

Zoning Case 2023-026

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. 7 for New Vehicle Dealer on 5.4 acres of land out of the Collin County School Land Survey, Abstract No. 150, located at the southwest corner of Tennyson Parkway and Dallas Parkway in the City of Plano, Collin County, Texas, presently zoned Commercial Employment, 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 8th day of January 2024, for the purpose of considering granting Specific Use Permit No. 7 for New Vehicle Dealer on 5.4 acres of land out of the Collin County School Land Survey, Abstract No. 150, located at the southwest corner of Tennyson Parkway and Dallas Parkway in the City of Plano, Collin County, Texas, presently zoned Commercial Employment; 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 8th day of January 2024; and

WHEREAS, the City Council is of the opinion and finds that granting Specific Use Permit No. 7 for New Vehicle Dealer on 5.4 acres of land out of the Collin County School Land Survey, Abstract No. 150, located at the southwest corner of Tennyson Parkway and Dallas Parkway in the City of Plano, Collin County, Texas, presently zoned Commercial Employment; and, 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. 7 for a New Vehicle Dealer on 5.4 acres of land out of

the Collin County School Land Survey, Abstract No. 150, located at the southwest corner of Tennyson Parkway and Dallas Parkway in the City of Plano, Collin County, Texas, presently zoned Commercial Employment, said property being described in the legal description in Exhibit A attached hereto.

Section II. The change in Section I is granted subject to the following:

1. Minimum height for office and showroom portions of the dealership: 2 stories, 24 feet
2. Minimum height for service area and parking structure portion of the dealership: 5 stories, 60 feet
3. Vehicle service bays shall not be oriented towards Dallas Parkway or Tennyson Parkway, except that:
 - a. Transparent roll-up doors may be used for vehicle display areas;
 - b. Roll-up doors for drive-in entrances to the customer registration area shall have a minimum of 50% glazing; and
 - c. One roll-up door may be used on the north side of the building for drive-in access to the photo showroom area.
4. No canopies or other shade structures may be constructed above any parking stalls located within 60 feet of Dallas Parkway or Tennyson Parkway.
5. At least 65% of parking spaces shall be located interior to a parking structure.

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 8th day of January, 2024.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

**ZONING CASE 2023-026
LEGAL DESCRIPTION**

BEING 5.430 acres situated in the Collin County School Land Survey, Abstract No. 150, City of Plano, Collin County, Texas and being all of Lot 4, Block A, Tennyson Parkway Office Center, an Addition to the City of Plano, Collin County, Texas, according to plat thereof filed for record in Volume 2014, Page 545, Plat Records, Collin County, Texas.

BEGINNING at the most southerly southwest lot corner of said Lot 4, same being an interior the southeast lot corner of Lot 5, Block A, Tennyson Parkway Office Center, an Addition to the said City and State, according to the plat thereof filed for record in Volume 2016, Page 251, Plat Records, Collin County, Texas;

THENCE North 00°21'04" West, along the westerly west lot line of said Lot 4, same being an east lot line of said Lot 5, 553.44 feet to the approximate center line of Tennyson Parkway (being a variable width public right-of-way);

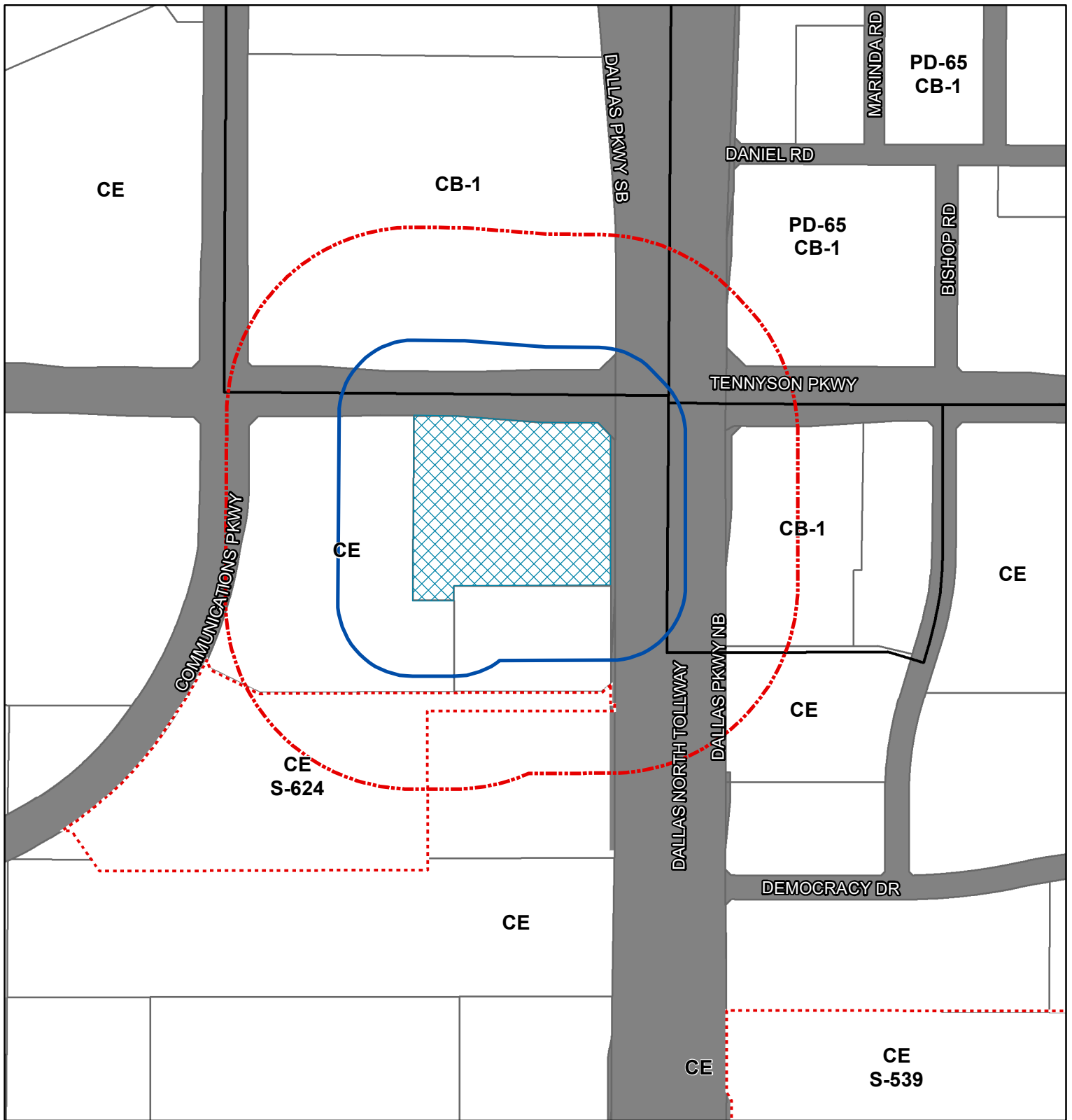
THENCE North 89°38'56" East, along the said center line, 524.79 feet to the projected east lot line of said Lot 4, same being the west right-of-way line of Dallas North Tollway (being a variable width public right-of-way);

THENCE South 00°42'59" East, along the east lot line of said Lot 4, same being the said west right-of-way line, 507.09 feet to the southeast lot corner of said Lot 4, same being the northeast lot corner of said Lot 3, Block A, Tennyson Parkway Office Center, an Addition to the said City and State, according to the plat thereof filed for record in Volume 2008, Page 478, Plat Records, Collin County, Texas;

THENCE South 88°53'43" West, along a south lot line of said Lot 4, same being the north lot line of said Lot 3, 418.41 feet to the interior southwest lot corner of said Lot 4, same being the northwest lot corner of said Lot 3;

THENCE South 01°06'17" East, along a west lot line of said Lot 4, same being the west lot line of said Lot 3, 40.87 feet to a south lot corner of said Lot 4, same being on the west lot line of said Lot 3, same also being an east lot corner of said Lot 5;

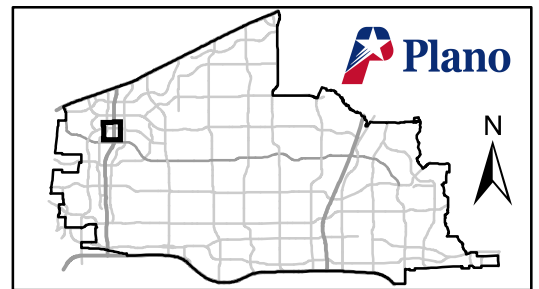
THENCE South 89°38'56" West, along the most southerly south lot line of said Lot 4, same being an interior north line of said Lot 5, 110.18 feet to the **POINT OF BEGINNING** and **CONTAINING** 5.430 acres (273,174.35 square feet) of land more or less.



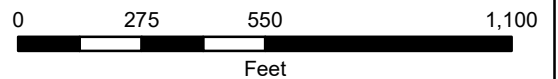
Zoning Case: 2023-026

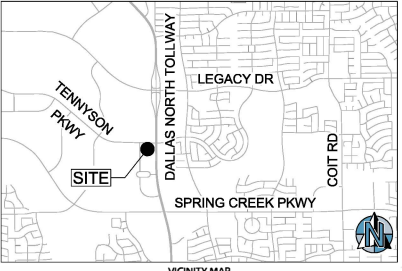
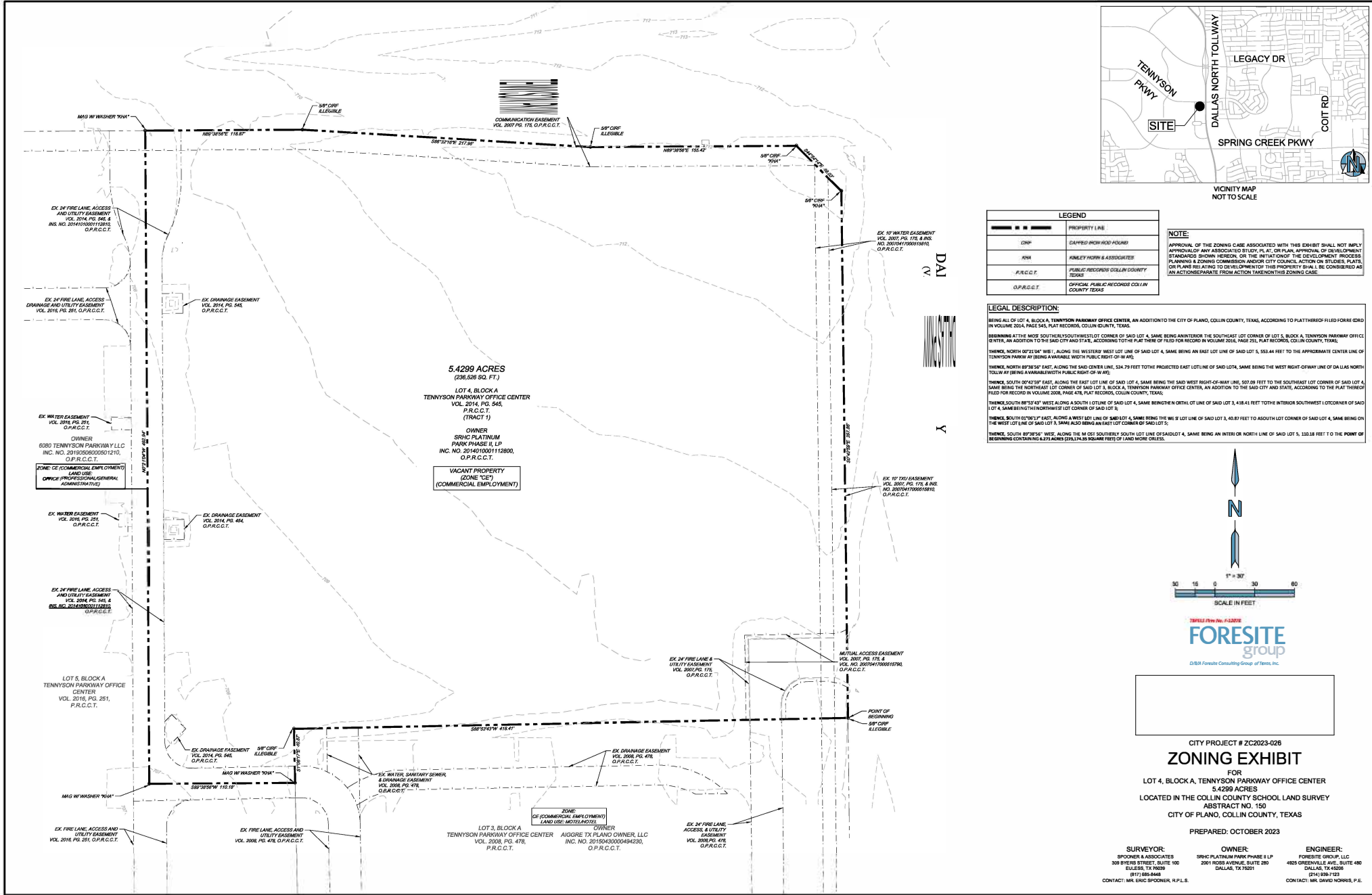
Existing Zoning: Commercial Employment and located within the Dallas North Tollway Overlay District

Proposed Zoning: Specific Use Permit for New Vehicle Dealer



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

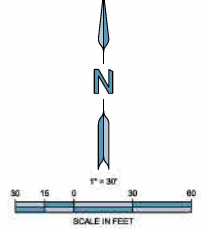




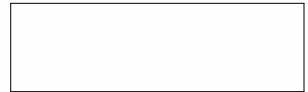
LEGEND	
SYMBOL	PROPERTY LINE
	EXISTING ROW/ROAD POUND
	KINZEY HORN & ASSOCIATES
	PUBLIC RECORDS COLLIN COUNTY TEXAS
	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS

NOTE:
 APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OR ANY ASSOCIATED UTILITY, PLAT, OR PLAN. APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS, PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION OR STUDIES, PLATS OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THE ZONING CASE.

LEGAL DESCRIPTION:
 BEING ALL OF LOT 4, BLOCK A, TENNYSON PARKWAY OFFICE CENTER, AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS, ACCORDING TO PLAT THEREOF FORRE 03RD IN VOLUME 255A, PAGE 545, PLAT RECORDS, COLLIN COUNTY, TEXAS.
 BEGINNING AT THE MORE SOUTHERLY/SOUTHWESTLY CORNER OF SAID LOT 4, SAME BEING AN INTERIOR THE SOUTHEAST LOT CORNER OF LOT 5, BLOCK A, TENNYSON PARKWAY OFFICE CENTER, AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE PLAT THEREOF FOR RECORD IN VOLUME 255B, PAGE 231, PLAT RECORDS, COLLIN COUNTY, TEXAS;
 THENCE NORTH 02°12'04" WEST, ALONG THE WESTERN WEST LINE OF SAID LOT 4, SAME BEING AN EAST LOT LINE OF SAID LOT 5, 533.44 FEET TO THE APPROXIMATE CENTER LINE OF TENNYSON PARKWAY AS BEING A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY;
 THENCE NORTH 89°38'56" EAST, ALONG THE SAID CENTER LINE, 524.79 FEET TO THE PROJECTED EAST LOT LINE OF SAID LOT 4, SAME BEING THE WEST RIGHT-OF-WAY LINE OF DALLAS NORTH TOLLWAY BEING A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY;
 THENCE SOUTH 02°42'50" EAST, ALONG THE EAST LOT LINE OF SAID LOT 4, SAME BEING THE SAID WEST RIGHT-OF-WAY LINE, 507.69 FEET TO THE SOUTHEAST LOT CORNER OF SAID LOT 4, SAME BEING THE NORTHEAST LOT CORNER OF SAID LOT 3, BLOCK A, TENNYSON PARKWAY OFFICE CENTER, AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE PLAT THEREOF FOR RECORD IN VOLUME 200B, PAGE 478, PLAT RECORDS, COLLIN COUNTY, TEXAS;
 THENCE SOUTH 86°53'43" WEST, ALONG A SOUTH LOT LINE OF SAID LOT 4, SAME BEING THE NORTH LOT LINE OF SAID LOT 3, 418.41 FEET TO THE INTERIOR SOUTHWEST LOT CORNER OF SAID LOT 4, SAME BEING THE NORTHWEST LOT CORNER OF SAID LOT 3;
 THENCE SOUTH 02°10'17" EAST, ALONG A WEST LOT LINE OF SAID LOT 4, SAME BEING THE SAID WEST RIGHT-OF-WAY LINE, 40.87 FEET TO A SOUTH LOT CORNER OF SAID LOT 4, SAME BEING THE WEST LOT LINE OF SAID LOT 3, SAME ALSO BEING AN EAST LOT CORNER OF SAID LOT 5;
 THENCE SOUTH 89°38'56" WEST, ALONG THE MOST SOUTHERLY SOUTH LOT LINE OF SAID LOT 4, SAME BEING AN INTERIOR OR NORTH LINE OF SAID LOT 5, 133.18 FEET TO THE POINT OF BEGINNING CONTAINING 6.271 ACRES (263,174.35 SQUARE FEET) OF LAND MORE OR LESS.



18812 (Rev. No. 4-2018)
FORESITE group
 FORESITE CONSULTING GROUP OF TEXAS, INC.



CITY PROJECT # ZC2023-026
ZONING EXHIBIT
 FOR
 LOT 4, BLOCK A, TENNYSON PARKWAY OFFICE CENTER
 5.4299 ACRES
 LOCATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY
 AS TRACT NO. 150
 CITY OF PLANO, COLLIN COUNTY, TEXAS
 PREPARED: OCTOBER 2023

SURVEYOR: SPOONER & ASSOCIATES 308 BYERS STREET, SUITE 100 EULESS, TX 76039 (817) 985-8448 CONTACT: MR. ERIC SPOONER, R.P.L.S.	OWNER: SPHC PLATINUM PARK PHASE II LP 2001 ROSS AVENUE, SUITE 280 DALLAS, TX 75201	ENGINEER: FORESITE GROUP, LLC 4625 GREENVILLE AVE., SUITE 480 DALLAS, TX 75249 (214) 939-7123 CONTACT: MR. DAVID NORRIS, P.E.
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