

Zoning Case 2021-030

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. 58 for Trade School on 0.1 acre out of the Mary Catherine Owens Survey, Abstract No. 672, located 224 feet east of Coit Road and 325 feet north of Parker Road in the City of Plano, Collin County, Texas, presently zoned Retail; 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 March 2022, for the purpose of considering granting Specific Use Permit No. 58 for Trade School on 0.1 acre out of the Mary Catherine Owens Survey, Abstract No. 672, located 224 feet east of Coit Road and 325 feet north of Parker Road in the City of Plano, Collin County, Texas, presently zoned Retail; 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 March 2022; and

WHEREAS, the City Council is of the opinion and finds that the granting of Specific Use Permit No. 58 for Trade School on 0.1 acre out of the Mary Catherine Owens Survey, Abstract No. 672, located 224 feet east of Coit Road and 325 feet north of Parker Road in the City of Plano, Collin County, Texas, presently zoned Retail, 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. 58 for Trade School on 0.1 acre out of the Mary Catherine Owens Survey, Abstract No. 672, located 224 feet east of Coit Road and 325 feet north of Parker Road in the City of Plano, Collin County, Texas, presently zoned Retail, 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 28TH DAY OF MARCH 2022.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2021-030

SITUATED in the State of Texas, County of Collin and City of Plano, being part of the Mary Catherine Owens Survey, Abstract No. 672, being part of Lot 20E, Block F, Coit Parker Addition as recorded in Volume J, Page 202 of the Collin County Map Records, and being more particularly described as follows:

BEGINNING at the northeast corner of an existing brick building marking the northeast corner of the herein described premises, from which a P.K. found in the seam between a concrete walk and a brick Post Office building marking the northeast corner of said Lot 20E bears North 22°38'33" East, 57.15 feet;

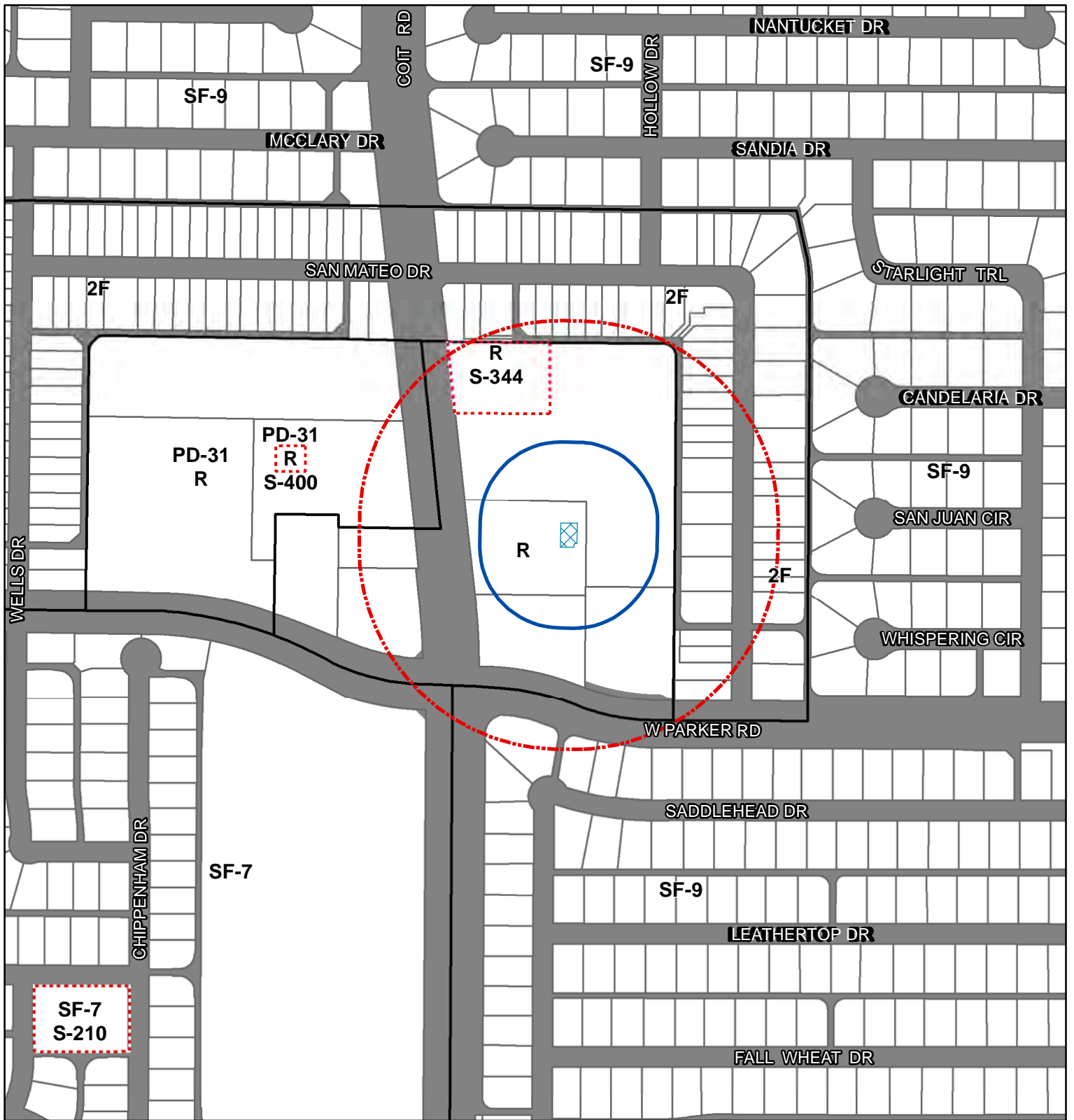
THENCE passing through said Lot 20E, along the east facing of said existing brick building, and the east line of said premises, South 00°06'26" West, 50.75 feet to a point for corner, and marking the easterly most southeast corner of said premises;

THENCE continuing to pass through Lot 20E as follows: North 89°53'34" West, 7.00 feet with the demising wall to a point for corner; South 00°06'26" West, 9.25 feet with said demising wall to a point for corner in the south facing of said brick building, and being in the south line of said premises;

THENCE with the south facing of said building, North 89°53'34" West, 34.30 feet to a point marking the southwest corner of said premises;

THENCE passing through a demising wall along the west line of said premises, North 00°06'26" East, 60.00 feet to a point in the north facing of said building, and marking the northwest corner of said premises;

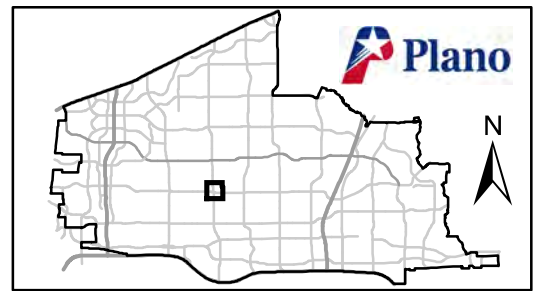
THENCE with the north facing of said building, and with the north line of said premises, South 89°53'34" East, 41.30 feet to the place of BEGINNING and CONTAINING 2,413 square feet or 0.05 acres of land.



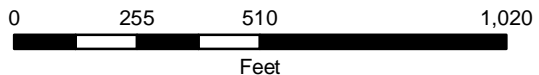
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Existing Zoning: Retail

Proposed Zoning: Specific Use Permit for Trade School



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



Property Description - Suite 700

SITUATED in the State of Texas, County of Collin and City of Plano, being part of the Mary Catherine Owens Survey, Abstract No. 672, being part of Lot 20E, Block F, Coit Parker Addition as recorded in Volume J, Page 202 of the Collin County Map Records, and being more particularly described as follows:
 COMMENCING at a P.I.C. nail found in the seam between a concrete walk and the south face of a brick Post Office building, said nail marking the northeast corner of Lot 20E, Block F of said Coit Parker Addition;
 THENCE passing through Lot 20E, South 22'38"33" West, 57.15 feet to the northeast corner of an existing brick building marking the POINT OF BEGINNING and northeast corner of the herein described premises;
 THENCE continuing to pass through said Lot 20E, along the east facing of said existing building, and the east line of said premises, South 00°06'26" West, 50.75 feet to a point for corner and marking the westerly most southeast corner of said premises;
 THENCE continuing to pass through Lot 20E and through said brick building as follows: North 89°53'34" West, 7.00 feet to the demising wall to a point for corner; South 00°06'26" West, 9.25 feet with said demising wall to a point for corner in the south facing of said brick building, and being in the south line of said premises;
 THENCE with the south facing of said building and the south line of said premises, North 89°53'34" West, 34.30 feet to a point marking the southwest corner of said premises;
 THENCE passing through said brick building and demising wall along the west line of said premises, North 00°06'26" East, 60.00 feet to a point in the north facing of said brick building, and marking the northwest corner of said premises;
 THENCE with the north facing of said brick building, and with the north line of said premises, South 89°53'34" East, 41.30 feet to the place of beginning and containing 2,413 square feet or 0.05 acres of land.

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

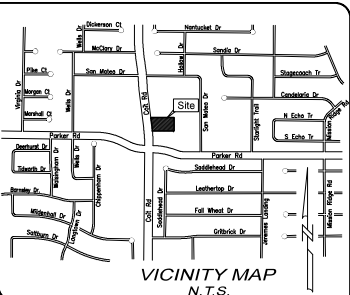
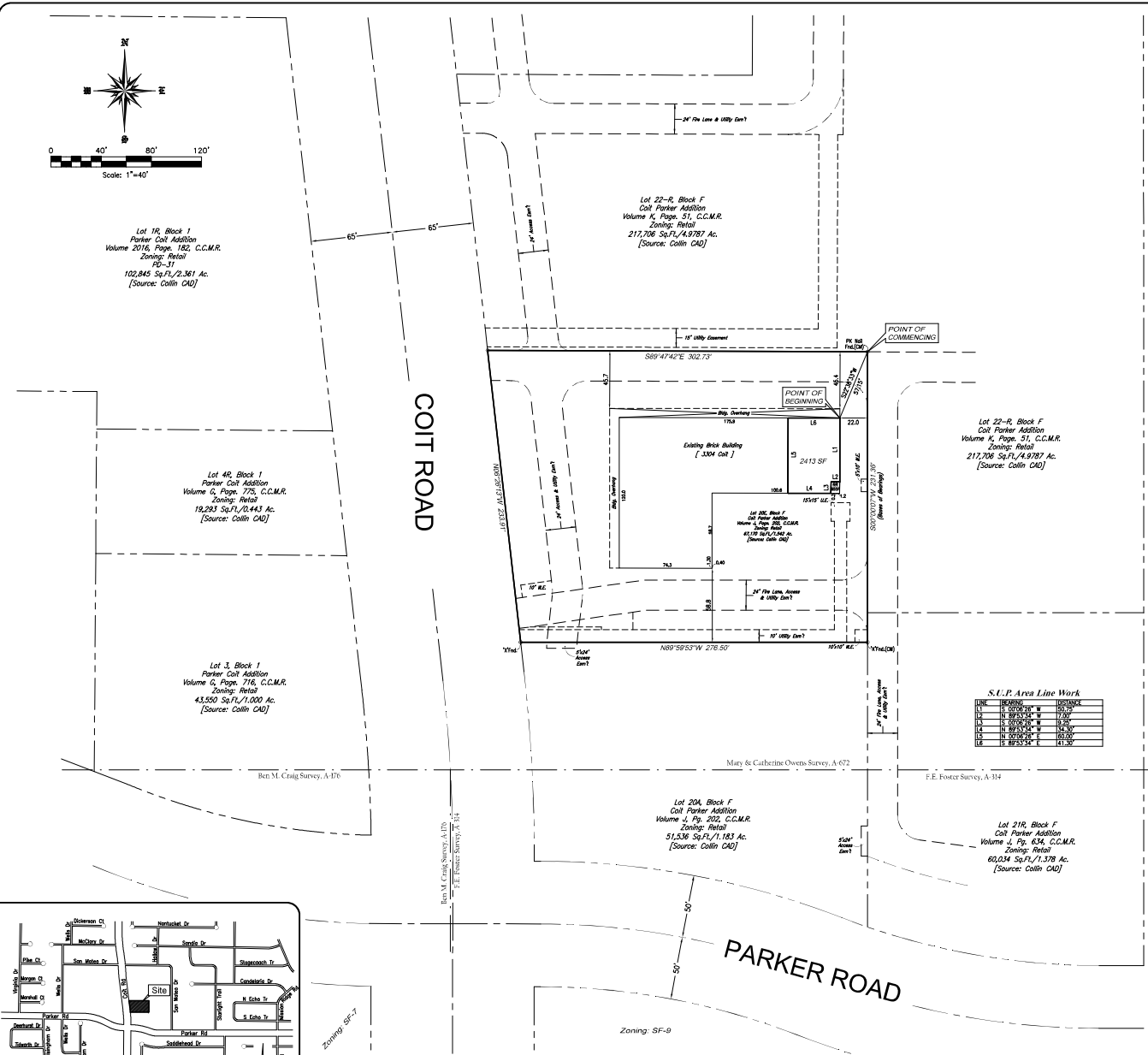


Site Data Summary Table

Item	Current	Proposed	Net Change
General Site Data			
Zoning	Retail	Retail w/ SUP Trade School	SUP for Trade School
Total Land Area (square feet & acres)	67,154 SF / 1.542 Ac	2,413 SF	2,413 SF
Flood Plain (square feet)	0	0	0
Land Use (from zoning ordinance, exclude all applicable uses)	0	0	0
Lot Area (square feet & acres)	67,154 SF / 1.542 Ac	0	0
Building height (ft above)	15.00	0	0
Building height (ft - distance to tallest building existing)	10.00	0	0
Lot Coverage (percent - include)	0%	0%	0%
Open Storage (square feet)	0	0	0
Nonresidential Building	14,889 SF	0	0
Hourly Average (Peak A.M. & P.M.)	0.1	0	0
Single Family Units (Maximum)	0	0	0
Total Unit Count / Minimum Square Feet	0	0	0
Density (Units/Acre)	0	0	0
Net Acreage - Total acreage minus streets and open space	0	0	0
Single Family Units (Maximum)	0	0	0
Total Unit Count / Minimum Square Feet	0	0	0
Density (Units/Acre)	0	0	0
Net Acreage - Total acreage minus streets and open space	0	0	0
Multi-Family Units	0	0	0
Four Unit Count	0	0	0
# of Studios/Apartments / Minimum unit size	0	0	0
# of 1 bedrooms / Minimum unit size	0	0	0
# of 2 bedrooms / Minimum unit size	0	0	0
# of 3 bedrooms / Minimum unit size	0	0	0
Net Acreage - Total acreage minus streets and open space	0	0	0
Interpretation & Parking			
Estimated Trips Per Day (Per ITE Trip Generation Rates)	0	0	0
Provides (E) Employee area	0	0	0
Provides (R) Retail/Shopping/Service/Office/Community/Other	1800	0	0
Provides (S) Street Parking (Surface/Structure)	1300	0	0
Required Driveway (ft above)	75	0	0
Proposed Driveway (ft above)	75	0	0
Height (feet) and spaces for each Parking Structure	0	0	0
Landscape Areas			
Landscape Edge Area Provided (square feet)	10	0	0
Required Interior Parking Lot (Permissible Landscape Area (square feet))	0	0	0
Required Interior Landscaping Provided (square feet)	0	0	0
Total Landscape Area (square feet)	7,076 SF	0	0
Usable Open Space			
Total Required Open Space for Residential (square feet)	0	0	0
Total Required Usable Open Space for Residential (square feet)	0	0	0
Total Open Space Provided (square feet)	0	0	0
Private Usable Open Space Provided (square feet)	0	0	0
Total square feet of green space	0	0	0
% and square feet of landscape	0	0	0

S.U.P. Area Line Work

LINE	DESCRIPTION	LENGTH
L1	0'00" x 0'00"	85.75
L2	0'00" x 0'00"	17.25
L3	0'00" x 0'00"	8.75
L4	0'00" x 0'00"	14.50
L5	0'00" x 0'00"	60.50
L6	0'00" x 0'00"	41.30



Legend

- CRF Copied Iron Rod Found
- CCMR Collin County Map Records
- CCCR Collin County Land Records
- RF Iron Rod Found

This document shall not be recorded for any purpose. Date: December 23, 2021.

OWNER:
 Blair Bala, LLC
 2216 Harter Lane
 Plano, TX 75093
 Ph: (972) 433-9555
 Fax: (972) 433-7533
 email: kimbala@blairbala.com

SURVEYOR:
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 2000 Avenue G, Suite 810
 Plano, Texas 75074
 Ph: (972) 423-4372
 Fax: (972) 423-7533
 email: fred@roome.com

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 www.roomesurveying.com / Firm No. 10013100

Amended: 12/23/2021
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