

Zoning Case 2024-004

An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, to expand Specific Use Permit No. 660 for Household Care Institution from 0.3 to 0.6 acre of land out of the Sanford Beck Survey, Abstract No. 73, located on two lots on the north side of 19th Street, 400 feet west of N Avenue in the City of Plano, Collin County, Texas, presently zoned General Office with Specific Use Permit No. 660 for Household Care Institution; 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 25th day of March 2024 to expand Specific Use Permit No. 660 for Household Care Institution from 0.3 to 0.6 acre of land out of the Sanford Beck Survey, Abstract No. 73, located on two lots on the north side of 19th Street, 400 feet west of N Avenue in the City of Plano, Collin County, Texas, presently zoned General Office with Specific Use Permit No. 660 for Household Care Institution; 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 25th day of March 2024; and

WHEREAS, the City Council is of the opinion and finds that expanding Specific Use Permit No. 660 for Household Care Institution from 0.3 to 0.6 acre of land out of the Sanford Beck Survey, Abstract No. 73, located on two lots on the north side of 19th Street, 400 feet west of N Avenue in the City of Plano, Collin County, Texas, presently zoned General Office with Specific Use Permit No. 660 for Household Care Institution, would not be detrimental or injurious 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 expand Specific Use Permit No. 660 for Household Care Institution from 0.3 to 0.6 acre of land out of the Sanford Beck Survey, Abstract No. 73, located on two lots on the north side of 19th Street, 400 feet west of N Avenue in the City of Plano, Collin County, Texas, presently zoned General Office with Specific Use Permit No. 660 for Household Care Institution, 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:

Maximum number of residents: 20 per building.

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 25th day of March, 2024.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2024-004

Being situated in the Sanford Beck Survey, Abstract Number 73, in Plano, Collin County, Texas, being all of Lot 1 and all of Lot 2, Block A, Synergy Square Addition, an addition to the City of Plano, Collin County, Texas, according to the map thereof recorded in Volume C, Page 295, of the map records of Collin County, Texas, being all of Synergy Square I Condominiums, a condominium regime in the City of Plano, Collin County, Texas, of record in Volume 1491, Page 277, of the deed records of Collin County, Texas, being all of Synergy Square II Condominiums, a condominium regime in the City of Plano, Collin County, Texas, of record in Volume 1491, Page 298, of the deed records of Collin County, Texas, and being all of those tracts of land described in deeds to Agape Resource & Assistance Center, Inc., of record under County Clerk's File Number 2023000100797, County Clerk's File Number 20201222002313780, County Clerk's File Number 20171013001375120, County Clerk's File Number 20141023001160540, County Clerk's File Number 20141024001164160, and County Clerk's File Number 20170718000943620, of the deed records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

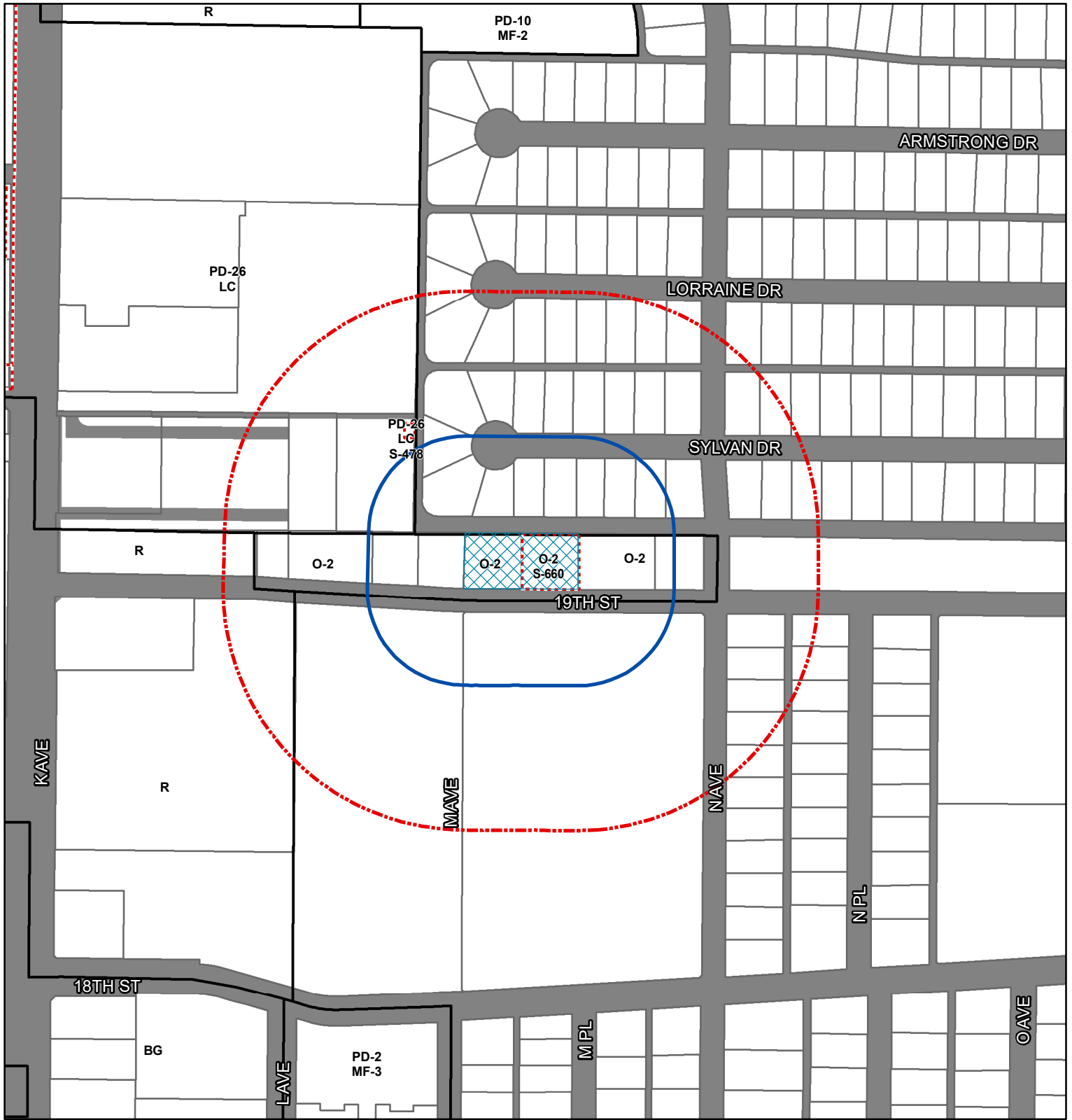
Beginning at a 1/2" iron rod found for corner in the north right-of-way line of 19th Street (50' right-of-way), at the southeast corner of said Synergy Square Addition and the southwest corner of Kids Addition, an Addition to the City of Plano, Collin County, Texas, according to the map thereof recorded in Volume B, Page 226, of the map records of Collin County, Texas;

Thence south 89°36'18" west along the north right-of-way line of said 19th Street and the south line of said Synergy Square Addition, a distance of 238.40 feet to a 1" iron rod found for corner at the southwest corner of said Synergy Square Addition and at the southeast corner of Cate Addition, an Addition to the City of Plano, Collin County, Texas, according to the map thereof recorded in Volume A, Page 92, of the map records of Collin County, Texas;

Thence north 00°34'10" west along the west line of said Synergy Square Addition and the east line of said Cate Addition, a distance of 112.40 feet to a 1" iron rod found for corner at the common north corner thereof;

Thence north 89°24'31" east along the north line of said Synergy Square Addition, a distance of 238.40 feet to a 5/8" iron rod set for corner at the northeast corner of said Synergy Square Addition and the northwest corner of said Kids Addition;

Thence south 00°34'10" east along the east line of said Synergy Square Addition and the west line of said Kids Addition, a distance of 113.22 feet to the **POINT OF BEGINNING** and **CONTAINING** 26,894 square feet or 0.617 acres of land.

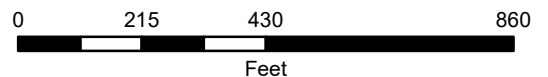
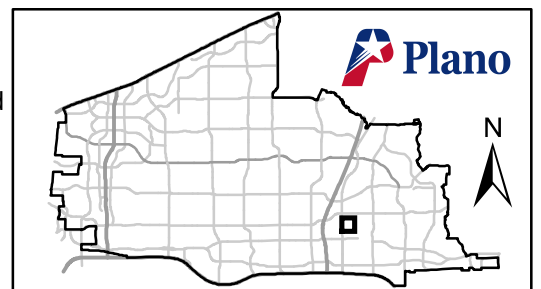


Zoning Case: 2024-004

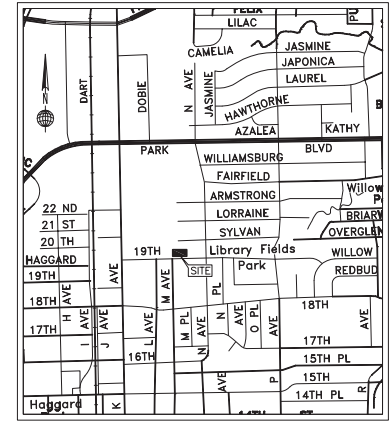
Existing Zoning: General Office with Specific Use Permit No. 660 for Household Care Institution

Proposed Zoning: Expand Specific Use Permit No. 660 for Household Care Institution

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



ZONING EXHIBIT



PROPERTY DESCRIPTION:
 BEING SITUATED IN THE SANFORD BECK SURVEY, ABSTRACT NO. 73, IN PLANO, COLLIN COUNTY, TEXAS, BEING ALL OF LOT 1 AND ALL OF LOT 2, BLOCK A, SYNERGY SQUARE ADDITION, AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME G, PAGE 295, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, BEING ALL OF SYNERGY SQUARE I CONDOMINIUMS, A CONDOMINIUM REGIME IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS, OF RECORD IN VOLUME 1491, PAGE 277 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, BEING ALL OF SYNERGY SQUARE II CONDOMINIUMS, A CONDOMINIUM REGIME IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS, OF RECORD IN VOLUME 1491, PAGE 298 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING ALL OF THOSE TRACTS OF LAND DESCRIBED IN DEEDS TO AGAPE RESOURCE & ASSISTANCE CENTER, INC., OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 202300100797, COUNTY CLERK'S FILE NUMBER 2023122002313780, COUNTY CLERK'S FILE NUMBER 2017101001370120, COUNTY CLERK'S FILE NUMBER 2014102001164160, COUNTY CLERK'S FILE NUMBER 20170700004060, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF 19TH STREET (50' RIGHT-OF-WAY) AT THE SOUTHWEST CORNER OF SAID SYNERGY SQUARE ADDITION AND THE SOUTHWEST CORNER OF KIDS ADDITION, AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME B, PAGE 226, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 89°36'18" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 19TH STREET AND THE SOUTH LINE OF SAID SYNERGY SQUARE ADDITION A DISTANCE OF 238.40 FEET TO A 1" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID SYNERGY SQUARE ADDITION AND AT THE SOUTHWEST CORNER OF GATE ADDITION, AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME A, PAGE 92, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 02°34'10" WEST ALONG THE WEST LINE OF SAID SYNERGY SQUARE ADDITION AND THE EAST LINE OF SAID GATE ADDITION, A DISTANCE OF 112.40 FEET TO A 1" IRON ROD FOUND FOR CORNER AT THE COMMON NORTH CORNER THEREOF;

THENCE NORTH 89°24'31" EAST ALONG THE NORTH LINE OF SAID SYNERGY SQUARE ADDITION, A DISTANCE OF 238.40 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE NORTHEAST CORNER OF SAID SYNERGY SQUARE ADDITION AND THE NORTHWEST CORNER OF SAID KIDS ADDITION;

THENCE SOUTH 02°34'10" EAST ALONG THE EAST LINE OF SAID SYNERGY SQUARE ADDITION AND THE WEST LINE OF SAID KIDS ADDITION, A DISTANCE OF 112.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 26,894 SQUARE FEET OR 0.617 ACRES OF LAND.

- NOTES:**
- 1) ALL CORNERS LABELED HEREON AS "5/8" I.R." HAVE A YELLOW CAP STAMPED "TPLS 5587".
 - 2) (P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.'S, DIMENSIONS, ETC. ARE PER PLAT REFERENCE IN LEGAL DESCRIPTION ABOVE.
 - 3) (MRO) INDICATES MONUMENTS OF RECORD DIGNITY THAT REPRESENT ORIGINAL CORNERS SET BY THE SURVEYOR OR A SURVEYOR FOLLOWING IN THE FOOTSTEPS OF THE ORIGINAL SURVEYOR OF THE SUBDIVISION OR TRACT REFERENCED IN LEGAL DESCRIPTION ABOVE UNLESS OTHERWISE NOTED.
 - 4) 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 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.

BASE OF BEARINGS:
 ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH-CENTRAL ZONE (TX4202) DERIVED FROM GPS OBSERVATIONS TAKEN ON 02/15/2024 UTILIZING A TRIMBLE RBS RTK UNIT ON THE ALLTERRA RTK NETWORK.

**ZONING EXHIBIT
 ZC2024-004**

**SYNERGY SQUARE ADDITION
 LOT 1 AND LOT 2, BLOCK A
 BEING 0.617 ACRES OF LAND
 SITUATED IN THE
 SANFORD BECK SURVEY, ABSTRACT NO. 73
 CITY OF PLANO, COLLIN COUNTY, TEXAS**

OWNER: AGAPE RESOURCE & ASSISTANCE CENTER, INC.
 JAMES COLLINGSWORTH
 P.O. BOX 861664
 PLANO, TX 75086
 (972) 567-2673

SURVEYOR: GLOBAL LAND SURVEYING, INC.
 JASON MORGAN
 P.O. BOX 260369
 PLANO, TEXAS 75028
 PHONE (972) 881-1700
 JLMORGAN@GLS-INC.COM
 TBPELS FIRM NO. 10016300

ADDRESS: 1315-1325 19TH STREET
 PLANO, TEXAS 75086
JOB NO.: 24-02-034
FEBRUARY 2024

