

Zoning Case 2023-025

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. 73 for Tattooing and Permanent Cosmetics on 0.1 acre of land out of the George W. Barnett Survey, Abstract No. 45, located 125 feet east of U.S. Highway 75 and 125 feet south of Parker Road 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 11th day of December 2023, for the purpose of considering granting Specific Use Permit No. 73 for Tattooing and Permanent Cosmetics on 0.1 acre of land out of the George W. Barnett Survey, Abstract No. 45, located 125 feet east of U.S. Highway 75 and 125 feet south of Parker Road 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 11th day of December 2023; and

WHEREAS, the City Council is of the opinion and finds that granting Specific Use Permit No. 73 for Tattooing and Permanent Cosmetics on 0.1 acre of land out of the George W. Barnett Survey, Abstract No. 45, located 125 feet east of U.S. Highway 75 and 125 feet south of Parker Road 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.

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. 73 for Tattooing and Permanent Cosmetics on 0.1 acre

of land out of the George W. Barnett Survey, Abstract No. 45, located 125 feet east of U.S. Highway 75 and 125 feet south of Parker Road 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 11th day of December, 2023.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

**ZONING CASE 2023-025
LEGAL DESCRIPTION**

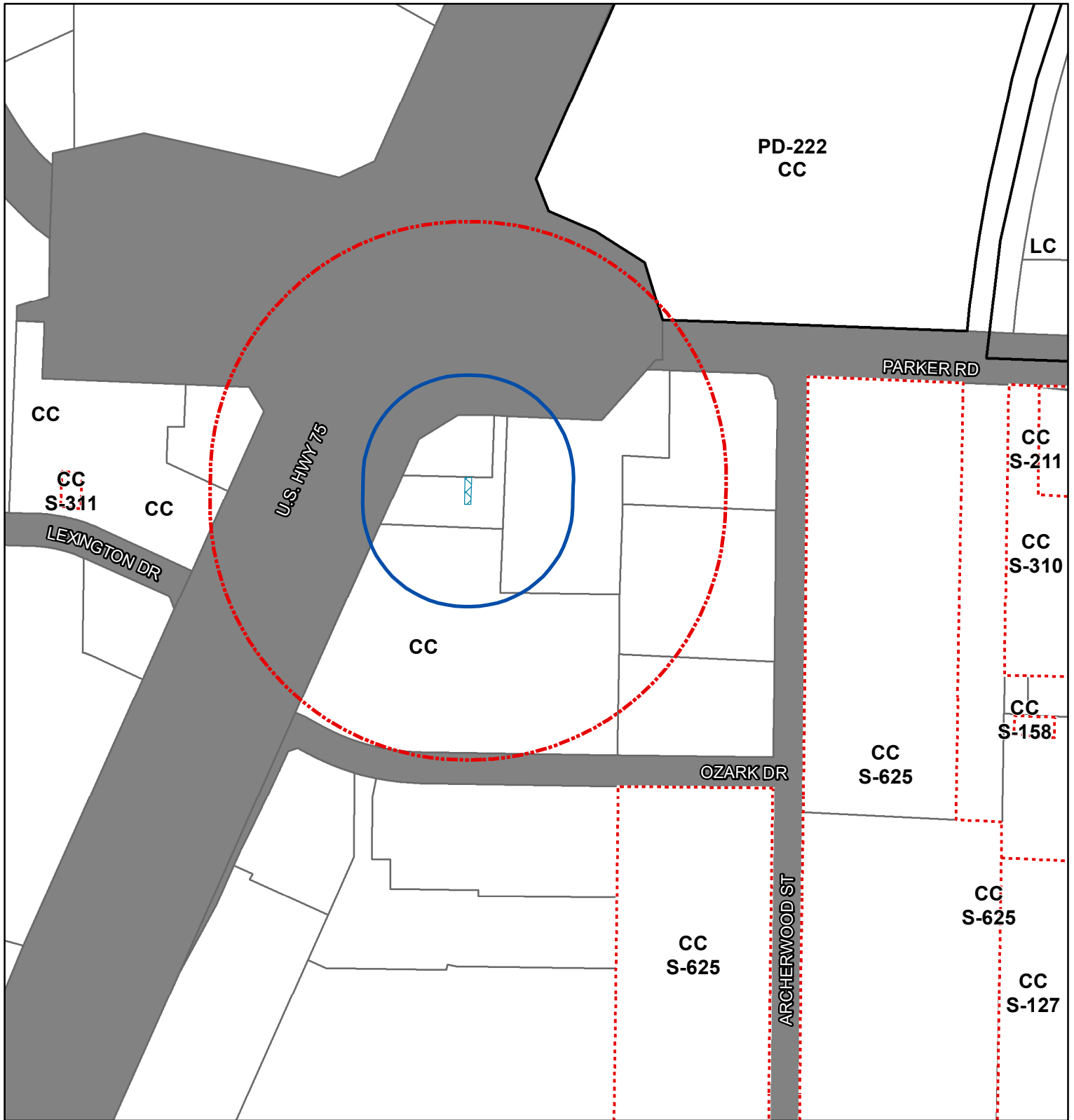
BEING a 0.015 acre tract of land out of the George W. Barnett Survey, Abstract No. 45, situated in the City of Plano, Collin County, Texas, being a portion of Lot 2R, Block A of Rader Addition No. 2, a subdivision of record in Cabinet L, Page 399 of the Plat Records of Collin County, Texas, said Lot 2R having been conveyed to Wentwoods Retail Center Incorporated by deed of record in Document Number 20210804001575520 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 3 inch brass TxDOT monument found in the East right-of-way line of U.S. Highway 75, being the Northeast corner of a called Parcel 3 and the Southeast corner of a called Parcel 4 conveyed to The State of Texas by deed of record in Document Number 20170721000962560 of said Official Public Records, being in the North line of said Lot 2R and the South line of Lot 1R, Block A of said Rader Addition No. 2;

THENCE S88°00'18"E, leaving the East right-of-way line of U.S. Highway 75, over and across said Lot 2R, a distance of 122.29 feet to the **POINT OF BEGINNING** and Northwest corner hereof;

THENCE continuing over and across said Lot 2R, the following four (4) courses and distances: 1. S89°01'51"E, a distance of 12.50 feet to the Northeast corner hereof, from which an "X" cut found at the Southeast corner of said Lot 1R and an interior ell corner of said Lot 2R bears N89°19'47"E, a distance of 42.16 feet; 2. S00°36'00"W, a distance of 52.39 feet to the Southeast corner hereof, from which an "X" cut found at the Southeast corner of said Lot 2R bears S51°50'47"E, a distance of 77.07 feet; 3. N89°10'58"W, a distance of 12.50 feet to the Southwest corner hereof;

4. N00°36'00"E, a distance of 52.42 feet to the **POINT OF BEGINNING**, and **CONTAINING** an area of 0.015 acres (655 square feet) of land, more or less.

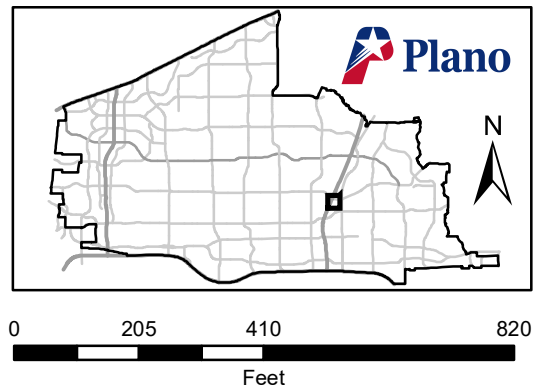


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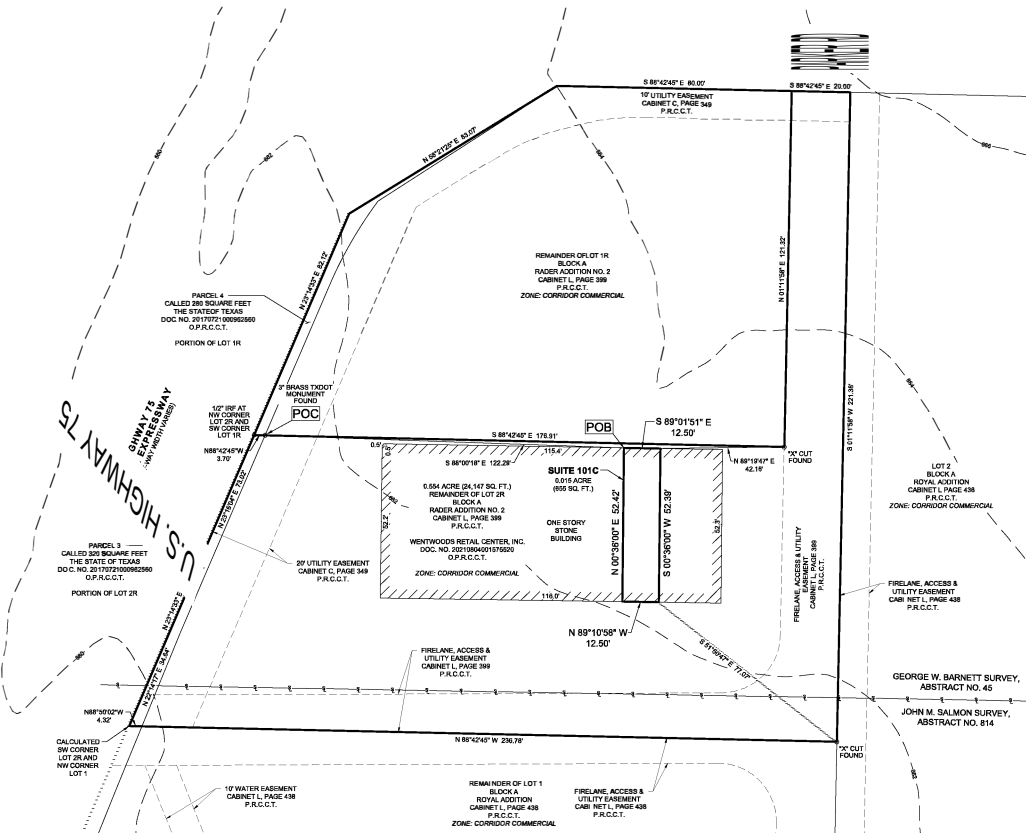
Existing Zoning: Corridor Commercial

Proposed Zoning: Specific Use Permit for Tattooing and Permanent Cosmetics

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



A map showing the location of the proposed site. The site is marked with a black rectangle and labeled "SITE". It is situated at the intersection of K Ave and Parker Rd. Major roads shown include Central Expwy (I-76) running vertically through the center, and Park Blvd running horizontally below the site. Other streets like Lusk St and 15th St are visible on the left side. A north arrow is located in the top right corner.



PREPARER:
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