

## **Zoning Case 2024-017**

**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. 79 for Trade School on 0.02 acre of land out of the T.J. Cotton Survey, Abstract No. 202, located 230 feet north of Park Boulevard and 440 feet west of Coit Road in the City of Plano, Collin County, Texas, presently zoned Retail, 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 23rd day of September 2024, for the purpose of considering granting Specific Use Permit No. 79 for Trade School on 0.02 acre of land out of the T.J. Cotton Survey, Abstract No. 202, located 230 feet north of Park Boulevard and 440 feet west of Coit Road in the City of Plano, Collin County, Texas, presently zoned Retail; 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 23rd day of September 2024; and

**WHEREAS**, the City Council is of the opinion and finds that granting Specific Use Permit No. 79 for Trade School on 0.02 acre of land out of the T.J. Cotton Survey, Abstract No. 202, located 230 feet north of Park Boulevard and 440 feet west of Coit Road in the City of Plano, Collin County, Texas, presently zoned Retail, 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. 79 for Trade School on 0.02 acre of land out of the T.J. Cotton Survey, Abstract No. 202, located 230 feet north of Park Boulevard and 440 feet

west of Coit Road in the City of Plano, Collin County, Texas, presently zoned Retail, 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 23rd 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

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**Being** a 948 square feet or 0.022 acre tract of land situated in the T.J. Cotton Survey, Abstract No. 202, in the City of Plano, Collin County, Texas, said tract being part of Lot 1A, Block A, of Park Pavilion, the 2<sup>nd</sup> Replat of 544 Coit Addition, an addition to the City of Plano, recorded in Cabinet 9, Page 15, of the Map Records of Collin County, Texas (M.R.C.C.T.), and described in a Warranty Deed with vendor's lien to DFW Chinatown Coit, LLC, recorded in Document # 20170721000963420, official public records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

**Commencing** at a 3/4 inch iron pipe found at the southwest corner of said Lot 1A, same being the southeast corner of lot 1, shadow run addition, an addition to the City of Plano, recorded in Cabinet B, Page 73 (M.R.C.C.T.);

Thence, north 00°00'00' east, with the common line between said Lot 1A, and said Shadow Run Addition, a distance of 228.08 feet to a point located on level two of the existing building;

Thence, south 90°00'00' east, a distance of 33.36 feet to the **POINT OF BEGINNING**;

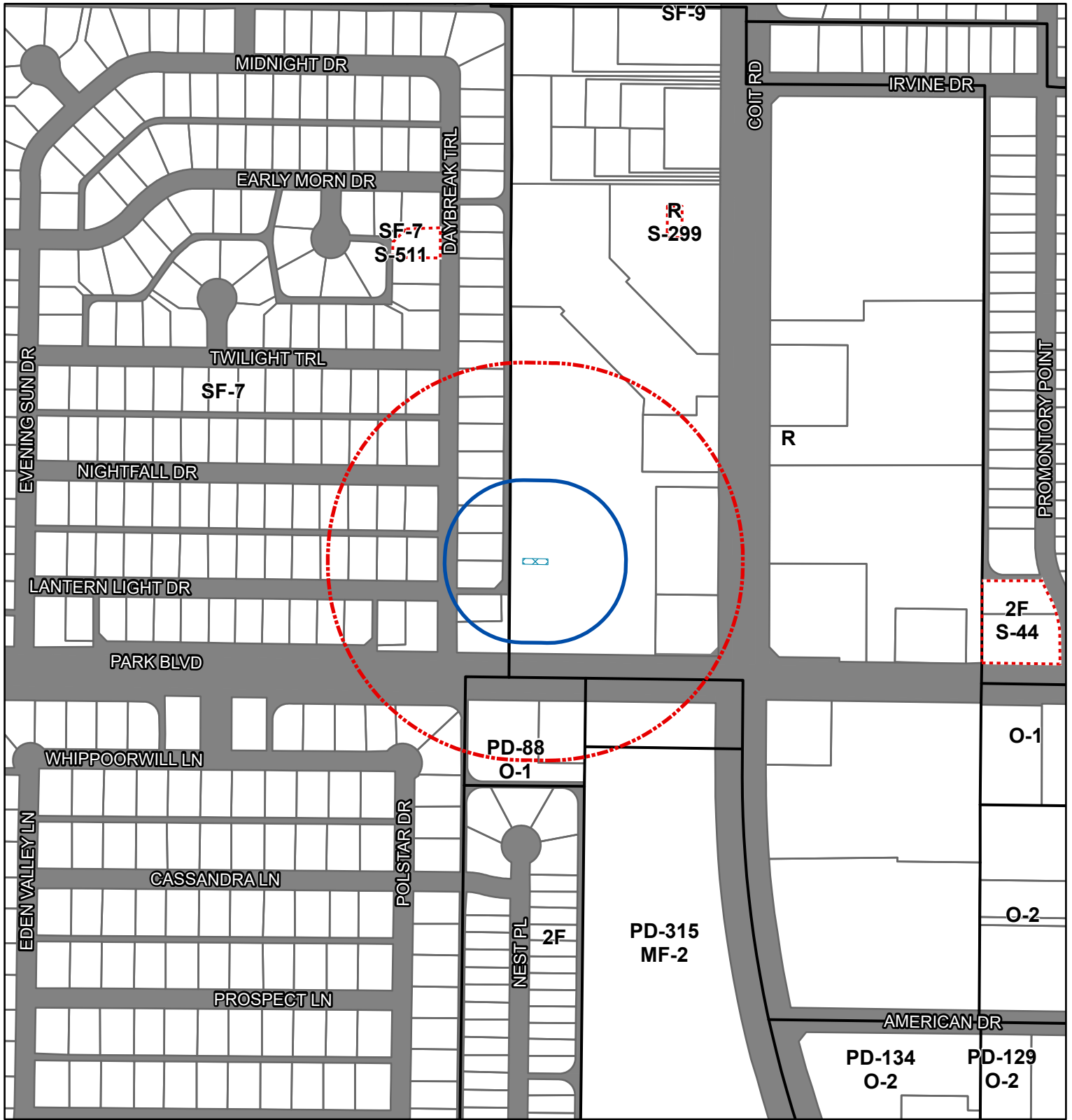
Thence, over and across said Lot 1A, the following courses and distances:

North 00°00'36' east, a distance of 14.67 feet to a corner;

South 89°56'17' east, a distance of 64.60 feet to a corner;

South 00°00'36' west, a distance of 14.67 feet to a corner;









North 89°56'17' west, a distance of 64.60 feet to the **POINT OF BEGINNING AND CONTAINING** 948 square feet or 0.022 acres of land more or less.



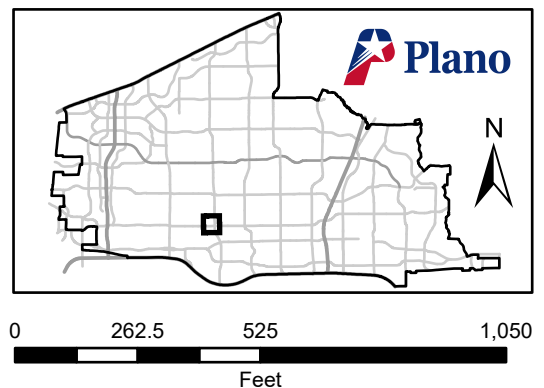
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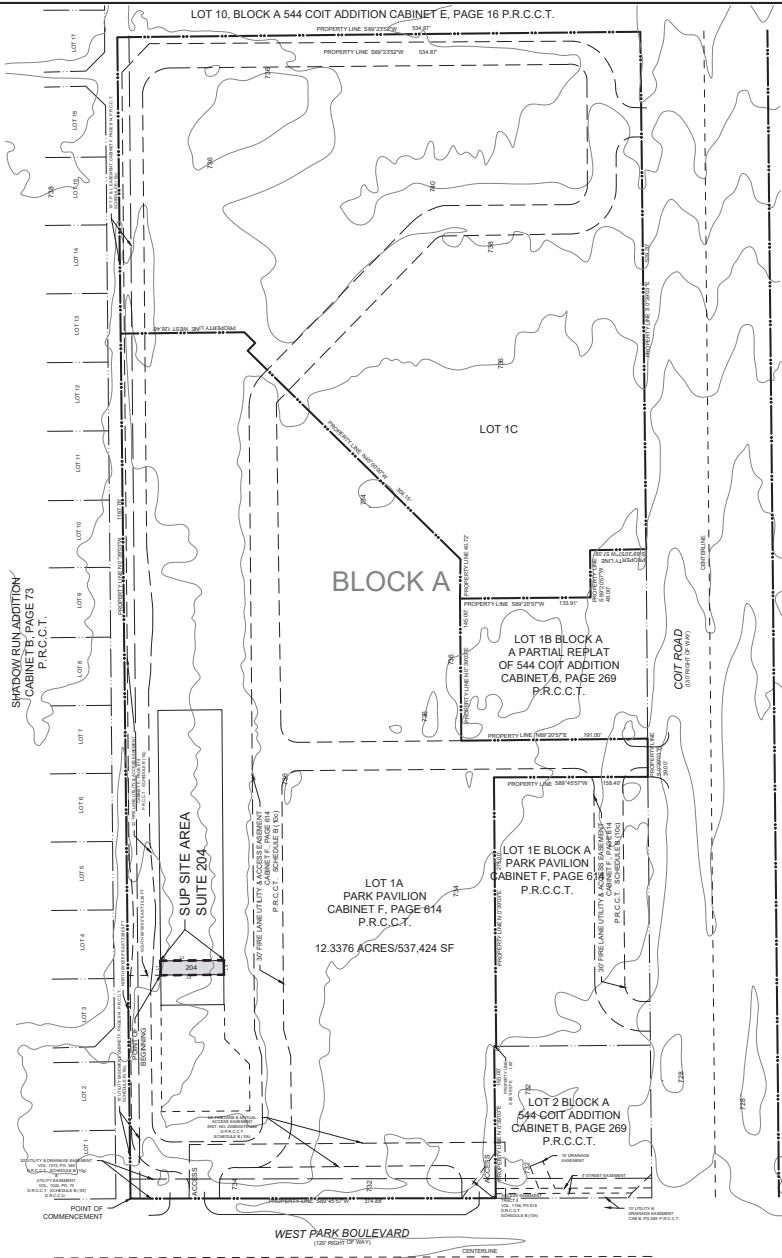
Existing Zoning: Retail

Proposed Zoning: Specific Use Permit for a Trade School

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

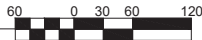
Source: City of Plano





ZONING EXHIBIT

SCALE: 1:60



BEING A 948 SQUARE FEET OR 0.022 ACRE TRACT OF LAND SITUATED IN THE T.J. COTTON SURVEY, ABSTRACT NO. 202, IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS, SAID TRACT BEING PART OF LOT 1A, BLOCK A, OF PARK PAVILION, THE 2ND REPLAT OF 544 COIT ADDITION, AN ADDITION TO THE CITY OF PLANO, RECORDED IN CABINET 9, PAGE 15, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS (M.R.C.C.T.), AND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO DFW CHINATOWN COIT, LLC, RECORDED IN DOCUMENT # 20170721000963420, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 3/4 INCH IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1A, SAME BEING THE SOUTHEAST CORNER OF LOT 1, SHADOW RUN ADDITION, AN ADDITION TO THE CITY OF PLANO, RECORDED IN CABINET B, PAGE 73 (M.R.C.C.T.);

THENCE NORTH 00°00'00" EAST, WITH THE COMMON LINE BETWEEN SAID LOT 1A, AND SAID SHADOW RUN ADDITION, A DISTANCE OF 228.08 FEET TO A POINT LOCATED ON LEVEL TWO OF THE EXISTING BUILDING;

THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 33.36 FEET TO THE POINT OF BEGINNING;

THENCE OVER AND ACROSS SAID LOT 1A, THE FOLLOWING COURSES AND DISTANCES:

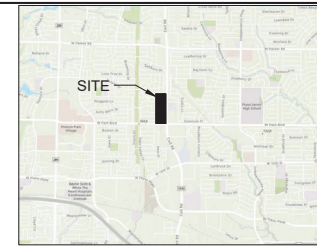
NORTH 00°00'36" EAST, A DISTANCE OF 14.67 FEET TO A CORNER;

SOUTH 89°56'17" EAST, A DISTANCE OF 64.60 FEET TO A CORNER;

SOUTH 00°00'36" WEST, A DISTANCE OF 14.67 FEET TO A CORNER;

NORTH 89°56'17" WEST, A DISTANCE OF 64.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 948 SQUARE FEET OR 0.022 ACRES OF LAND MORE OR LESS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	NORTH 00°00'36" EAST	14.67
L2	SOUTH 89°56'17" EAST	64.6
L3	SOUTH 00°00'36" WEST	14.67
L4	NORTH 89°56'17" WEST	64.6



VICINITY MAP

NTS



BUZZ URBAN PLANNING, LLC  
JENNIFER HIRCHMOTO  
469.275.2414  
jennifer@buzzurbanplanning.com



NWC COIT RD & W. PARK BLVD  
PLANO, TX

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.

ZC2024-017	
HARVARD MESSAGE INSTITUTE AT PARK PAVILION CENTER	
APPROX. 0.022 ACRES OF LAND SITUATED IN THE T.J. COTTON SURVEY, ABSTRACT NO. 202, WITHIN LOT 1A, BLOCK A, OF PARK PAVILION, THE 2ND REPLAT OF 544 COIT ADDITION, AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TX	
OWNER: DFW Chinatown Coit LLC 2606 Brenner Dr Dallas, TX 75220 469-385-2174	
PREPARED BY Anel Rodríguez, RPLS arodriguez@arasurveying.com www.arasurveying.com 972-946-4172 & Erin Fredl, PLA erin@ebrooke.com; 817-219-2665	

08/12/2024  
ZC2024-017  
SHEET 1/1