

Zoning Case 2023-021

An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, rezoning 5.0 acres of land out of the J.M. Salmons Survey, Abstract No. 814, located on the west side of Enterprise Drive, 175 feet north of Park Boulevard in the City of Plano, Collin County, Texas, from Corridor Commercial to Planned Development-72-Single-Family Residence Attached; 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 rezoning 5.0 acres of land out of the J.M. Salmons Survey, Abstract No. 814, located at on the west side of Enterprise Drive, 175 feet north of Park Boulevard in the City of Plano, Collin County, Texas, from Corridor Commercial to Planned Development-72-Single-Family Residence Attached; 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 26th day of February 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 rezone 5.0 acres of land on the west side of Enterprise Drive, 175 feet north of Park Boulevard in the City of Plano, Collin County, Texas, from Corridor Commercial to Planned Development-72-Single-Family Residence Attached, said property being described in the legal description in Exhibit A attached hereto.

Section II. The change in Section I is granted according to the stipulations agreed upon during the public hearing, as described below:

The permitted uses and standards shall be in accordance with the Single-Family Residence Attached (SF-A) zoning district unless otherwise specified herein:

1. Maximum Height: 3 story, 45 feet. Outdoor living areas, patios, and roof decks are allowed above the third story, and associated improvements shall not exceed the maximum 45-foot height.
2. Minimum townhouse lot setback from the southern property line: 35 feet
3. Minimum townhouse building setback from the northern property line: 30 feet.
4. A minimum 10-foot-wide landscape buffer at least 90 feet in length shall be provided along the southern property line, exclusive of the floodplain and shared driveways with the adjacent property. The buffer shall include a minimum 6-foot-tall wrought iron fence with irrigated evergreen shrubs with a minimum of 36 to 40 inches in height, supplemented by existing trees preserved in accordance with Section 17.800 (Tree Preservation and Protection) of the Zoning Ordinance.
5. A minimum 4-foot landscape buffer shall be provided along the northern property line, exclusive of the floodplain. The buffer shall contain a minimum 6-foot-tall ornamental metal fence and irrigated evergreen shrubs with a minimum of 36 to 40 inches in height at planting or other living screen as approved by the Director of Planning.
6. A 10-foot-wide sidewalk and associated easement shall connect the internal street network to the City of Plano Chisholm Trail.
7. A 6-foot metal fence, at least 50% open in construction, shall be constructed along the top of the masonry retaining wall adjacent to the drainage and floodway easement.
8. At least 1 acre of open space shall be provided along the western property line and shall be dedicated as a drainage and floodway easement. At least 0.5 acre of open space shall be provided, exclusive of floodplain, and shall be exempt from the dimensional standards of Section 13.800 (Usable Open Space) of the Zoning Ordinance.

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 26th day of February, 2024.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

#ZC2023-021
Legal Description

BEING a tract of land situated in the J.M. Salmons Survey, Abstract No. 814, in the City of Plano, Collin County, Texas; and being all of Lot 2, Block A, Chisholm Enterprise Addition, an addition to the City of Plano, Collin County, Texas according to the plat thereof recorded in Volume M, Page 21, Plat Records Collin County Texas (PRCCT); also being a portion of Enterprise Drive, a 60 ft. right-of-way dedication to the City of Plano; and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with capped stamped "Cole/1019" for corner at the intersection of Enterprise Drive (said 60 ft. wide right-of-way) with the west line of Pebble Vale Drive (a 60 ft. right-of-way);

THENCE South 35 deg 47 min 09 sec East, departing the south line of Enterprise Drive; for a distance of 30.00 ft. to a point for corner on the centerline of said Enterprise Drive;

THENCE South 54 deg 12 min 51 sec West, along the centerline of said Enterprise Drive, for a distance of 114.09 ft. to a point for corner and for the beginning of a circular curve to the left having a central angle of 58 deg 20 min 22 sec, a radius of 400.00 ft., and a chord which bears South 25 deg 02 min 40 sec West for a distance of 389.92 ft.;

THENCE continuing along said centerline with the said circular curve to the left for an arc distance of 407.29 ft. to a point for corner;

THENCE South 85 deg 52 min 29 sec West, departing said centerline, for a distance of 30.00 ft. to a 1/2 inch rod with cap stamped "RPLS 4613" found for corner on the west line of said Enterprise Drive; said point being the northeast corner of Lot 2 Block A of said Chisholm Enterprise Addition;

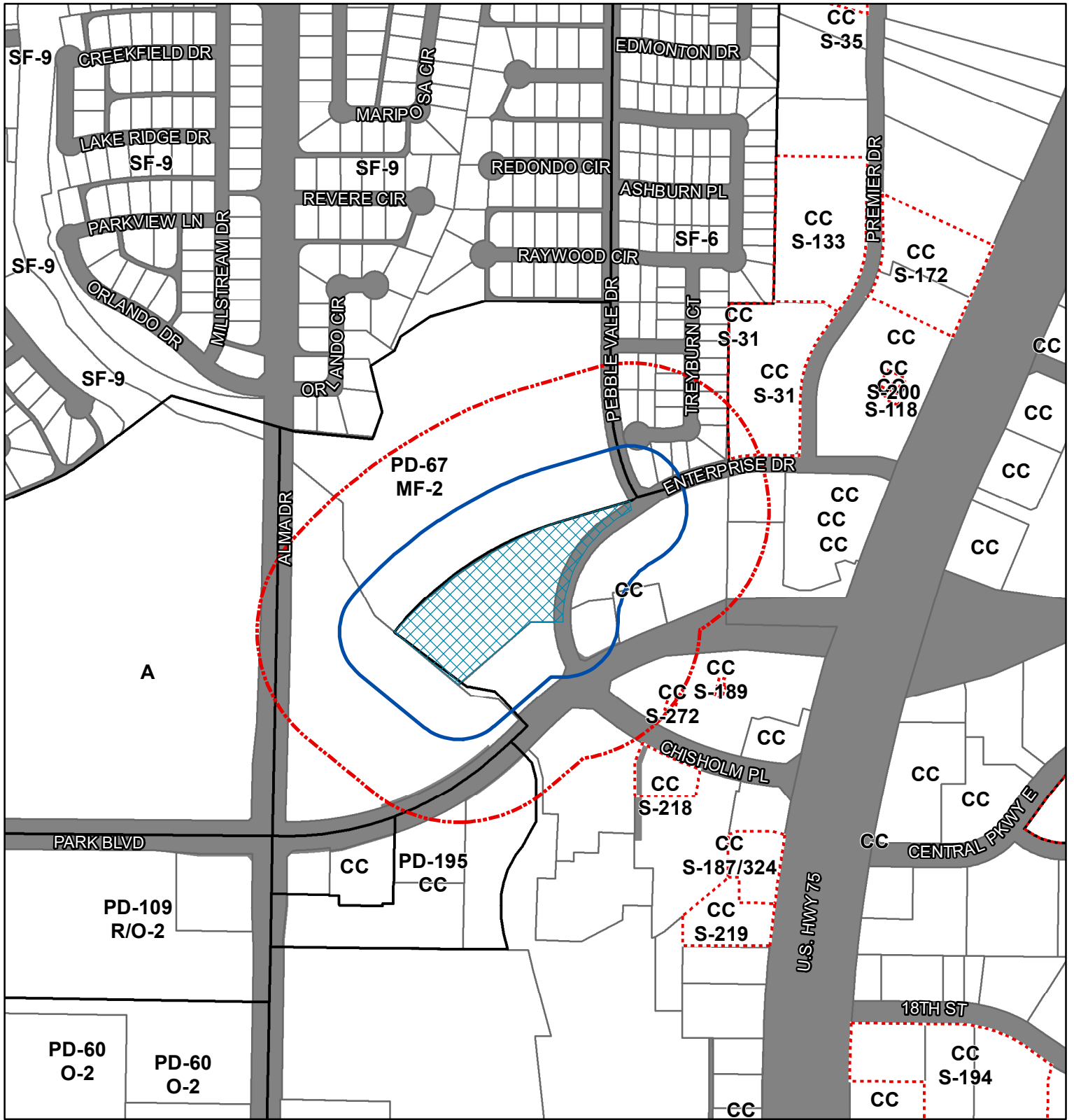
THENCE South 89 deg 48 min 51 sec West, departing said west line and along the north line of said Lot 2 Block A, for a distance of 88.00 ft. to a 1/2 inch iron capped rod set for corner;

THENCE South 48 deg 12 min 51 sec West, continuing along the west line of said Lot 2 Block A, for a distance of 345.47 ft. to a 1/2 inch iron capped rod set for corner at the southwest corner of said Lot 2 Block A; said point being on the northeast line of Lot 1, Block 1 of Chisholm Apartments Phase 1 per plat recorded in Volume C, Page 562 PRCCT;

THENCE North 51 deg 34 min 55 sec West, along said northeast line, for a distance of 304.06 ft. to a 1/2 inch iron capped rod set for corner; said point being the southeast corner of Lot 1, Block 1 of Chisholm Place II Apartments per the plat recorded in Volume G, Page 524 PRCCT; said point being the beginning of a circular curve to the right along the south line of said Lot 1 Block 1, said curve having a central angle of 34 deg 44 min 00 sec, a radius of 1,200.00 ft., and a chord which bears North 55 deg 26 min 25 sec East for a distance of 716.37 ft.;

THENCE continuing along said south line, with the said circular curve to the right for an arc distance of 727.45 ft. to a 1/2 inch iron rod found for corner;

THENCE North 72 deg 48 min 23 sec East, continuing along said south line, for a distance of 276.21 ft. to the **POINT OF BEGINNING**, and **CONTAINING** 219,510 sq. ft. or 5.039 Acres of land, more or less.

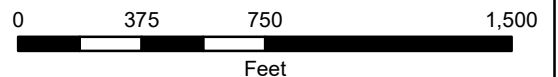
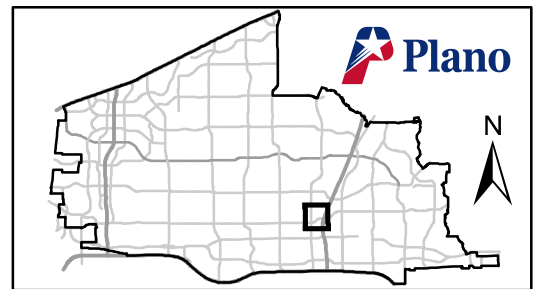


Zoning Case: 2023-021

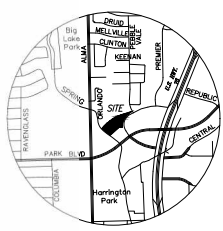
Existing Zoning: Corridor Commercial

Proposed Zoning: Planned Development-Single-Family Residence Attached

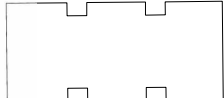
- 500' Courtesy Notification Buffer
- 200' Notification Buffer
- Subject Property
- Streets
- Municipal Boundaries
- Zoning Boundary
- Specific Use Permit
- Zoning Boundary Change/SUP



Block	Lot	Sq. Ft.	Acres
A	1	2,303.4	0.053
A	2	2,275.0	0.052
A	3	2,275.0	0.052
A	4	2,303.4	0.053
A	5	2,303.4	0.053
A	6	2,303.4	0.053
A	7	2,275.0	0.052
A	8	2,275.0	0.052
A	9	2,303.4	0.053
A	10X	94,334.4	2.166
B	1	2,303.4	0.053
B	2	2,275.0	0.052
B	3	2,275.0	0.052
B	4	2,275.0	0.052
B	5	2,275.0	0.052
B	6	2,275.0	0.052
B	7	2,275.0	0.052
B	8	3,602.2	0.083
B	9X	2,415.9	0.055
B	10	2,303.4	0.053
B	11	2,275.0	0.052
B	12	2,275.0	0.052
B	13	2,275.0	0.052
B	14	2,312.5	0.053
B	15X	7,884.3	0.181
C	1	3,231.1	0.074
C	2	2,275.0	0.052
C	3	2,303.4	0.053
C	4X	15,900.7	0.344



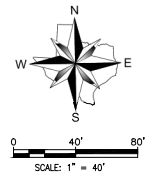
VICINITY MAP
NOT TO SCALE



PLANO PUBLIC FACILITY CORP.
C.C. 2023000046556

LOT 1, BLOCK 1
CHISHOLM PLACE II
APARTMENTS
VOL. G, PG. 524

ZONED
PD-67 MF-2



ZONING DESCRIPTION

BEING a tract of land situated in the J.M. Salmons Survey, Abstract No. 814, in the City of Plano, Collin County, Texas; and being all of Lot 2, Block A, Chisholm Enterprise Addition, an addition to the City of Plano, Collin County, Texas according to the plat thereof recorded in Volume M, Page 21, Plat Records Collin County Texas (PRCT); also being a portion of Enterprise Drive, a 60 ft. right-of-way dedication to the City of Plano; and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with capped stamped "Cole/1039" for corner at the intersection of Enterprise Drive (said 60 ft. wide right-of-way) with the west line of Pebble Vale Drive (a 60 ft. right-of-way);

THENCE South 35 deg 47 min 09 sec East, departing the south line of Enterprise Drive; for a distance of 30.00 ft. to a point for corner on the centerline of said Enterprise Drive;

THENCE South 54 deg 12 min 51 sec West, along the centerline of said Enterprise Drive, for a distance of 114.09 ft. to a point for corner and for the beginning of a circular curve to the left having a central angle of 58 deg 20 min 22 sec, a radius of 400.00 ft., and a chord which bears South 25 deg 02 min 40 sec West for a distance of 389.92 ft.;

THENCE continuing along said centerline with the said circular curve to the left for an arc distance of 407.29 ft. to a point for corner;

THENCE South 85 deg 52 min 29 sec West, departing said centerline, for a distance of 30.00 ft. to a 1/2 inch rod with cap stamped "RPLS 4613" found for corner on the west line of said Enterprise Drive; said point being the northeast corner of Lot 2 Block A of said Chisholm Enterprise Addition;

THENCE South 89 deg 48 min 51 sec West, departing said west line and along the north line of said Lot 2 Block A, for a distance of 88.00 ft. to a 1/2 inch iron capped rod set for corner;

THENCE South 48 deg 12 min 51 sec West, continuing along the west line of said Lot 2 Block A, for a distance of 345.47 ft. to a 1/2 inch iron capped rod set for corner at the southwest corner of said Lot 2 Block A; said point being on the northeast line of Lot 1, Block 1 of Chisholm Apartments Phase 1 per plat recorded in Volume C, Page 562 PRCT;

THENCE North 51 deg 34 min 55 sec West, along said northeast line, for a distance of 304.06 ft. to a 1/2 inch iron capped rod set for corner; said point being the southeast corner of Lot 1, Block 1 of Chisholm Place II Apartments per the plat recorded in Volume G, Page 524 PRCT; said point being the beginning of a circular curve to the right along the south line of said Lot 1 Block 1, said curve having a central angle of 34 deg 44 min 00 sec, a radius of 1,200.00 ft., and a chord which bears North 55 deg 26 min 25 sec East for a distance of 716.37 ft.;

THENCE continuing along said south line, with the said circular curve to the right for an arc distance of 727.45 ft. to a 1/2 inch iron rod found for corner;

THENCE North 72 deg 48 min 23 sec East, continuing along said south line, for a distance of 276.21 ft. to the POINT OF BEGINNING, and containing 219,510 sq. ft. or 5.039 Acres of land, more or less.

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.

ZONING EXHIBIT
PROJECT NO. ZC2023-021
VILLAS AT PARK ADDITION

5.039 ACRES
25 SINGLE FAMILY RESIDENCES - ATTACHED
LOTS 1-9, 10X BLOCK A, LOTS 1-8, 9X, 10-14, 15X BLOCK B
LOTS 1-3, 4X BLOCK C
4 H.O.A. LOTS

AN ADDITION TO THE CITY OF
PLANO, TEXAS
SITUATED IN THE
J.M. SALMONS SURVEY, ABSTRACT NO. 814
COLLIN COUNTY, TEXAS
JANUARY, 2024

OWNER:

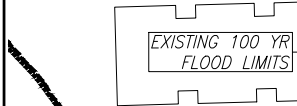
FAIRVIEW FARM LAND CO., LTD.
3369 PREMIER DR.
SUITE 100
PLANO, TEXAS 75023
CONTACT: RODNEY HAGGARD

DEVELOPER:

P CUSTOM HOMES, LLC
1680 PRINCE WILLIAM LANE
FRODO, TEXAS 75034
CONTACT: WARREN PACKER
PH. 214.837.2792

ENGINEER/SURVEYOR:

WINKELMANN & ASSOCIATES, INC.
6750 HILLCREST PLAZA DR.
SUITE 215
DALLAS, TEXAS 75230
CONTACT: MARIA BONILLA, P.E.
PH. 972.490.7090



EXISTING 100 YR
FLOOD LIMITS



PROPOSED 100 YR
FULLY DEVELOPED
FLOODPLAIN

DRAINAGE & FLOODWAY
EASEMENT
VOL. M, PG. 21

F.E.M.A. FLOOD ZONE AE-1 PER
F.I.R.M. PANEL NO. 48066C0300K
DATED JUNE 7, 2017

F.E.M.A. FLOOD ZONE AE-1 SHADDED, PER
F.I.R.M. PANEL NO. 48066C0300K, DATED
JUNE 7, 2017

SHIV FOOD & FUEL LLC
C.C. 2022000171766
LOT 1, BLOCK A
CHISHOLM ENTERPRISE
ADDITION
VOL. M, PG. 21

ZONED
CORRIDOR COMMERCIAL

ZONED
PD-67 MF-2

CHISHIMA REAL ESTATE
CO., LTD.
CC #20170510000599240
LOT 1, BLOCK 1
CHISHOLM
APARTMENTS PHASE I
VOL. C, PG. 562

DRAINAGE & FLOODWAY
EASEMENT
VOL. M, PG. 21

ZONED
CORRIDOR COMMERCIAL

ACCESS EASEMENT NO. 2
VOL. 4536 PG. 2381
C.C. 99-0135575

POINT OF
BEGINNING

KARWAN INC.
C.C. 20210817001665240

ACCESS EASEMENT NO. 1
VOL. 4536 PG. 2381
C.C. 99-0135575

PARK BLVD

APPROVAL	
REVISION	
DATE	
NO.	
<p>2-8-2024</p>	
<p>ZONING EXHIBIT</p>	
<p>ENTERPRISE DRIVE PLANO, TEXAS</p>	
<p>ZEXH01</p>	