

## **Zoning Case 2025-004**

**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 19.0 acres out of the Samuel Klepper Survey, Abstract 216, in Collin County, Texas, located at the northeast corner of U.S. Highway 75 and State Highway 190 and within the 190/Plano Parkway and Expressway Corridor Overlay Districts, rezoning 2.2 acres from Planned Development-58-Corridor Commercial to Corridor Commercial, and amending the remaining 16.8 acres within Planned Development-58-Corridor Commercial to remove mixed-use development standards and creating a new permitted use of commercial flex warehouse with associated development standards; 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 11th day of August 2025, for the purpose of considering rezoning 19.0 acres out of the Samuel Klepper Survey, Abstract 216, in Collin County, Texas, located at the northeast corner of U.S. Highway 75 and State Highway 190 and within the 190/Plano Parkway and Expressway Corridor Overlay Districts, including rezoning 2.2 acres from Planned Development-58-Corridor Commercial to Corridor Commercial and amending the remaining 16.8 acres within Planned Development-58-Corridor Commercial to remove mixed-use development standards and create a new permitted use of commercial flex warehouse with associated development standards; 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 11th day of August 2025; and

**WHEREAS**, a three-fourths vote of City Council was required to approve the petition based upon the protest against the petition; 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 2.2 acres located at the northeast corner of U.S. Highway 75 and State Highway 190, said property being described in the legal description of Tract 2 on Exhibit A attached hereto, from Planned Development-58-Corridor Commercial to Corridor Commercial.

**Section II.** 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 amend Planned Development-58-Corridor Commercial on 16.8 acres located at the southwest corner of Plano Parkway and Executive Drive, said property being described in the legal description of Tract 1 on Exhibit A attached hereto, to remove mixed-use development standards and create a new permitted use of commercial flex warehouse with associated development standards.

**Section III.** The change in Section II is granted subject to removing the existing stipulations of Planned Development-58-Corridor Commercial as approved by Zoning Case 2022-009 in Ordinance No. 2023-8-13 in their entirety.

**Section IV.** The change in Section II is granted subject to the following stipulations:

“The permitted uses and standards shall be in accordance with the Corridor Commercial zoning district unless otherwise specified herein.

1. Commercial Flex Warehouse is an additional permitted use in the existing 172,800 square foot building as shown on Preliminary Site Plan 2025-011 (PSP2025-011).
2. Commercial Flex Warehouse is defined as a business that provides leasable floor area within a single building to multiple tenants for general/professional administrative office, warehouse/distribution center, office (showroom/warehouse), light manufacturing, or other permitted uses. Facilities, such as entrances and lobbies, conference rooms, restrooms, loading docks, and other functional spaces, may be shared between the individual tenants when managed by a single entity.
3. The following requirements apply to any commercial flex warehouse use:
  - a. The following additional uses are permitted as tenants but are limited to 20,000 square feet per tenant:
    - i. Warehouse/Distribution Center
    - ii. Moderate-Intensity Manufacturing
  - b. The following uses are prohibited as tenants:
    - i. Mini-Warehouse/Public Storage, except as an accessory storage space to an approved tenant
    - ii. Personal Service Shops

- iii. Vehicle Repair (Major and Minor)
  - iv. Restaurant
  - v. Manufacturing of food products and businesses requiring a Food Handling Permit
  - vi. Assembly Uses as defined by the Building Code
  - vii. Car Wash
- c. Tenant operations may not be visible from a public right-of-way.
  - d. Minimum parking requirement: One space per 600 square feet.
  - e. No more than eight loading docks are allowed, as shown on PSP2025-011.
  - f. Loading areas are intended to provide for short-term pick-up and delivery. Onsite storage of delivery vehicles, including trailers and shipping containers, is prohibited. No delivery vehicles shall be parked outside of the designated loading areas. Loading areas and access points are limited to those shown on PSP2025-011.
  - g. Open storage, including fleet vehicle storage but excluding automobile parking, is not permitted except as shown on PSP2025-011.
  - h. Fleet vehicle parking is permitted only in areas designated on PSP2025-011.
  - i. Certificates of Occupancy are not required for individual subleases; however, the owner shall provide to the city monthly reports identifying the name and use of each tenant to confirm compliance with zoning and other applicable standards."

**Section V.** 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 VI.** 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 VII.** 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 VIII.** 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 IX.** 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 X.** This Ordinance shall become effective immediately upon its passage and publication as required by law.

**PASSED AND APPROVED** on the 11th day of August, 2025.

---

John B. Muns, MAYOR

ATTEST:

---

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

---

Paige Mims, CITY ATTORNEY

**Zoning Case 2025-004**

Tract 1:

Being 16.824 acre tract situated in the Samuel Klepper Survey, Abstract 216 in Collin County, Texas, said 16.824 acre tract being more particularly described as follow;

**BEGINNING** at a point in the intersection of East Plano Parkway and Executive Drive;

**THENCE** South 00 Degrees 16 Minutes 13 Seconds East, along the centerline of Executive Drive for 150.50 feet to a point and for the beginning of a tangent curve to the right;

**THENCE** Southwesterly, along said tangent curve to the right having a central angle of 34 degrees 42 Minutes 51 Seconds, a radius of 915.69 feet, and arc distance 554.80 feet and a chord bearing and distance of South 17 Degrees 05 Minutes 13 Seconds West, 546.35 feet to a point and for the beginning of a curve to the right;

**THENCE** Southwesterly, along a curve to the right having a central angle of 64 Degrees 55 Minutes 13 Seconds, a radius 400.00 feet, an arc distance of 453.23 feet and a chord bearing and distance of South 66 Degrees 54 Minutes 17 Seconds West, 429.37 feet to a point at the intersection of Executive Drive and Crawford Road;

**THENCE** North 81 Degrees 34 Minutes 01 Seconds West, with the centerline of Executive Drive for a distance of 296.74 feet to a point;

**THENCE** North 08 Degrees 26 Minutes 30 Seconds East, for a distance of 30.00 feet to point;

**THENCE** North 02 Degrees 39 Minutes 08 Seconds East, for a distance of 352.75 feet to a point and for the beginning of a tangent curve to the right;

**THENCE** Northeasterly, along said tangent curve to the right having a central angle of 45 Degrees 00 Minutes 30 Seconds, a radius of 20.00 feet, an arc distance of 15.71 and a chord bearing and distance of North 25 Degrees 09 Minutes 08 Seconds East, 15.31 feet to a point;

**THENCE** North 47 Degrees 39 Minutes 08 Seconds East, for a distance of 169.10 feet to a point;

**THENCE** North 42 Degrees 20 Minutes 52 Seconds West, for a distance of 520.00 feet to a point;

**THENCE** North 54 Degrees 29 Minutes 13 Seconds East, for a distance of 362.51 feet to a point of said East Plano Parkway;

**THENCE** South 49 Degrees 22 Seconds 19 Minutes East, for a distance of 261.37 to a point and for the beginning of a tangent curve to the left;

**THENCE** Southeasterly, along said tangent curve to the left having a central angle of 41 Degrees 01 Minutes 29 Seconds, a radius 572.96 feet of an arc distance of 410.25 and a chord bearing and distance of South 69 Degrees 53 Minutes 03 Seconds East, 401.54 feet to a point;

**THENCE** North 89 Degree 36 Minutes 12 Seconds East, for a distance of 175.89 feet to the **POINT OF BEGINNING AND CONTAINING** 732,871 square feet or 16.824 acres of land more less.

Tract 2:

**BEING** 2.234 acre tract situated in the Samuel Klepper Survey, Abstract 216 in Collin County, Texas, said 2.234 acre tract being more particularly described as follow;

**BEGINNING** at a point at the intersection of Executive Drive and Crawford Road;

**THENCE** South 03 Degrees 37 Minutes 20 Seconds West, for a distance of 140.09 feet to point;

**THENCE** North 82 Degrees 33 Minutes 52 Seconds West, for a distance of 407.28 feet to point;

**THENCE** North 80 Degrees 07 Minutes 53 Seconds West, for a distance of 313.15 feet to a point;

**THENCE** North 10 Degrees 12 Minutes 26 Seconds East, for a distance of 108.69 feet to a point on said Executive Drive;

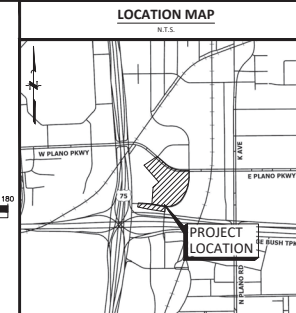
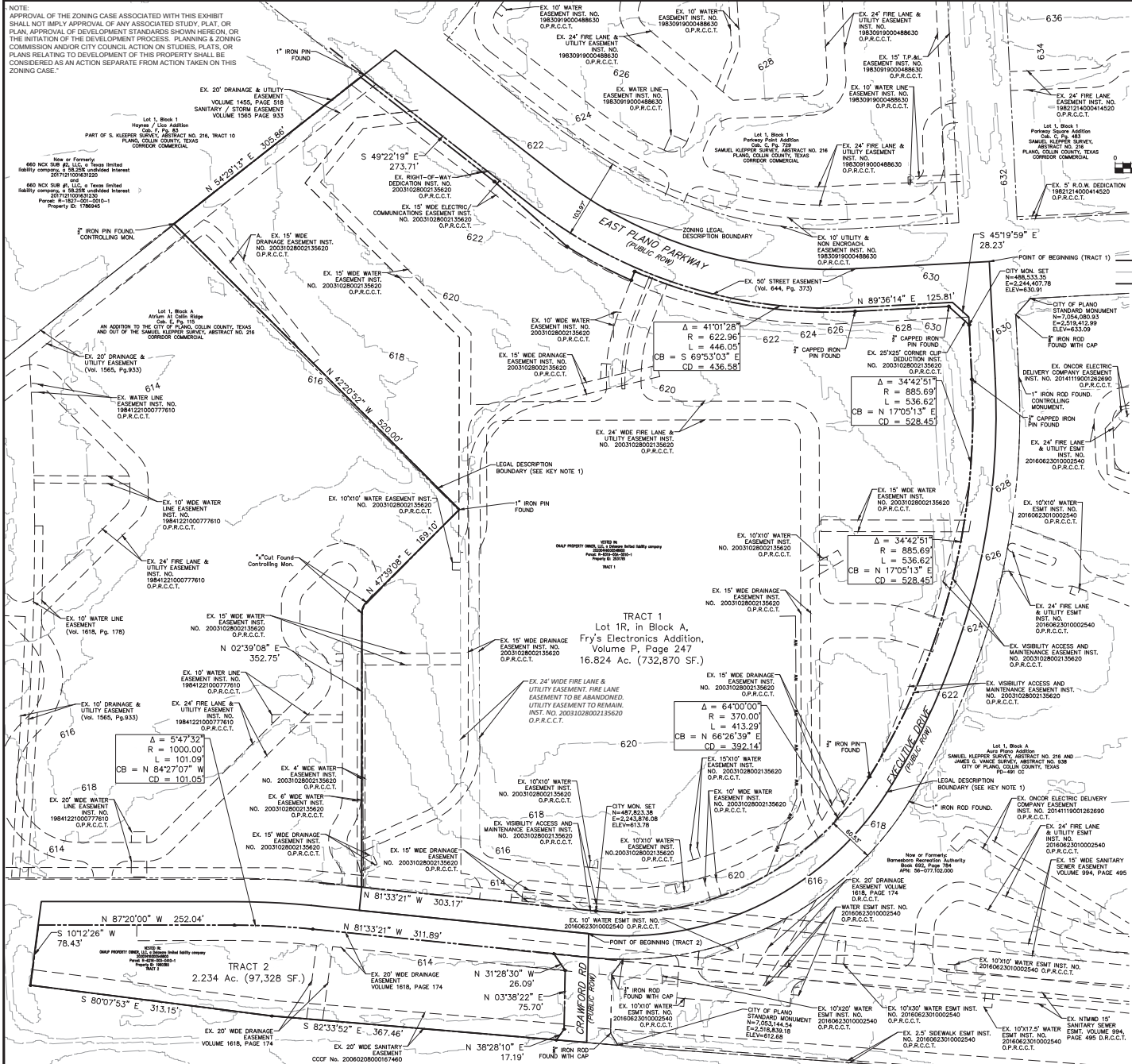
**THENCE** South 87 Degrees 20 Minutes 52 Seconds East, for a distance of 248.07 feet to a point of said Executive Drive and for the beginning of a curve to the right;

**THENCE** Southeasterly, along said curve to the right having a central angle of 05 Degrees 32 Minutes 33 Seconds, having a radius of 1030.00 feet , an arc distance of 99.64 feet and a chord bearing and distance of South 84 Degrees 34 Minutes 36 Seconds East, 99.60 feet to point on said Executive Drive;

**THENCE** South 81 Degrees 33 Minutes 21 Seconds East, for a distance of 62.15 feet to a point on said Executive Drive;

**THENCE** South 81 Degrees 34 Minutes 01 Seconds East, for a distance of 296.74 feet to the **POINT OF BEGINNING AND CONTAINING** 97,328 square feet or 2.234 acres of land more or less.

NOTE:  
APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAN, 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, PLANS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.



LEGEND  
PROPERTY LINE  
EX. MINOR CONTOUR  
ZONING BOUNDARY

TRACT 1:  
BEING 16.824 ACRE TRACT SITUATED IN THE SAMUEL KLEPPER SURVEY, ABSTRACT 216 IN COLLIN COUNTY, TEXAS, SAID 16.824 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT IN THE INTERSECTION OF EAST PLANO PARKWAY AND EXECUTIVE DRIVE;  
THENCE SOUTH 00 DEGREES 16 MINUTES 13 SECONDS EAST, ALONG THE CENTERLINE OF EXECUTIVE DRIVE FOR 150.50 FEET TO A POINT AND FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;  
THENCE SOUTHWESTERLY, ALONG SAID TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 34 DEGREES 42 MINUTES 51 SECONDS, A RADIUS OF 815.60 FEET AND ARC DISTANCE 564.80 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 17 DEGREES 58 MINUTES 13 SECONDS WEST, 548.36 FEET TO A POINT AND FOR THE BEGINNING OF A CURVE TO THE RIGHT;  
THENCE SOUTHWESTERLY, ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 64 DEGREES 58 MINUTES 13 SECONDS, A RADIUS 450.00 FEET, AN ARC DISTANCE OF 483.3 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 68 DEGREES 54 MINUTES 17 SECONDS WEST, 429.37 FEET TO A POINT AT THE INTERSECTION OF EXECUTIVE DRIVE AND CRAWFORD ROAD;  
THENCE NORTH 81 DEGREES 34 MINUTES 01 SECONDS WEST, WITH THE CENTERLINE OF EXECUTIVE DRIVE FOR A DISTANCE OF 296.74 FEET TO A POINT;  
THENCE NORTH 03 DEGREES 30 MINUTES 38 SECONDS EAST, FOR A DISTANCE OF 30.00 FEET TO POINT;  
THENCE NORTH 02 DEGREES 30 MINUTES 38 SECONDS EAST, FOR A DISTANCE OF 302.75 FEET TO A POINT AND FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;  
THENCE NORTHEASTERLY, ALONG SAID TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 45 DEGREES 00 MINUTES 30 SECONDS, A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 15.71 AND A CHORD BEARING AND DISTANCE OF NORTH 25 DEGREES 00 MINUTES 00 SECONDS EAST, 15.31 FEET TO A POINT;  
THENCE NORTH 47 DEGREES 30 MINUTES 00 SECONDS EAST, FOR A DISTANCE OF 169.10 FEET TO A POINT;  
THENCE NORTH 42 DEGREES 20 MINUTES 13 SECONDS EAST, FOR A DISTANCE OF 302.50 FEET TO A POINT OF SAID EAST PLANO PARKWAY;  
THENCE SOUTH 44 DEGREES 20 MINUTES 13 SECONDS EAST, FOR A DISTANCE OF 361.37 TO A POINT AND FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;  
THENCE SOUTHEASTERLY, ALONG SAID TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 41 DEGREES 01 MINUTES 30 SECONDS, A RADIUS 52.36 FEET OF AN ARC DISTANCE OF 419.28 AND A CHORD BEARING AND DISTANCE OF SOUTH 69 DEGREES 03 MINUTES 03 SECONDS EAST, 401.54 FEET TO A POINT;  
THENCE NORTH 89 DEGREES 34 MINUTES 12 SECONDS EAST, FOR A DISTANCE OF 179.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 732.71 SQUARE FEET OR 16.824 ACRES OF LAND MORE OR LESS.

TRACT 2:  
BEING 2.234 ACRE TRACT SITUATED IN THE SAMUEL KLEPPER SURVEY, ABSTRACT 216 IN COLLIN COUNTY, TEXAS, SAID 2.234 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT AT THE INTERSECTION OF EXECUTIVE DRIVE AND CRAWFORD ROAD;  
THENCE SOUTH 03 DEGREES 37 MINUTES 20 SECONDS WEST, FOR A DISTANCE OF 140.00 FEET TO POINT;  
THENCE NORTH 82 DEGREES 33 MINUTES 52 SECONDS WEST, FOR A DISTANCE OF 407.28 FEET TO A POINT;  
THENCE NORTH 80 DEGREES 07 MINUTES 38 SECONDS WEST, FOR A DISTANCE OF 313.15 FEET TO A POINT;  
THENCE NORTH 10 DEGREES 12 MINUTES 38 SECONDS EAST, FOR A DISTANCE OF 108.89 FEET TO A POINT ON SAID EXECUTIVE DRIVE;  
THENCE SOUTH 67 DEGREES 20 MINUTES 52 SECONDS EAST, FOR A DISTANCE OF 248.07 FEET TO A POINT OF SAID EXECUTIVE DRIVE AND FOR THE BEGINNING OF A CURVE TO THE RIGHT;  
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 95 DEGREES 32 MINUTES 33 SECONDS, HAVING A RADIUS OF 1050.00 FEET, AN ARC DISTANCE OF 95.84 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 44 DEGREES 34 MINUTES 38 SECONDS EAST, 98.88 FEET TO POINT ON SAID EXECUTIVE DRIVE;  
THENCE SOUTH 81 DEGREES 33 MINUTES 21 SECONDS EAST, FOR A DISTANCE OF 62.15 FEET TO A POINT ON SAID EXECUTIVE DRIVE;  
THENCE SOUTH 81 DEGREES 33 MINUTES 21 SECONDS EAST, FOR A DISTANCE OF 296.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 97.328 SQUARE FEET OR 2.234 ACRES OF LAND MORE OR LESS.

PROPERTY OWNER: CRAWFORD ROAD DEVELOPMENT, LLC  
CIVIL ENGINEER/SURVEYOR: JAMES S. VANCE, P.E.  
LANDSCAPE ARCHITECT: JAMES S. VANCE, P.E.

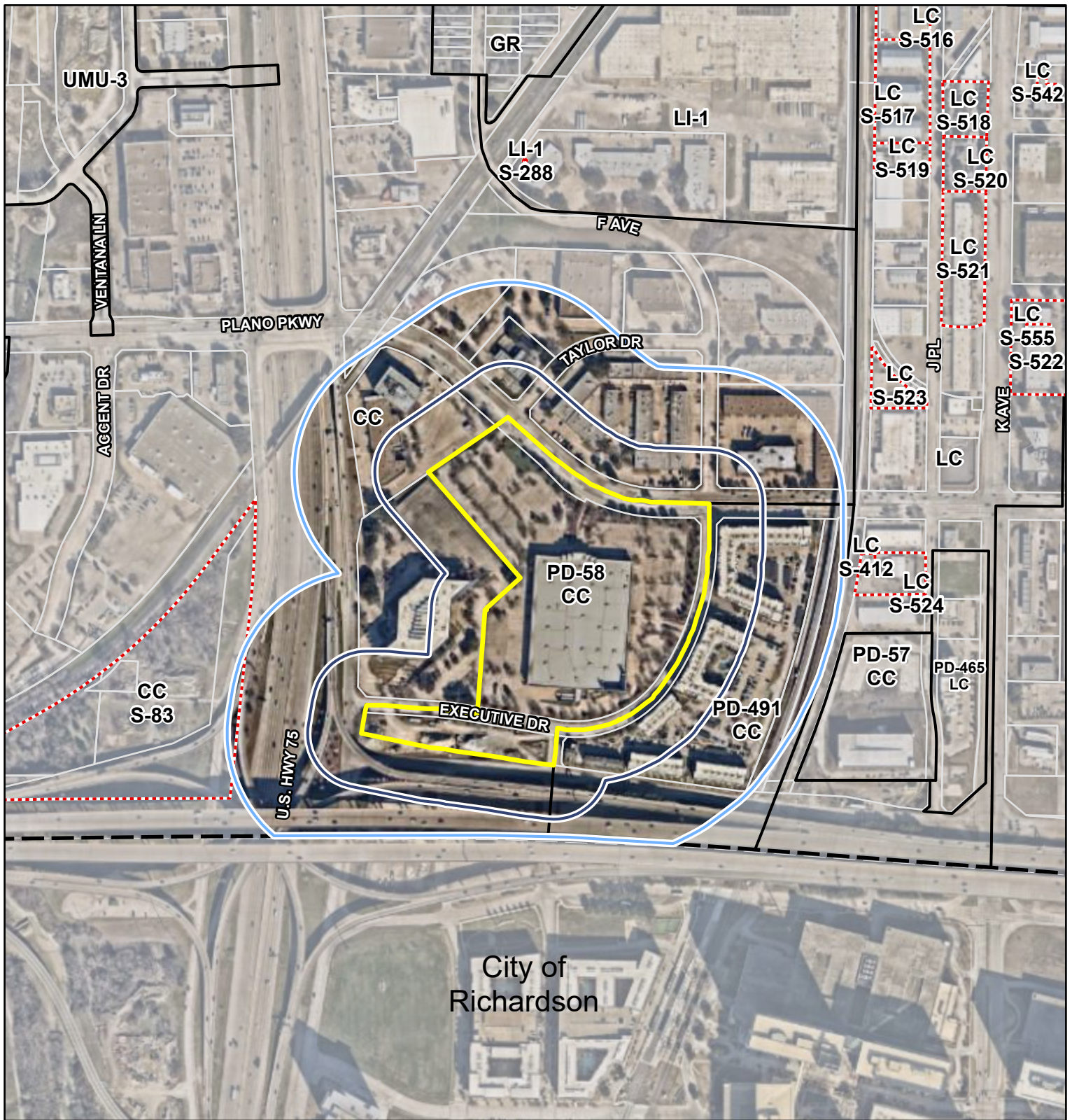
CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION.  
EXEMPTED NOTIFICATION SYSTEM  
CALL BEFORE YOU DIG!!!  
www.texas811.org  
Texas811 or 1-800-545-5005

ZONING EXHIBIT  
ZONING CASE ZC2005-004  
05/10/2023  
FRY'S ELECTRONICS ADDITION  
19.05 ACRES  
SAMUEL KLEPPER SURVEY, ABSTRACT NO. 216  
PLANO, COLLIN COUNTY, TEXAS

No.	Date	Revision
1	05/10/2023	Initial

QUIDDITY  
DATE: JUNE 2023  
DESIGNED BY: JAVS  
CHECKED BY: AVS  
JUL 10, 2023  
DRAWN BY: ZA



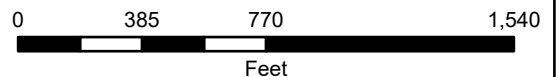
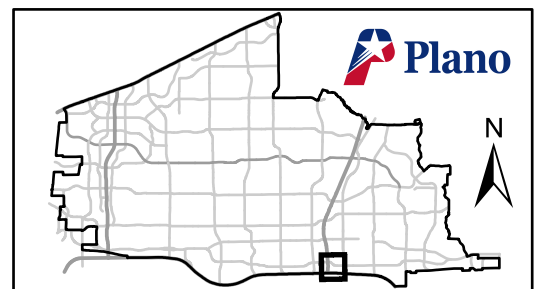


Project Number: Zoning Case 2025-004

Existing Zoning: Planned Development-58-Corridor Commercial and located within the 190 Tollway/Plano Parkway and Expressway Corridor Overlay Districts

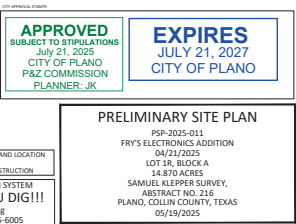
Proposed Zoning: Planned Development-58-Corridor Commercial and Corridor Commercial and located within the 190 Tollway/Plano Parkway and Expressway Corridor Overlay Districts

- Subject Property
- 200' Notification Buffer
- 500' Notification Buffer
- Zoning Boundary
- - - Specific Use Permit (SUP) Boundary
- - - Zoning/SUP Boundary
- Parcels
- Approved Parcels
- Municipal Boundaries



Source: City of Plano





70

PREL

SHEET NO.

1

OF 2