

Zoning Case 2023-016

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 Day Care Center on 5.2 acres of land out of the A.B. Perrin Survey, Abstract No. 712, located at the northeast corner of Cross Bend Road and Branch Hollow Drive in the City of Plano, Collin County, Texas, presently zoned Single-Family Residence-7, 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 11th day of September, 2023, for the purpose of considering granting Specific Use Permit No. 47 for Day Care Center on 5.2 acres of land out of the A.B. Perrin Survey, Abstract No. 712, located at the northeast corner of Cross Bend Road and Branch Hollow Drive in the City of Plano, Collin County, Texas, presently zoned Single-Family Residence-7; 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 11th day of September, 2023; and

WHEREAS, the City Council is of the opinion and finds that granting Specific Use Permit No. 47 for Day Care Center on 5.2 acres of land out of the A.B. Perrin Survey, Abstract No. 712, located at the northeast corner of Cross Bend Road and Branch Hollow Drive in the City of Plano, Collin County, Texas, presently zoned Single-Family Residence-7, 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.

NOW, THEREFORE, BE IT 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. 47 for Day Care Center on 5.2 acres of land out of the A.B. Perrin Survey, Abstract No. 712, located at the northeast corner of Cross Bend Road and Branch Hollow Drive in the City of Plano, Collin County, Texas, presently zoned

Single-Family Residence-7, 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 11th day of September, 2023.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2023-016
Legal Description

WHEREAS, Crossbend Christian Church dba 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 volume 2158, page 613, of the deed records of Collin county, Texas and being all of 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 112, 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 (60' right-of-way) and the southeast 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 565.00 feet, a central angle of 25°38'54", and a chord which bears north 13°22'31" east a distance of 250.82 feet;

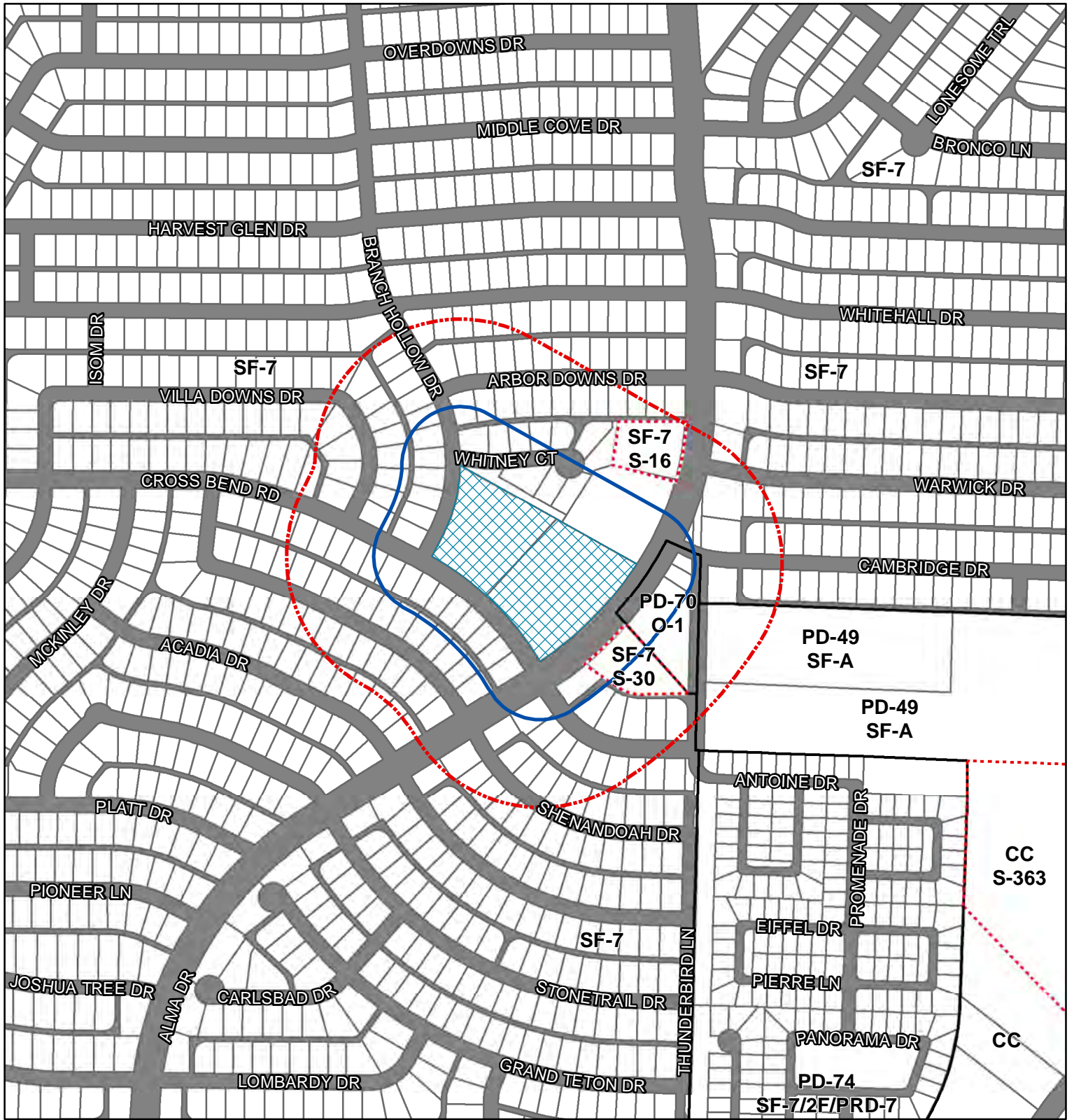
THENCE in a northeasterly direction along the curving southeast right-of-way line of said branch hollow drive, an arc distance of 252.92 feet to a 5/8" iron rod found for corner at the most northern corner of said lot 1, same being the most southwestern corner of park forest addition no. 10, An addition to the city of Plano, Collin County, Texas, according to the map thereof recorded in volume e, 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 695.26 feet to a 5/8" iron rod set for corner in the northwest 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 g, 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 northwest right-of-way line of said alma road, an arc distance of 474.73 feet to a 5/8" iron rod set for corner at the most southern corner of said lot 2, same being at the intersection of the northwest right-of-way line of said alma road and the northeast right-of-way line of said cross bend road;

THENCE north 32°40'33" 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 971.09 feet, a central angle of 29°43'18", and a chord which bears north 47°32'12" west, a distance of 498.12 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.

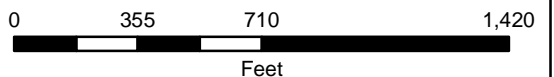
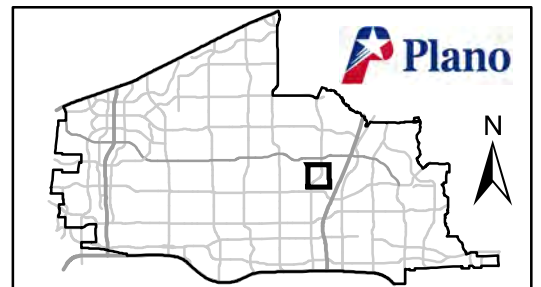


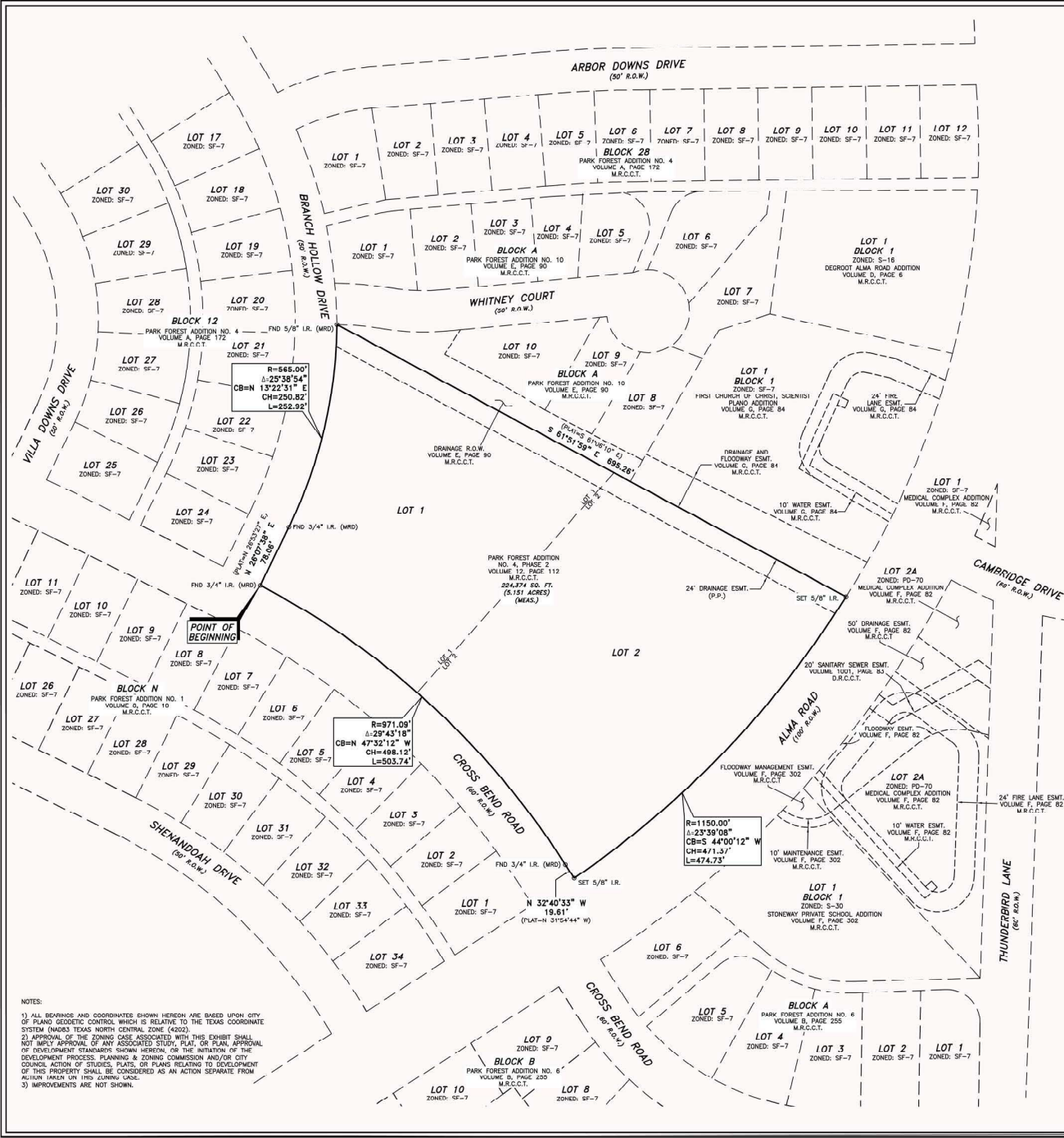
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Existing Zoning: Single-Family Residence-7

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





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 112 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;

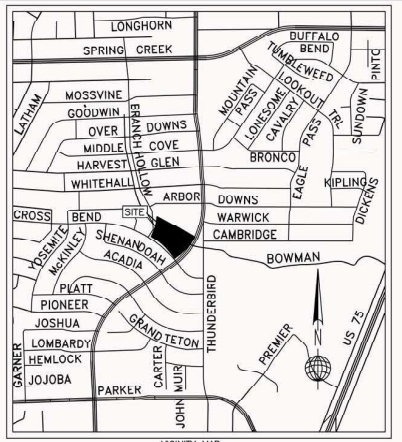
THENCE IN A NORTHEASTERLY DIRECTION ALONG THE CURVING SOUTHEAST RIGHT-OF-WAY LINE OF SAID BRANCH HOLLOW DRIVE, AN ARC LENGTH OF 292.83 FEET TO A 3/4" IRON ROD FOUND FOR CORNER AT THE MOST NORTHERN CORNER OF SAID LOT 1, SAME BEING THE MOST SOUTHWESTERN CORNER OF PARK FOREST ADDITION NO. 10, AN ADDITION 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 898.24 FEET TO A 3/4" 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 3/4" 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°47'53" 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°43'18", AND A CHORD WHICH BEARS NORTH 47°32'12" 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 MY OWN SURVEY UNDER MY SUPERVISION. THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY THE PLAT.

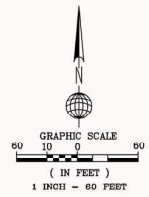
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT; THEREFORE, NO SEARCH OF RECORD EASEMENTS WAS PERFORMED ON THE SUBJECT PROPERTY. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED IN THIS SURVEY. 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



NOTES:

- 1) ALL BEARINGS 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 PLAT, 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.

DATE: 2/23/25
OWNER:
Cross Bend Christian Church dba Reclamation Church
901 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
TJPELS.FIRM.NO. 10016300