

DATE: August 22, 2023
TO: Honorable Mayor & City Council
FROM: Planning & Zoning Commission
VIA: Eric Hill, AICP, Assistant Director of Planning acting as Secretary of the Planning & Zoning Commission
Christina D. Day, AICP, Director of Planning
SUBJECT: Results of Planning & Zoning Commission Meeting of August 21, 2023

AGENDA ITEM NO. 3 - ZONING CASE 2023-016
PETITIONER: CROSS BEND CHRISTIAN CHURCH

Request for a Specific Use Permit for Day Care Center on 5.2 acres located at the northeast corner of Cross Bend Road and Branch Hollow Drive. Zoned Single-Family Residence-7. Project #ZC2023-016.

APPROVED: 7-0-1

Speaker Card(s) Received	Support: <u>1</u>	Oppose: <u>0</u>	Neutral: <u>0</u>
Letters Received Within 200' Notice Area:	Support: <u>0</u>	Oppose: <u>2</u>	Neutral: <u>0</u>
Petition Signatures Received:	Support: <u>0</u>	Oppose: <u>0</u>	Neutral: <u>0</u>
Other Responses:	Support: <u>1</u>	Oppose: <u>1</u>	Neutral: <u>0</u>

RESULTS:

The Commission recommends the item for approval as submitted. Commissioner Bronsky recused himself due to a conflict of interest.

To view the hearing, please click on the provided link:
<https://planotx.new.swagit.com/videos/269726?ts=10124>

DS/kob

cc: Eric Hill, Assistant Director of Planning
Christina Sebastian, Land Records Planning Manager
Melissa Kleineck, Lead Planner
Justin Cozart, Sr. GIS Technician
Jeanna Scott, Building Inspections Manager
Dorothy Alatorre, Sr. Administrative Assistant - Neighborhood Services

AGENDA ITEM NO. 3

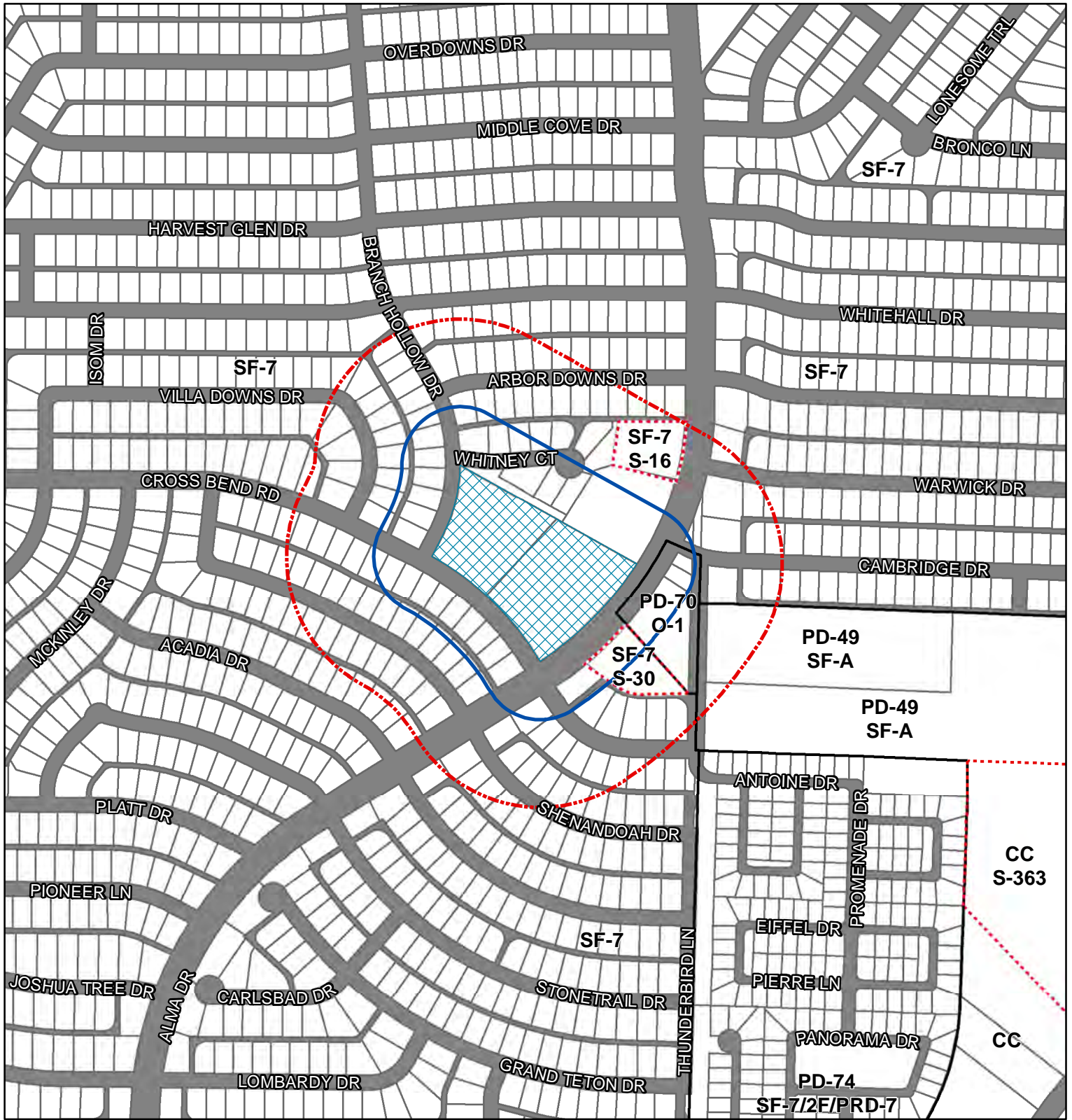
PUBLIC HEARING: Zoning Case 2023-016

PETITIONER: Cross Bend Christian Church

DESCRIPTION: Request for a Specific Use Permit for Day Care Center on 5.2 acres located at the northeast corner of Cross Bend Road and Branch Hollow Drive. Zoned Single-Family Residence-7. Project #ZC2023-016.

SUMMARY:

This is a request for a Specific Use Permit (SUP) for Day Care Center within an existing religious facility. The SUP is in conformance with the policies of the Comprehensive Plan. The request is consistent with the uses in the general area and would allow the applicant to expand their existing in-home day care. Staff is supportive of the requested SUP.

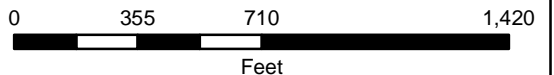
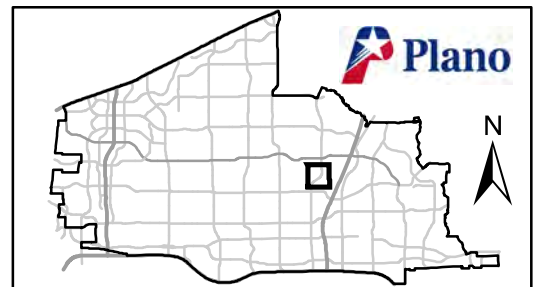


Zoning Case: 2023-016

Existing Zoning: Single-Family Residence-7

Proposed Zoning: Specific Use Permit for Day Care Center

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





HARVEST GLEN DR

WHITEHALL DR

ARBOR DOWNS DR

BRANCH HOLLOW DR

VILLA DOWNS DR

WHITNEY CT

WARWICK DR

CAMBRIDGE DR

CROSS BEND RD

ALMA DR

THUNDERBIRD LN

SHENANDOAH DR


ANTOINE DR

BALLET CT

DENTELLE DR


ACADIA DR

EFFEL DR



Plano

Zoning Case 2023-016

 Area of Request



STAFF PRELIMINARY REPORT - INTRODUCTORY REMARKS

The applicant is requesting a Specific Use Permit (SUP) for Day Care Center that will be operated within an existing religious facility. The Zoning Ordinance defines a day care center as an operation other than public, parochial, or private school providing care for seven or more children under 14 years old for less than 24 hours per day at a location other than a residence.

The current zoning is Single-Family Residence-7 (SF-7). The SF-7 district is intended to provide for areas of urban single-family development on moderate-size lots, protected from excessive noise, illumination, odors, visual clutter, and other objectionable influences on family living.

An SUP authorizes and regulates a use not normally permitted in a district, which could benefit the general welfare in a particular case, provided that adequate development standards and safeguards are established. Additionally, Section 6.100 (Specific Use Permits) of Article 6 (Specific Use Permits and Certificates of Occupancy) states the following:

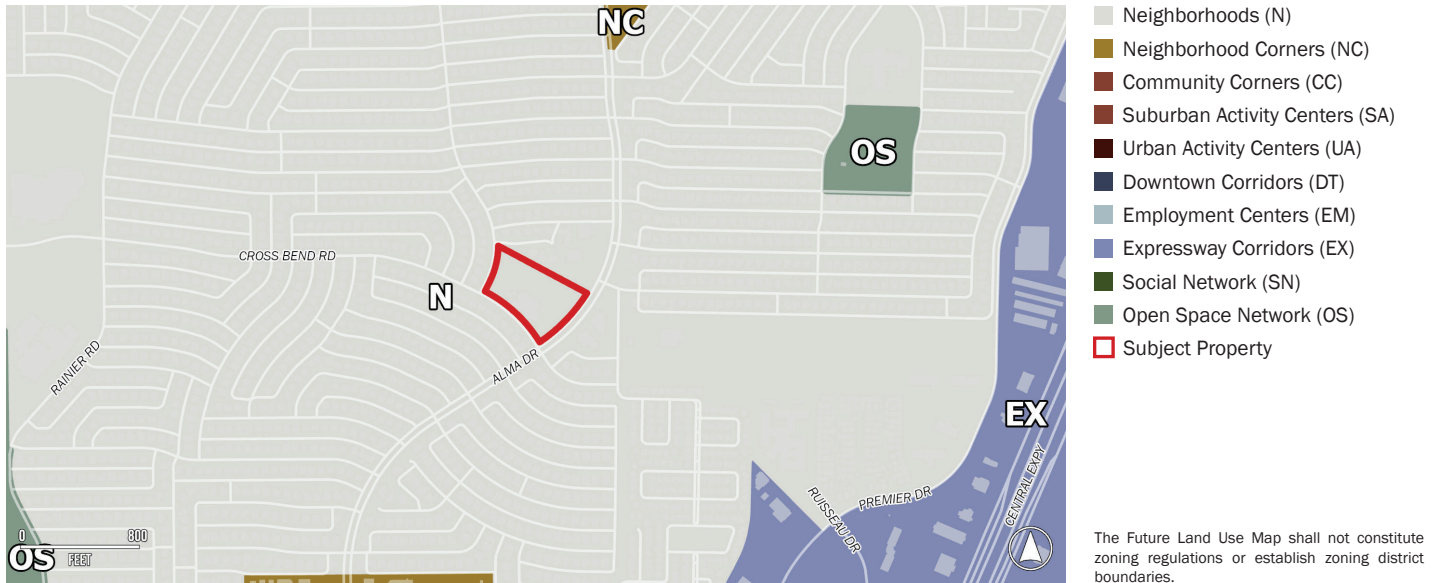
“The Planning & Zoning Commission in considering and determining its recommendations to the City Council on any request for a specific use permit may require from the applicant plans, information, operating data, and expert evaluation concerning the location, function, and characteristics of any building or use proposed. The City Council may, in the interest of the public welfare and to insure compliance with this ordinance, establish conditions of operation, location, arrangement, and type and manner of construction of any use for which a permit is authorized. In authorizing the location of any of the uses listed as specific use permits, the City Council may impose such development standards and safeguards as the conditions and locations indicate important to the welfare and protection of adjacent property from noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, offensive view, traffic, or other undesirable or hazardous conditions.”

Surrounding Land Use and Zoning

North	The properties are zoned Single-Family Residence-7 (SF-7) and are developed with single-family homes and a religious facility. Further north is Specific Use Permit No. 16 for Day Care Center and Private School.
East	Across Alma Drive, the properties are zoned Planned Development-70-Neighborhood Office (PD-70-O-1) and SF-7 with Specific Use Permit No. 30 for Day Care Center and are developed with medical office and day care center uses and single-family homes.
South	The properties are zoned SF-7 and are developed with single-family homes.
West	The properties are zoned SF-7 and are developed with single-family homes.

VISION: "Plano is a global leader, excelling in exceptional education, abounding with world class businesses and vibrant neighborhoods"
GUIDING PRINCIPLES: Plano Today. Plano 2050. Plano Together.

1 | Future Land Use Map



Neighborhoods (N)

PRIORITIES

The Neighborhoods future land use category consists primarily of residential areas focused on sustaining a high quality of life through well-maintained infrastructure, housing, open space, schools, and limited service/institutional uses.

Residential Areas - Single-family residential should remain the primary use within neighborhoods. It is the intention to preserve and enhance these uses and to regulate the design of new residential infill products to be within the context of the surrounding environment. Existing multifamily developments, which function as transitions from moderate and high intensity commercial areas, should be well maintained to preserve neighborhood character. With few large tracts left for residential development, some infill and redevelopment opportunities may not fit the typical neighborhood design.

Non-Residential Areas - Institutional, light office, and service uses are considered secondary uses and may be located along the frontage of arterial streets and intersections.

Residential Adjacency Standards - Adequate transitions in building setbacks and height must be provided when development is proposed near established neighborhoods.

1. Preserving neighborhood character and quality of life
2. Upkeep of existing housing stock
3. Requiring adjacent commercial land uses to provide adequate transitions
4. Variety of housing heights, sizes, and types

 [Click here to view the Neighborhoods Dashboard](#)

2 | Mix of Uses

[Click here for "How to Read The Dashboards"](#)

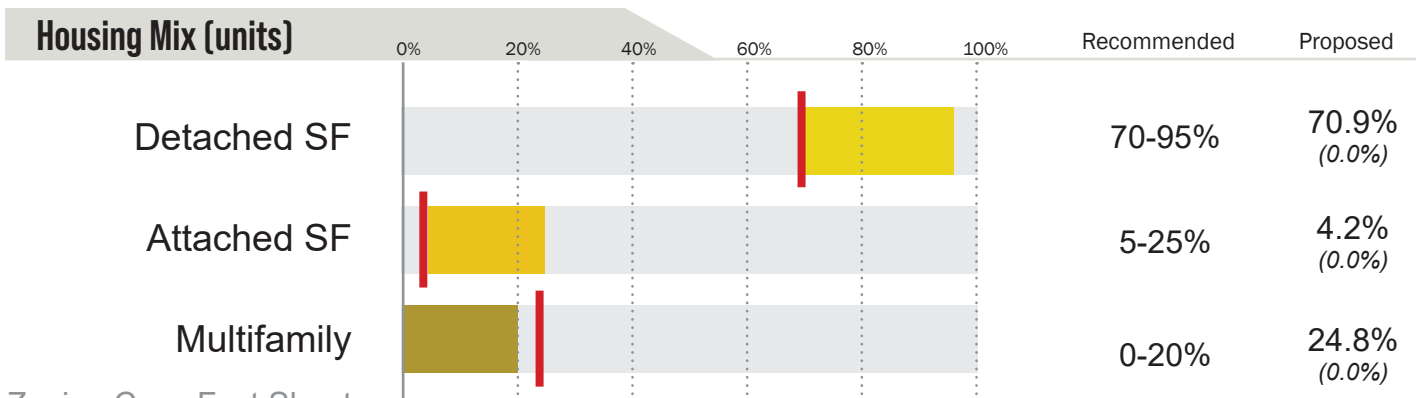
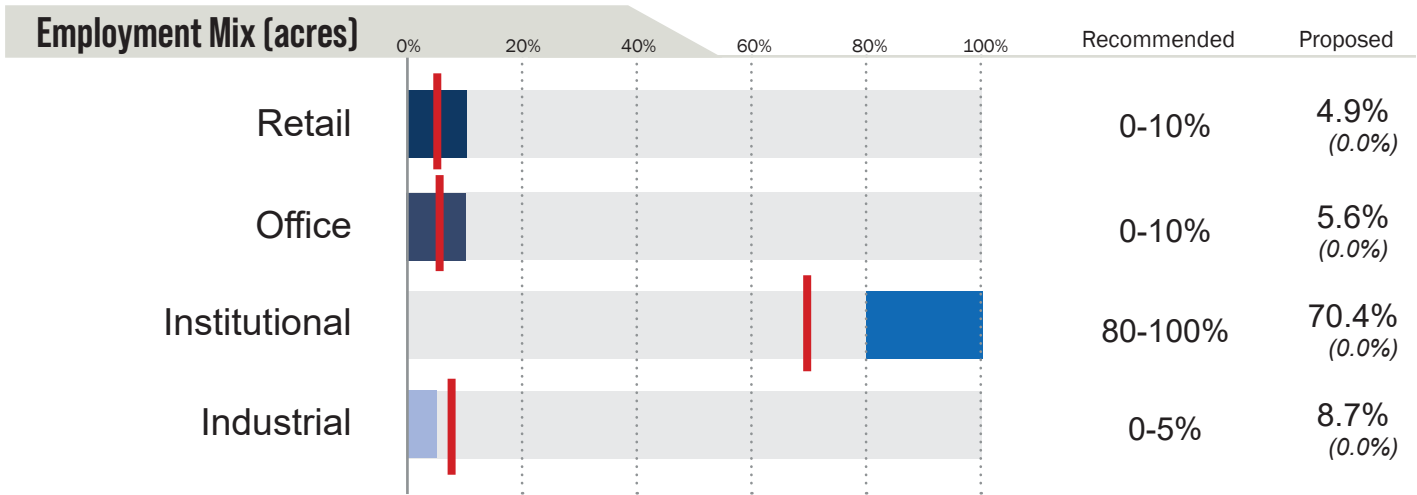
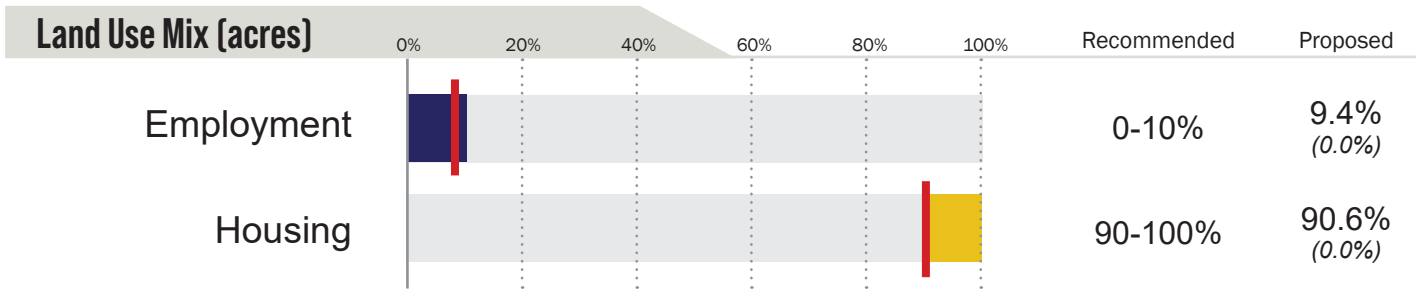
If approved, the request would result in the following Mix of Uses:



Land Use & Housing Inventory (LUHI)

- Employment, Retail Types
- Employment, Office Types
- Employment, Institutional Types
- Employment, Industrial Types
- Housing, Detached SF Types
- Housing, Attached SF Types
- Housing, Multifamily Types
- Housing, Open Space
- Employment, Undeveloped
- Housing, Undeveloped
- General Open Space
- Subject Property

LUHI Snapshot Date: 1/1/2023
 Measurement Area: All properties within the EX Category along US 75



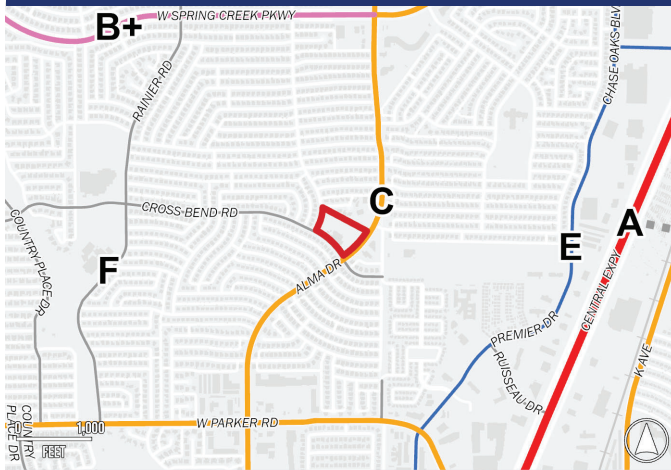
3 | Desirable Character Defining Elements

 [Click here for "How to Read The Dashboards"](#)

DESIRABLE CHARACTER DEFINING ELEMENT	RECOMMENDED BY COMPREHENSIVE PLAN	APPLICANT PROPOSAL
Building Heights	1 to 2 stories	Existing 1 story building.
Density	SF: 0.5 to 10 DUA MF: 10 to 22 DUA	Not applicable to this request.
Intensity	Low (0 to 50% Lot Coverage)	No change proposed to existing site.
Open Space	10% to 50% Passive Open Space	No change proposed to the existing site.
Parking Orientation	<i>Res:</i> garages with driveways <i>Non-res:</i> surface lots	No changes proposed to the existing site.
Block Pattern & Streetscape	Gridded or curvilinear blocks Traditional Residential Streets	No changes proposed to the existing site.
Multimodal Access		
1. Automobiles	HIGH: Direct access from local streets	HIGH: Direct access from Branch Hollow Drive, a local street, and Cross Bend Road, a collector street.
2. Transit	MEDIUM: Served by bus on perimeter arterial streets	MEDIUM: DART Bus Route #234 is located approximately 0.6 miles from the site at Alma Drive and West Parker Road.
3. Micromobility	HIGH: Connected to trails and bike routes	HIGH: Bike Route #40 is adjacent to the site along Cross Bend Rd and Chisholm Trail is located approximately 0.9 miles from the site.
4. Pedestrians	HIGH: Walkable to parks and schools	HIGH: Paved sidewalks surrounding the site provide access to surrounding parks and schools.

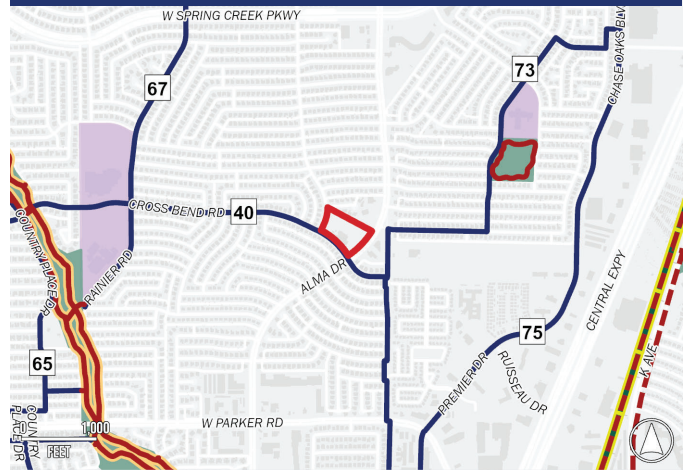
4 | Other Comprehensive Plan Maps

Thoroughfare Plan Map



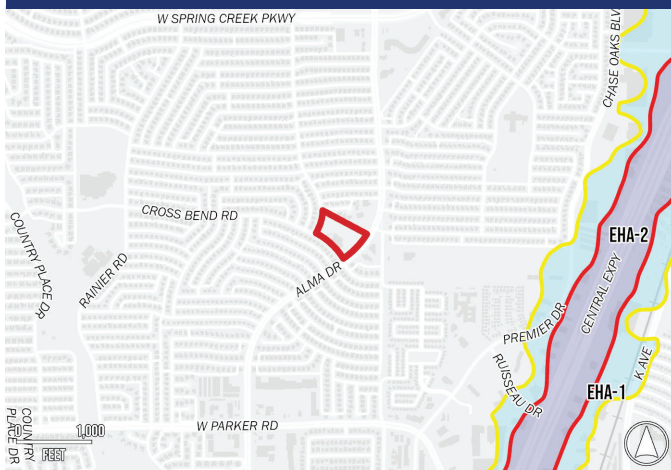
The subject site is located adjacent to Alma Drive, a Type C Thoroughfare (six lane, divided arterial). Access is provided to the site from Cross Bend Road, a Type F Thoroughfare (2 lane collector), and Branch Hollow Drive, a Type G Thoroughfare (2 lane local street). Street improvements are not required as part of this request.

Bicycle Transportation Plan Map



Bike Route #40 along Cross Bend Road is adjacent to the site.

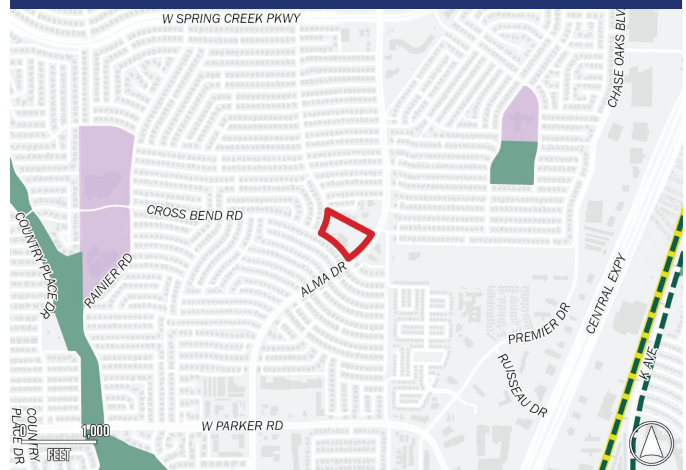
Expressway Corridor Environmental Health Map



The site is not located within the Expressway Corridor Environmental Health Map areas.

- EHA-1
- EHA-2
- Not Applicable

Parks Master Plan Map



Clearview Park is located approximately 0.6 miles northeast of the subject property. Chisholm Trail and Big Lake Park are located approximately 0.9 miles west of the site.

5 | Comprehensive Plan Policies & Actions

CORE POLICIES: The following policies are applicable to all zoning cases. No specific analysis of these policies are provided in the staff report as these serve as the fundamental basis for all staff recommendations.



Land Use: Plano will support a system of organized land use to provide housing and employment choices aligned with the market, where new and redevelopment areas respect the viability and quality of life for existing neighborhoods, businesses, and institutions.



Redevelopment & Growth Management: Plano will protect and preserve the well-established built environment of Plano and prevent overcrowding by requiring new growth and redevelopment to respect the unique development patterns, suburban character, housing needs, infrastructure capacity considerations, and fiscal constraints of our community.

LAND USE-RELATED POLICIES: The following policies are applicable on a case-by-case basis depending upon the type, location, and general nature of the request. Refer to the staff report for analysis of these policies with the respect to the proposed zoning change, where applicable.



Redevelopment of Regional Transportation Corridors: Plano will encourage reinvestment and redevelopment of identified regional transportation corridors to create cohesive developments that incorporate well-designed commercial, retail, and housing opportunities, where those uses are appropriate according to the Future Land Use Map and other related Comprehensive Plan standards.

- Applicable
- Not Applicable



Revitalization of Retail Shopping Centers: Plano will encourage reinvestment, revitalization, and redevelopment of underperforming neighborhood retail corners to accommodate a viable combination of local commercial, retail, and entertainment uses. Where appropriate transitions can be maintained, redevelopment may present opportunities to introduce residential uses and improve access.

- Applicable
- Not Applicable



Special Housing Needs: Plano will support the special housing needs or residents including seniors, people with disabilities, and low- to moderate-income households through inclusive regulations and programs and actions furthering the goals stated in the Consolidated Plan. Proposed locations for special housing needs should be afforded the same health and safety considerations as other housing.

- Applicable
- Not Applicable



Transit-Oriented Development: Plano will proactively encourage development within walking distance of existing and planned transit stations to create an integrated mix of uses including residential, employment, retail, and civic spaces.

- Applicable
- Not Applicable



Undeveloped Land: Plano will reserve its remaining undeveloped land for high quality development with distinctive character, prioritizing businesses offering skilled employment. New housing in these areas will only be considered appropriate where it is consistent with the Future Land Use Map and other related Comprehensive Plan standards.

- Applicable
- Not Applicable

OTHER POLICIES/DOCUMENTS: Additional policies may apply where applicable:

No additional policies are applicable to this request.

- Envision Oak Point (2018)
- Downtown Vision & Strategy Update (2019)
- Spring Creekwalk Master Plan (1990)
- Preservation Plano 150 (2018)

FOR RESIDENTIAL AND MIXED-USE DEVELOPMENTS ONLY: The following actions from the Redevelopment & Growth Management (RGM) Policy are applicable to requests for mixed-use developments:

RGM5: Ensure that any rezoning requests for multiuse development include:

- Applicable
 Not Applicable

- A) No more than 50% square footage for residential uses. Requests should also conform with other identifying elements (density, building heights, etc.) in the applicable Dashboard descriptions.
- B) Phasing requirements that prevent the disproportionate completion of residential uses prior to nonresidential uses within the development. Nonresidential square footage must constitute a minimum of 33% of all square footage approved for occupancy during development (e.g., every 2 square feet of residential development requires at least 1 square foot of nonresidential development; and
- C) Key design features provided prior to, or concurrent with, the construction of any residential uses. These include elements of the development supporting the long-term value to the overall community, and specifically any new residents, such as open/green space, amenities, street enhancements, and trails.

RGM8: Limit new residential development to areas that are appropriate based on individual site considerations and consistency with the Future Land Use Map and Dashboards. Multifamily developments should also meet a housing diversification or economic development need of the city, including transit-oriented development, special housing needs (as defined by the city's Consolidated Plan), or be constructed as part of a high-rise 10 stories or greater.

- Applicable
 Not Applicable

6 | Findings Policy

RGM1: Mix of Uses, Density, & Building Height

In accordance with the Redevelopment and Growth Management (RGM) Policy Action 1, zoning change requests that do not conform to the mix of uses, density, and building heights as described in the Dashboards are **disfavored**. Requests that do not conform to these criteria may be occasionally allowed when found:

- ▶ Consistent with the Guiding Principles of the Comprehensive Plan; and
- ▶ Substantially beneficial to the immediate neighbors, surrounding community, and general public interest.

RGM5: Mixed-Use Developments

In addition, the Redevelopment and Growth Management (RGM) Policy Action 2 requires findings when approving a mixed-use development that exceeds 50% square footage for residential uses and/or does not conform to other identifying elements (density, height, etc.) in the applicable Dashboard.

Are Findings Required?

- Yes, because the request does not comply with the Mix of Uses of the associated Dashboard.
- Yes, because the request does not comply with the Building Heights of the associated Dashboard.
- Yes, because the request does not comply with the Maximum Density of the associated Dashboard.
- Yes, because the request is inconsistent with Action RGM5 (for mixed-use developments).
- No, findings are not required.

STAFF PRELIMINARY REPORT - CONFORMANCE TO THE COMPREHENSIVE PLAN

The proposed request has been reviewed for conformance with the Comprehensive Plan. Major factors included in the analysis are provided below, but the Comprehensive Plan Fact Sheet has more specific details about the request.

Guiding Principles – This set of Guiding Principles to the Comprehensive Plan establishes overarching themes that apply to all policies and actions and express values for Plano Today, Plano 2050, and Plano Together. Since the principles do not stand alone but are used in concert with one another and carry across the Plan as a whole, each principle must be judged through a lens that incorporates all other principles to be fully and accurately understood. As such, the Commission is encouraged to review the full list of Guiding Principles and judge zoning requests through the lens of all principles.

Future Land Use Map Category & Dashboard

Future Land Use Category – The subject property is located in the **Neighborhoods (N)** category of the Future Land Use Map (FLUM). Institutional uses may be appropriate as secondary uses when located along the frontage of arterial streets and intersections, consistent with the **Typical Neighborhood Design** illustration in the N Dashboard. The request includes repurposing space in an existing church on Alma Drive, an arterial roadway, for use as a Day Care Center, or another institutional use. No major changes are proposed to the existing site characteristics, including building form, lot coverage, parking, and access, which are complementary in size, scale, and intensity with the surrounding neighborhood. Staff finds the request consistent with the description and priorities of the Neighborhoods category.

FLUM – N Description and Priorities		
Description		Meets
Priorities	Preserving neighborhood character and quality of life	Meets
	Upkeep of existing housing stock	N/A
	Requiring adjacent commercial land uses to provide adequate transitions	Meets
	Variety of housing heights, sizes, and types	N/A

Mix of Uses – The subject property is currently classified as *Institutional Types*, as defined by the Comprehensive Plan. Approval of the request for a Day Care Center would result in no changes to the Land Use Mix or Employment Mix for the area, which is already within the recommended ranges for these categories.

FLUM – N Mix of Uses	
Land Use Mix	Meets
Employment Mix	Meets
Housing Mix	N/A

Desirable Character Defining Elements – The proposed use is located within an existing building, and no significant changes are proposed to the site. Therefore, the Desirable Character Defining Elements section of the N dashboard is not applicable to this request.

FLUM – N Desirable Character Defining Elements
Not Applicable

Other Comprehensive Plan Maps

The scope of the request would not require improvements applicable to the Thoroughfare Plan Map, Bicycle Transportation Plan Map, Parks Master Plan Map, or Expressway Corridor Environmental Health Map.

Other Comprehensive Plan Maps	
Thoroughfare Plan Map	N/A
Bicycle Transportation Plan Map	N/A
Parks Master Plan Map	N/A
Expressway Corridor Environmental Health Map	N/A

Comprehensive Plan Summary

As the request is generally consistent with the description of the Neighborhoods (N) future land use category, staff finds the proposed use of Day Care Center consistent with the Comprehensive Plan.

Comprehensive Plan Policy Summary

Policy or Study	Analysis
Future Land Use Map and Dashboards <ul style="list-style-type: none"> • Description & Priorities • Mix of Uses • Character Defining Elements 	Meets Meets N/A
Thoroughfare Plan Map Bicycle Transportation Plan Map Parks Master Plan Map Expressway Corridor Environmental Health Map	N/A N/A N/A N/A

Adequacy of Public Facilities – Water and sanitary sewer services are available to serve the subject property.

Traffic Impact Analysis (TIA) – A TIA is not required for this rezoning request. The Traffic Department reviewed and approved the proposed drop-off and pick-up circulation operations of the proposed day care center.

Public Safety Response Time – Fire emergency response times will be sufficient to serve the site based on existing personnel, equipment, and facilities.

STAFF PRELIMINARY REPORT - ANALYSIS & RECOMMENDATION

Day Care Center Use

The applicant currently operates an in-home day care in a nearby residential home. The SUP is being requested to expand the capacity of the in-home day care located north of the subject property.

The Zoning Ordinance requires day care centers to have access to a street with a minimum of 36 feet of pavement. The subject property is in compliance with this standard as it has direct access to Cross Bend Road, which has a pavement width of 36 feet.

There are two Specific Use Permits for Day Care Center within close proximity to the subject property, as shown in the adjacent image. Both are currently in operation. The applicant believes this additional SUP is necessary as their business is currently operating in proximity to the subject property and is in need of additional space.

The requested day care center will serve the surrounding area and is consistent with the operation of the property as a religious facility. The subject property has sufficient access and parking to accommodate the use, and the request is in conformance with the Comprehensive Plan.

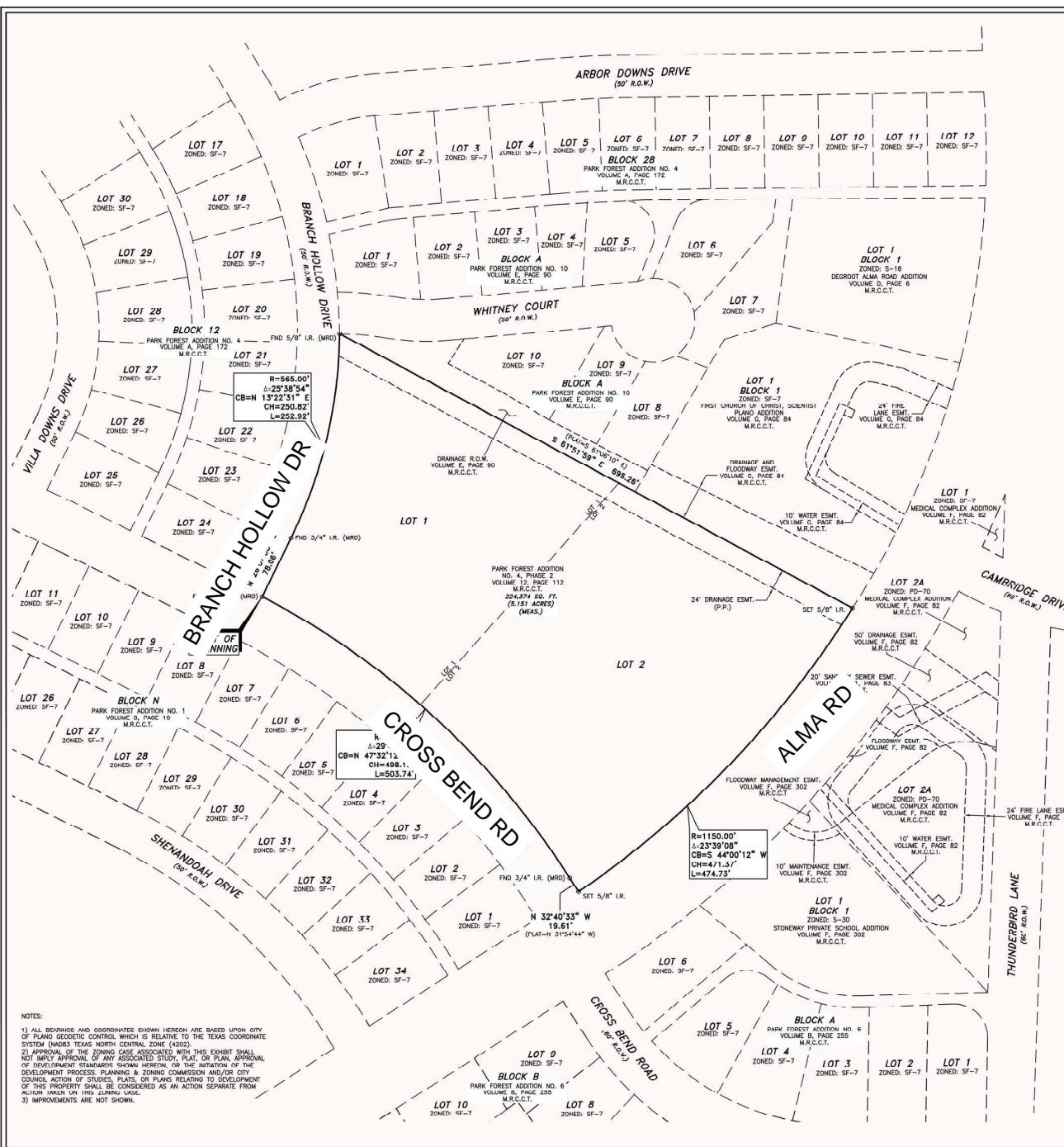


SUMMARY:

This is a request for a Specific Use Permit for Day Care Center within an existing religious facility. The SUP is in conformance with the policies of the Comprehensive Plan. The request is consistent with the uses in the general area and would allow the applicant to expand their existing in-home day care. Staff is supportive of the requested SUP.

RECOMMENDATION:

Recommended for approval as submitted.



FIELD NOTES:

WHEREAS, RECLAMATION CHURCH IS THE OWNER OF A TRACT OF LAND SITUATED IN THE A.B. PERRIN SURVEY, ABSTRACT NUMBER 712 AND BEING DESCRIBED IN A DEED RECORDED IN VOLUME 2158, PAGE 813, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS AND BEING ALSO LOT 1 AND ALL OF LOT 2, PARK FOREST ADDITION NO. 4, PHASE 2, AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 12, PAGE 172, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4" IRON ROD FOUND FOR CORNER AT THE MOST WESTERN CORNER OF SAID LOT 1, SAME BEING AT THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF CROSS BEND ROAD (50' RIGHT OF WAY) AND THE SOUTHWEST RIGHT OF WAY LINE OF BRANCH HOLLOW DRIVE (50' RIGHT-OF-WAY);

THENCE NORTH 26°07'38" EAST ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID BRANCH HOLLOW DRIVE, A DISTANCE OF 78.06 FEET TO A 3/4" IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 848.00 FEET, A CENTRAL ANGLE OF 23°38'54", AND A CHORD WHICH BEARS NORTH 13°22'31" EAST A DISTANCE OF 230.82 FEET;

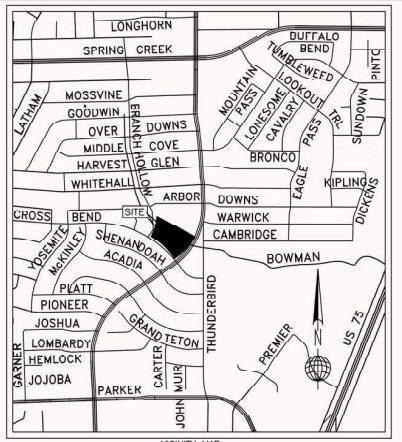
THENCE IN A NORTHEASTERLY DIRECTION ALONG THE CURVING SOUTHEAST RIGHT-OF-WAY LINE OF SAID BRANCH HOLLOW DRIVE, AN ARC LENGTH OF 292.83 FEET TO A 3/4" IRON ROD FOUND FOR CORNER AT THE MOST NORTHERN CORNER OF SAID LOT 1, SAME BEING THE MOST SOUTHWESTERN CORNER OF PARK FOREST ADDITION NO. 10, AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 6, PAGE 90, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 61°51'59" EAST ALONG THE NORTHEAST LINE OF SAID LOT 1 AND SAID LOT 2, A DISTANCE OF 899.24 FEET TO A 3/8" IRON ROD SET FOR CORNER IN THE NORTHEAST RIGHT-OF-WAY LINE OF ALMA ROAD (100' RIGHT-OF-WAY), AT THE MOST EASTERN CORNER OF SAID LOT 2, SAME BEING THE MOST SOUTHERN CORNER OF LOT 1, BLOCK 1, OF FIRST CHURCH OF CHRIST, SCIENTIST PLANO ADDITION, AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 6, PAGE 84, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1150.00 FEET, A CENTRAL ANGLE OF 23°39'08", AND A CHORD WHICH BEARS SOUTH 44°00'12" WEST, A DISTANCE OF 471.37 FEET;

THENCE IN A SOUTHERLY DIRECTION ALONG THE CURVING NORTHEAST RIGHT-OF-WAY LINE OF SAID ALMA ROAD, AN ARC LENGTH OF 474.73 FEET TO A 3/8" IRON ROD SET FOR CORNER AT THE MOST SOUTHERN CORNER OF SAID LOT 1, SAME BEING AT THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF SAID ALMA ROAD AND THE NORTHEAST RIGHT-OF-WAY LINE OF SAID CROSS BEND ROAD;

THENCE NORTH 32°45'53" WEST ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID CROSS BEND ROAD, A DISTANCE OF 19.61 FEET TO A 3/4" IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 974.09 FEET, A CENTRAL ANGLE OF 22°45'18", AND A CHORD WHICH BEARS NORTH 47°52'12" WEST, A DISTANCE OF 488.12 FEET;

THENCE IN A NORTHWESTERLY DIRECTION ALONG THE CURVING NORTHEAST RIGHT-OF-WAY LINE OF SAID CROSS BEND ROAD, AN ARC DISTANCE OF 503.74 FEET TO THE PLACE OF BEGINNING AND CONTAINING 224,374 SQUARE FEET OR 5.151 ACRES OF LAND.



VICINITY MAP
1"=1000'

I, JASON L. MORGAN, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DEMONSTRATED BY ME OR UNDER MY SUPERVISION UNDER MY SUPERVISION, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY THE PLAT.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT; THEREFORE, NO SEARCH OF RECORD EASEMENTS WAS PERFORMED ON THE SUBJECT PROPERTY. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR; NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

Jason L. Morgan
JASON L. MORGAN
TXPLS 5587

ZONING CASE NO: ZC2023-016
PLAN TYPE: Zoning Exhibit

5.151 ACRES
Block 30, Lots 1 & 2 - A.B Perrin Survey, Abstract 712
PARK FOREST ADDITION NO. 4, PHASE 2
AN ADDITION TO THE CITY OF PLANO
COLLIN COUNTY, TEXAS

ADDRESS: 901 CROSS BEND ROAD

DATE: 2/23/25
OWNER:
Cross Bend Christian Church dba Reclamation Church
001 CROSS BEND ROAD
PLANO, TEXAS 75023
DAVID HICKS (TREASURER)
PHONE (972) 658-2390
DAVID.EDWIN.HICKS@GMAIL.COM

SCALE: 1" = 60'
SURVEYOR:
GLOBAL LAND SURVEYING, INC.
P.O. BOX 260369
PLANO, TEXAS 75026
PHONE (972) 881-1700
JMORGAN@GLS-INC.COM
TDELS FIRB NO: 10016300

NOTES:
1) ALL DEEDS AND COORDINATES SHOWN HEREON ARE BASED UPON CITY OF PLANO GEODETIC CONTROL WHICH IS RELATIVE TO THE TEXAS COORDINATE SYSTEM (NAD83 TEXAS NORTH CENTRAL ZONE 4602).
2) APPROVAL OF THE ZONING CASE 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 & ZONING COMMISSION AND/OR CITY COUNCIL ACTION OF STUDIES, PLATS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.
3) IMPROVEMENTS ARE NOT SHOWN.

