

Zoning Case 2024-022

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. 81 for Trade School on 0.1 acre of land out of the T.J. Cotton Survey, Abstract No. 202, located 190 feet west of Coit Road and 650 feet south of Rockingham Way 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 25th day of November 2024, for the purpose of considering granting Specific Use Permit No. 81 for Trade School on 0.1 acre of land out of the T.J. Cotton Survey, Abstract No. 202, located 190 feet west of Coit Road and 650 feet south of Rockingham Way 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 25th day of November 2024; and

WHEREAS, the City Council is of the opinion and finds that granting Specific Use Permit No. 81 for Trade School on 0.1 acre of land out of the T.J. Cotton Survey, Abstract No. 202, located 190 feet west of Coit Road and 650 feet south of Rockingham Way 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. 81 for Trade School on 0.1 acre of land out of the T.J. Cotton Survey, Abstract No. 202, located 190 feet west of Coit Road and 650 feet south

of Rockingham Way 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 25th day of November, 2024.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

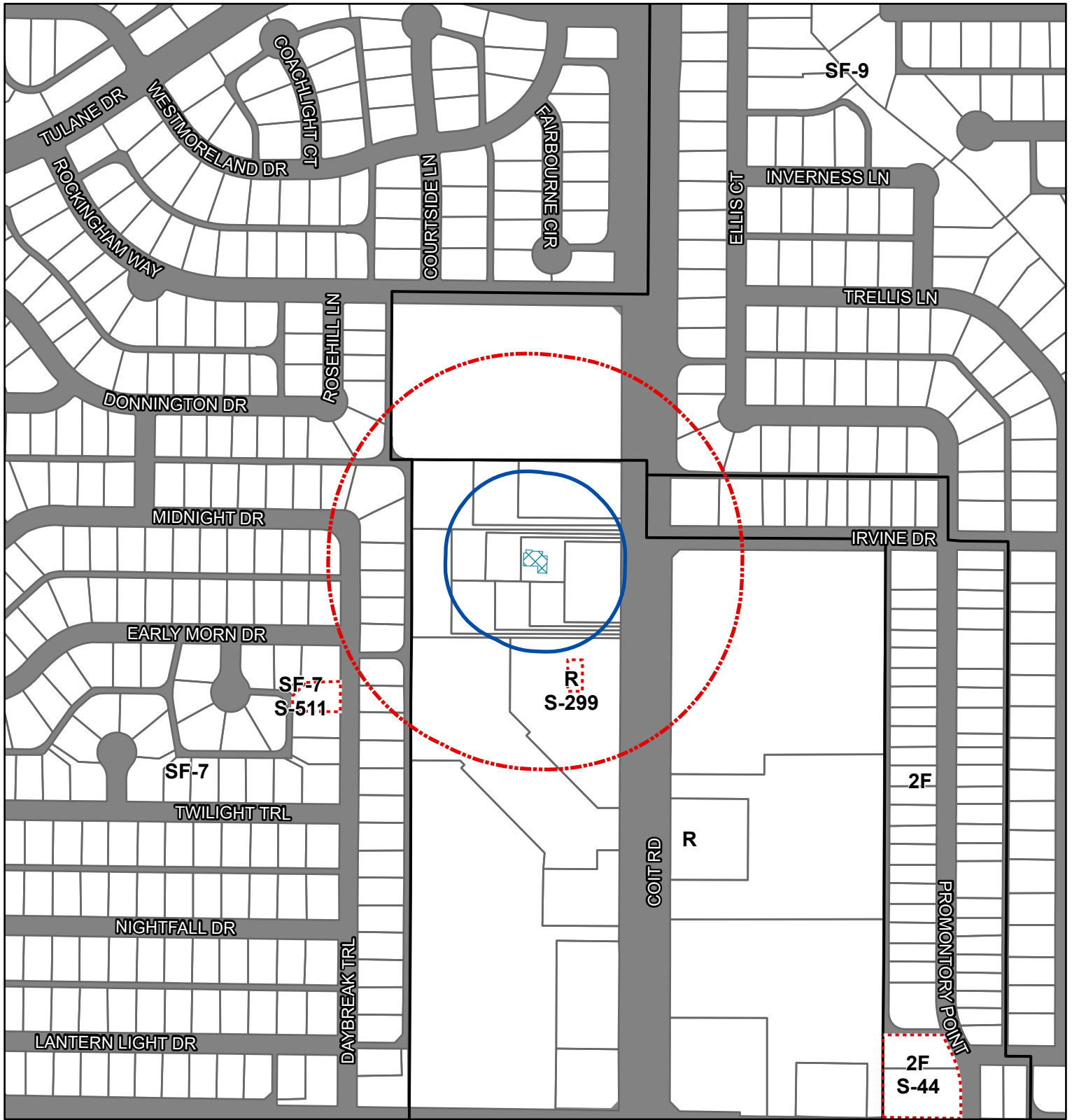
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WHEREAS Figueroa Werbo LLC & Werbo 1500 LLC & London Square Venture LLC are the owners of Lot 5, Block A of London Square Addition as recorded in Volume F, Page 298 of the Plat Records of Collin County, Texas, situated in the State of Texas, County of Collin, City of Plano, being part of the T.J. Cotton Survey, Abstract No. 202, and more particularly described as follows:

COMMENCING at a PK nail found marking an interior corner of Lot 4, Block A of said London Square Addition and the northwest corner of Lot 5;

THENCE crossing through Lot 5. South 34°04'20" East, 28.11 feet to the POINT OF BEGINNING, same being the northerly most northwest corner of the herein described premises;

THENCE continuing to cross through Lot 5 as follows: South 89°43'04" East, 15.20 feet to a point marking the northerly most northeast corner of said premises; South 00°16'56" West, 3.00 feet to a point for corner; South 89°43'04" East, 27.00 feet to a point for corner; South 00°16'56" West, 5.00 feet to a point for corner; North 89°43'04" West, 1.10 feet to a point for corner; South 00°16'56" West, 5.70 feet to a point for corner; South 89°43'04" East, 13.10 feet to a point marking the easterly most northeast corner of said premises; South 00°16'56" West, 44.20 feet to a point marking the southeast corner of said premises; North 89°43'04" West, 23.60 feet to a point marking the southerly most southwest corner of said premises; North 00°16'56" East, 16.89 feet to a point for corner; North 89°43'04" West, 36.70 feet to a point marking the westerly most southwest corner of said premises; North 00°16'56" East, 33.01 feet to a point marking the westerly most northwest corner of said premises; South 89°43'04" East, 6.10 feet to a point for corner; North 00°16'56" East, 8.00 feet to the **PLACE OF BEGINNING AND CONTAINING** 2,571 square feet or 0.059 acres of land.



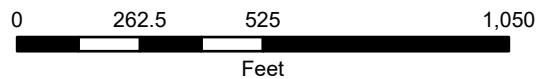
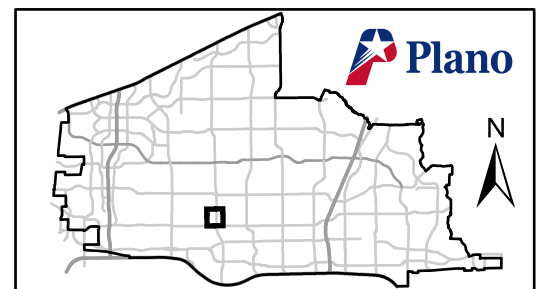
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Existing Zoning: Retail

Proposed Zoning: SUP for Trade School

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

Source: City of Plano



PROPERTY DESCRIPTION

WHEREAS Figueroa Werbo LLC & Werbo 1500 LLC & London Square Venture LLC are the owners of Lot 5, Block A of London Square Addition as recorded in Volume F, Page 298 of the Plat Records of Collin County, Texas, situated in the State of Texas, County of Collin, City of Plano, being part of the L.J. Cotton Survey, Abstract No. 202, and more particularly described as follows:

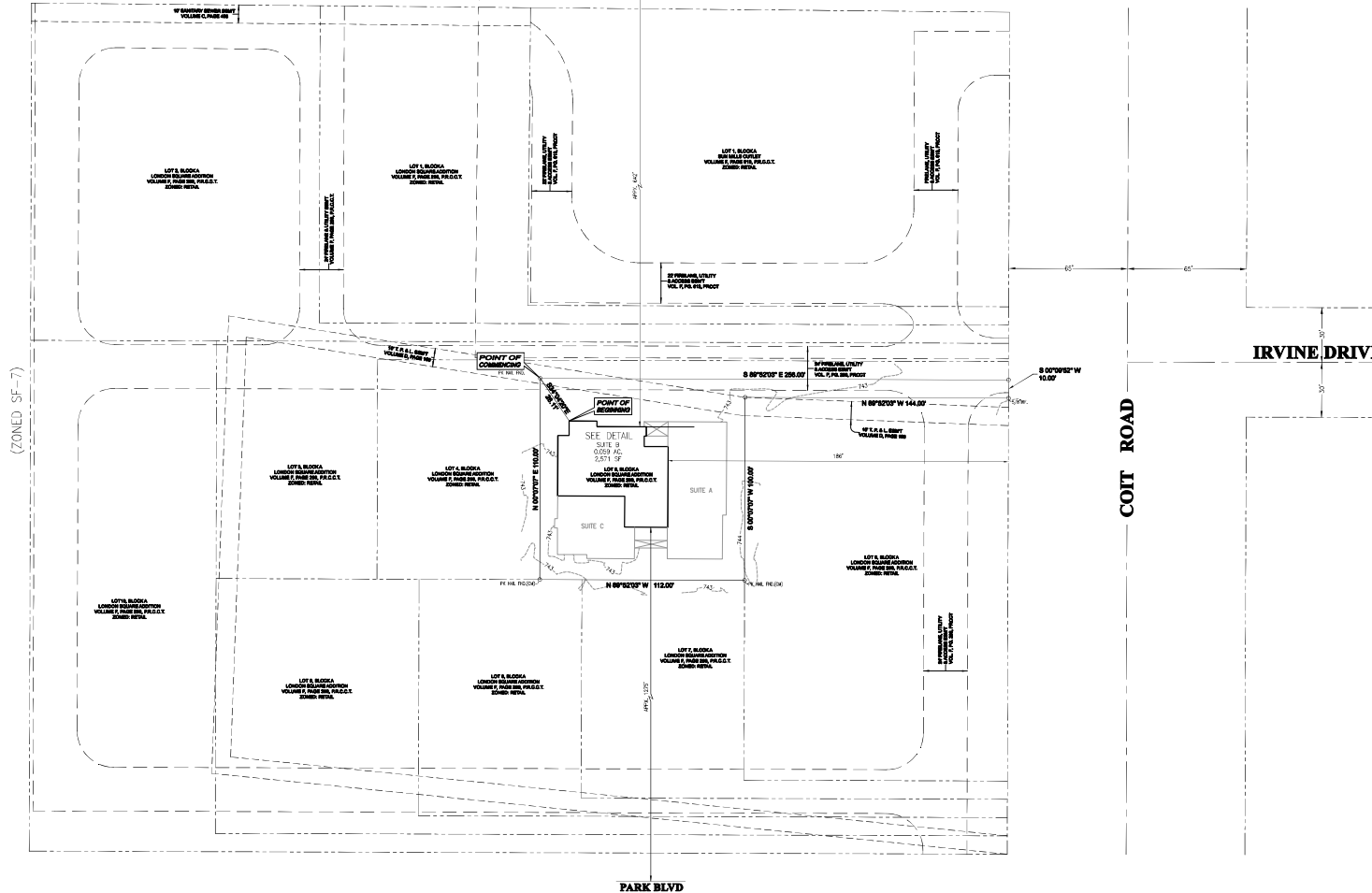
COMMENCING at a PK nail found marking an interior corner of Lot 4, Block A of said London Square Addition and the northwest corner of Lot 5;

THENCE crossing through Lot 5, South 34°04'20" East, 28.11 feet to the POINT OF BEGINNING, same being the northerly most northwest corner of the herein described premises;

THENCE continuing to cross through Lot 5 as follows: South 89°43'04" East, 15.20 feet to a point marking the northerly most northeast corner of said premises; South 00°16'56" West, 3.00 feet to a point for corner; South 89°43'04" East, 27.00 feet to a point for corner; South 00°16'56" West, 5.00 feet to a point for corner; North 89°43'04" West, 1.10 feet to a point for corner; South 00°16'56" West, 5.70 feet to a point for corner; South 89°43'04" East, 13.10 feet to a point marking the easterly most northeast corner of said premises; South 00°16'56" West, 44.20 feet to a point marking the southeast corner of said premises; North 89°43'04" West, 23.60 feet to a point marking the southerly most southwest corner of said premises; North 00°16'56" East, 16.89 feet to a point for corner; North 89°43'04" West, 36.70 feet to a point marking the westerly most southwest corner of said premises; North 00°16'56" East, 33.01 feet to a point marking the westerly most northwest corner of said premises; South 89°43'04" East, 6.10 feet to a point for corner; North 00°16'56" East, 8.00 feet to the place of beginning and containing 2,571 square feet or 0.059 acres of land.

ROCKINGHAM WAY

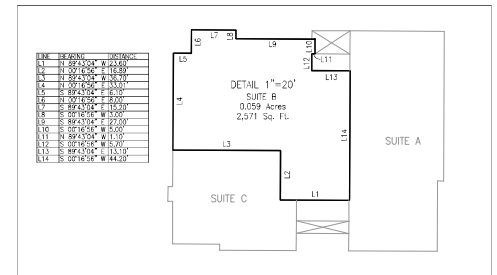
(ZONED SF-9)



IRVINE DRIVE

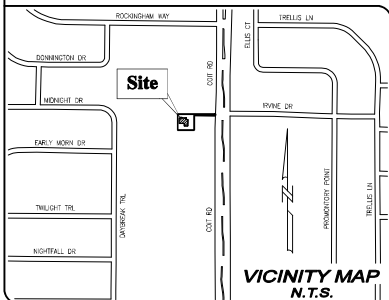
COIT ROAD

PARK BLVD



NO.	DESCRIPTION	AREA
1	SUITE A	2,571.00
2	SUITE B	0.059
3	SUITE C	2,571.00
4	TOTAL	5,142.00

Project # ZC2024-022
Zoning Exhibit
2,571 Sq.Ft. / 0.059 Acres
Specific Use Permit for
Trade School / Massage School
Part of Lot 5, Block A of
London Square Addition
Recorded in Cab. F, Pg. 298, P.R.C.C.T.
T.J. Cotton Survey, Abstract No. 202
City of Plano, Collin County, Texas
September 2024



VICINITY MAP
N.T.S.

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.



Legend

- CM Contracting Monument
- INT Iron Nail Found
- PRCT Plat Records Collin County Texas

Submitted: Sept. 23, 2024
 Revised: Oct. 9, 2024

Owner: Figueroa Werbo LLC & Werbo 1500 LLC & London Square Addition
 PO Box 10788
 Zephyr Club, NV 89448
 (482) 801-7855
 Attn: Amy Blos
 amy@lsga.com

Recorder: Roome Land Surveying
 2001 Ave G, Suite 810
 Plano, TX 75074
 (972) 423-4372
 Attn: Fred Spenneder
 email: fred@roome.com

Roome Land Surveying
 2000 Avenue G, Suite 810
 Plano, Texas 75074
 Phone (972) 423-4372 / Fax (972) 423-7823
 www.roome.com / Email: Fred@roome.com / Firm No. 1027310

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