

Zoning Case 2021-018

An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to rezone 1.2 acres of land out of the Sanford Beck Survey, Abstract No. 73, located at the southeast corner of 10th Street and K Avenue in the City of Plano, Collin County, Texas, from Light Commercial and Two-Family Residence (Duplex) to Single-Family Residence Attached; 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 23rd day of August 2021, for the purpose of considering rezoning 1.2 acres of land out of the Sanford Beck Survey, Abstract No. 73, located at the southeast corner of 10th Street and K Avenue in the City of Plano, Collin County, Texas, from Light Commercial and Two-Family Residence (Duplex) to Single-Family Residence Attached; 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 23rd day of August 2021; 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 1.2 acres of land out of the Sanford Beck Survey, Abstract No. 73, located at the southeast corner of 10th Street and K Avenue in the City of Plano, Collin County, Texas, from Light Commercial and Two-Family Residence (Duplex) to Single-Family Residence Attached, 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 23RD DAY OF AUGUST 2021.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

BEING a tract of land situated in the Sanford Beck Survey, Abstract No.73, City of Plano, Collin County, Texas and being a portion of Lots 3-A, 4-A, & 4-B, Block 2, Vendome Place Addition, an addition to the City of Plano, Collin County, Texas, according to the Plat recorded in Volume 1, Page 31, Plat Records, Collin County, Texas, and being a portion of 10th Street (a 40-foot wide right-of-way) and Avenue K (a variable width right-of-way), and being all of a called 0.86 acre tract of land described in Special Warranty Deed to JBGL Chateau, LLC, recorded in Instrument No. 20180316000325930, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the south right-of-way line of said 10th Street for the northeast corner of said 0.86 acre tract;

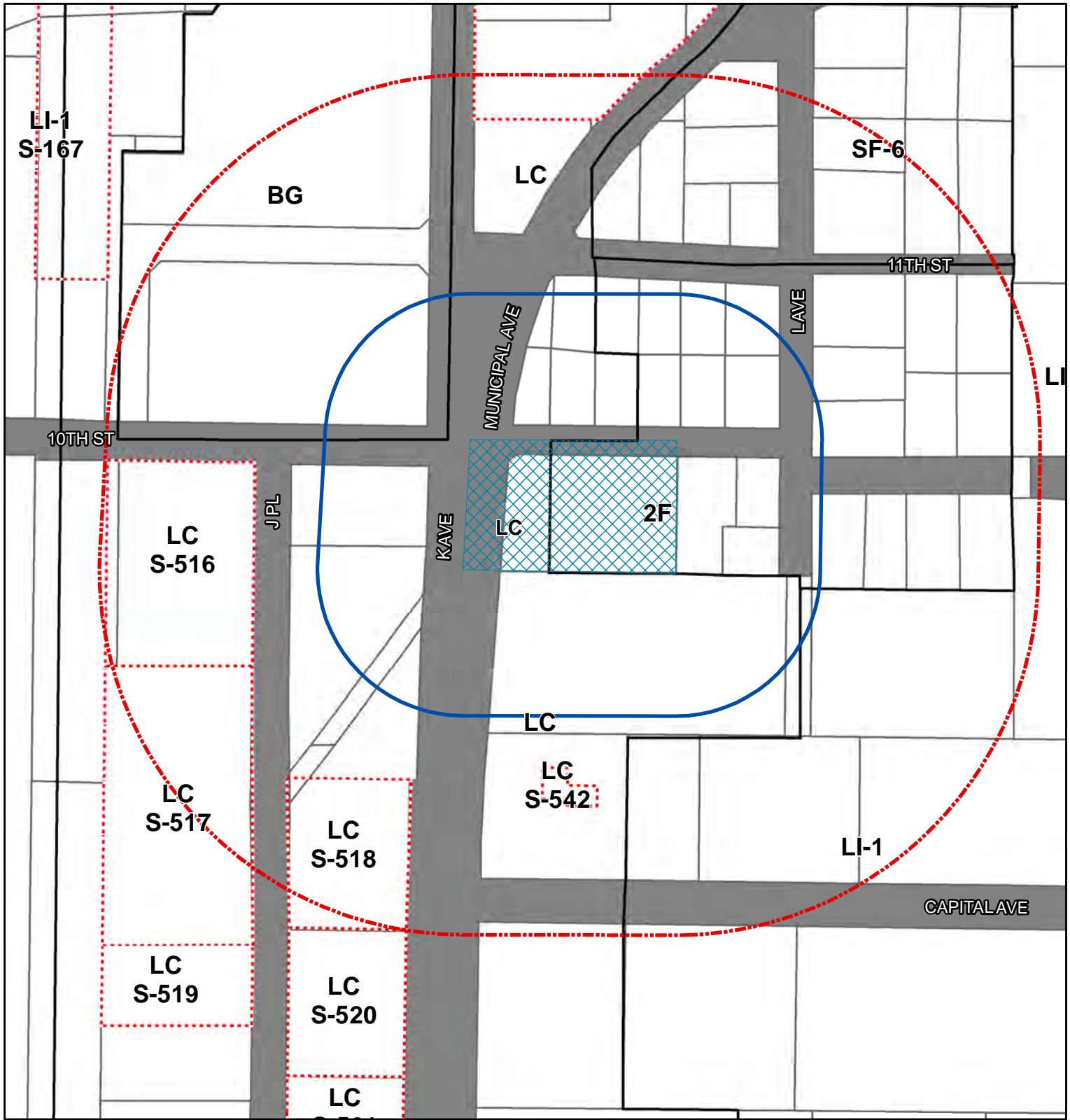
THENCE with the east line of said 0.86 acre tract, South 0°22'24" West, a distance of 157.94 feet to a 1/2-inch iron rod with cap stamped "ROOME" found for the southeast corner of said called 0.86 acre tract;

THENCE with the south line of said 0.86 acre tract, South 89°46'09" West, passing at a distance of 242.03 feet, a 1/2-inch iron rod found for the southwest corner of said 0.86 acre tract, in the east right-of-way line of said Avenue K, continuing over and across said Avenue K for a total distance of 292.11 feet to a point for corner in the centerline of said Avenue K;

THENCE with said centerline of Avenue K, North 2°54'40" East, a distance of 178.20 feet to a point for corner at the centerline intersection of said Avenue K and 10th Street;

THENCE departing said centerline of Avenue K, with said centerline of 10th Street, North 89°46'09" East, a distance of 284.21 feet to a point for corner;

THENCE departing said centerline of 10th Street, South 0°22'24" West, a distance of 20.00 feet to the **POINT OF BEGINNING** and containing 1.1771 acres or 51,273 square feet of land.



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Existing Zoning: Light Commercial and Two-Family Residence (Duplex)
(LC & 2F)

Proposed Zoning: Single-Family Residence Attached (SF-A)

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

