

Zoning Case 2023-029

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. 63 for Electrical Substation on 3.4 acres of land out of the J.T. McCullough Survey, Abstract No. 633, located 1,440 feet west of North Star Road and 940 feet south of Plano Parkway in the City of Plano, Collin County, Texas, presently zoned Research/Technology Center, 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 26th day of February 2024, for the purpose of considering granting Specific Use Permit No. 63 for Electrical Substation on 3.4 acres of land out of the J.T. McCullough Survey, Abstract No. 633, located 1,440 feet west of North Star Road and 940 feet south of Plano Parkway in the City of Plano, Collin County, Texas, presently zoned Research/Technology Center; 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 26th day of February 2024; and

WHEREAS, the City Council is of the opinion and finds that granting Specific Use Permit No. 63 for an Electrical Substation on 3.4 acres of land out of the J.T. McCullough Survey, Abstract No. 633, located 1,440 feet west of North Star Road and 940 feet south of Plano Parkway in the City of Plano, Collin County, Texas, presently zoned Research/Technology Center 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. 63 for an Electrical Substation on 3.4 acres of land out

of the J.T. McCullough Survey, Abstract No. 633, located 1,440 feet west of North Star Road and 940 feet south of Plano Parkway in the City of Plano, Collin County, Texas, presently zoned Research/Technology Center, 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 26th day of February, 2024.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

#ZC2023-029
Legal Description

BEING a 3.349 acre proposed Substation situated in the J.T. McCullough Survey, Abstract No. 633, City of Plano, Collin County, Texas, further being a portion of the remainder of Lot 4, Block A, Flextronics Campus Addition, an addition to the City of Plano, Collin County, Texas according to the plat recorded in Document Number 2019-141, Plat Records, Collin County, Texas (P.R.C.C.T.), said proposed Substation being more particularly described by metes and bounds as follows:

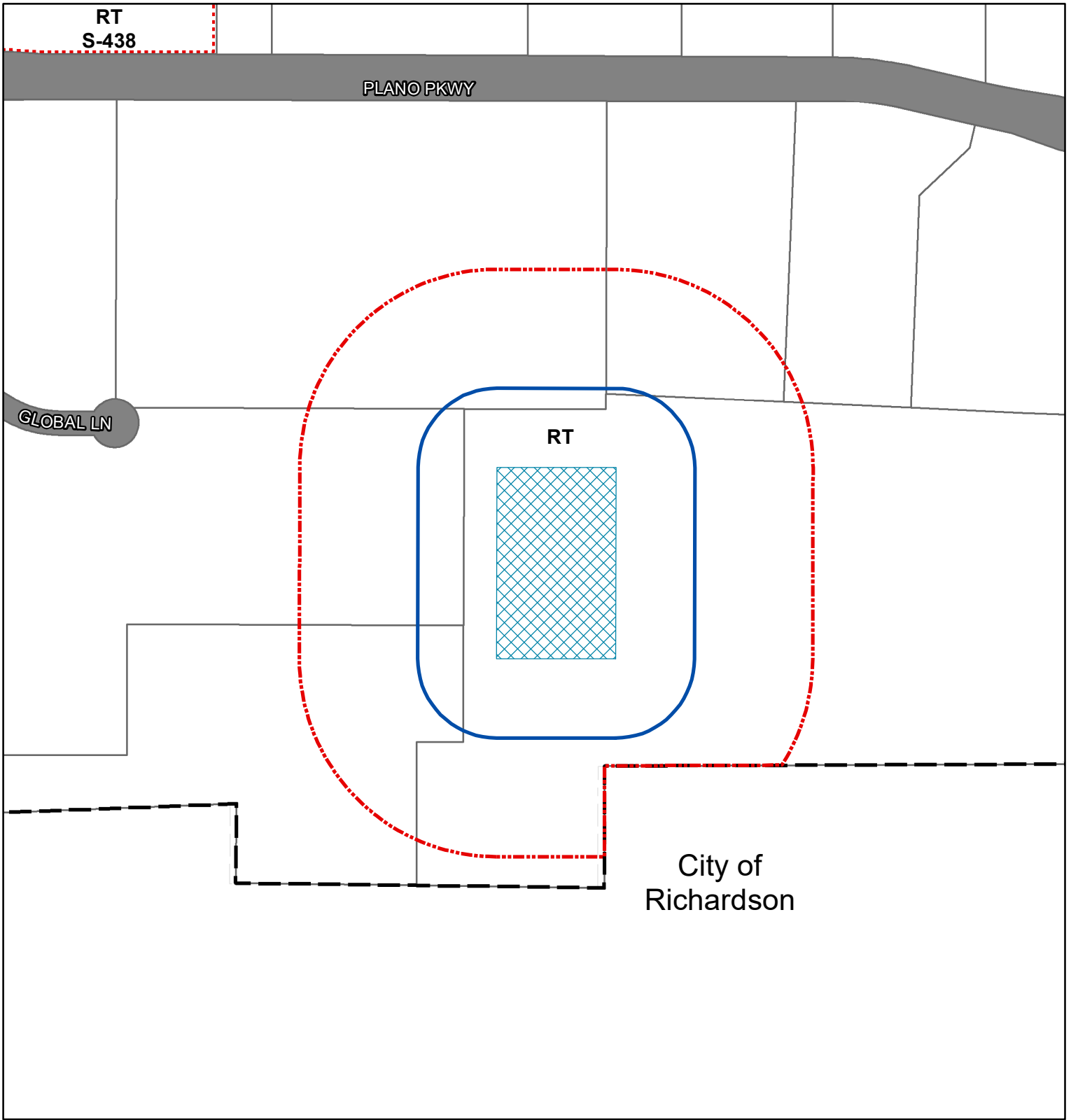
COMMENCING at a 1/2 inch iron rod with cap stamped "WESTWOOD" found for the most westerly northwest corner of said remainder of Lot 4, same being the the northeast corner of Lot 2, Block A, Flextronics Campus Addition, recorded in Cabinet N, Page 527, Map Records, Collin County, Texas (M.R.C.C.T.) and being a point on the south line of Lot 4, Block A, Flextronics Campus Addition, recorded in Document Number 2022-533, M.R.C.C.T; **THENCE** South 12 degrees 45 minutes 12 seconds East, a distance of 152.95 feet to the point of **BEGINNING** for the northwest corner of the herein described tract;

THENCE North 89°07'53" East, along the north line of the herein described tract, a distance of 302.00 feet to a point for corner for the northeast corner of the herein described tract;

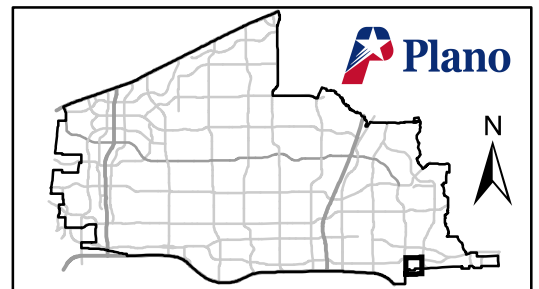
THENCE South 00°52'07" East, along the east line of the herein described tract, parallel to east most west line of said remainder of Lot 4, a distance of 483.00 feet to a point for the southeast corner of the herein described tract, from which a 5/8 inch iron rod with cap stamped "KHA" found for an ell corner of said remainder of Lot 4, Block A bears South 06 degrees 30 minutes 09 seconds East, a distance of 268.81 feet, same being a northwest corner of Lot 1, Block A, Flextronics Richardson, recorded in Document Number 2019-143, Map Records, Collin County, Texas;

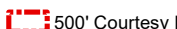
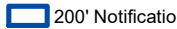





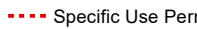
THENCE South 89°07'53" West, along the south line of the herein described tract, a distance of 302.00 feet to a point for corner for the southwest corner of the herein described tract;

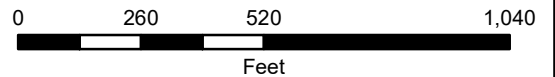
THENCE North 00°52'07" West, along the west line of the herein described tract, parallel to the east most west line of said remainder of Lot 4, being 34.50 feet east of said east most west line, a distance of 483.00 feet to the **POINT OF BEGINNING** and **CONTAINING** 145,866 square feet or 3.349 acres of land.



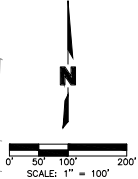
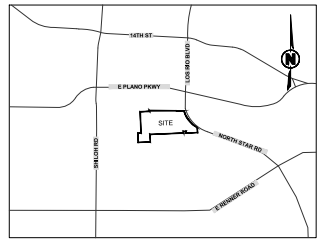
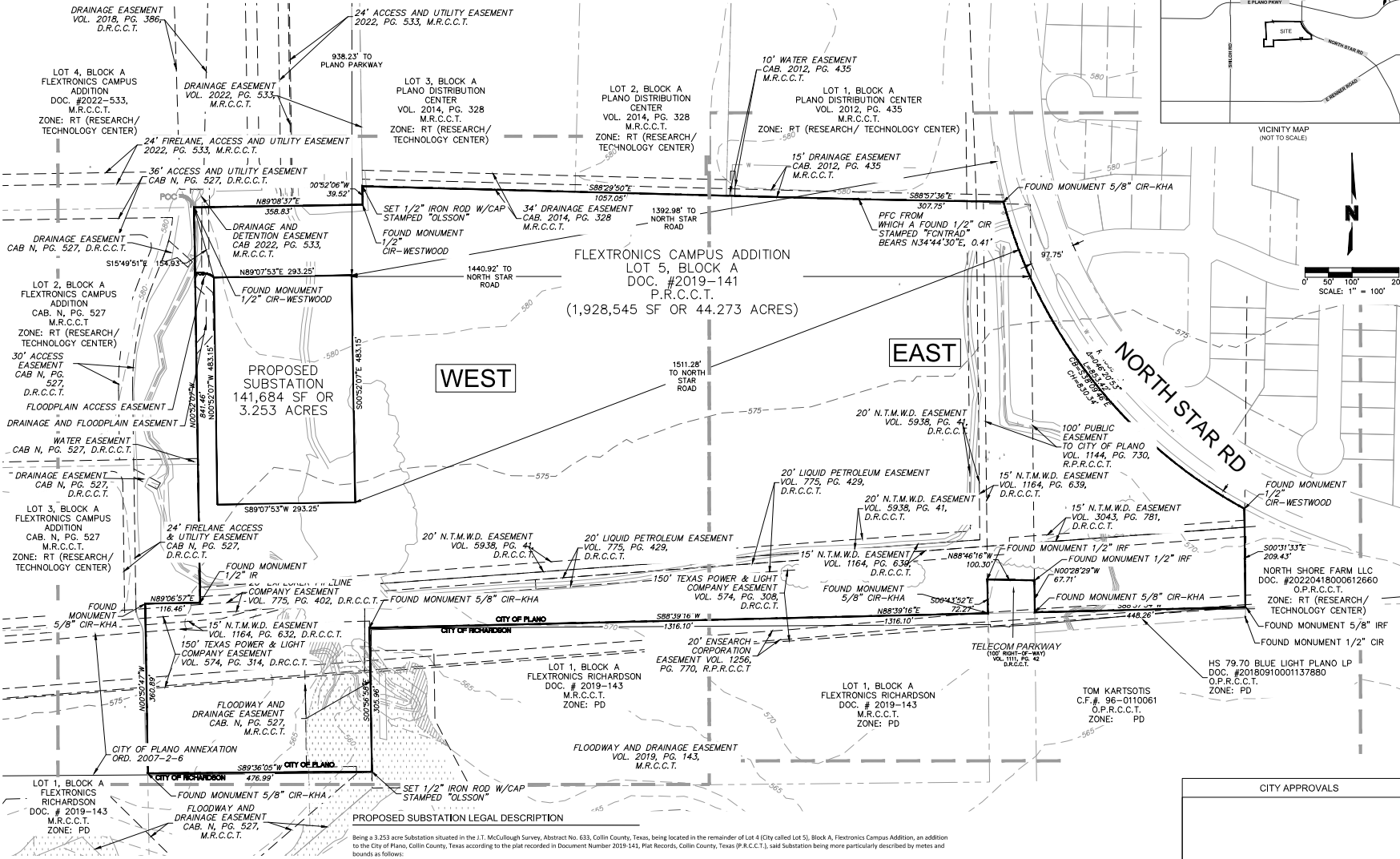
Zoning Case: 2023-029
 Existing Zoning: Research/Technology Center
 Proposed Zoning: Specific Use Permit for Electrical Substation



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



ZONING EXHIBIT OVERALL



WEST

EAST

NORTH STAR RD

TELECOM PARKWAY

NOTE

- APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAT, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS, PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.
- SEE PROPERTY LEGAL DESCRIPTION ON PAGE 04

PROPOSED SUBSTATION LEGAL DESCRIPTION

Being a 3.253 acre Substation situated in the J.T. McCullough Survey, Abstract No. 633, Collin County, Texas, being located in the remainder of Lot 4 (City called Lot 5), same being the northeast corner of Lot 2, Block A, Flextronics Campus Addition, recorded in Cabinet N, Page 527, Map Records, Collin County, Texas (M.R.C.C.T.) and being a point on the south line of Lot 4, Block A, Flextronics Campus Addition, recorded in Document Number 2022-533, M.R.C.C.T.; THENCE South 33 degrees 49 minutes 51 seconds East, a distance of 154.93 feet to the point of BEGINNING at the northwest corner of the herein described Substation;

- THENCE North 89°07'53" East, a distance of 293.25 feet to a point for corner;
- THENCE South 00°52'07" East, a distance of 483.15 feet to a point for corner from which a 5/8" inch iron rod with cap stamped "KHA" found for an all corner of said remainder of Lot 4, Block A (City called Lot 5) recorded in Document Number 2019-141, (P.R.C.C.T.) bears South 06 degrees 33 minutes 33 seconds East, a distance of 268.69 feet, same being a northwest corner of Lot 1, Block A, Flextronics Richardson, recorded in Document Number 2019-143, Map Records, Collin County, Texas;
- THENCE South 89°07'53" West, a distance of 293.25 feet to a point for corner;
- THENCE North 00°52'07" West, a distance of 483.15 feet to the POINT OF BEGINNING and containing 141,684 square feet or 3.253 acres of land.

CLOSURE SUMMARY
PRECISION, 1 PART IN: 1293137.03'
ERROR DISTANCE: 0.01'
ERROR DIRECTION: S59°58'41.71"E

DEVELOPER / OWNER
Herald Davis, Director
Planis, Inc.
3902 Brookmorton Street
Suite 400
Fort Worth, TX 76102
Phone: (817) 288-9775
Fax: (817) 425-4463
CONTACT: CAROLEE ANDREWS
EMAIL: CAROLEE.ANDREWS@PLANISENERGY.COM

ENGINEER / SURVEYOR
ESON
302 BROOKMORTON STREET
SUITE 400
FORT WORTH, TX 76102
PHONE: (817) 288-9775
CONTACT: TERRY C. MARTIN
EMAIL: TCM@TINSUR.COM

CITY APPROVALS

PROJECT #ZC2023-029
ZONING EXHIBIT
1,928,545 SF / 44.273 ACRES
FLEXTRONICS CAMPUS ADDITION
LOT 5, BLOCK A, 3.253 ACRES
DOC. #2319-141 P.R.C.C.T.
CITY OF PLANO, COLLIN COUNTY, TEXAS
NOVEMBER 2023

6790 Transportation Parkway
Suite 100
Plano, TX 75024
TEL: 817.288.9775
www.olson.com

REV. NO.	DATE	REVISION DESCRIPTION

BY _____

OVERALL ZONING EXHIBIT
ALIGNED DATA CENTERS
DFW09 - PLANO
PLANO, COLLIN COUNTY, TEXAS

2023

drawn by: _____
checked by: _____
approved by: _____
date: _____
project no.: A60254111
drawing no.: _____
date: 12/05/2023

