

Zoning Case 2021-028

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. 47 for Arcade on 0.1 acre of land out of the Martha McBride Survey, Abstract No. 553, located 88 feet north of Highway 190 and 920 feet east of Coit Road in the City of Plano, Collin County, Texas, presently zoned Corridor Commercial; 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 15th day of March 2022, for the purpose of considering granting Specific Use Permit No. 47 for Arcade on 0.1 acre of land out of the Martha McBride Survey, Abstract No. 553, located 88 feet north of Highway 190 and 920 feet east of Coit Road in the City of Plano, Collin County, Texas, presently zoned Corridor Commercial; 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 15th day of March 2022; and

WHEREAS, the City Council is of the opinion and finds that the granting of Specific Use Permit No. 47 for Arcade on 0.1 acre of land out of the Martha McBride Survey, Abstract No. 553, located 88 feet north of Highway 190 and 920 feet east of Coit Road in the City of Plano, Collin County, Texas, presently zoned Corridor Commercial, 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. 47 for Arcade on 0.1 acre of land out of the Martha McBride Survey, Abstract No. 553, located 88 feet north of Highway 190 and 920 feet east of Coit Road in the City of Plano, Collin County, Texas, presently zoned Corridor Commercial, 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 15TH DAY OF MARCH 2022.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

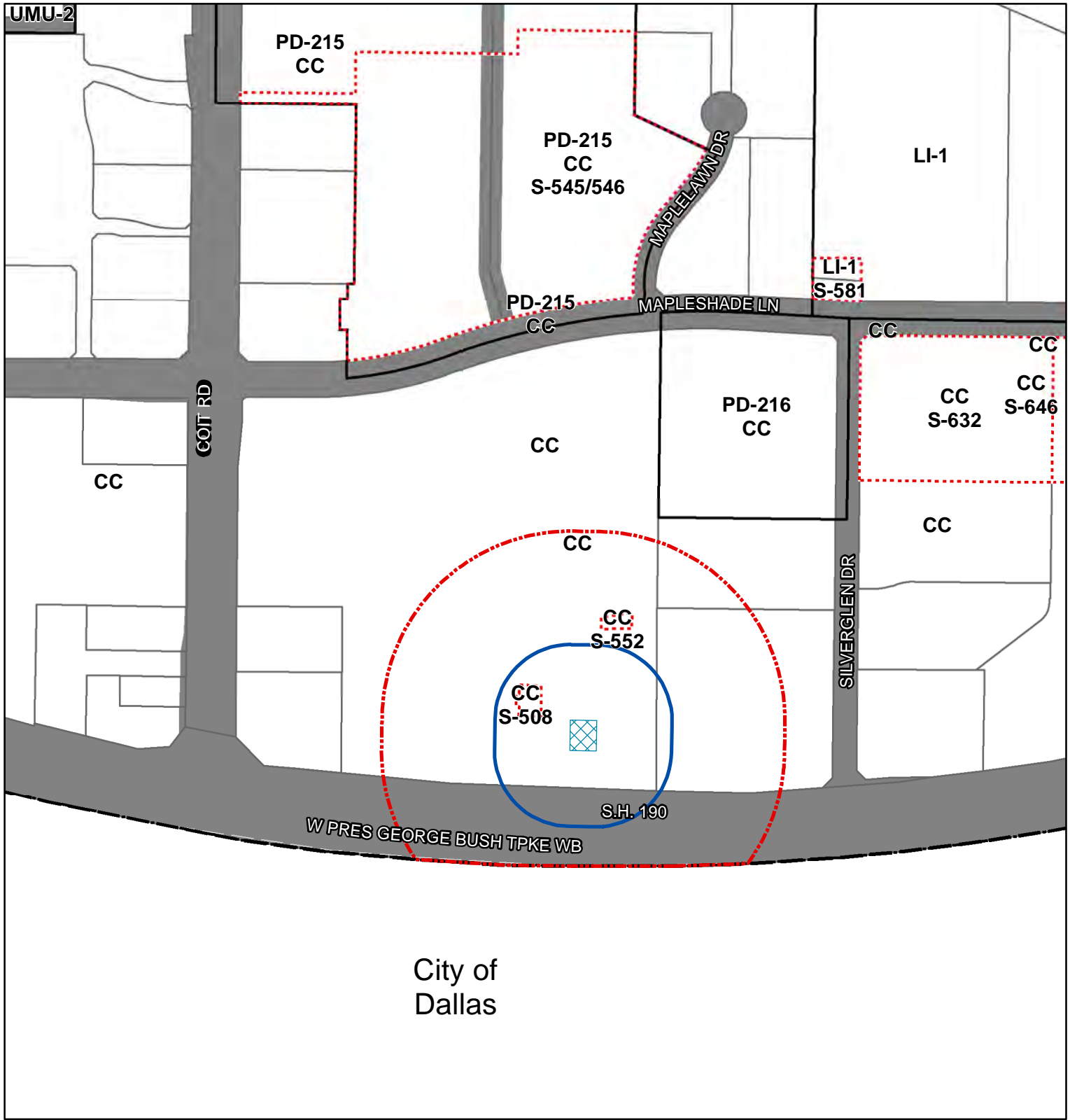
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Being a 5,675 square foot (0.1303 acre) tract of land situated in the Martha McBride Survey, Abstract No. 553, City of Plano, Collin County, Texas, being part of Lot 1, Block B, COIT CENTER, an addition to the City of Plano, recorded in Cabinet Q, Page 259, Map Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a point on the north right-of-way line of President George Bush Turnpike (variable width right-of-way) for the southeast corner of said Lot 1;

THENCE North 00° 01' 27" East, along the east line of said Lot 1, a distance of 181.35 feet to a point from which the northeast corner of said Lot 1 bears North 00° 01' 27" East, a distance of 1,032.50';

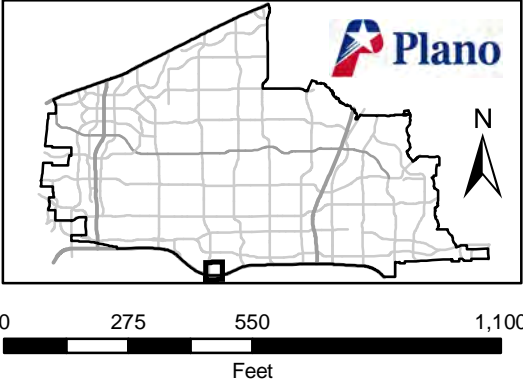
THENCE over and across said Lot 1, the following bearings and distances: North 89° 58' 33" West, a distance of 160.40 feet to the POINT OF BEGINNING; South 00° 01' 27" West, a distance of 80.50 feet to a point for corner; North 89° 58' 33" West, a distance of 70.50 feet to a point for corner; North 00° 01' 27" East, a distance of 80.50 feet to a point for corner; South 89° 58' 33" East, a distance of 70.50 feet to the POINT OF BEGINNING and CONTAINING 5,675 square feet or 0.1303 acres, more or less.



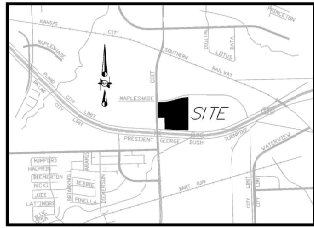
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Existing Zoning: Corridor Commercial and located within the 190 Tollway/Plano Parkway Overlay District

Proposed Zoning: Specific Use Permit for Arcade



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



0 30 60 120
(FEET)
1 inch = 60 ft.

PRESIDENT GEORGE BUSH TURNPIKE
(VARIABLE WIDTH RIGHT-OF-WAY)

MAPLESHADE LANE
(92' RIGHT-OF-WAY)

$\Delta=1520.58"$
 $R=2000.07'$
 $L=570.88'$
 $CB=N77^{\circ}49'10"E$
 $CD=568.75'$

SUITE NO. 122
5,675 SQUARE FEET
0.1303 ACRES

P.C.B.

LOT 4R, BLOCK B
COT CENTER
VOL. 2015 PG. 352
M.R.C.C.T.

LOT 6R, BLOCK B
COT CENTER
VOL. 2006 PG. 694
M.R.C.C.T.

LOT 5, BLOCK B
COT CENTER ADDITION
CAR. O PG. 187
M.R.C.C.T.

$N89^{\circ}48'45"E$
 $167.89'$

$N44^{\circ}48'45"E$
 $28.28'$

$\Delta=2070.73"$
 $R=1092.60'$
 $L=384.37'$
 $CB=N75^{\circ}43'43"E$
 $CD=382.39'$

LOT 1, BLOCK E
COT CENTER ADDITION
CAR. N PG. 811
M.R.C.C.T.

LOT 2, BLOCK B
COT CENTER ADDITION
CAR. N PG. 484
M.R.C.C.T.

LOT 3R, BLOCK B
COT CENTER ADDITION
CAR. O PG. 259
M.R.C.C.T.

Field Notes:

Being a 5,675 square foot (0.1303 acre) tract of land situated in the Martha McBride Survey, Abstract No. 553, City of Plano, Collin County, Texas, being part of Lot 1, Block E, COT CENTER, an addition to the City of Plano, recorded in Cabinet N, Page 811, Map Records, Collin County, Texas and being more particularly described as follows:

COMMENCING at a point on the north right-of-way line of President George Bush Turnpike (variable width right-of-way) for the southeast corner of said Lot 1,

THENCE North $00^{\circ}01'27"$ East, along the east line of said Lot 1 a distance of 181.35 feet to a point from which the northeast corner of said Lot 1 bears North $00^{\circ}01'27"$ East, a distance of 1,032.50';

THENCE over and across said Lot 1, the following bearings and distances:

North $89^{\circ}58'33"$ West, a distance of 160.40' feet to the POINT OF BEGINNING;

South $00^{\circ}01'27"$ West, a distance of 80.50 feet to a point for corner;

North $89^{\circ}58'33"$ West, a distance of 70.50 feet to a point for corner;

North $00^{\circ}01'27"$ East, a distance of 80.50 feet to a point for corner;

South $89^{\circ}58'33"$ East, a distance of 80.50 feet to the POINT OF BEGINNING, containing 5,675 square feet or 0.1303 acres, more or less.

Notes:

1. Basis of Bearings: the East line of Coit Road North $00^{\circ}11'15"$ West, as shown in Cabinet N, Page 811, Map Records of Collin County, Texas.

2. No improvements have been shown.

3. Approval of the zoning case associated with this exhibit shall not imply approval of any associated 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.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- BUILDING
- ALUMINUM DISK FOUND
- CAPPED IRON ROD FOUND
- CRF
- MAP RECORDS, COLLIN COUNTY, TX
- DEED RECORDS, COLLIN COUNTY, TX
- P.O.B.
- POINT OF BEGINNING
- P.O.C.
- POINT OF COMMENCING
- CABINET

LINE TABLE		
LINE	BEARING	LENGTH
L1	$S00^{\circ}01'27"W$	80.50'
L2	$N89^{\circ}58'33"W$	70.50'
L3	$N00^{\circ}01'27"E$	80.50'
L4	$S89^{\circ}58'33"E$	70.50'

ZONING CASE NO. ZC2021-028
ZONING EXHIBIT
5,675 SQUARE FEET OR 0.1303 ACRES
PORTION OF
COT CENTER ADDITION
LOT 1, BLOCK B
MARTHA MCBRIDE SURVEY, ABSTRACT NO. 553
CITY OF PLANO, COLLIN COUNTY, TEXAS
SCALE: 1" = 90'
DATE: 12/15/2021

OWNER:
BRIMMOR PROPERTY GROUP
3601 PRESIDENT GEORGE BUSH
TURNPIKE, BUILDING 121, SPACE 234
-PLANO, TEXAS 75075
715-640-4316
MICHELLE MCCLANE

TENANT:
BELONG GAMING ARENAS
515 MADISON AVE, 30TH FLOOR
NEW YORK, NEW YORK 10022
817-574-6668
AMANDA JAFFRE

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
15031 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75244
214-799-8100
ray@rlginc.com
TX REG #P-489
SURRELS REG #100341-60

RECORDED 157# - LCB NO. 2111.090 E-FILE 2111.090ZC DWS NO. 27,749W