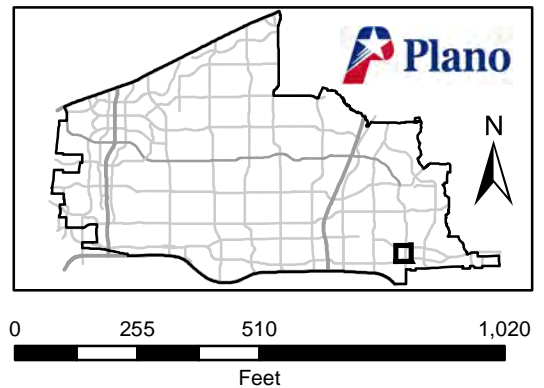


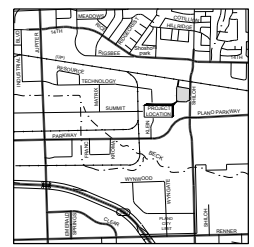
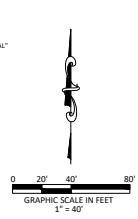
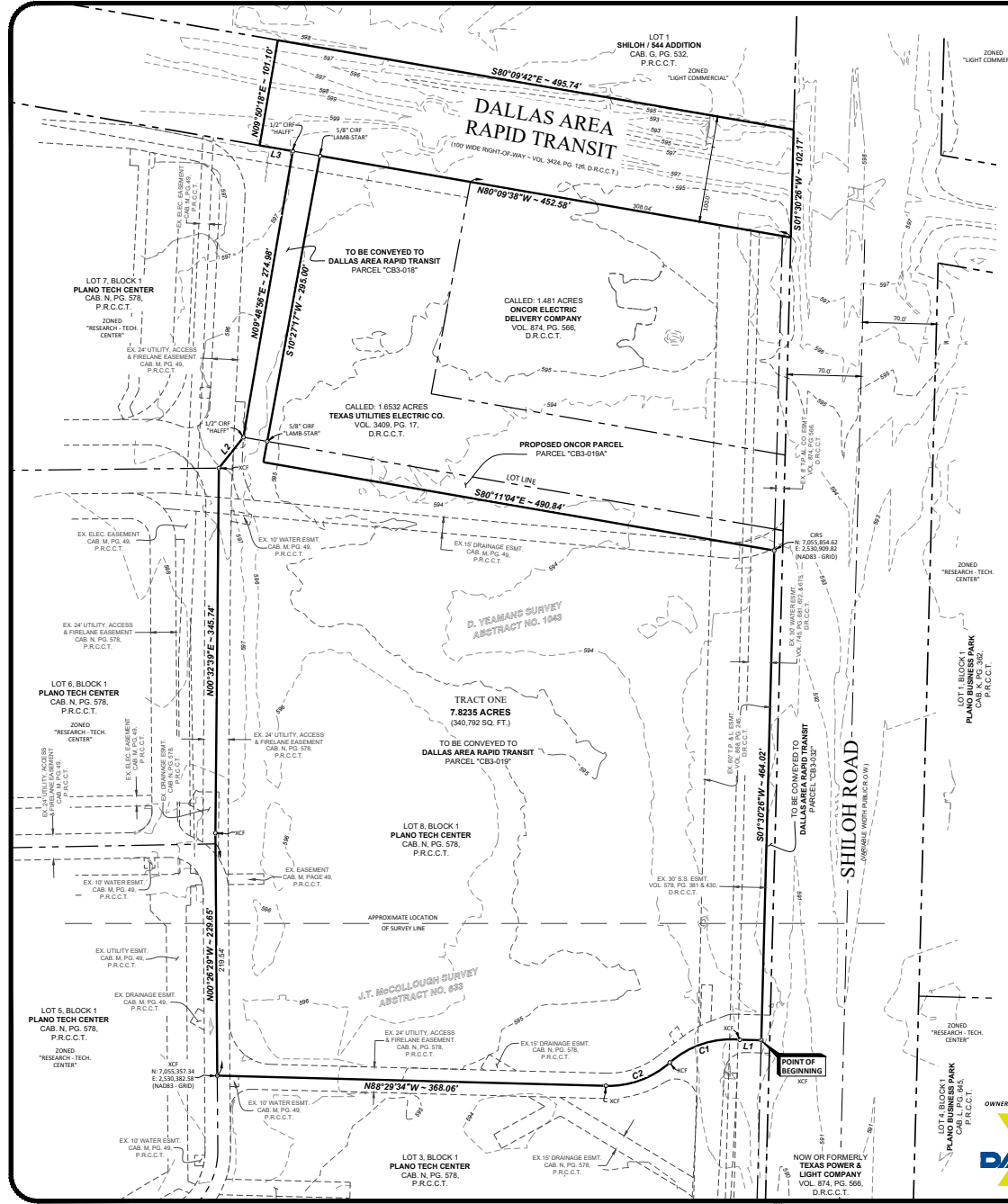
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Existing Zoning: Research/Technology Center with Specific Use Permit No. 639 for Electrical Substation and located within the 190 Tollway/Plano Parkway Overlay District

Proposed Zoning: Specific Use Permit for Transit Center/Station

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





*** LEGEND ***

- CMF IRON ROD WITH CAP FOUND
- IRF IRON ROD FOUND
- PCF POINT FOR CORNER
- CAB CABINET
- CCCL COLLIN COUNTY CLERK'S INSTRUMENT
- VL VOL.
- PG PAGE
- R.O.W. RIGHT-OF-WAY
- DEED RECORDS COLLIN COUNTY, TEXAS
- O.P.R.C.T. OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
- PLAT RECORDS COLLIN COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°31'52"W	20.43
L2	N38°28'08"E	37.33
L3	N80°09'42"W	32.00

CURVE TABLE			
CURVE	RADIUS	LENGTH	CH BEARING
C1	88.00'	71.61'	S71°52'02"W
C2	88.00'	65.97'	S70°01'32"W

*** GENERAL NOTES ***

- The bearings, distances and coordinates shown herein are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4203, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at 0.0, using a combined scale factor of 1.00036066. All areas shown herein are calculated based on surface measurements.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 4808CB089, 1 map revised June 2, 2009, for Collin County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- This survey was prepared without the benefit of a Title Commitment prepared by a title company. The easements shown herein are the only easements known by Spooner & Associates and does not imply that the any other easements, covenants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
- Contour data shown herein are based on the provided data of the DART Cotton Belt Regional Rail project and should be used for reference purposes only. Spooner & Associates, Inc. did not perform an on-the-ground Topographic Survey.
- 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 herein, or the initiation of the development process. Planning & Zoning Commission and/or City Council action on studies, plans, or plans relating to the development of this property shall be considered as an action separate from action taken on this case.

*** METES AND BOUNDS DESCRIPTION ***

BEING a 7.8235 acre tract of land located in the J.T. McCollough Survey, Abstract No. 633 and the D. Yeamans Survey, Abstract No. 1043, City of Plano, Collin County, Texas, said 7.8235 acre tract of land being a portion of LOT 1, BLOCK 1, PLANO TECH CENTER, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet N, Page 576, Plat Records, Collin County, Texas, P.R.C.T., said 7.8235 acre tract of land also being all of a called 6.728 acre tract of land described as "Parcel CB3-019", to be conveyed to the DALLAS AREA RAPID TRANSIT, said 7.8235 acre tract of land also being all of a called 0.134 acre tract of land described as "Parcel CB3-018", to be conveyed to the DALLAS AREA RAPID TRANSIT, said 7.8235 acre tract of land being a portion of a 100 foot wide railroad right-of-way, conveyed to the DALLAS AREA RAPID TRANSIT, by deed thereof filed for record in Volume 3424, Page 126, Deed Records, Collin County, Texas, said 7.8235 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found at the southeast lot corner of said Lot 8, same being the northeast lot corner of Lot 3, of said Block 1;

THENCE along the common lot line of said Lots 3 and 8 the following courses and distances:

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With said curve to the left, an arc length of 71.61 feet, and across a chord which bears South 71°52'02" West, a chord length of 69.65 feet to an "X" cut in concrete found at the beginning of a non-tangent curve to the right having a radius of 88.00 feet;

With said curve to the right, an arc length of 65.97 feet, and across a chord which bears South 70°01'32" West, a chord length of 64.44 feet to an "X" cut in concrete found;

North 88°29'34" West, a distance of 368.06 feet to an "X" cut in concrete found at the southeast lot corner of said Lot 8, same being the northwest lot corner of said Lot 3, and being on the east lot line of Lot 5, of said Block 1;

THENCE North 00°26'29" West, along a west lot line of said Lot 8 and along the east lot line of said Lot 5, at a distance of 219.54 feet passing the northeast lot corner of said Lot 5, same being the southeast lot corner of Lot 6, of said Block 1, and continuing along the said west lot line of Lot 8 and along an east lot line of said Lot 6, in all a total distance of 229.65 feet to an "X" cut in concrete found;

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THENCE North 09°48'56" East, along the west property line of the said 0.134 acre tract, same being an east lot line of said Lot 7, a distance of 274.98 feet to 1/2 inch iron rod with a cap stamped "HALF" found at the northwest property corner of the said 0.134 acre tract, same being the northeast lot corner of said Lot 7, and being on the southwest right-of-way line of the said D.A.R.T. tract;

THENCE North 80°09'42" West, along the northeast lot line of said Lot 7 and along the said southwest right-of-way line, 32.00 feet;

THENCE North 09°50'18" East, departing the said lot line, the said right-of-way line and over and across the said D.A.R.T. tract, 101.10 feet to the northeast right-of-way line of the said D.A.R.T. tract, same being the southwest lot line of Lot 1 Shiloh / 544 Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet G, Page 532, Plat Records, Collin County, Texas;

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THENCE North 80°09'38" West, along the said southwest right-of-way line and along the northeast property line of the said 1.481 acre tract, at a distance of 358.04 feet passing the northeast property corner of the said 1.481 acre tract, same being the northeast property corner of a called 1.6532 acre tract conveyed to Texas Utilities for record in Volume 3409, Page 121, Deed Records, Collin County, Texas, continuing along the said southwest right-of-way line and along the northeast property line of the said 1.6532 acre, in all a total distance of 452.58 feet to a 3/8 inch iron rod with a cap stamped "LAMB-STAR" found at the northeast property corner of the said 0.134 acre tract;

THENCE South 10°27'13" West, departing the said southwest right-of-way line and along the east property line of the said 0.134 acre tract, at a distance of 275.00 feet passing a 3/8 inch iron rod with a cap stamped "LAMB-STAR" found at the southeast property corner of the said 0.134 acre tract, said iron rod found also being on the north lot line of said Lot 8, continuing over and across said Lot 8 in all a total distance of 295.00 feet;

THENCE South 80°11'04" East, a distance of 498.84 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set on the east lot line of said Lot 8;

THENCE South 01°30'26" West, along the said east lot line, a distance of 464.02 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of 7.8235 acres (340,792 square feet) of land, more or less.

CITY CASE NO. _____
ZONING EXHIBIT OF
**SHILOH ROAD STATION
COTTON BELT REGIONAL RAIL
LOT 8, BLOCK 1**

BEING A ZONING EXHIBIT OF A 7.8235 ACRES TRACT OF LAND LOCATED IN THE J.T. MCCOLLOUGH SURVEY ABSTRACT NO. 633, THE D. YEAMANS SURVEY, ABSTRACT NO. 1043, CITY OF PLANO, COLLIN COUNTY, TEXAS, BEING A PORTION OF LOT 8, BLOCK 1, PLANO TECH CENTER, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN CABINET N, PAGE 576, P.R.C.T., AND BEING ALL OF THOSE CERTAIN TRACTS OF LAND TO BE CONVEYED TO THE DALLAS AREA RAPID TRANSIT

7.8235 ACRES (340,792 SQ. FT.)

THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
March 22, 2021



DALLAS AREA RAPID TRANSIT
1400 PARK AVENUE
DALLAS, TEXAS 75202
PH: (214) 878-1111
ATTN: _____

NOW OR FORMERLY
TEXAS POWER &
LIGHT COMPANY
VOL. 874, PG. 566,
D.R.C.T.