

Zoning Case 2023-008

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. 35 for Vehicle Storage on 2.7 acres of land out of the George W. Barnett Survey, Abstract No. 45, and the John M. Salmon Survey, Abstract No. 814, located on the west side of Premier Drive, 600 feet south of Lexington Drive 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 14th day of August 2023, for the purpose of considering granting Specific Use Permit No. 35 for Vehicle Storage on 2.7 acres of land out of the George W. Barnett Survey, Abstract No. 45, and the John M. Salmon Survey, Abstract No. 814, located on the west side of Premier Drive, 600 feet south of Lexington Drive 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 14th day of August 2023; and

WHEREAS, the City Council is of the opinion and finds that granting Specific Use Permit No. 35 for Vehicle Storage on 2.7 acres of land out of the George W. Barnett Survey, Abstract No. 45, and the John M. Salmon Survey, Abstract No. 814, located on the west side of Premier Drive, 600 feet south of Lexington Drive in the City of Plano, Collin County, Texas, presently zoned Corridor Commercial; would not be detrimental to the public health, safety, or 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 of the City, Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended so as to grant Specific Use Permit No. 35 for Vehicle Storage on 2.7 acres of land out of the George W. Barnett Survey, Abstract No. 45, and the John M. Salmon Survey, Abstract No. 814, located on the west side of Premier Drive, 600 feet south of Lexington Drive in the City of Plano, Collin County, Texas, presently zoned Corridor Commercial, said property being described in 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 on the 14th day of August, 2023.

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 George W. Barnett Survey, Abstract No. 45 and the John M. Salmon Survey, Abstract No. 814, City of Plano, Collin County, Texas and being a portion of Lot 1, Block B, Crest Cadillac Addition, an addition to the City of Plano, Texas, according to the plat thereof recorded in Cabinet I, Page 256, Plat Records, Collin County, Texas; same being a portion of that tract of land conveyed to VTC Plano Rental Properties LLC as Tract 2 by Warranty Deed recorded in Instrument No. 20141231001425850, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a City of Plano monument with cap stamped "SURVEY MARKER DO NOT DISTURB" found for corner in the west right-of-way line of Premier Drive (a 60-foot wide right-of-way) at the easternmost northeast corner of said Lot 1 and the southeast corner of a tract of land conveyed to R&L Palmer Properties LLC by deed recorded in Instrument No. 20190405000359320, Official Public Records, Collin County, Texas;

THENCE with said west right-of-way line of Premier Drive, the following courses and distances:

S 1°09'38" W, a distance of 208.94 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner;

S 0°09'36" E, a distance of 218.17 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PEISER SURVEYING" found at the southeast corner of said Lot 1 and the northeast corner of Lot 2 of said Block B, Crest Cadillac Addition;

THENCE N 76°10'23" W, with the north line of Lot 2, a distance of 333.68 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set at the southwest corner of said Lot 1 and the northwest corner of said Lot 2; from which a 5/8-inch iron rod with yellow cap stamped "BDD RPLS 3689" bears S 44°08'41" W, a distance of 0.96 feet;

THENCE N 0°08'42" W, with said west line of Lot 1, a distance of 588.14 feet to a corner, from which, a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner in the south line of Colonial Self Storage Addition No. 1, an addition to the City of Plano, Texas, according to the plat thereof recorded in Cabinet B, Page 156, Plat Records, Collin County, Texas, and the northwest corner of said Lot 1, bears N 0°08'42" W, 60.08 feet;

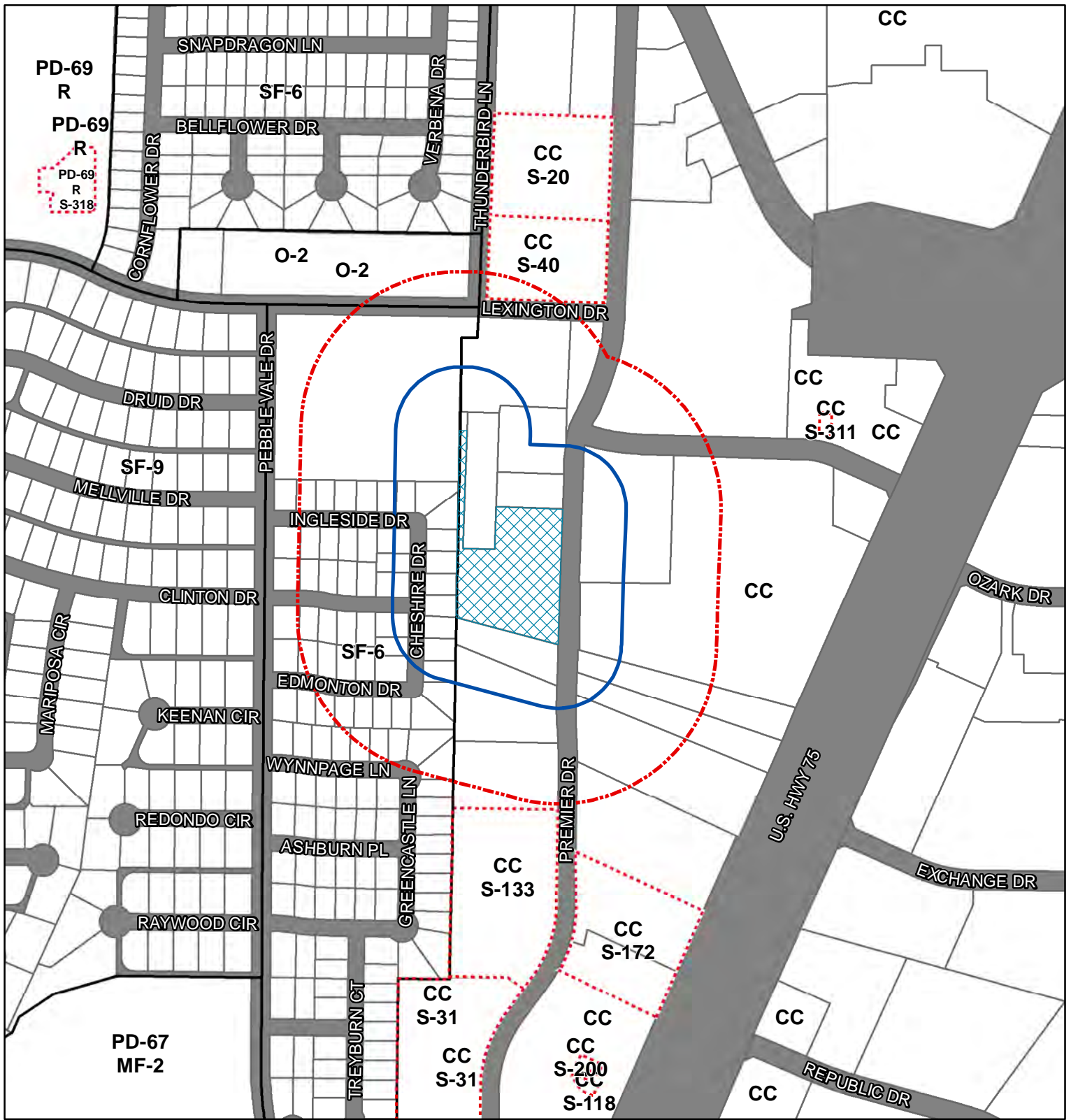
THENCE S 88°53'34" E, leaving said west line of Lot 1 and crossing said Lot 1, a distance of 25.10 feet to a corner on the east line of said Lot 1 and the west line of Lot 1, Plano Parker Road Substation, an addition to the City of Plano, Texas, according to the plat thereof recorded in Cabinet A, Page 204, Plat Records, Collin County, Texas;

THENCE S 1°08'14" W, a distance of 368.89 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner; same being the southwest corner of said Lot 1, Plano Parker Road Substation;

THENCE S 88°51'43" E, a distance of 100.20 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner; same being the southeast corner of said Lot 1, Plano Parker Road Substation;

THENCE N 1°08'58" E, with the east line of said Lot 1, Plano Parker Road Substation, a distance of 134.68 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner; same being the southwest corner of said R&L Palmer Properties LLC tract;

THENCE S 88°51'02" E, with said south line of the R&L Palmer Properties LLC tract, a distance of 208.51 feet to the **POINT OF BEGINNING** and containing 116,996 square feet or 2.686 acres of land, more or less.

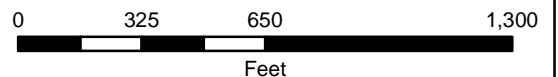
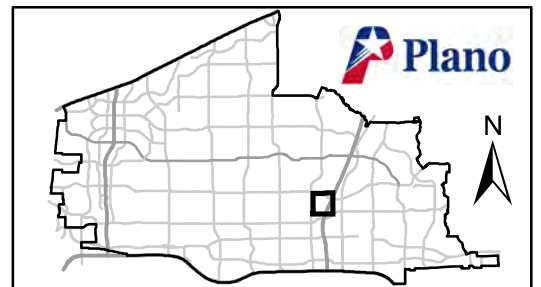


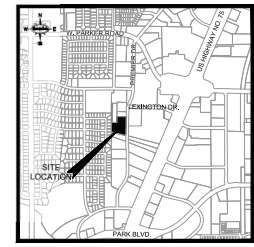
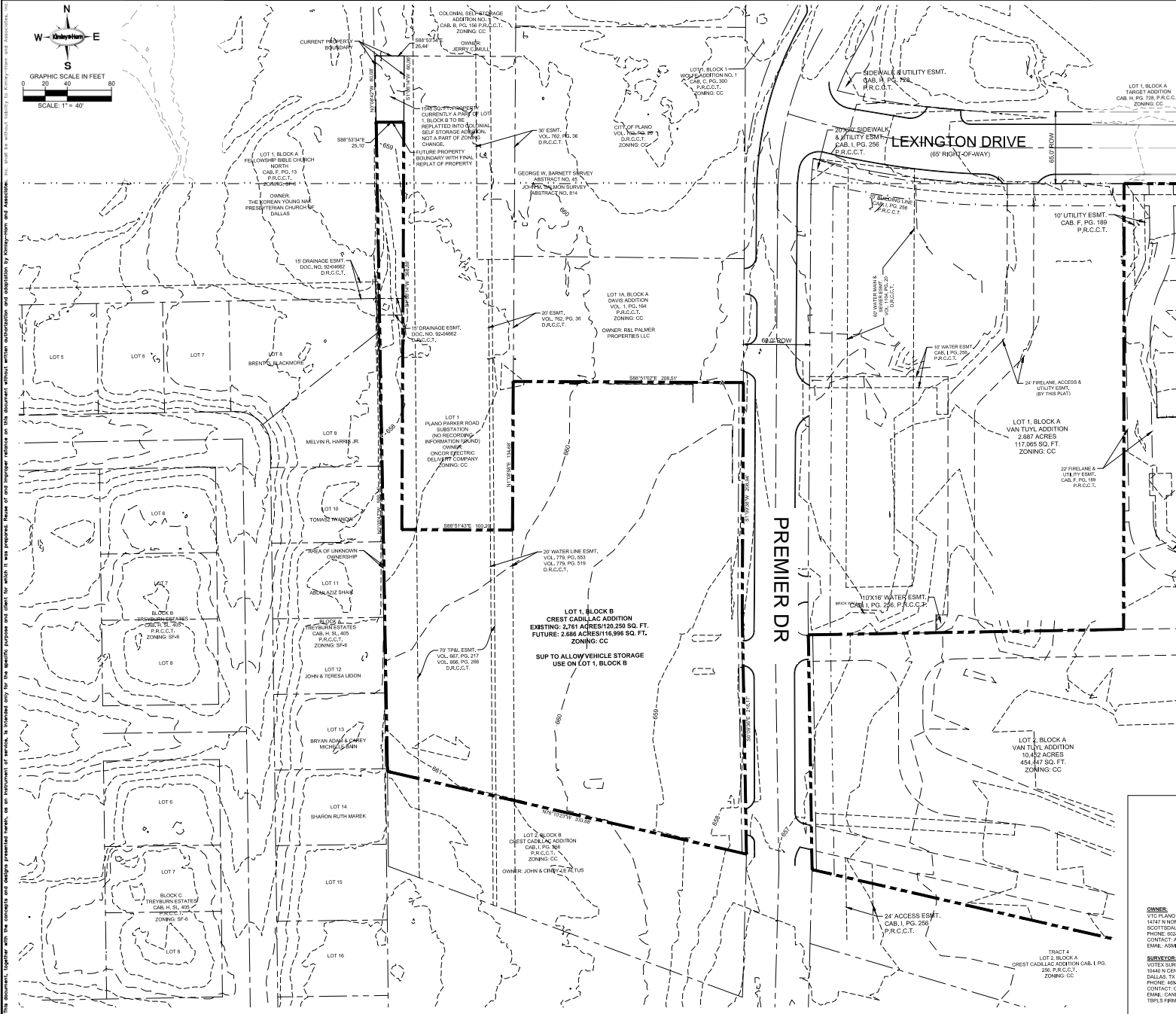
Zoning Case: 2023-008

Existing Zoning: Corridor Commercial

Proposed Zoning: Corridor Commercial with Specific Use Permit for Vehicle Storage

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





NOTE:
 APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT BE AN APPROVAL OF ANY ASSOCIATED SURVEY. APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE WITHDRAWAL OF THE DEVELOPMENT PROCESS, DOES NOT CONSTITUTE AN ACTION OF THE CITY OF PLANO, TEXAS, OR THE COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLANS, OR PLANS RELATING TO THE DEVELOPMENT OF THIS PROPERTY. SMALL CHANGES AS AN ACTION SEPARATE FROM ACTION TAKEN ON THE ZONING CASE.

LEGAL DESCRIPTION
 BEING A TRACT OF LAND SITUATED IN THE GEORGE W. BARNETT SURVEY, ABSTRACT NO. 814 AND THE JOHN M. SALMON SURVEY, ABSTRACT NO. 814, CITY OF PLANO, COLLIN COUNTY, TEXAS AND BEING PART OF LOT 1, BLOCK B, CREST CADILLAC ADDITION, AN ADDITION TO THE CITY OF PLANO, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CASE NO. 18, PAGE 28, PLAT RECORDS, COLLIN COUNTY, TEXAS. SAME BEING A PORTION OF THAT TRACT OF LAND CONVEYED TO VTC PLANO RENTAL PROPERTIES, L.L.C. BY INSTRUMENT NO. 20141210142565, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A CITY OF PLANO MONUMENT WITH CAP STAMPED "SURVEY MARKER DO NOT DISTURB" FOUND FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF PREMIER DRIVE, A 65' RIGHT-OF-WAY, AT THE EASTERN MOST NORTHEAST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO RAL PALMER PROPERTIES, L.L.C. BY INSTRUMENT NO. 20150400035320, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;
 THENCE WITH SAID WEST RIGHT-OF-WAY LINE OF PREMIER DRIVE, THE FOLLOWING COURSES AND DISTANCES:
 S 1°10'30" W, A DISTANCE OF 204.94 FEET TO A 10-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "VOTEX SURVEYING" SET FOR CORNER;
 S 0°02'50" E, A DISTANCE OF 214.17 FEET TO A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "VOTEX SURVEYING" SET FOR CORNER; THE SOUTHWEST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF SAID LOT 2;
 THENCE N 70°10'27" W, WITH THE NORTH LINE OF LOT 2, A DISTANCE OF 333.68 FEET TO A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "VOTEX SURVEYING" SET AT THE SOUTHWEST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF SAID LOT 2;
 THENCE N 0°02'42" W, WITH SAID WEST LINE OF LOT 1, A DISTANCE OF 581.14 FEET TO A CORNER, FROM WHICH A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "VOTEX SURVEYING" SET FOR CORNER IN THE SOUTHWEST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF SAID LOT 2;
 THENCE S 85°53'43" E, LEAVING SAID WEST LINE OF LOT 1 AND CROSSING SAID LOT 1, A DISTANCE OF 25.10 FEET TO A CORNER ON THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF LOT 1, PLANO PARKER ROAD SUBSTATION, AN ADDITION TO THE CITY OF PLANO, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CASE NO. 8, PAGE 10, PLAT RECORDS, COLLIN COUNTY, TEXAS, AND THE NORTHWEST CORNER OF SAID LOT 1, BEARS N 0°02'42" W, 60.60 FEET;
 THENCE S 1°08'14" N, A DISTANCE OF 368.89 FEET TO A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "VOTEX SURVEYING" SET FOR CORNER, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 1, PLANO PARKER ROAD SUBSTATION;
 THENCE S 85°53'43" E, A DISTANCE OF 102.20 FEET TO A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "VOTEX SURVEYING" SET FOR CORNER, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 1, PLANO PARKER ROAD SUBSTATION;
 THENCE N 1°08'55" E, WITH THE EAST LINE OF SAID LOT 1, PLANO PARKER ROAD SUBSTATION, A DISTANCE OF 134.28 FEET TO A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "VOTEX SURVEYING" SET FOR CORNER, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 1, PLANO PARKER ROAD SUBSTATION;
 THENCE S 85°10'10" E, WITH SAID SOUTH LINE OF THE RAL PALMER PROPERTIES, L.L.C. TRACT, A DISTANCE OF 248.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 116,596 SQUARE FEET OR 2.688 ACRES OF LAND, MORE OR LESS.

CREST CADILLAC ADDITION VEHICLE STORAGE
 ZC2023-008
 CREST CADILLAC ADDITION LOT 1, BLOCK B
 2.688 ACRES
 CITY OF PLANO, COLLIN COUNTY, TEXAS
 JOHN M. SALMON SURVEY, ABSTRACT NO. 814
 GEORGE W. BARNETT SURVEY, ABSTRACT NO. 45

OWNER:
 CAME CREEK HOLDINGS
 295 CLAYTON STREET, SUITE 210A
 DENVER, CO 80202
 PHONE: 303-749-7014
 CONTACT: JOHN HANBY
 EMAIL: HANBY@CAMECREEKHOLDINGS.COM

DEVELOPER:
 VTC PLANO RENTAL PROPERTIES, L.L.C.
 14747 NORTHERSHOPE BLVD, STE. 111-431
 SCOTTSDALE, AZ 85258
 PHONE: 602-232-2000
 CONTACT: AMBER SWINT
 EMAIL: ASWINT@VTCPLANOPROP.COM

SURVEYOR:
 VOTEX SURVEYING
 10446 N CENTRAL EXPY, ST. 800
 DALLAS, TX 75228
 PHONE: 972-776-1300
 CONTACT: JEFF CAMPBELL
 EMAIL: JCAMPBELL@VOTEXSURVEYING.COM

DATE OF PREPARATION: 06/19/2023

NO.	DATE	BY

Kimley»Horn
 13455 ROCKWELL ROAD, TWO GALLERIA OFFICE TOWER, STE. 700
 DALLAS, TEXAS 75244
 PHONE: 972.776.1300 FAX: 972.728.9800
 WWW.KIMLEYHORN.COM FIRM NO. F-589

Kimley»Horn
 PROJECT NO. 2300000001
 DATE: 06/19/2023
 SCALE: AS SHOWN
 DESIGNED BY: JAW
 DRAWN BY: JAW
 CHECKED BY: HWY

CREST CADILLAC ADDITION VEHICLE STORAGE
 300 LEXINGTON DR
 PLANO, TX 75075

ZONING EXHIBIT
 SHEET NUMBER 1 OF 1