

## Zoning Case 2024-006

**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 7.1 acres of land out of the Francis McCullough Survey, Abstract No. 586, and the Martha McBride Survey, Abstract No. 553, located at the southwest corner of Independence Parkway and Lotus Drive from Planned Development-381-Retail/General Office to Light Industrial-1, and rezoning 8.1 acres of land out of the Francis McCullough Survey, Abstract No. 586, situated on President George Bush Turnpike, 600 feet west of Independence Parkway, from Agricultural to Light Industrial-1, both properties being located within the City of Plano, Collin County, Texas, and the 190 Tollway/Plano Parkway Overlay District; 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 13th day of May 2024, for the purpose of considering rezoning 7.1 acres of land out of the Francis McCullough Survey, Abstract No. 586, and the Martha McBride Survey, Abstract No. 553, located at the southwest corner of Independence Parkway and Lotus Drive from Planned Development-381-Retail/General Office to Light Industrial-1, and rezoning 8.1 acres of land out of the Francis McCullough Survey, Abstract No. 586, situated on President George Bush Turnpike, 600 feet west of Independence Drive, from Agricultural to Light Industrial-1, both properties being located within the City of Plano, Collin County, Texas, and the 190 Tollway/Plano Parkway Overlay District; 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 13th of May 2024; and

**WHEREAS**, the City Council is of the opinion and finds that such rezoning 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 an approximately 7.1 acre portion of land within a larger 55.5 acre property from Planned Development-381-Retail/General Office to Light Industrial-1, said 55.5 acre property being legally described as follows:

BEING a tract or parcel of land situated in the City of Plano, Collin County, Texas; and being out of the Martha McBride Survey, Abstract No. 553 and the Francis McCullough Survey, Abstract No. 586; and being more particularly described as follows:

COMMENCING to an iron rod for corner at the intersection of the southerly right-of-way line of Plano Parkway (100 feet wide at this point) with the prolongation of the centerline of Independence Parkway (100 feet wide) said rod being in the proposed centerline of Independence Parkway;

THENCE South  $0^{\circ}09'14''$  West along said proposed centerline of Independence Parkway a distance of 435.49 feet to an iron rod at the beginning of a curve to the left;

THENCE in a southerly and southeasterly direction along said proposed centerline of Independence Parkway and along said curve to the left having a radius of 1200.00 feet, a central angle of  $7^{\circ}09'43''$  and an arc length of 150.00 feet to the POINT OF BEGINNING;

THENCE continuing in a southerly and southeasterly direction along said proposed centerline of Independence Parkway and along said curve to the left having a radius of 1200.00 feet, a central angle of  $26^{\circ}27'00''$  and an arc length of 553.97 feet to an iron rod at the end of said curve to the left;

THENCE South  $33^{\circ}27'29''$  East along said proposed centerline of Independence Parkway a distance of 218.69 feet to an iron rod at the beginning of a curve to the right;

THENCE in a southeasterly direction along said proposed centerline of Independence Parkway and along said curve to the right having a radius of 1200.00 feet, a central angle of  $07^{\circ}45'36''$  and an arc length of 162.53 feet to an iron rod for corner on the northerly line of a T.P. and L. Easement, said rod also being the end of said curve to the right;

THENCE North  $89^{\circ}38'42''$  West along the northerly line of said T.P. & L. Easement, a distance of 2397.20 feet to an iron rod for corner in the easterly line of the Westridge Business Park, an addition to the City of Plano as recorded in Cabinet D, Page 13 of the Map Records of Collin County, Texas;

THENCE North  $00^{\circ}53'26''$  East along said easterly line of said Westridge Business Park a distance of 784.80 feet to an iron rod for angle point;

THENCE North  $00^{\circ}12'02''$  East continuing along the easterly line of said Westridge Business Park a distance of 1130.91 feet to a point for corner in the centerline of said Plano Parkway (120 feet wide at this point);

THENCE South 89°53'22" East along the centerline of said Plano Parkway a distance of 54.91 feet to a point of corner;

THENCE South 0°06'38" West a distance of 60.00 feet to a point in the southerly line of said Plano Parkway;

THENCE South 18°23'22" East a distance of 138.00 feet to an angle point;

THENCE South 43°23'22" East a distance of 265.00 feet to an angle point;

THENCE South 53°53'22" East a distance of 935.00 feet to an angle point;

THENCE South 67°23'22" East a distance of 230.00 feet to an angle point;

THENCE South 84°43'40" East a distance of 745.47 feet to the POINT OF BEGINNING and containing 2,419,185 square feet or 55.5368 acres.

And said portion of the 55.5 acre property being the areas south of the centerline of Lotus Drive, extending said rezoning to the centerlines of Lotus Drive and Independence Parkway, to include a total of approximately 7.1 acres of land illustrated as Tract 1 in Exhibit A attached hereto.

**Section II.** 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 approximately 8.1 acres of land situated on President George Bush Turnpike, 600 feet west of Independence Parkway, from Agricultural to Light Industrial-1, said property being illustrated as Tract 2 in Exhibit A and legally described as follows, excluding any portions located outside the City of Plano, Collin County, Texas:

BEING a tract of land situated in the Francis McCullough Survey, Abstract No. 586, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a point in the centerline of Frankford Road, said point being the northeast corner of the John Clay Survey, Abstract No. 223; the southeast corner of the Martha McBride Survey, Abstract No. 553; and the southwest corner of said Francis McCullough Survey;

THENCE North 00°12'12" West, along the west line of said Francis McCullough Survey and the east line of said Martha McBride Survey, approximately 1805 feet to a point in the centerline of proposed State Highway 190 and the POINT OF BEGINNING;

THENCE North 00°12'12" West, leaving the centerline of said proposed highway and along the line common to said McBride and McCullough Surveys, approximately 472 feet to a point;

THENCE North 89°15'09" East, leaving said common survey line, approximately 2274 feet to a point in the centerline of said proposed highway 190, said point being the point of curvature of a circular curve to the left having a radius of 5729.58 feet;

THENCE southwesterly, along the centerline of said proposed highway and said curve to the left, through a central angle of 23°26'19", an arc distance of 2343.86 feet, and having a chord which bears South 77°31'59" West, 2327.55 feet to the POINT OF BEGINNING and containing 8.1 acres of land, more or less.

**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 13th day of May, 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

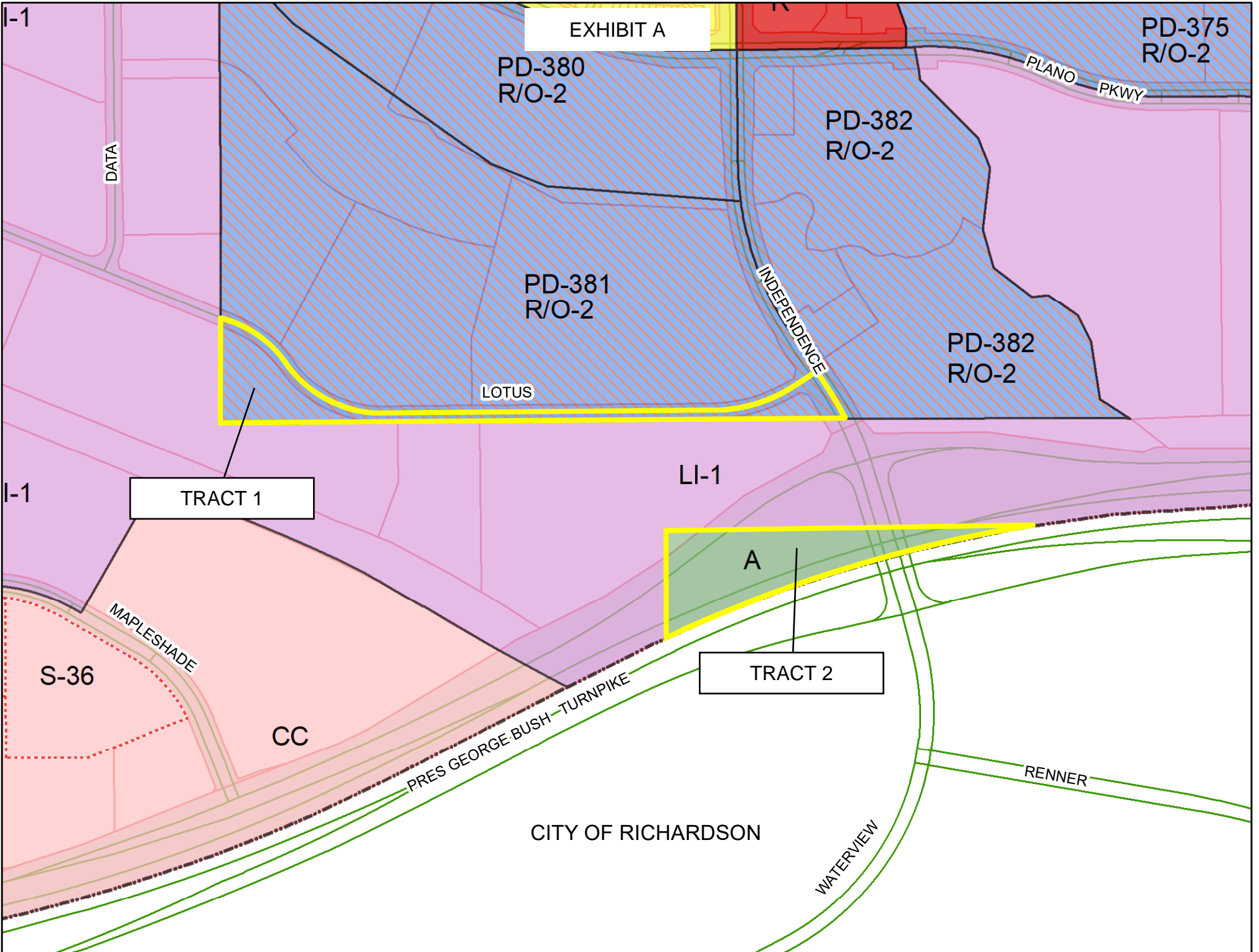


EXHIBIT A

PD-375  
R/O-2

PD-380  
R/O-2

PD-382  
R/O-2

PLANO  
PKWY

DATA

PD-381  
R/O-2

INDEPENDENCE

PD-382  
R/O-2

LOTUS

I-1

I-1

LI-1

TRACT 1

A

TRACT 2

S-36

MAPLESHADE

CC

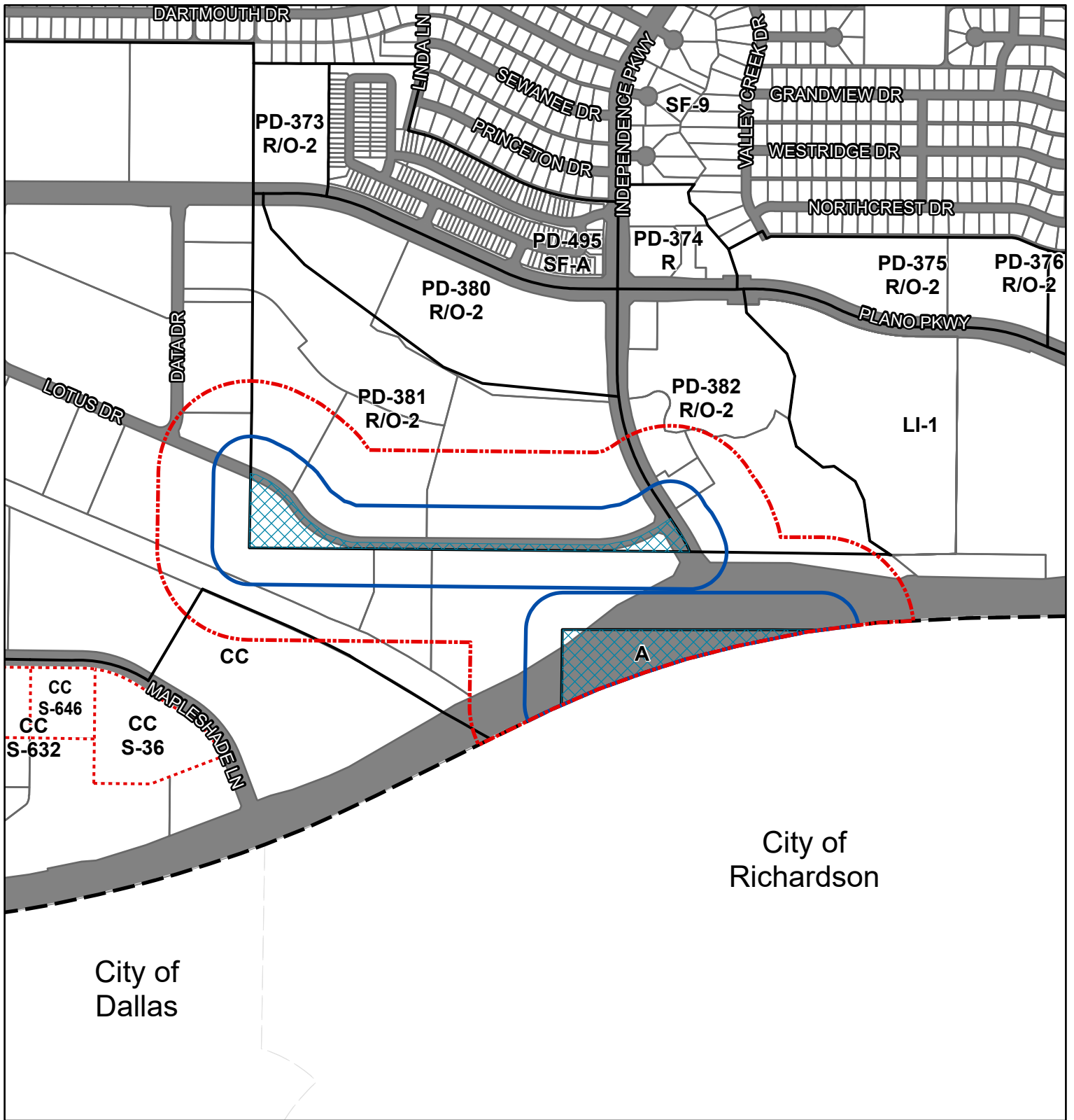
PRES GEORGE BUSH TURNPIKE

RENNER

CITY OF RICHARDSON

WATERVIEW

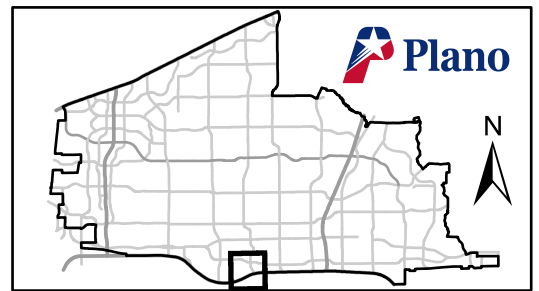




Zoning Case: 2024-006

Existing Zoning: Planned Development-381-Retail/General Office and Agricultural and located within the 190 Tollway / Plano Parkway Overlay District

Proposed Zoning: Light Industrial-1



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

