

Zoning Case 2024-015

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 4.7 acres of land out of the Martha McBride Survey, Abstract No. 553, located on the east side of Mapleshade Lane, 605 feet north of State Highway 190, and within the 190 Tollway/Plano Parkway Overlay District in the City of Plano, Collin County, Texas, from Corridor Commercial to Light Industrial-1; 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 4.7 acres of land out of the Martha McBride Survey, Abstract No. 553, located on the east side of Mapleshade Lane, 605 feet north of State Highway 190, and within the 190 Tollway/Plano Parkway Overlay District in the City of Plano, Collin County, Texas, from Corridor Commercial to Light Industrial-1; 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 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.

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 4.7 acres of land out of the Martha McBride Survey, Abstract No. 553, located on the east side of Mapleshade Lane, 605 feet north of State Highway 190, and within the 190 Tollway/Plano Parkway Overlay District in the City of Plano, Collin County, Texas, from Corridor Commercial to Light Industrial-1, said property being described in the legal description on 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 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 2024-015

BEING a tract of land situated in the Martha McBride Survey, Abstract No. 553, City of Plano, Collin County, Texas, being part of Lot 1, Block A, My Possibilities, an addition to the city of Plano, Collin County, Texas as recorded in Document No. 2018-339, Official Public Records, Collin County, Texas and being more particularly described as follows;

BEGINNING at a point in the centerline of Mapleshade Lane, a 92' public right-of-way as recorded in Instrument No. 20130702000917810, Public Records, Collin County, Texas and also bearing S 46°16'50" E, 2480.25 feet to the southeast corner of the Martha McBride Survey, Abstract No. 553;

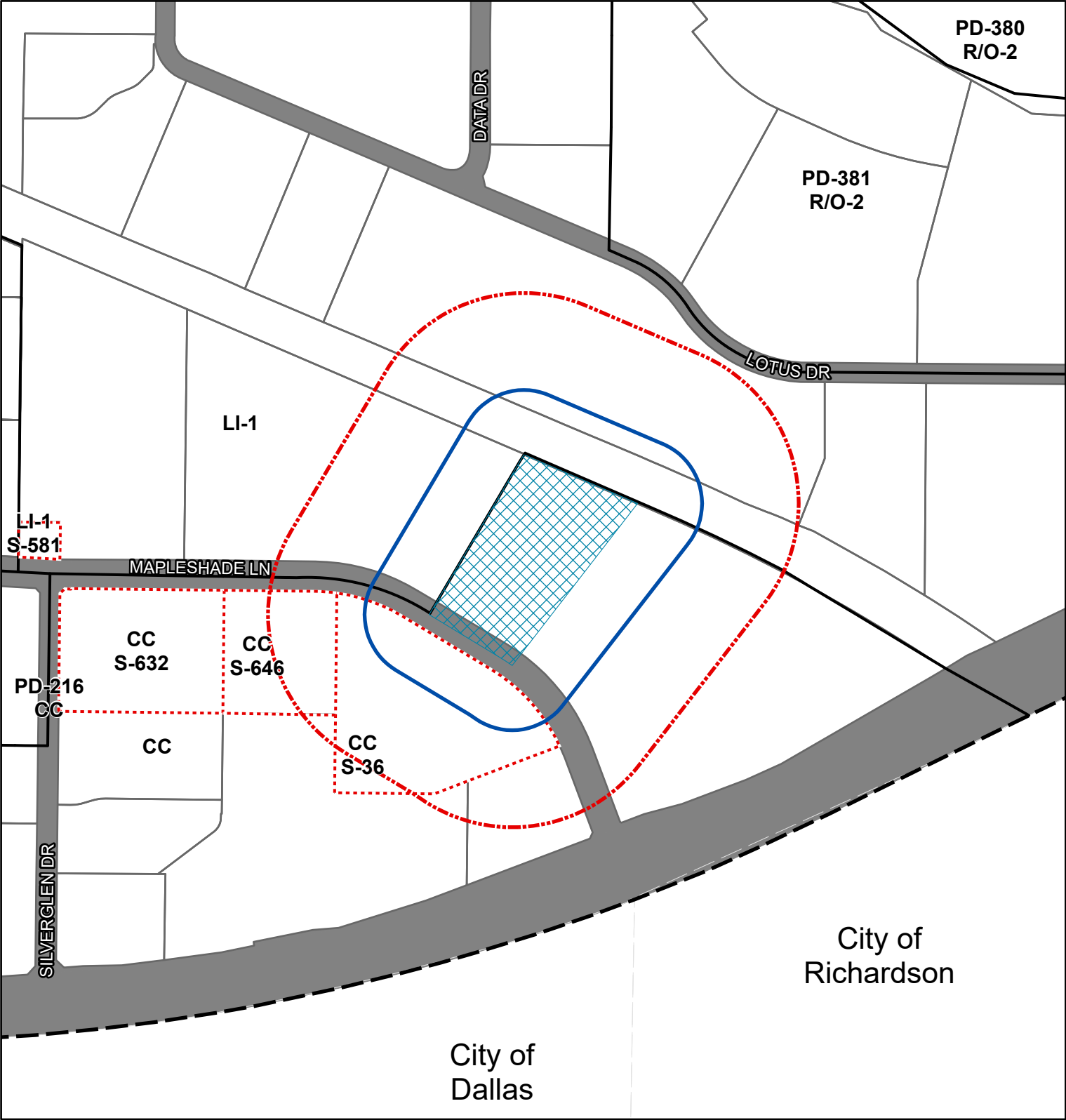
THENCE along said centerline of Mapleshade Lane, a tangent curve to the left whose central angle is 05°02'44", a radius of 586.00 feet, a chord of N 57°36'59" W - 51.59 feet, and a arc length of 51.60 feet;

THENCE continuing along said centerline, N 60°08'05" W, 251.27 feet;

THENCE departing said centerline, N 29°51'09 E, passing at a distance of 45.99 feet an aluminum monument in concrete for the southwest corner of said My Possibilities addition and also being the southeast corner of Lot 1, Block A, North Texas Food Bank, an addition to the City of Plano, Collin County, Texas as recorded in Document No. 2018-723, Official Public Records, Collin County, Texas, for a total distance of 576.38 feet along the common line of said additions, to a 1/2" capped iron rod stamped "SPIARSENG" found for the common corner of said My Possibilities and North Texas Food Bank;

THENCE departing said common line and along the north line of said My Possibilities addition and Gulf Colorado and Santa Fe Railroad as recorded in Volume 503, Page 51, Deed Records, Collin County, Texas, S 67°42'00" E, 383.46 feet;

THENCE departing said north line of My Possibilities addition, S 36°51'36" W, and passing at a distance of 587.83 feet, a point on the southern line of My Possibilities addition, also being a north right-of-way line of said Mapleshade Lane, for a total distance of 633.85 feet to the **POINT OF BEGINNING** with the subject tract **CONTAINING** 204,589 square feet or 4.697 acres of land.



Zoning Case: 2024-015

Existing Zoning: Corridor Commercial

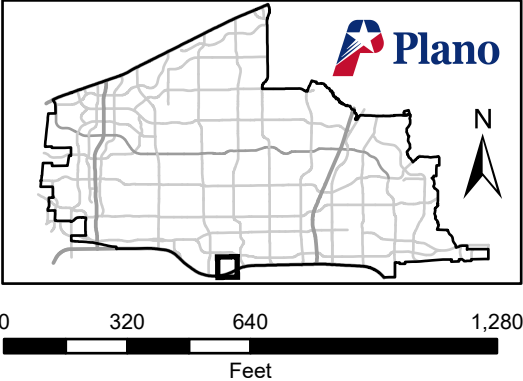
Proposed Zoning: Light Industrial-1

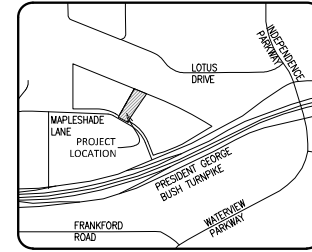
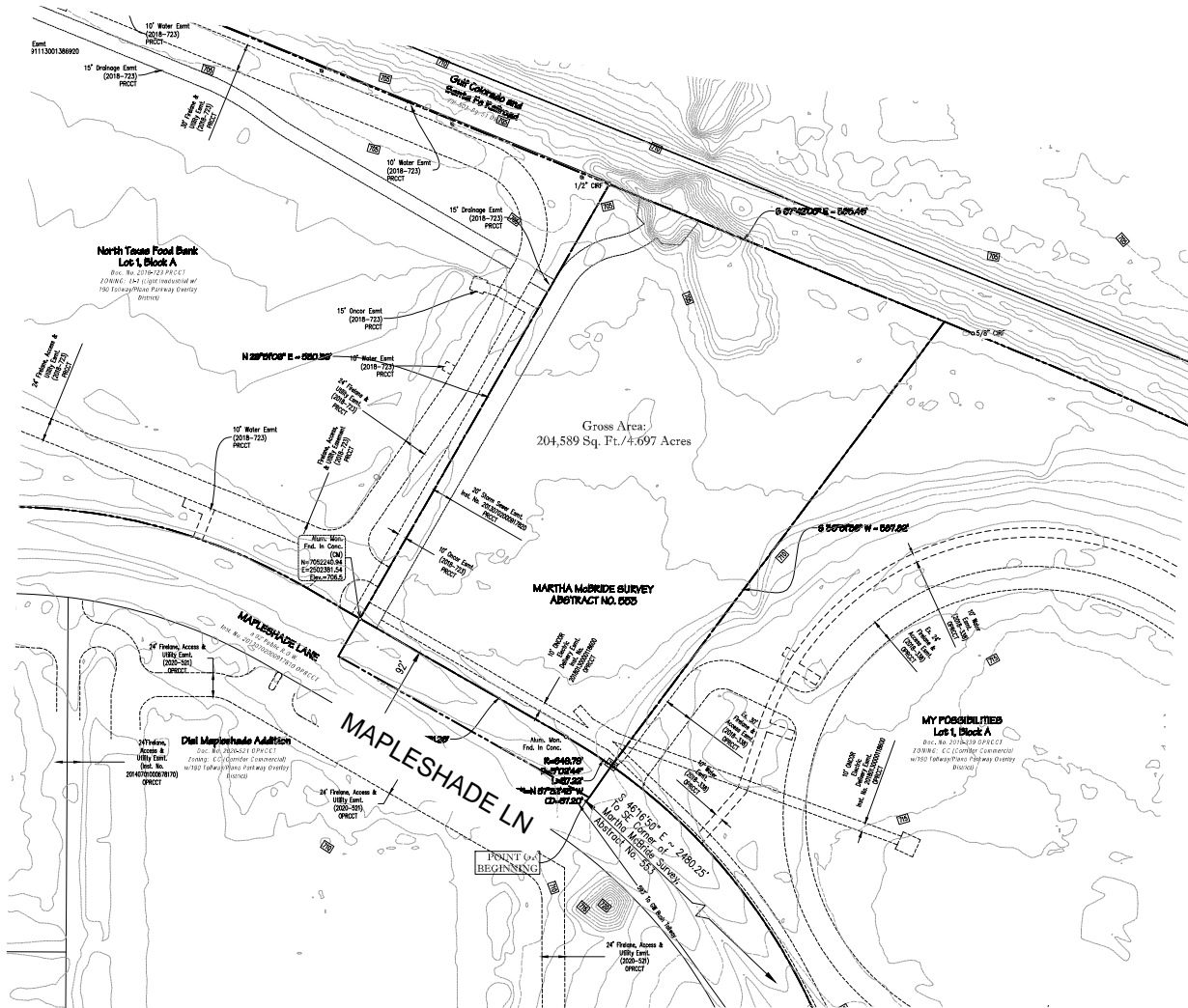
500' Notification Buffer Subject Property Zoning Boundary Change/SUP

200' Notification Buffer Streets Zoning Boundary

Municipal Boundaries Specific Use Permit

Source: City of Plano





METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the Martha McBride Survey, Abstract No. 553, City of Plano, Collin County, Texas, being part of Lot 1, Block A, My Possibilities, in addition to the City of Plano, Collin County, Texas as recorded in Document No. 2018-723, Official Public Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a point in the centerline of Mapleshade Lane, a 92' public right-of-way as recorded in Instrument No. 2013/02/009178/02, Public Records, Collin County, Texas and also bearing S 46°16'50" E, 2480.25 feet to the southeast corner of the Martha McBride Survey, Abstract No. 553;

THENCE along said centerline of Mapleshade Lane, a tangent curve to the left whose central angle is 05°02'44", a radius of 586.00 feet, a chord of N 57°36'59" W - 51.59 feet, and a arc length of 51.60 feet;

THENCE continuing along said centerline, N 60°09'05" W, 251.27 feet;

THENCE departing said centerline, N 29°51'09" E, passing at a distance of 45.99 feet an aluminum monument in concrete for the southwest corner of said My Possibilities addition and also being the southeast corner of Lot 1, Block A, North Texas Food Bank, in addition to the City of Plano, Collin County, Texas as recorded in Document No. 2018-723, Official Public Records, Collin County, Texas, for a total distance of 576.38 feet along the common line of said additions, to a 1/2" capped iron rod stamped "SPARSENO" found for the common corner of said My Possibilities and North Texas Food Bank;

THENCE departing said common line and along the north line of said My Possibilities addition and Gulf Colorado and Santa Fe Railroad as recorded in Volume 503, Page 51, Deed Records, Collin County, Texas, S 67°42'00" E, 383.46 feet;

THENCE departing said north line of My Possibilities addition, S 36°51'36" W, and passing at a distance of 587.83 feet, a point on the southern line of My Possibilities addition, also being a north right-of-way line of said Mapleshade Lane, for a total distance of 633.85 feet to the POINT OF BEGINNING with the subject tract containing 204,589 square feet or 4.697 acres of land.

GENERAL NOTES

1. Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plot, or plan, approval of development standards shown hereon, or the initiation of the development process. Planning and zoning commission and/or city council action on studies, plots, or plans, relating to development of this property shall be considered as an action separate from action taken on this zoning case.
2. This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Case No. ZC2024-015
ZONING EXHIBIT
NTFB/MP ADDITION
LOT 1R, BLOCK A
IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS
MARTHA McBRIDE SURVEY ABSTRACT NO. 553
204,589 Sq. Ft./4.697 Acres

ENGINEER / SURVEYOR Spartan Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBP# No. F-2121 Contact: David Bond	OWNER My Possibilities 3601 Mapleshade Lane Plano, TX 75075 Telephone: (469) 241-9100 Contact: Michael Thomas	APPLICANT NTFB-Proctor Family Campus 4500 S. Codrell Hill Road Dallas, TX 75236 Telephone: (214) 572-4094 Contact: Jeanne Clark
---	---	---