

## Zoning Case 2024-014

**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. 68 for Used Vehicle Dealer on 0.1 acre of land out of the Daniel Rowlett Survey, Abstract No. 738, located on the west side of K Avenue, 1,285 feet south of Spring Creek Parkway, in the City of Plano, Collin County, Texas, presently zoned Corridor Commercial, 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 9th day of September 2024, for the purpose of considering granting Specific Use Permit No. 68 for Used Vehicle Dealer on 0.1 acre of land out of the Daniel Rowlett Survey, Abstract No. 738, located on the west side of K Avenue, 1,285 feet south of Spring Creek Parkway, in the City of Plano, Collin County, Texas, presently zoned Corridor Commercial; 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 9th day of September 2024; and

**WHEREAS**, the City Council is of the opinion and finds that granting Specific Use Permit No. 68 for Used Vehicle Dealer on 0.1 acre of land out of the Daniel Rowlett Survey, Abstract No. 738, located on the west side of K Avenue, 1,285 feet south of Spring Creek Parkway, in the City of Plano, Collin County, Texas, presently zoned Corridor Commercial, 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. 68 for Used Vehicle Dealer on 0.1 acre of land out of the Daniel Rowlett Survey, Abstract No. 738, located on the west side of K Avenue, 1,285 feet south of Spring Creek Parkway, in the City of Plano, Collin County, Texas, presently zoned Corridor Commercial, 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 restriction:

Outdoor vehicle storage and staging are prohibited.

**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 9th day of September, 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

**Zoning Case 2024-014**

**SITUATED** in the City of Plano, in the Daniel Rowlett Survey, Abstract No. 738 of Collin County, Texas and being a part of Lot 2, Block A of Wells Brothers Addition, an addition to the City of Plano according to the Final Plat thereof, recorded in Book 2023, Page 337, Plat Records, Collin County, Texas (P.R.C.C.T.) and as further described in a deed to Oak Point Plaza I, LLC, recorded in Document No. 20180205000148050, Deed Records, Collin County, Texas (D.R.C.C.T.) and said parcel being more particularly described by metes & bounds as follows:

**COMMENCING** at a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the northwesterly corner of the above-described Lot 2, Block A and the northeasterly corner of Lot 1, Block A of Living Earth Addition, an addition to the City of Plano according to the plat thereof, recorded in Volume 2018, Page 648, P.R.C.C.T. and same being on the southerly line of Lot 1, Block A of Wells Industrial District Section 1, an addition to the City of Plano according to the Final Plat thereof, recorded in Volume 12, Page 38, P.R.C.C.T.;

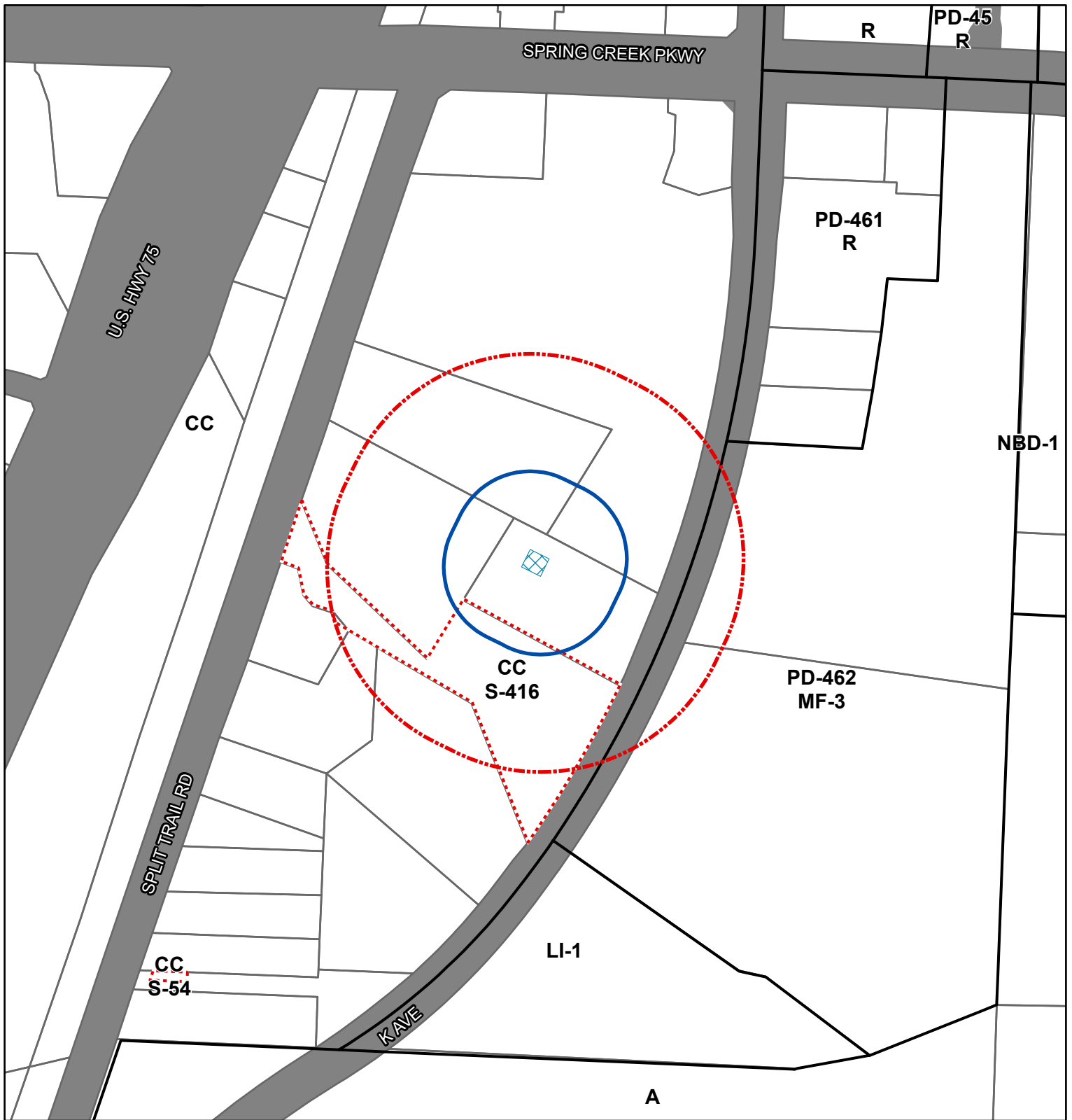
**THENCE:** South 28 deg. 09 min. 20 sec. East, departing said common corner, over and across said Lot 2, Block A, a distance of 90.66 feet to the POINT OF BEGINNING and being the northwest corner of this hereinafter described parcel of land;

**THENCE:** South 64 deg. 54 min. 35 sec. East, continuing across said Lot 2, Block A, a distance of 54.17 feet to a point for the northeast corner of this parcel of land;

**THENCE:** South 25 deg. 05 min. 25 sec. West, continuing across said Lot 2, Block A, a distance of 50.00 feet to a point for the southeast corner of this parcel of land;

**THENCE:** North 64 deg. 54 min. 35 sec. West, continuing across said Lot 2, Block A, a distance of 54.17 feet to a point for the southwest corner of this parcel of land;

**THENCE:** North 25 deg. 05 min. 25 sec. East, continuing across said Lot 2, Block A, a distance of 50.00 feet to the **POINT OF BEGINNING and CONTAINING** 2,708 square feet or 0.062 acres of land.

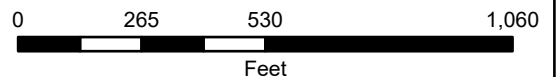
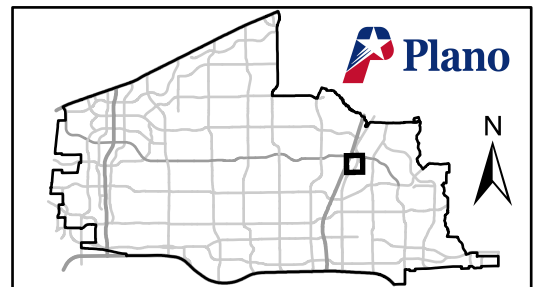


Zoning Case: 2024-014

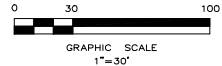
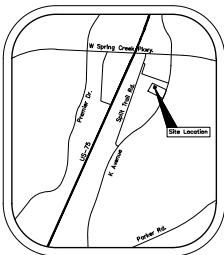
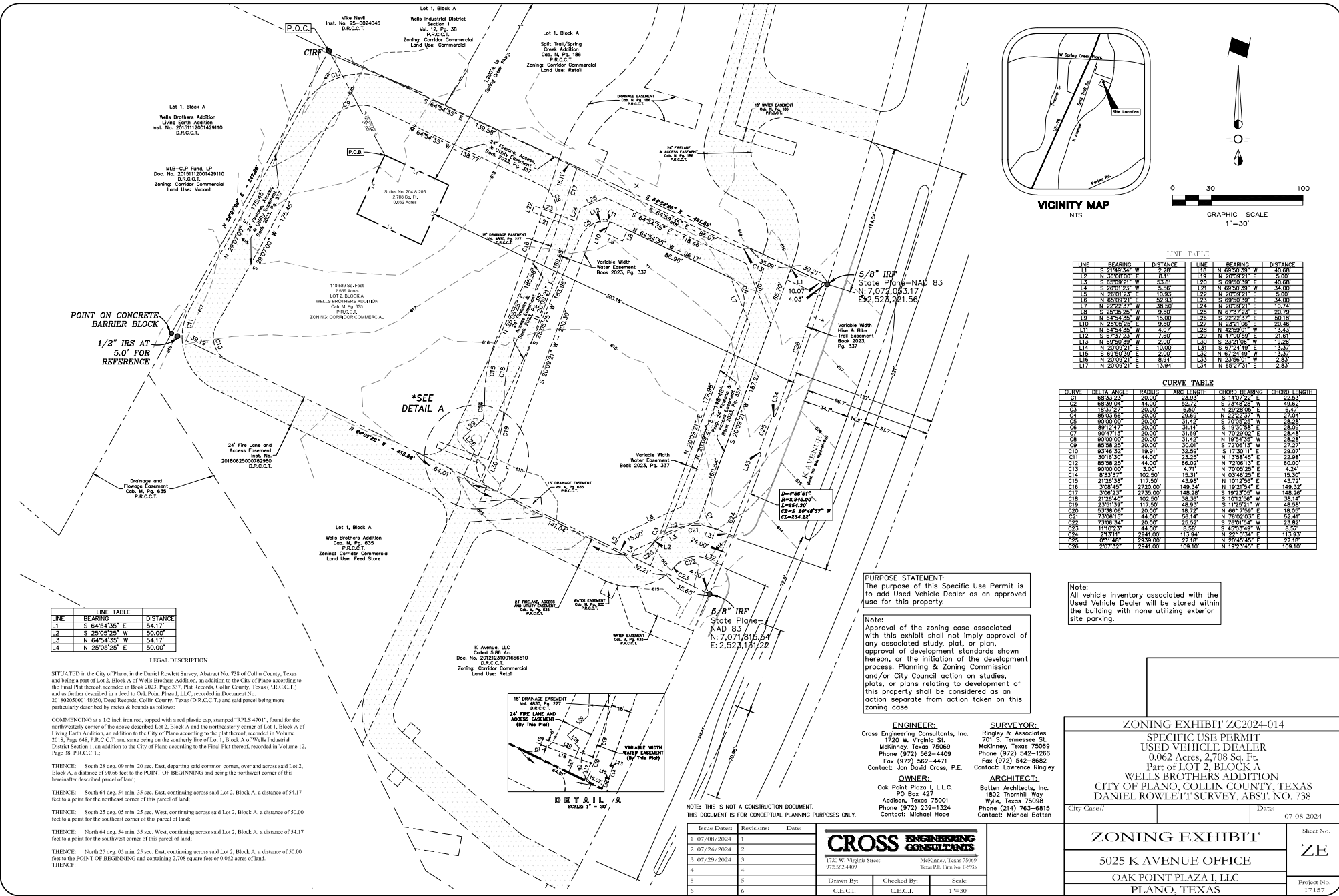
Existing Zoning: Corridor Commercial

Proposed Zoning: Specific Use Permit for Used Vehicle Dealer

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



Source: City of Plano



**LINE TABLE**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 21°49'04\"	2.40	L18	N 69°50'38\"	40.68
L2	N 30°50'00\"	4.11	L19	N 20°29'21\"	9.09
L3	S 83°09'21\"	53.81	L20	S 69°50'38\"	40.68
L4	N 64°54'36\"	54.17	L21	N 69°50'38\"	40.68
L5	S 25°05'25\"	50.00	L22	N 20°29'21\"	9.09
L6	N 64°54'36\"	54.17	L23	S 69°50'38\"	40.68
L7	N 25°05'25\"	50.00	L24	N 20°29'21\"	10.74
L8	N 64°54'36\"	54.17	L25	S 69°50'38\"	40.68
L9	N 25°05'25\"	50.00	L26	S 27°27'25\"	20.18
L10	N 25°05'25\"	9.50	L27	N 23°21'06\"	20.46
L11	N 64°54'36\"	4.07	L28	N 42°50'11\"	13.43
L12	S 87°57'23\"	7.60	L29	N 47°00'59\"	21.61
L13	S 69°50'38\"	3.00	L30	S 87°24'49\"	13.37
L14	N 20°29'21\"	10.00	L31	S 87°24'49\"	13.37
L15	S 69°50'38\"	6.94	L32	N 33°58'01\"	2.83
L16	N 20°29'21\"	13.94	L33	N 33°58'01\"	2.83
L17	N 20°29'21\"	13.94	L34	N 68°27'51\"	2.83

**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	68°19'24\"	20.00	23.93	S 143°07'28\"	22.33
C2	68°19'24\"	44.00	48.87	S 143°07'28\"	44.66
C3	18°15'24\"	20.00	6.59	N 29°28'05\"	6.54
C4	18°15'24\"	44.00	13.19	S 19°28'05\"	13.08
C5	90°00'00\"	20.00	31.42	S 70°55'25\"	28.28
C6	89°59'59\"	20.00	31.41	S 70°55'25\"	28.28
C7	89°59'59\"	20.00	31.41	N 19°28'05\"	19.28
C8	89°59'59\"	20.00	31.41	N 70°29'09\"	28.48
C9	89°59'59\"	20.00	31.41	N 19°28'05\"	19.28
C10	89°59'59\"	20.00	31.41	S 72°08'11\"	27.07
C11	89°59'59\"	44.00	62.82	S 72°08'11\"	54.14
C12	89°59'59\"	44.00	62.82	N 72°08'11\"	60.00
C13	89°59'59\"	44.00	62.82	N 72°08'11\"	42.24
C14	89°59'59\"	100.00	125.64	N 03°48'25\"	115.30
C15	89°59'59\"	100.00	125.64	N 101°05'41\"	115.26
C16	308°25'45\"	2720.00	149.34	N 19°21'44\"	149.32
C17	308°25'45\"	2720.00	149.34	N 101°05'41\"	149.28
C18	215°20'40\"	100.00	157.08	S 101°29'28\"	36.13
C19	215°20'40\"	100.00	157.08	S 11°29'28\"	48.58
C20	215°20'40\"	100.00	157.08	S 11°29'28\"	100.00
C21	215°20'40\"	100.00	157.08	S 101°29'28\"	36.13
C22	215°20'40\"	100.00	157.08	S 11°29'28\"	48.58
C23	215°20'40\"	100.00	157.08	S 11°29'28\"	100.00
C24	215°20'40\"	100.00	157.08	S 101°29'28\"	36.13
C25	110°00'00\"	44.00	48.87	S 45°03'40\"	8.97
C26	109°59'59\"	44.00	48.87	S 45°03'40\"	8.97
C27	109°59'59\"	44.00	48.87	N 20°48'45\"	27.18
C28	109°59'59\"	44.00	48.87	N 19°23'45\"	109.10

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 64°54'36\"	54.17
L2	S 25°05'25\"	50.00
L3	N 64°54'36\"	54.17
L4	N 25°05'25\"	50.00

**LEGAL DESCRIPTION**

SITUATED in the City of Plano, in the Daniel Rowlett Survey, Abstract No. 738 of Collin County, Texas and being a part of Lot 2, Block A of Wells Brothers Addition, an addition to the City of Plano according to the Final Plat thereof, recorded in Book 2023, Page 337, Plat Records, Collin County, Texas (P.R.C.C.T.) and as further described in a deed to Oak Point Plaza I, LLC, recorded in Document No. 2018020500148050, Deed Records, Collin County, Texas (D.R.C.C.T.) and said parcel being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the northwesterly corner of the above described Lot 2, Block A and the northwesterly corner of Lot 1, Block A of Living Earth Addition, an addition to the City of Plano according to the plat thereof, recorded in Volume 2018, Page 688, P.R.C.C.T.; and same being on the southerly line of Lot 1, Block A of Wells Industrial District Section 1, an addition to the City of Plano according to the Final Plat thereof, recorded in Volume 12, Page 38, P.R.C.C.T.;

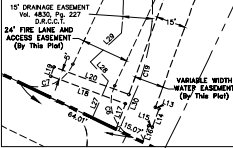
THENCE: South 28 deg. 09 min. 20 sec. East, departing said common corner, over and across said Lot 2, Block A, a distance of 90.66 feet to the POINT OF BEGINNING and being the northeast corner of this hereinafter described parcel of land;

THENCE: South 64 deg. 54 min. 35 sec. East, continuing across said Lot 2, Block A, a distance of 54.17 feet to a point for the northeast corner of this parcel of land;

THENCE: South 25 deg. 05 min. 25 sec. West, continuing across said Lot 2, Block A, a distance of 50.00 feet to a point for the southeast corner of this parcel of land;

THENCE: North 64 deg. 54 min. 35 sec. West, continuing across said Lot 2, Block A, a distance of 54.17 feet to a point for the southwest corner of this parcel of land;

THENCE: North 25 deg. 05 min. 25 sec. East, continuing across said Lot 2, Block A, a distance of 50.00 feet to the POINT OF BEGINNING and containing 2,708 square feet or 0.662 acres of land.



**PURPOSE STATEMENT:**  
The purpose of this Specific Use Permit is to add Used Vehicle Dealer as an approved use for this property.

**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.

**Note:**  
All vehicle inventory associated with the Used Vehicle Dealer will be stored within the building with none utilizing exterior site parking.

**ENGINEER:**  
Cross Engineering Consultants, Inc.  
1720 W. Virginia St.  
McKinney, Texas 75069  
Phone (972) 562-4409  
Fax (972) 562-4471  
Contact: Jon David Cross, P.E.

**OWNER:**  
Oak Point Plaza I, L.L.C.  
PO Box 427  
Addition, Texas 75001  
Phone (972) 239-1324  
Contact: Michael Hope

**SURVEYOR:**  
Ringley & Associates  
701 S. Tennessee St.  
McKinney, Texas 75069  
Phone (972) 542-1266  
Fax (972) 542-8682  
Contact: Lawrence Ringley

**ARCHITECT:**  
Batten Architects, Inc.  
1802 Thornhill Way  
Wylie, Texas 75098  
Phone (214) 763-6815  
Contact: Michael Batten

**ZONING EXHIBIT ZC2024-014**

**SPECIFIC USE PERMIT  
USED VEHICLE DEALER**  
0.662 Acres, 2,708 Sq. Ft.  
Part of LOT 2, BLOCK A  
WELLS BROTHERS ADDITION  
CITY OF PLANO, COLLIN COUNTY, TEXAS  
DANIEL ROWLETT SURVEY, ABST. NO. 738

City Case#	Date:
	07-08-2024

<b>ZONING EXHIBIT</b>		Sheet No.
<b>5025 K AVENUE OFFICE</b>		<b>ZE</b>
<b>OAK POINT PLAZA I, LLC</b>		Project No.
<b>PLANO, TEXAS</b>		17157

THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Revisions:	Date:
1 07/08/2024	1	
2 07/24/2024	2	
3 07/29/2024	3	
4	4	
5	5	
6	6	

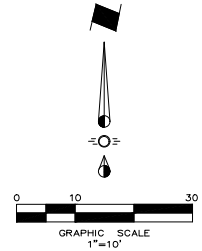
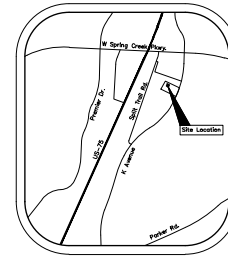
**CROSS ENGINEERING CONSULTANTS**

1720 W. Virginia Street  
972.562.4409  
McKinney, Texas 75069  
Texas PE, 17th No. 5-9765

Drawn By: C.E.C.L.      Checked By: C.E.C.L.      Scale: 1"=30'

5001 K AVENUE OFFICE

CIRF



**VICINITY MAP**  
NTS

**LEGAL DESCRIPTION**

SITUATED in the City of Plano, in the Daniel Rowlett Survey, Abstract No. 738 of Collin County, Texas and being a part of Lot 2, Block A of Wells Brothers Addition, an addition to the City of Plano according to the Final Plat thereof, recorded in Book 2023, Page 137, Plat Records, Collin County, Texas (P.R.C.C.T.) and as further described in a deed to Oak Point Plaza I, L.L.C., recorded in Document No. 2018020900488095, Deed Records, Collin County, Texas (D.R.C.C.T.) and said parcel being more particularly described by metes & bounds as follows:

COMMENCING at a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the northwesterly corner of the above described Lot 2, Block A and the northeasterly corner of Lot 1, Block A of Living Earth Addition, an addition to the City of Plano according to the plat thereof, recorded in Volume 2018, Page 648, P.R.C.C.T. and same being on the southerly line of Lot 1, Block A of Wells Industrial District Section 1, an addition to the City of Plano according to the Final Plat thereof, recorded in Volume 12, Page 36, P.R.C.C.T.;

THENCE: South 28 deg. 09 min. 20 sec. East, departing said common corner, over and across said Lot 2, Block A, a distance of 90.06 feet to the POINT OF BEGINNING and being the northwest corner of this hereinafter described parcel of land;

THENCE: South 64 deg. 54 min. 35 sec. East, continuing across said Lot 2, Block A, a distance of 54.17 feet to a point for the northeast corner of this parcel of land;

THENCE: South 25 deg. 05 min. 25 sec. West, continuing across said Lot 2, Block A, a distance of 50.00 feet to a point for the southeast corner of this parcel of land;

THENCE: North 64 deg. 54 min. 35 sec. West, continuing across said Lot 2, Block A, a distance of 54.17 feet to a point for the southwest corner of this parcel of land;

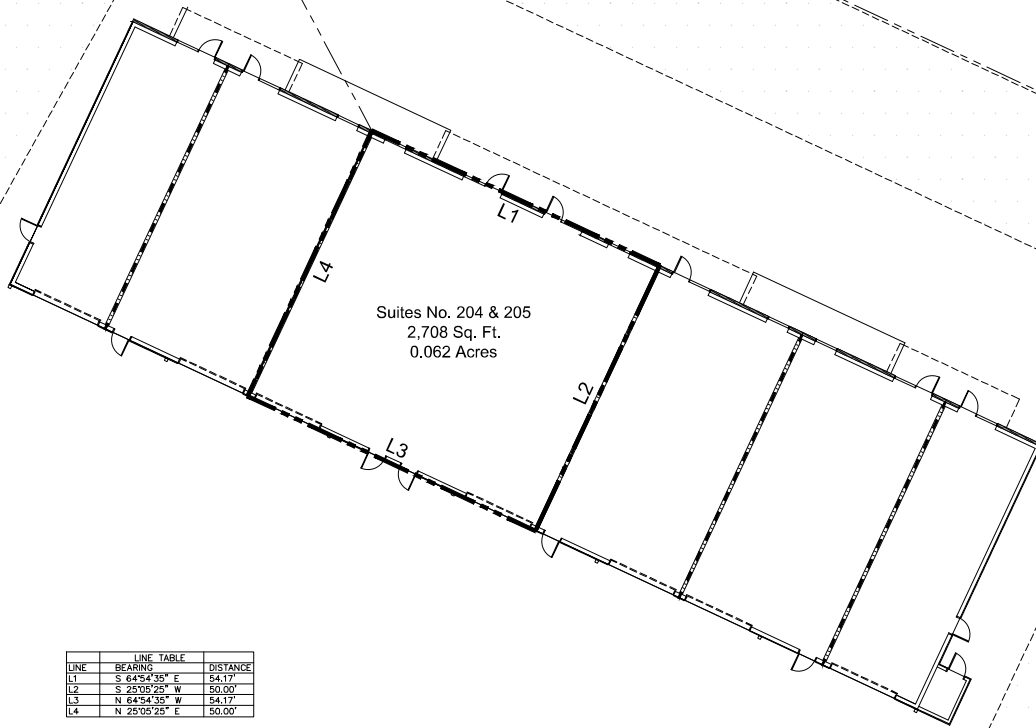
THENCE: North 25 deg. 05 min. 25 sec. East, continuing across said Lot 2, Block A, a distance of 50.00 feet to the POINT OF BEGINNING and containing 2,708 square feet or 0.062 acres of land.

THENCE:

**Note:**  
All vehicle inventory associated with the Used Vehicle Dealer will be stored within the building with none utilizing exterior site parking.

**PURPOSE STATEMENT:**  
The purpose of this Specific Use Permit is to add Used Vehicle Dealer as an approved use for this property.

**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.



Suites No. 204 & 205  
2,708 Sq. Ft.  
0.062 Acres

**ENGINEER:**  
Cross Engineering Consultants, Inc.  
1720 W. Virginia St.  
McKinney, Texas 75069  
Phone (972) 562-4409  
Fax (972) 562-4471  
Contact: Jon David Cross, P.E.

**SURVEYOR:**  
Ringley & Associates  
701 S. Tennessee St.  
McKinney, Texas 75069  
Phone (972) 542-1266  
Fax (972) 542-9682  
Contact: Lawrence Ringley

**OWNER:**  
Oak Point Plaza I, L.L.C.  
PO Box 427  
Addicks, Texas 75001  
Phone (972) 239-1324  
Contact: Michael Hope

**ARCHITECT:**  
Batten Architects, Inc.  
1802 Thornhill Way  
Wylie, Texas 75098  
Phone (214) 763-6815  
Contact: Michael Batten

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 84°54'35" E	54.17'
L2	S 25°05'25" W	50.00'
L3	N 64°54'35" W	54.17'
L4	N 25°05'25" E	50.00'

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.  
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Revisions:	Date:
1 07/08/2024	1	
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**CROSS ENGINEERING CONSULTANTS**  
1720 W. Virginia Street  
972.562.4409  
McKinney, Texas 75069  
Texas PE, 184 No. 1-9705

Drawn By: C.E.C.L.      Checked By: G.E.C.L.      Scale: 1"=10'

**ZONING EXHIBIT ZC2024-014**  
SPECIFIC USE PERMIT  
USED VEHICLE DEALER  
0.062 Acres, 2,708 Sq. Ft.  
Part of LOT 2, BLOCK A  
WELLS BROTHERS ADDITION  
CITY OF PLANO, COLLIN COUNTY, TEXAS  
DANIEL ROWLETT SURVEY, ABST. NO. 738

City Case# \_\_\_\_\_ Date: 07-08-2024

<b>BUILDING PLAN</b>	Sheet No.
<b>5025 K AVENUE OFFICE</b>	<b>BP</b>
<b>OAK POINT PLAZA I, LLC</b>	Project No.
<b>PLANO, TEXAS</b>	17157

5001 K AVENUE OFFICE