

Zoning Case 2025-006

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 3.2 acres of land out of the John B. Martin Survey, Abstract No. 603, located on the southwest corner of Windhaven Parkway and Red Wolf Lane in the City of Plano, Collin County, Texas, from Agricultural to Single-Family Residence Attached and granting Specific Use Permit No. 85 for Private Street Subdivision; 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 10th day of November, 2025, for the purpose of rezoning 3.2 acres of land out of the John B. Martin Survey, Abstract No. 603, located on the southwest corner of Windhaven Parkway and Red Wolf Lane in the City of Plano, Collin County, Texas, from Agricultural to Single-Family Residence Attached and granting Specific Use Permit No. 85 for Private Street Subdivision; 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, on the 10th day of November, 2025, the City Council of said City held its public hearing and tabled the item to the 24th day of November, 2025, during which it held an additional public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance; 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 3.2 acres of land out of the John B. Martin Survey, Abstract No. 603, located on the southwest corner of Windhaven Parkway and Red Wolf Lane in the City of Plano, Collin County, Texas, from Agricultural to Single-Family Residence Attached and granting Specific Use Permit No. 85 for Private Street Subdivision, said property being described in the legal description on Exhibit A attached hereto.

Section II. The granting of Specific Use Permit No. 85 for Private Street Subdivision in Section I is granted subject to the following stipulations:

1. Any access to the adjacent property to the west must include a controlled access gate.
2. Any street/alley must have a minimum setback of 15 feet from the southern property line, and the setback must include a 10-foot-wide landscape buffer.
3. A minimum 6-foot tall landscape screen will be required between any street/alley and Red Wolf Lane, and no access may be provided to Red Wolf Lane.

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 24th day of November, 2025.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2025-006

Being all that certain 3.238 acre tract of land situated in the John B. Martin Survey, Abstract No. 603, City of Plano, Collin County, Texas, and being a portion of Trammell Crow Company No. 43, by Special Warranty Deed recorded in Volume 3486, Page 54, Deed Records, Collin County, Texas, and being a portion of Windhaven Parkway (a 120 foot right-of-way), and being a portion of Red Wolf Lane (a 50 foot right-of-way), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a red plastic cap stamped "Peiser & Mankin SURV" set (hereinafter referred to as 1/2 inch iron rod set) for the southwest corner of the herein described tract, same being the most easterly southeast corner of Lot 12X, Block B (Open Space), Parks of Austin Ranch Addition, according to the plat thereof recorded in County Clerk's File No. 2018-167, Official Public Records, Denton County, Texas, same being in the north line of Block A, Red Wolf Estates, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Cabinet R, Page 138, Plat Records, Collin County, Texas;

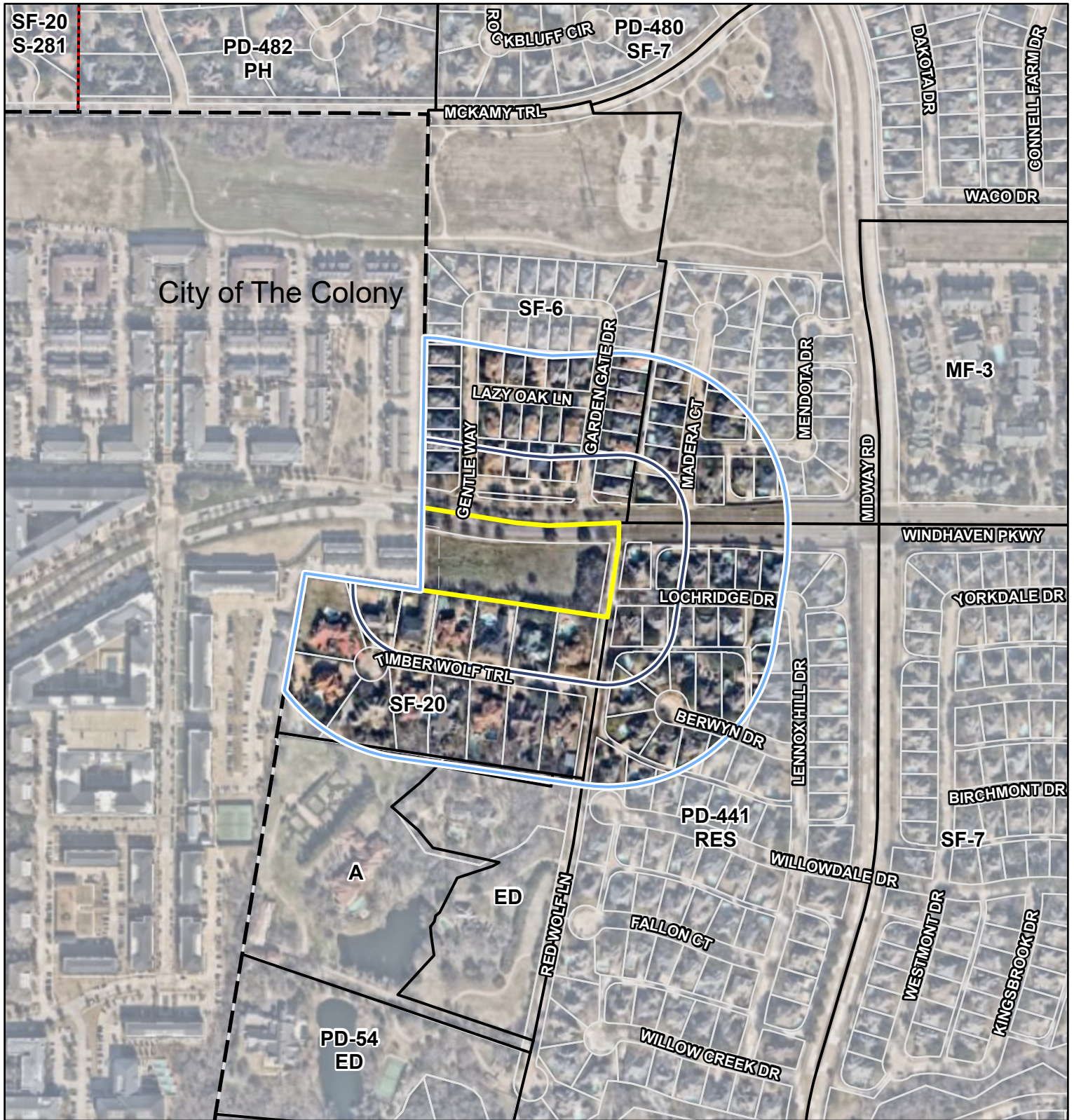
THENCE North 00 deg. 00 min. 00 sec. West, through the interior of said Trammell tract and along the east line of said Lot 12X, passing at a distance of 179.19 feet an 'X' cut found for the south right-of-way line of aforesaid Windhaven Parkway, same being the southwest corner of a right-of-way dedication to City of Plano, according to the plat thereof recorded in Volume M, Page 150, said Plat Records, and continuing through the interior of said Windhaven Parkway, a total distance of 239.76 feet to the northwest corner of the herein described tract, same being the approximate centerline of said Windhaven Parkway, same being the beginning of a non-tangent curve to the right, having a radius of 1500.00 feet, a central angle of 02 deg. 57 min. 45 sec., and a chord bearing and distance of South 80 deg. 50 min. 25 sec. East, 77.55 feet;

THENCE along the approximate centerline of said Windhaven Parkway as follows:

Along said non-tangent curve to the right, an arc distance of 77.56 feet to the beginning of a reverse curve to the left, having a radius of 1500.00 feet, a central angle of 11 deg. 18 min. 04 sec., and a chord bearing and distance of South 85 deg. 00 min. 34 sec. East, 295.38 feet; Along said reverse curve to the left, an arc distance of 295.86 feet to angle point; North 89 deg. 20 min. 23 sec. East, a distance of 214.60 feet to the northeast corner of the herein described tract, same being the intersection of the approximate centerline of said Windhaven Parkway and aforesaid Red Wolf Lane;

THENCE South 07 deg. 32 min. 52 sec. West, along the approximate centerline of said Red Wolf Lane, a distance of 280.65 feet to the southeast corner of the herein described tract;

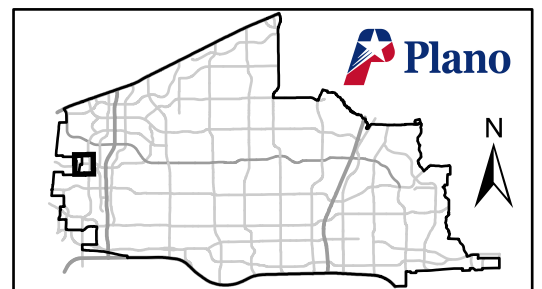
THENCE North 82 deg. 18 min. 50 sec. West, continuing through the interior of said Red Wolf Lane, passing at a distance of 25.00 feet a 1/2 inch iron rod found for the southeast corner of aforesaid Trammell tract, same being the northeast corner of aforesaid Block A, and continuing along the common line of said Trammell tract and said Block A, a total distance of 553.53 feet to the **POINT OF BEGINNING AND CONTAINING** 141,069 square feet or 3.238 acres of computed land, more or less.



Project Number: ZC2025-006

Existing Zoning: Agricultural

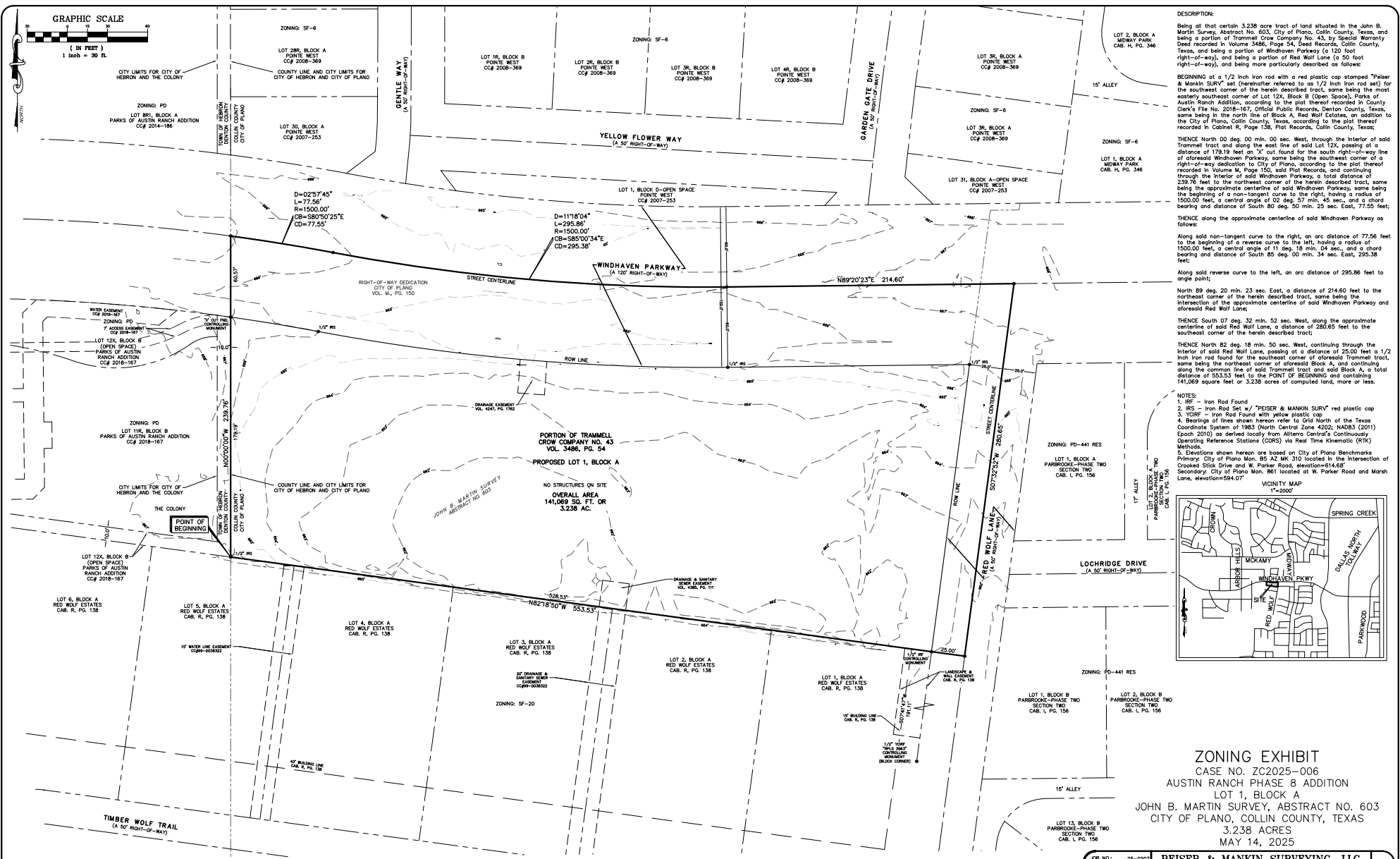
Proposed Zoning: Single-Family Residence Attached and a
Specific Use Permit for a Private Street Subdivision



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

0 305 610 1,220
Feet

Source: City of Plano



DESCRIPTION:
Being all that certain 3.238 acre tract of land situated in the John B. Martin Survey, Abstract No. 603, City of Plano, Collin County, Texas, and being a portion of Trammell Crow Company No. 43, by Special Warranty Deed recorded in Volume 3486, Page 54, Deed Records, Collin County, Texas, and being a portion of Windhaven Parkway (a 120 foot right-of-way), and being a portion of Red Wolf Lane (a 50 foot right-of-way), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a red plastic cap stamped "Peiser & Mankin SURV" set (hereinafter referred to as 1/2 inch iron rod set) for the southwest corner of the herein described tract, same being the most westerly southeast corner of Lot 12X, Block B (Open Space), Parks of Austin Ranch Addition, according to a plat thereof recorded in County Clerk's File No. 2018-167, Official Public Records, Denton County, Texas, same being in the north line of Block A, Red Wolf Estates, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Cabinet R, Page 138, Plat Records, Collin County, Texas;

THENCE North 00 deg. 00 min. 00 sec. West, through the interior of said Trammell tract and along the east line of said Lot 12X, passing at a distance of 179.19 feet an "X" cut found for the south right-of-way line of aforesaid Windhaven Parkway, same being the southwest corner of a right-of-way dedication to City of Plano, according to the plat thereof recorded in Volume M, Page 150, add Plat Records, and continuing through the interior of said Windhaven Parkway, a total distance of 235.76 feet to the northwest corner of the herein described tract, same being the approximate centerline of said Windhaven Parkway, same being the beginning of a non-tangent curve to the right, having a radius of 1500.00 feet, a central angle of 02 deg. 57 min. 45 sec., and a chord bearing and distance of South 80 deg. 50 min. 25 sec. East, 77.55 feet;

THENCE along the approximate centerline of said Windhaven Parkway as follows:

Along said non-tangent curve to the right, an arc distance of 77.56 feet to the beginning of a reverse curve to the left, having a radius of 1500.00 feet, a central angle of 11 deg. 18 min. 04 sec., and a chord bearing and distance of South 85 deg. 00 min. 34 sec. East, 295.38 feet;

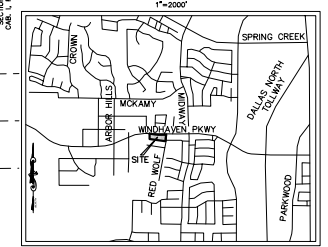
Along said reverse curve to the left, an arc distance of 295.36 feet to angle point;

North 89 deg. 20 min. 23 sec. East, a distance of 214.60 feet to the northeast corner of the herein described tract, same being the intersection of the approximate centerline of said Windhaven Parkway and aforesaid Red Wolf Lane;

THENCE South 07 deg. 32 min. 52 sec. West, along the approximate centerline of said Red Wolf Lane, a distance of 280.65 feet to the southeast corner of the herein described tract;

THENCE North 82 deg. 18 min. 50 sec. West, continuing through the interior of said Red Wolf Lane, passing at a distance of 25.00 feet a 1/2 inch iron rod found for the southeast corner of aforesaid Trammell tract, same being the northeast corner of aforesaid Block A, and continuing along the common line of said Trammell tract and said Block A, a total distance of 553.53 feet to the POINT OF BEGINNING and containing 141,089 square feet or 3.238 acres of computed land, more or less.

NOTES:
1. IRF - Iron Rod Found
2. RS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. YCRF - Iron Rod Found with yellow plastic cap
4. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202, NAD83 (2011) Epoch 2010) as derived locally from Altarea Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods.
5. Elevations shown hereon are based on City of Plano Benchmarks: Primary City of Plano Mon. BS AZ MK 310 located in the intersection of Crooked Stick Drive and W. Parker Road, elevation=614.68
Secondary City of Plano Mon. BS located at W. Parker Road and Marsh Lane, elevation=594.07



ZONING EXHIBIT
CASE NO. ZC2025-006
AUSTIN RANCH PHASE 8 ADDITION
LOT 1, BLOCK A
JOHN B. MARTIN SURVEY, ABSTRACT NO. 603
CITY OF PLANO, COLLIN COUNTY, TEXAS
3.238 ACRES
MAY 14, 2025