

Zoning Case 2025-009

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 4.5 acres of land out of the John Wheeler Survey, Abstract No. 1029, located on the south side of State Highway 121, 1,335 feet west of Coit Road in the City of Plano, Collin County, Texas, from Regional Employment to Regional Commercial; 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 13th day of October 2025, for the purpose of considering rezoning 4.5 acres of land out of the John Wheeler Survey, Abstract No. 1029, located on the south side of State Highway 121, 1,335 feet west of Coit Road in the City of Plano, Collin County, Texas, from Regional Employment to Regional Commercial; 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 13th day of October, 2025; 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, 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 4.5 acres of land out of the John Wheeler Survey, Abstract No. 1029, located on the south side of State Highway 121, 1,335 feet west of Coit Road in the City of Plano, Collin County, Texas, from Regional Employment to Regional Commercial, 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 13th day of October, 2025.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

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Being a 4.46 acre tract of land out of the John Wheeler Survey, Abstract Number 1029, situated in the City of Plano, Collin County, Texas, being all of Lots 7, 8 and 9, Block A of UCD Plano Coit Addition, Lots 2-13, Block A, a subdivision of record in Volume 2023, Page 540 of the Plat Records of Collin County, Texas, also being a portion of State Highway 121 (a variable width right-of-way) and a portion of Ridgeview Drive (a variable width right-of-way) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the Southeast right-of-way line of said State Highway 121, being the North corner of Lot 1, Block A of UCD Addition, a subdivision of record in Volume 2016, Page 878 of said Plat Records, also being the West corner of said Lot 7;

THENCE, N28°27'16"W, over and across said State Highway 121, a distance of 249.29 feet to a point at or near the center of said State Highway 121;

THENCE, N63°20'44"E, along or near the center of said State Highway 121, a distance of 182.31 feet to a point;

THENCE, leaving State Highway 121, over and across said Lots 7 and 9, the following two (2) courses and distances:

1. S26°53'06"E, a distance of 575.36 feet to a point;
2. S63°07'06"W, a distance of 23.56 feet to a point in the Northeast line of said Lot 7, being the common Southwest line of said Lot 9;

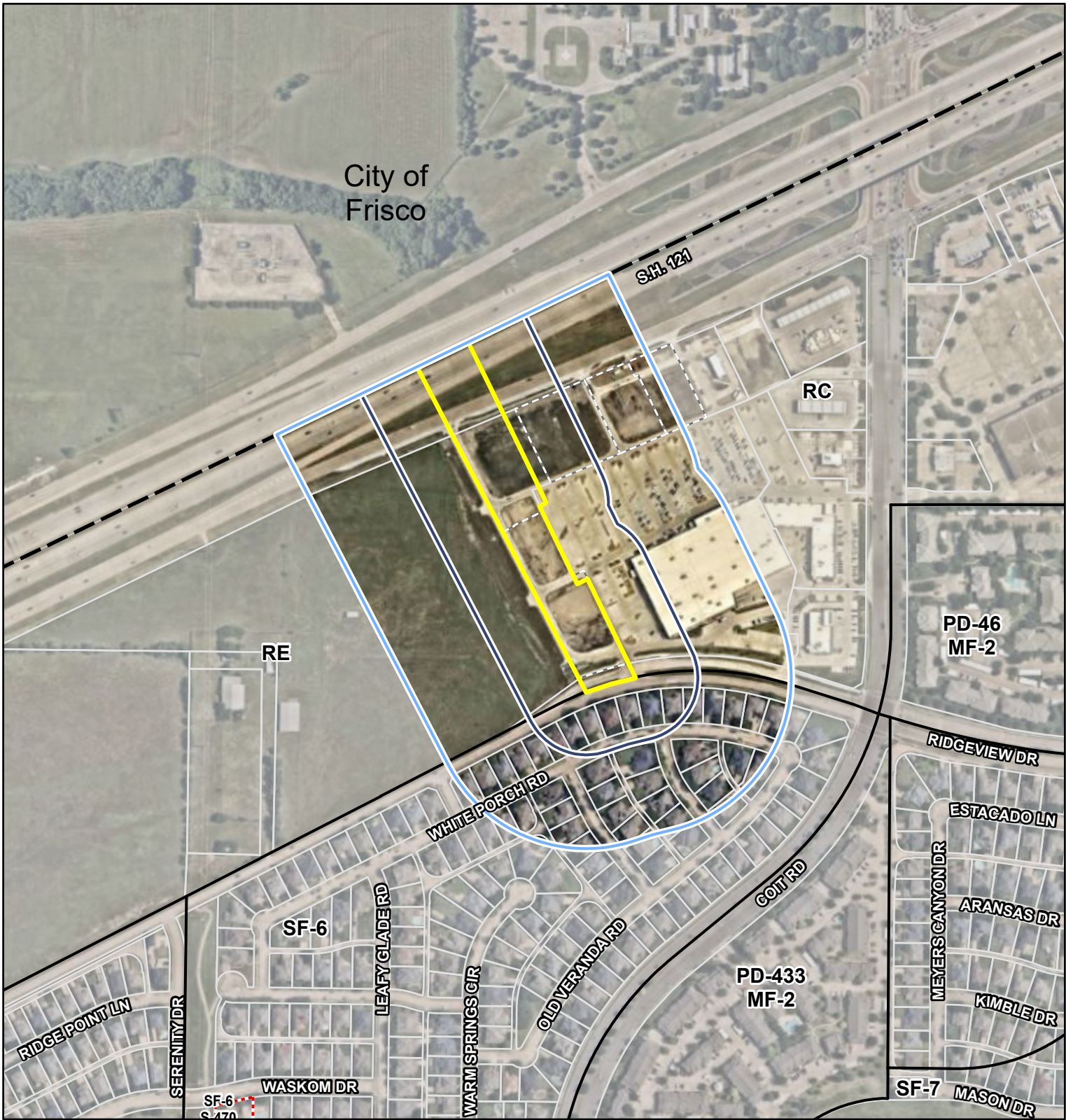
THENCE, S26°53'26"E, partially along the Northeast lines of said Lots 7 and 8, being the common Southwest line of said Lot 9, a distance of 276.99 feet to a point;

THENCE, N63°06'34"E, over and across said Lot 8, a distance of 36.43 feet to a point in the Northeast line of said Lot 8 and the common Southwest line of said Lot 9;

THENCE, S26°53'26"E, along the Northeast line of said Lot 8 and the common Southwest line of said Lot 9, passing at a distance of 299.89 feet, a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North right-of-way line of said Ridgeview Drive, being the South corner of said Lot 9 and the East corner of said Lot 8, continuing over and across said Ridgeview Drive, a total distance of 347.25 feet to a point;

THENCE, along or near the center of said Ridgeview Drive and along a non-tangent curve to the left, having a radius of 1,000.00 feet, a chord bearing of S72°28'32"W, a chord length of 165.29 feet, a delta angle of 09°28'53", an arc length of 165.48 feet to a point;

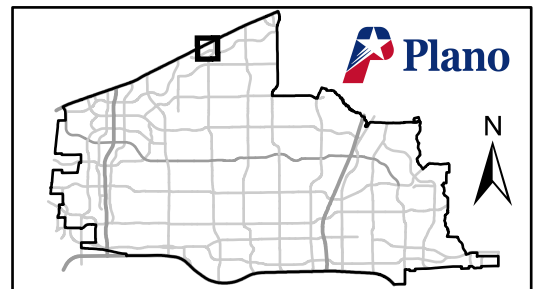
THENCE, N28°27'16"W, leaving said Ridgeview Drive, passing at a distance of 46.26 feet, a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North right-of-way line of said Ridgeview Drive, being the East corner of said Lot 1, also being the South corner of said Lot 8, along the Northeast line of said Lot 1, being the common Southwest lines of said Lot 2 8 and 7, a distance of 924.59 feet to the **POINT OF BEGINNING** and containing an area of 4.46 acres (194,432 square feet) of land, more or less.



Project Number: ZC2025-009

Existing Zoning: Regional Employment and located within the State Highway 121 and Expressway Corridor Overlay District

Proposed Zoning: Regional Commercial and located within the State Highway 121 and Expressway Corridor Overlay District



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

0 330 660 1,320
Feet

Source: City of Plano

