

Zoning Case 2023-009

An Ordinance of the City of Plano, Texas, reducing the 1,000-foot distance separation from tattooing and permanent cosmetics use to the residential district to the west, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, granting Specific Use Permit No. 42 for Tattooing and Permanent Cosmetics to the second-story suite situated on 0.1 acre of land out of the Daniel Rowlett Survey, Abstract No. 738, located on the east side of Parker Road, 195 feet south of Premier 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 28th day of August, 2023, for the purpose of considering granting Specific Use Permit No. 42 for Tattooing and Permanent Cosmetics to the second-story suite situated on 0.1 acre of land out of the Daniel Rowlett Survey, Abstract No. 738, located on the east side of Parker Road, 195 feet south of Premier 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 28th day of August, 2023; and

WHEREAS, the City Council is of the opinion and finds that reducing the 1,000 foot distance separation between tattooing and permanent cosmetics use and the residential district to the west and granting Specific Use Permit No. 42 for Tattooing and Permanent Cosmetics to the second-story suite situated on 0.1 acre of land out of the Daniel Rowlett Survey, Abstract No. 738, located on the east side of Parker Road, 195 feet south of Premier Drive in the City of Plano, Collin County, Texas, presently zoned Corridor Commercial, would not be detrimental or injurious 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.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The City Council granted a reduction to the 1,000-foot distance requirement to a 617-foot requirement and issued the Specific Use Permit for Tattooing and Permanent Cosmetics finding neither to be detrimental or injurious to the public health, safety, or general welfare, and finding the reduction appropriate because the use is not offensive to the neighborhood.

Section II. 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 a Specific Use Permit No. 42 for Tattooing and Permanent Cosmetics to the second-story suite situated on 0.1 acre of land out of the Daniel Rowlett Survey, Abstract No. 738, located on the east side of Parker Road, 195 feet south of Premier 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 III. 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 IV. 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 V. 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 VI. 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 VII. 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 VIII. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED on the 28th day of August, 2023.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2023-009
Legal Description

WHEREAS Sheng Holdings LLC is the owner of Lot 1 of Cambridge-Ruisseau Village, LTD. as recorded in Cabinet D, Page 53 of the Plat Records of Collin County, Texas, situated in the State of Texas, County of Collin, City of Plano, being part of the Daniel Rowlett Survey, Abstract No. 738, and more particularly described as follows:

COMMENCING at an "X" found in the east right-of-way line of W. Parker Road (100' right-of-way), marking the southwest corner of Lot 2R, Block 1 of United National Bank Addition as recorded in Volume 2008, Page 104 of the Plat Records of Collin County, Texas, and the northwest corner of Lot 1 of said Cambridge-Ruisseau Village LTD.;

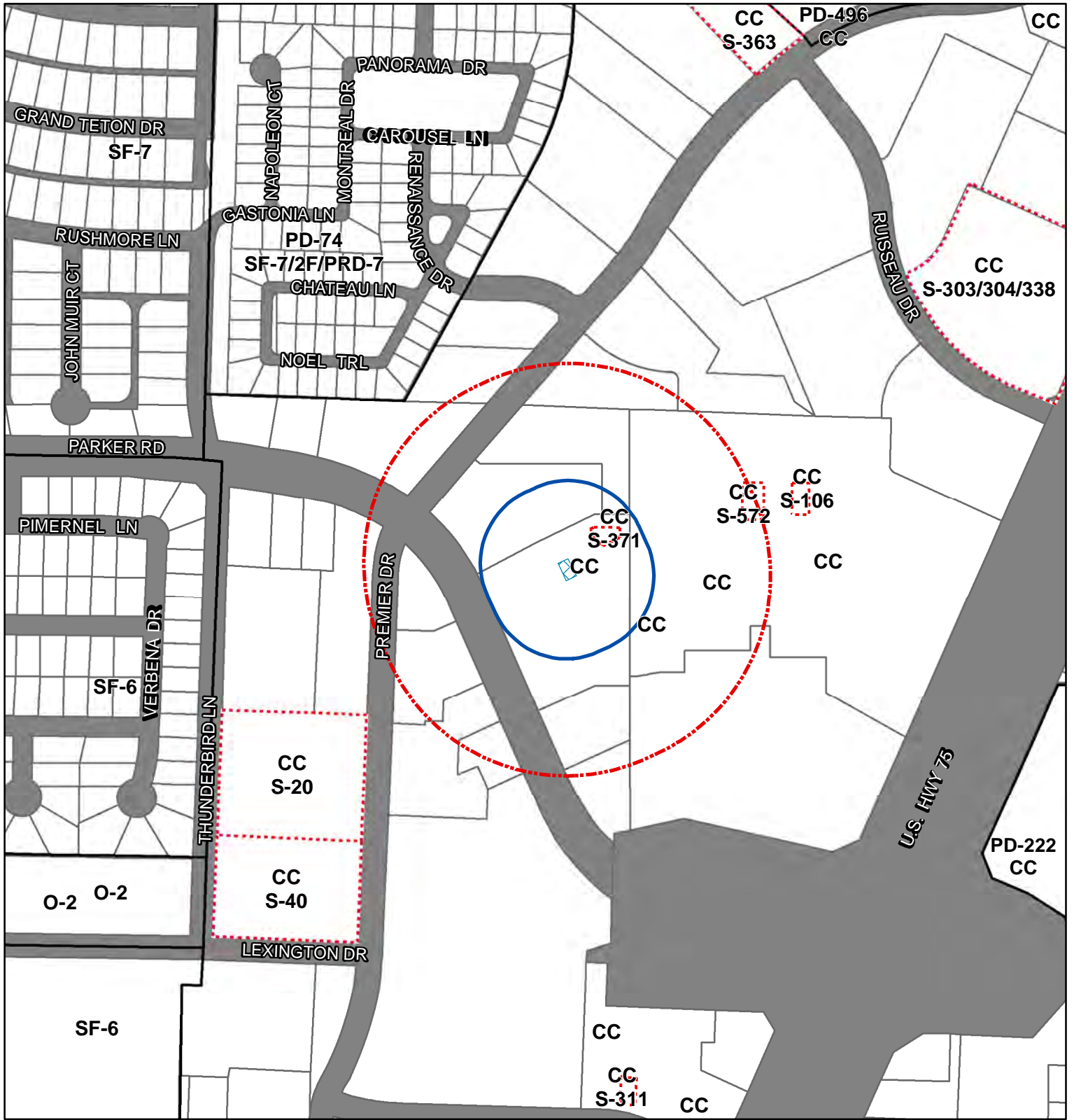
THENCE crossing through Lot 1 of said addition, North 81°30'23" East, 207.01 feet, to the POINT OF BEGINNING, same being the northwest corner of the herein described premises;

THENCE crossing through Lot 1, North 63°43'10" East, 28.80 feet to a point marking the northeast corner of said premises;

THENCE crossing through Lot 1, South 26°16'50" East, 49.59 feet to a point marking the southeast corner of said premises;

THENCE crossing through Lot 1, South 63°43'10" West, 28.80 feet to a point marking the southwest corner of said premises;

THENCE continuing to cross through Lot 1, North 26°16'50" West, 49.59 feet to the place of beginning and containing 1,428 square feet or 0.033 acres of land.

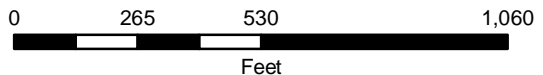
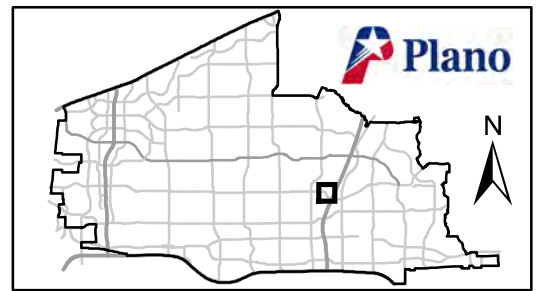


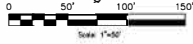
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Existing Zoning: Corridor Commercial

Proposed Zoning: Specific Use Permit for Tattooing and Permanent Cosmetics

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





Legend

- CM Controlling Monument
- INT Intersect
- PROJ Project
- R.O.W. Right-of-Way

PROPERTY DESCRIPTION

WHEREAS Sheng Holdings LLC is the owner of Lot 1 of Cambridge-Ruisseu Village, LTD, as recorded in Cabinet D, Page 53 of the Plat Records of Collin County, Texas, situated in the State of Texas, County of Collin, City of Plano, being part of the Daniel Rowlett Survey, Abstract No. 738, and more particularly described as follows:

COMMENCING at on "X" found in the east right-of-way line of W. Parker Road (100' right-of-way), marking the southeast corner of Lot 2R, Block 1 of United National Bank Addition as recorded in Volume 2208, Page 104 of the Plat Records of Collin County, Texas, and the northwest corner of Lot 1 of said Cambridge-Ruisseu Village LTD;

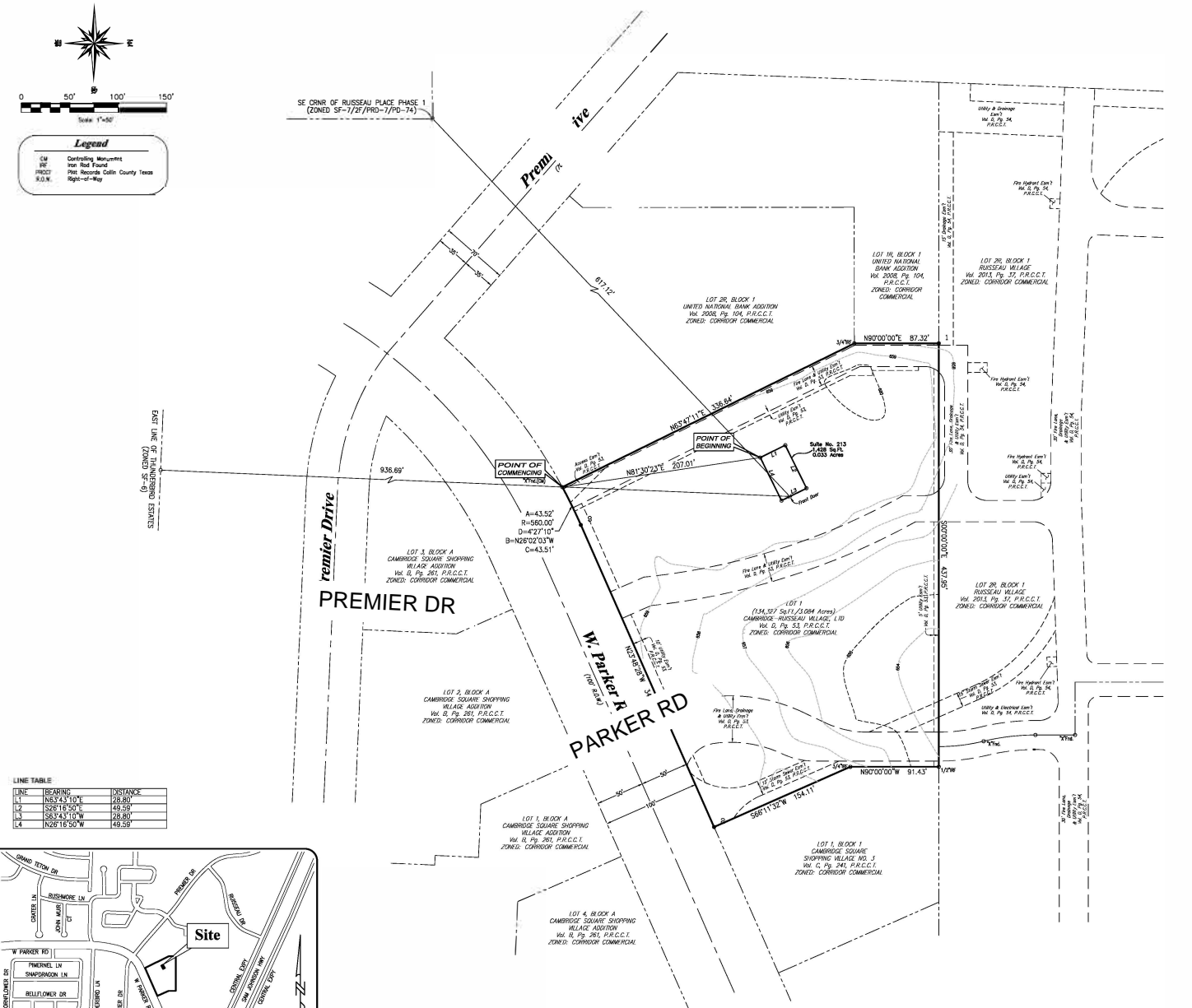
THENCE crossing through Lot 1 of said addition, North 81°30'23" East, 207.01 feet, to the POINT OF BEGINNING, same being the northwest corner of the herein described premises;

THENCE crossing through Lot 1, North 63°43'10" East, 28.80 feet to a point marking the northeast corner of said premises;

THENCE crossing through Lot 1, South 26°16'50" East, 49.59 feet to a point marking the southeast corner of said premises;

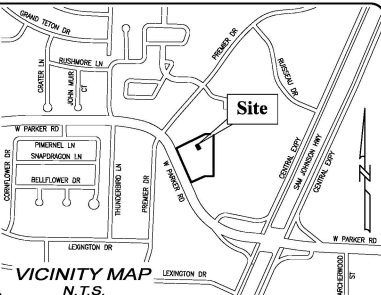
THENCE crossing through Lot 1, South 63°43'10" West, 28.80 feet to a point marking the southwest corner of said premises;

THENCE continuing to cross through Lot 1, North 26°16'50" West, 49.59 feet to the place of beginning and containing 1,428 square feet or 0.033 acres of land.



LINE TABLE

LINE	BEARING	DISTANCE
1	N81°30'23"	207.01
2	S28°16'50"	49.59
3	S63°43'10"	28.80
4	N26°16'50"	49.59



NOTE:
Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plan, or plan approval of the development standards shown hereon, or the initiation of the development process. Planning & 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.

Project # ZC2023-009
Zoning Exhibit
1,428 Sq.Ft. / 0.033 Acres
Specific Use Permit for
Tattooing and Permanent Cosmetics
Part of Cambridge-Ruisseu Village, LTD.
Recorded in Cab. D, Pg. 53, P.R.C.C.T.
Daniel Rowlett Survey, Abstract No. 738
City of Plano, Collin County, Texas
June 2023

Submitted: June 19, 2023
 Revised: June 23, 2023
 Revised: July 24, 2023

Owner:
Sheng Holdings LLC
 9148 East Tarrant Dr
 Tarrant County, TX 75070
 (817) 385-4390
 Alt: Fred Bremderfer
 dl@shengcorp.com

Surveyor:
Roome Land Surveying
 2000 Annmar G, Suite 810
 Plano, TX 75074
 (972) 423-4372
 Alt: Fred Bremderfer
 email: fred@roome.com

Roome
Land Surveying
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 Plano, Texas 75074
 Phone (972) 423-4372 / Fax (972) 423-7523
 www.roomesurveying.com / Firm No. 10019102

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