

Zoning Case 2024-013

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 12.6 acres of land out of the Martha McBride Survey, Abstract No. 553, located on the north side of Mapleshade Lane, 230 feet east of Ohio Drive, and within the 190 Tollway/Plano Parkway Overlay District in the City of Plano, Collin County, Texas, from Light Industrial-1 to Planned Development-25-Light Industrial-1 to modify the standards for mini-warehouse/public storage; 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 14th day of October 2024, for the purpose of considering rezoning 12.6 acres of land out of the Martha McBride Survey, Abstract No. 553, located on the north side of Mapleshade Lane, 230 feet east of Ohio Drive, and within the 190 Tollway/Plano Parkway Overlay District in the City of Plano, Collin County, Texas, from Light Industrial-1 to Planned Development-25-Light Industrial-1 to modify the standards for mini-warehouse/public storage; 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 14th day of October 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 12.6 acres of land out of the Martha McBride Survey, Abstract No. 553, located on the north side of Mapleshade Lane, 230 feet east of Ohio Drive, and within the 190 Tollway/Plano Parkway Overlay District in the City of Plano, Collin County, Texas, from Light Industrial-1 to Planned Development-25-Light Industrial-1 to modify the standards for mini-warehouse/public storage, said property being described in the legal description on Exhibit A attached hereto.

Section II. The change in Section I is granted subject to the following restrictions, which were stipulated by the petitioner:

1. A mini-warehouse/public storage development may have rented, leased, or individually owned units greater than 500 square feet subject to the following standards:
 - a. The conduct of sales or business is prohibited within any individual unit. Accessory use for recreational purposes is allowed within individual units.
 - b. Maximum Unit Size: 12,000 square feet
2. Outdoor vehicle display may be provided on an artificial turf surface when adequately screened from view of public streets and adjacent properties as shown on an approved site plan.

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 14th day of October, 2024.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2024-013

DESCRIPTION of a 12.554 acre tract of land situated in the Martha McBride Survey, Abstract No. 553, Collin County, Texas; said tract being part of Lot 2, Block A, Crow-Billingsley Pardue Addition, an addition to the City of Plano, Texas according to the plat recorded in Volume 2016, Page 770, of the Plat Records of Collin County, Texas; said tract also being part of that tract of land described in Special Warranty Deed to Crow-Billingsley Pardue, Ltd. recorded in Volume 5616, Page 3770 of the Official Public Records of Real Property of Collin County, Texas, and part of that tract of land described in Special Warranty Deed to Crow-Billingsley Pardue, Ltd. recorded in Volume 5616, Page 3782 of the said Official Public Records of Real Property; said 12.554 acre tract being more particularly described as follows:

BEGINNING, at a point in the centerline of Mapleshade Lane (a 92-foot wide right-way);

THENCE, along the said centerline line of Mapleshade Lane, the following two (2) calls:

North 46 degrees, 38 minutes, 21 seconds West, a distance of 123.61 feet to a point for corner; said point being the beginning of a curve to the left;

Northwesterly along said curve, having a central angle of 38 degrees, 57 minutes, 21 seconds, a radius of 1000.00 feet, a chord bearing and distance of North 66 degrees, 07 minutes, 02 seconds West, 666.89 feet, an arc distance of 679.91 feet to a point at the end of said curve;

THENCE, departing the said centerline line of Mapleshade Lane, and into, over, and across said Lot 2, Block A, the following twenty-one (21) calls;

North 05 degrees, 11 minutes, 03 seconds East, a distance of 132.80 feet to a point for corner;

North 23 degrees, 27 minutes, 51 seconds East, a distance of 55.50 feet to a point for corner;

North 21 degrees, 45 minutes, 19 seconds East, a distance of 17.14 feet to a point for corner;

North 14 degrees, 37 minutes, 05 seconds West, a distance of 29.30 feet to a point for corner;

North 47 degrees, 26 minutes, 54 seconds West, a distance of 11.94 feet to a point for corner;

North 18 degrees, 09 minutes, 14 seconds West, a distance of 52.25 feet to a point for corner;

North 00 degrees, 00 minutes, 33 seconds East, a distance of 52.86 feet to a point for corner;

North 38 degrees, 09 minutes, 00 seconds East, a distance of 18.14 feet to a point for corner;

North 17 degrees, 35 minutes, 55 seconds East, a distance of 43.64 feet to a point for corner;

North 14 degrees, 19 minutes, 42 seconds East, a distance of 42.92 feet to a point for corner;

North 18 degrees, 41 minutes, 15 seconds East, a distance of 32.93 feet to a point for corner;

North 12 degrees, 10 minutes, 41 seconds East, a distance of 50.55 feet to a point for corner;

North 09 degrees, 46 minutes, 37 seconds East, a distance of 45.66 feet to a point for corner;

North 15 degrees, 30 minutes, 56 seconds East, a distance of 20.80 feet to a point for corner;

North 45 degrees, 14 minutes, 46 seconds East, a distance of 22.09 feet to a point for corner;

North 18 degrees, 44 minutes, 44 seconds East, a distance of 24.70 feet to a point for corner;

North 22 degrees, 05 minutes, 18 seconds East, a distance of 28.03 feet to a point for corner;

North 04 degrees, 20 minutes, 55 seconds East, a distance of 36.54 feet to a point for corner;

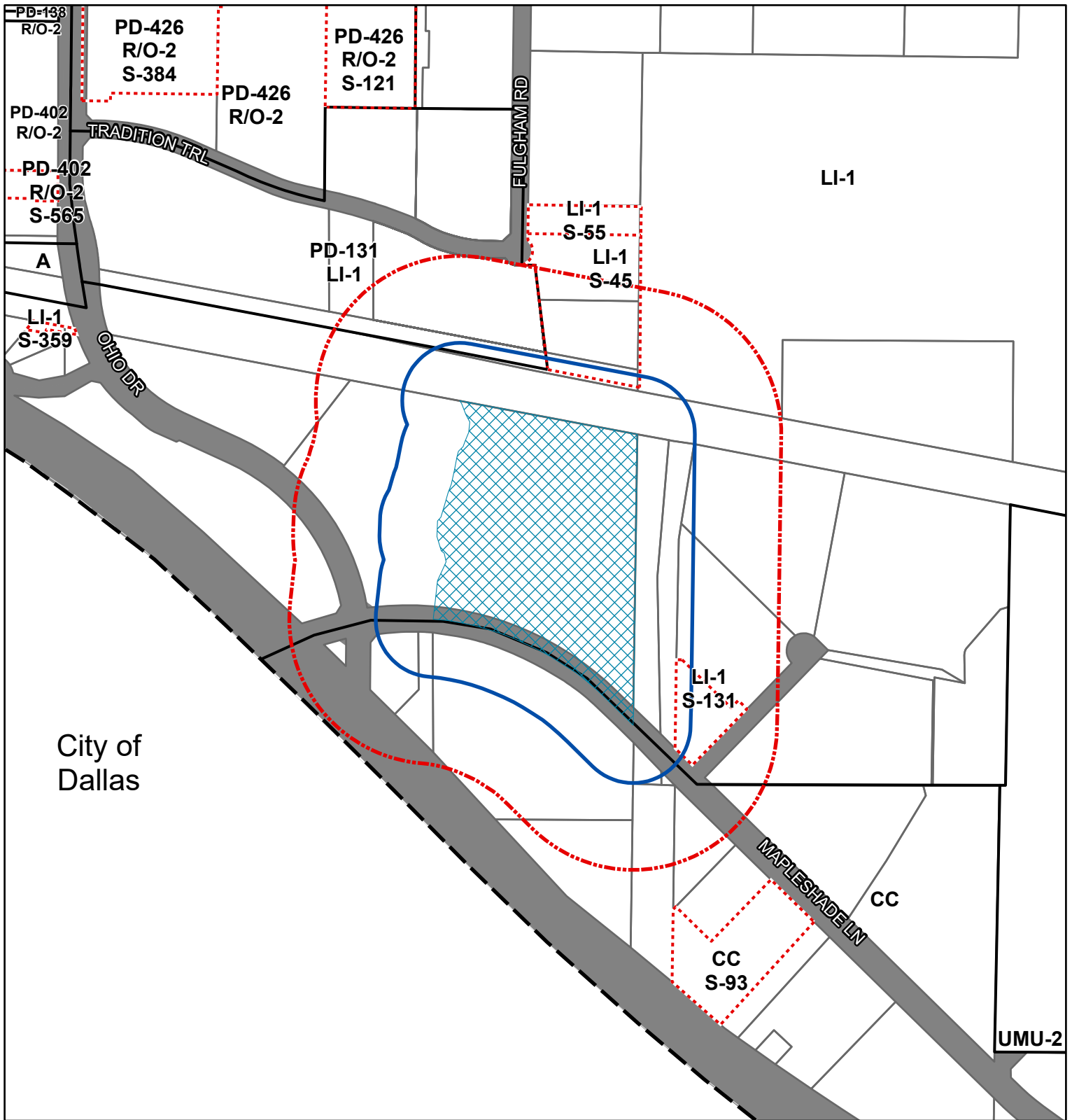
North 26 degrees, 18 minutes, 39 seconds West, a distance of 29.12 feet to a point for corner;

North 22 degrees, 54 minutes, 58 seconds West, a distance of 39.64 feet to a point for corner;

North 33 degrees, 27 minutes, 33 seconds West, a distance of 15.79 feet to a point for corner in the south line of G. C. & S. F. Railroad (a 150-foot wide right-of-way);

THENCE, South 80 degrees, 18 minutes, 03 seconds East, along the said south line of G. C. & S. F. Railroad, a distance of 629.79 feet to a 1/2-inch iron rod found for corner; said point also being the northwest corner of said Texas Power & Light Company tract;

THENCE, South 00 degrees, 04 minutes, 52 seconds East, departing the said south line of G. C. & S. F. Railroad, and along the west line of that tract of land described in Warranty Deed to Texas Power & Light Company tract recorded in Volume 669, Page 916 of the Deed Records of Collin County, Texas, a distance of 1007.02 feet to the **POINT OF BEGINNING AND CONTAINING**: 546,839 square feet or 12.554 acres of land, more or less.



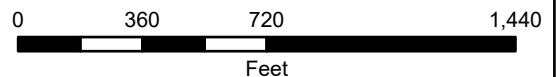
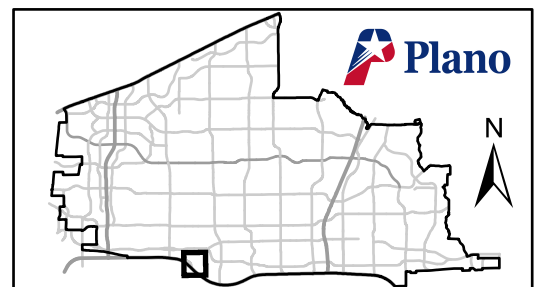
Zoning Case: 2024-013

Existing Zoning: Light Industrial-1 and located within the 190 Tollway/Plano Parkway Overlay District

Proposed Zoning: Planned Development-Light Industrial-1 and located within the 190 Tollway/Plano Parkway Overlay District

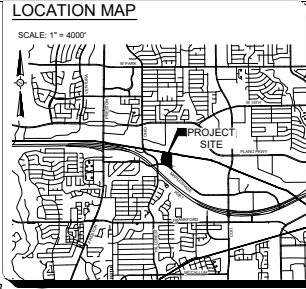
- - - 500' Notification Buffer
- Subject Property
- Zoning Boundary Change/SUP
- 200' Notification Buffer
- Streets
- Zoning Boundary
- Municipal Boundaries
- - - Specific Use Permit

Source: City of Plano



G. C. & S. F. RAILROAD

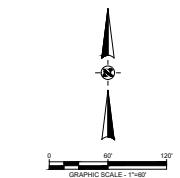
(150 FOOT RIGHT-OF-WAY)



MARANELLO PREMIUM
AUTO RESIDENCES
PLANO, TX

LEGEND:

- ZONING BOUNDARY LINE
- PROPERTY LINE
- OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS



LINE DATA

LINE No.	BEARING	DISTANCE
L1	S33°27'33"E	15.79
L2	S22°54'58"E	39.64
L3	S28°18'39"E	29.12
L4	S4°20'55"W	36.54
L5	S22°05'18"W	28.03
L6	S18°44'44"W	24.70
L7	S45°14'48"W	22.09
L8	S15°30'56"W	20.80
L9	S9°48'37"W	45.68
L10	S12°10'41"W	50.55
L11	S18°41'15"W	32.93
L12	S14°19'42"W	42.92
L13	S17°35'55"W	43.64
L14	S38°09'00"W	18.14
L15	S0°00'33"W	52.86
L16	S18°09'14"E	52.25
L17	S47°26'54"E	11.94
L18	S14°37'05"E	29.30
L19	S21°45'19"W	17.14
L20	S23°27'51"W	55.50
L21	S5°11'03"W	86.79

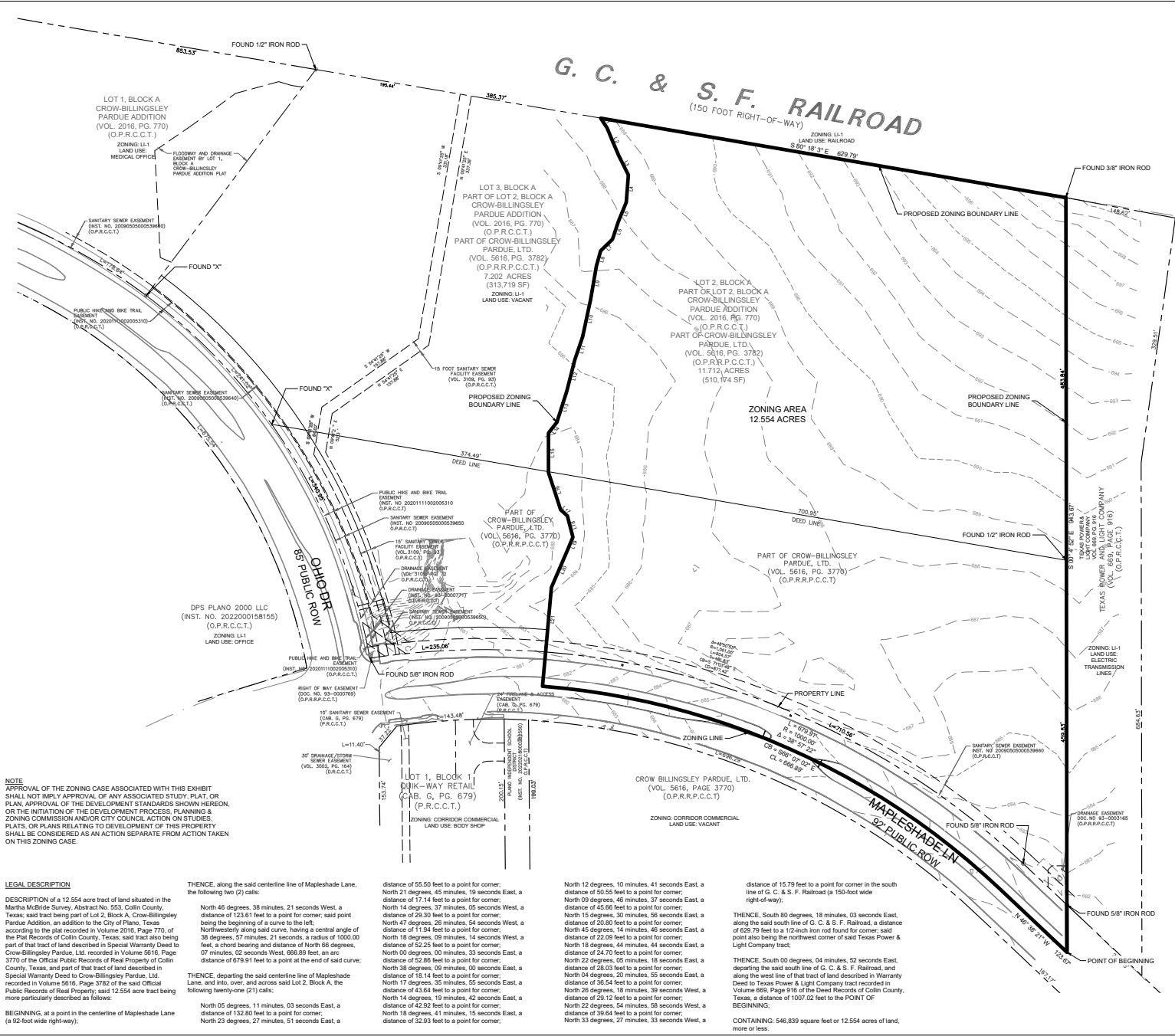


REVISION	NO.	DATE	DESCRIPTION

PRELIMINARY

FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE FOR INTERIM REGULATORY APPROVAL PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

DYLAN HERICK, P.E. 000008
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS



NOTE
APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAN, OR PLAN, APPROVAL OF THE DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS, PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLANS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

LEGAL DESCRIPTION

DESCRIPTION of a 12.554 acre tract of land situated in the Martha McBride Survey, Abstract No. 553, Collin County, Texas, said tract being part of Lot 2, Block A, Crow-Billingsley Parade Addition, an addition to the City of Plano, Texas recorded in the plat recorded in Volume 2016, Page 770, of the Plat Records of Collin County, Texas; said tract also being part of that tract of land described in Special Warranty Deed to Crow-Billingsley Parade, Ltd. recorded in Volume 5616, Page 3770 of the Official Public Records of Real Property of Collin County, Texas, and part of that tract of land described in Special Warranty Deed to Crow-Billingsley Parade, Ltd. recorded in Volume 5616, Page 3782 of the said Official Public Records of Real Property, said 12.554 acre tract being more particularly described as follows:

BEGINNING, at a point in the centerline of Mapleshade Lane (a 92-foot wide right-way);

THENCE, along the said centerline line of Mapleshade Lane, the following two (2) calls:

North 46 degrees, 38 minutes, 21 seconds West, a distance of 123.81 feet to a point for corner; said point being the beginning of a curve to the left;

Northwesterly along said curve, having a central angle of 38 degrees, 57 minutes, 21 seconds, a radius of 1000.00 feet, a chord bearing and distance of North 05 degrees, 07 minutes, 02 seconds West, 666.89 feet, an arc distance of 679.91 feet to a point at the end of said curve;

THENCE, departing the said centerline line of Mapleshade Lane, and into, over, and across said Lot 2, Block A, the following twenty-one (21) calls:

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North 21 degrees, 45 minutes, 19 seconds East, a distance of 17.14 feet to a point for corner;

North 14 degrees, 37 minutes, 05 seconds West, a distance of 29.30 feet to a point for corner;

North 47 degrees, 26 minutes, 54 seconds West, a distance of 11.94 feet to a point for corner;

North 18 degrees, 09 minutes, 14 seconds East, a distance of 52.25 feet to a point for corner;

North 10 degrees, 09 minutes, 33 seconds East, a distance of 52.86 feet to a point for corner;

North 38 degrees, 09 minutes, 05 seconds East, a distance of 18.14 feet to a point for corner;

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THENCE, South 80 degrees, 18 minutes, 03 seconds East, along the said south line of G. C. & S. F. Railroad, a distance of 626.79 feet to a 1/2-inch iron rod found for corner; said point also being the northwest corner of said Texas Power & Light Company tract;

THENCE, South 04 degrees, 04 minutes, 52 seconds East, departing the said south line of G. C. & S. F. Railroad, and along the west line of that tract of land described in Warranty Deed to Texas Power & Light Company tract recorded in Volume 689, Page 916 of the Deed Records of Collin County, Texas, a distance of 1007.02 feet to the POINT OF BEGINNING;

CONTAINING, 546,839 square feet or 12.554 acres of land, more or less.

CITY PROJECT #ZC2024-013

ZONING EXHIBIT

FOR
CROW-BILLINGSLEY PARADE ADDITION BLOCK A, LOT 2
BEING 12.554 ACRES
IN THE MARTHA MCBRIDE SURVEY, ABSTRACT NO 553
CITY OF PLANO
COLLIN COUNTY, TEXAS

PREPARED: JULY 2024

OWNER/APPLICANT: CROW-BILLINGSLEY PARADE, LTD. 1722 ROUTH STREET, SUITE 770 DALLAS, TX 75201 CONTACT: KENNETH MARBY 972-480-4706

ENGINEER/SURVEYOR: HALF 3803 PARKWOOD, SUITE 800 FRISCO, TX 75034 CONTACT: DYLAN HERICK 214-937-9366 DHERICK@HALFF.COM

PROJECT NO.:
ISSUED:
DRAWN BY:
CHECKED BY:
SCALE:
SHEET TITLE:

ZE-1