

## Zoning Case 2023-020

**An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to amend Planned Development-124-Neighborhood Office on 7.1 acres of land out of the Martha McBride Survey, Abstract No. 553, located on the east side of Independence Parkway, 810 feet north of 15th Street in the City of Plano, Collin County, Texas to modify development standards; 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 amending Planned Development-124-Neighborhood Office on 7.1 acres of land out of the Martha McBride Survey, Abstract No. 553, located on the east side of Independence Parkway, 810 feet north of 15th Street in the City of Plano, Collin County, Texas to modify development standards; and

**WHEREAS**, the City Secretary of 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 such rezoning, as amended by the stipulations agreed upon during the public hearing, would not be detrimental to the public health, safety, or general welfare, and 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; and

**WHEREAS**, the City Council authorized this Ordinance to be executed without further consideration, consistent with the stipulated restrictions presented at the hearing.

**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 amend Planned Development-124-Neighborhood Office, which stipulations were agreed upon during the public hearing, on 7.1 acres of land on the east side of Independence Parkway, 810 feet north of 15th Street in the City of Plano, Collin County, Texas, said property being described in the legal description on Exhibit A attached hereto.

**Section II.** The modified developments standards of Planned Development-124-Neighborhood Office are hereby amended, according to the stipulations agreed upon during the public hearing, as described below:

1. Maximum Height: One story
2. All buildings shall be finished on all sides.
3. Construction of a brick design screening wall along the property lines adjacent to residential zoning districts, prior to any construction.
4. Directing all exterior lighting away from adjacent residential districts.
5. The only uses permitted shall be for bank, savings and loan, credit union, professional and general administrative offices, and scientific and research laboratories, except that the additional use of a church shall be permitted only on Lot 2, Block C of the Royal Center Addition.
6. Maximum Lot Coverage: 30%, or as the building size was constructed prior to January 8, 2024, whichever is greater.

**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.

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John B. Muns, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

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Paige Mims, CITY ATTORNEY

**#ZC2023-020 Legal  
Description**

BEING A TRACT OF LAND SITUATED IN THE MARTHA MCBRIDE SURVEY, ABSTRACT NUMBER 553, IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT A POINT** IN THE EAST RIGHT-OF-WAY LINE OF INDEPENDENCE PARKWAY (A 100' RIGHT-OF-WAY), AT THE MOST WESTERN SOUTHWEST CORNER OF THE CLOISTER NO. 4, AN ADDITION TO THE CITY OF PLANO, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 21, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS;

**THENCE** NORTH 89°58'20" EAST, A DISTANCE OF 571.61 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 00°01'40" EAST, A DISTANCE OF 304.90 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 89°58'20" EAST, A DISTANCE OF 637.20 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 89°48'40", AND A CHORD WHICH BEARS SOUTH 45°07'20" EAST, A DISTANCE OF 56.48 FEET;

**THENCE** ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 62.70 FEET TO A 5/8" IRON ROD SET FOR CORNER;

**THENCE** SOUTH 00°13'00" EAST, A DISTANCE OF 72.37 FEET TO A 5/8" IRON ROD SET FOR CORNER;

**THENCE** SOUTH 89°47'00" WEST, A DISTANCE OF 35.00 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 00°12'40" EAST, A DISTANCE OF 165.00 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 402.67 FEET, A CENTRAL ANGLE OF 09°55'47", AND A CHORD WHICH BEARS NORTH 85°06'37" WEST, A DISTANCE OF 69.70 FEET;

**THENCE** ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 69.78 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 405.20 FEET, A CENTRAL ANGLE OF 09°52'00", AND A CHORD WHICH BEARS NORTH 85°05'40" WEST, A DISTANCE OF 69.69 FEET;

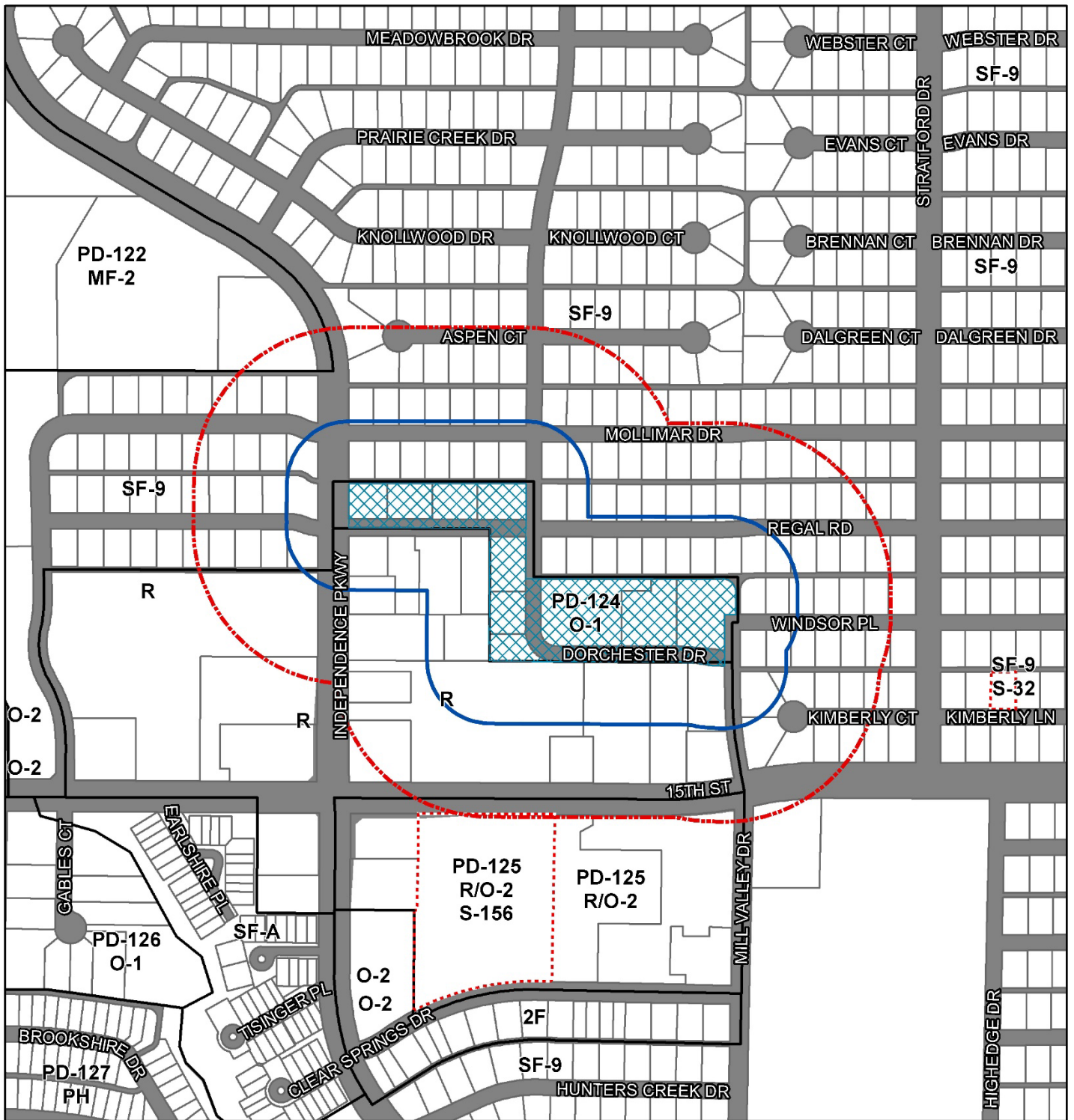
**THENCE** ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 69.78 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 89°58'20" WEST, A DISTANCE OF 619.10 FEET TO A POINT FOR CORNER;

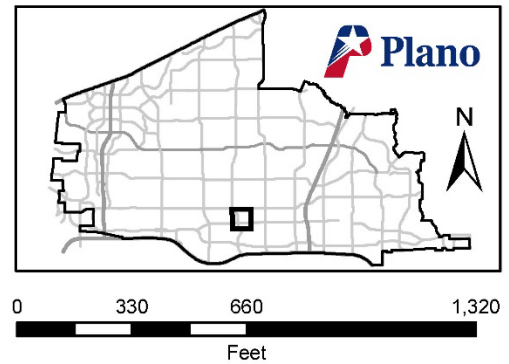
**THENCE** NORTH 00°01'40" WEST, A DISTANCE OF 420.20 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 89°58'20" WEST, A DISTANCE OF 456.30 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 00°08'40" WEST, A DISTANCE OF 150.08 FEET TO THE **POINT OF BEGINNING** AND **CONTAINING** 309,025 SQUARE FEET OR 7.094 ACRES OF LAND.

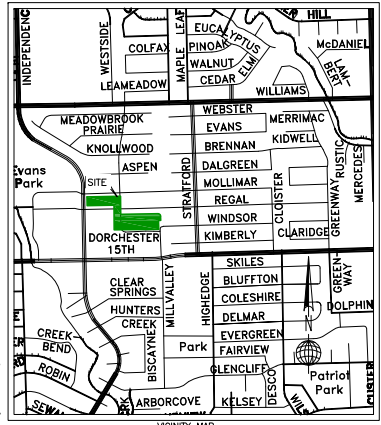
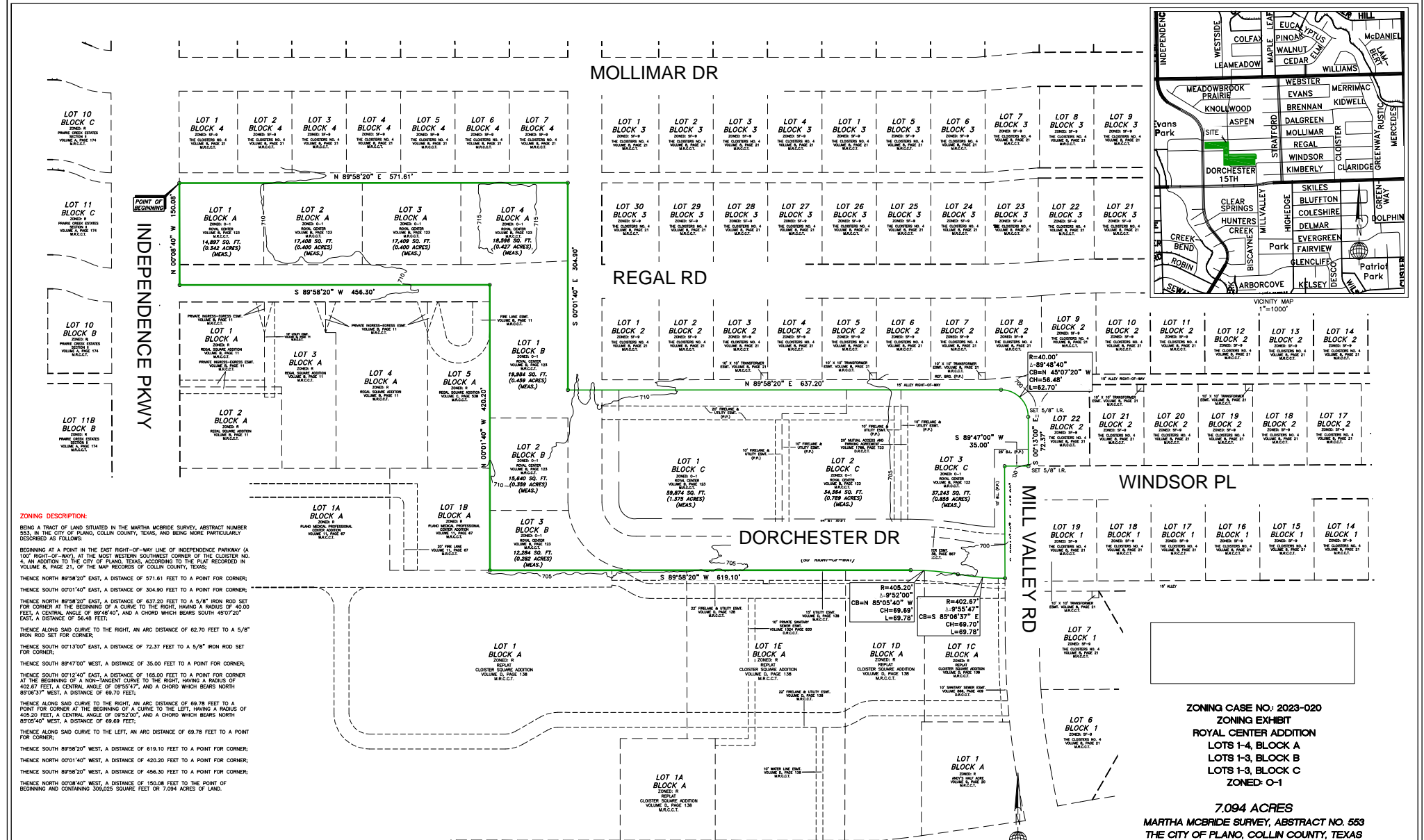


Zoning Case: 2023-020  
 Existing Zoning: Planned Development-124-Neighborhood Office  
 Proposed Zoning: Amend Planned Development-124-Neighborhood Office



Source: City of Plano

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



**ZONING DESCRIPTION:**

BEING A TRACT OF LAND SITUATED IN THE MATHA MCBRIDE SURVEY, ABSTRACT NUMBER 553, IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST RIGHT-OF-WAY LINE OF INDEPENDENCE PARKWAY (A 100' RIGHT-OF-WAY), AT THE MOST WESTERN SOUTHWEST CORNER OF THE CLOISTER NO. 4, AN ADDITION TO THE CITY OF PLANO, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 21, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS;

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THENCE SOUTH 00°01'40" EAST, A DISTANCE OF 304.90 FEET TO A POINT FOR CORNER;

THENCE NORTH 89°58'20" EAST, A DISTANCE OF 637.20 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 402.67 FEET, A CENTRAL ANGLE OF 89°48'40", AND A CHORD WHICH BEARS NORTH 80°05'40" WEST, A DISTANCE OF 56.48 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 62.70 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 00°13'00" EAST, A DISTANCE OF 72.37 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 89°47'00" WEST, A DISTANCE OF 35.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 00°12'40" EAST, A DISTANCE OF 165.00 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A RIGHT-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 402.67 FEET, A CENTRAL ANGLE OF 09°52'47", AND A CHORD WHICH BEARS NORTH 80°05'40" WEST, A DISTANCE OF 69.78 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 69.78 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 402.67 FEET, A CENTRAL ANGLE OF 09°52'47", AND A CHORD WHICH BEARS NORTH 80°05'40" WEST, A DISTANCE OF 69.78 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 69.78 FEET TO A POINT FOR CORNER;

THENCE NORTH 89°58'20" WEST, A DISTANCE OF 619.10 FEET TO A POINT FOR CORNER;

THENCE NORTH 00°01'40" WEST, A DISTANCE OF 430.20 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89°58'20" WEST, A DISTANCE OF 456.30 FEET TO A POINT FOR CORNER;

THENCE NORTH 00°08'40" WEST, A DISTANCE OF 150.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 305,025 SQUARE FEET OR 7.094 ACRES OF LAND.

NOTES:

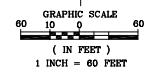
1) APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAN, OR PLAN APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS. PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION OF STUDIES, PLATS, OR PLANS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

2) IMPROVEMENTS ARE NOT SHOWN.

*Jason L. Morgan*  
 JASON L. MORGAN  
 708PLS 5587



F.M. 544  
 (VARIABLE WIDTH R.O.W.)



SEPTEMBER, 2023  
 OWNER:  
 MARK MARGISON-ALLEN  
 ABBEY GATE CORP.  
 153 MEADOW CREEK ROAD,  
 COFFELL, TEXAS 75019  
 PHONE (209) 326-9489  
 ABBEYATCORP@GMAIL.COM



SCALE: 1" = 60'  
 SURVEYOR:  
 JASON MORGAN  
 GLOBAL LAND SURVEYING, INC.  
 P.O. BOX 260369  
 PLANO, TEXAS 75026  
 PHONE (972) 881-1700  
 JLMORGAN@GSL-INC.COM  
 TBPELS FIRM NO. 10016300  
 JOB NO. 23-09-018

ZONING CASE NO.: 2023-020  
 ZONING EXHIBIT  
 ROYAL CENTER ADDITION  
 LOTS 1-4, BLOCK A  
 LOTS 1-3, BLOCK B  
 LOTS 1-3, BLOCK C  
 ZONED: O-1

7.094 ACRES  
 MARTHA MCBRIDE SURVEY, ABSTRACT NO. 553  
 THE CITY OF PLANO, COLLIN COUNTY, TEXAS