

## Zoning Case 2018-009

**An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, granting Specific Use Permit No. 77 for Private Club on 0.2 acre of land out of the William Brown Survey, Abstract No. 66, located 118 feet north of Towne Square Drive and 575 feet east of Preston Road, in the City of Plano, Collin County, Texas, presently zoned Planned Development-20-Mixed-Use; 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 8th day of October 2018, for the purpose of considering granting Specific Use Permit No. 77 for Private Club on 0.2 acre of land out of the William Brown Survey, Abstract No. 66, located 118 feet north of Towne Square Drive and 575 feet east of Preston Road, in the City of Plano, Collin County, Texas, presently zoned Planned Development-20-Mixed-Use; 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 8th day of October 2018; and

**WHEREAS**, the City Council is of the opinion and finds that the granting of Specific Use Permit No. 77 for Private Club on 0.2 acre of land out of the William Brown Survey, Abstract No. 66, located 118 feet north of Towne Square Drive and 575 feet east of Preston Road, in the City of Plano, Collin County, Texas, presently zoned Planned Development-20-Mixed-Use, would not be detrimental or injurious to the public health, safety and 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.

**IT IS, THEREFORE, ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:**

**Section I.** The Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended so as to grant Specific Use Permit No. 77 for Private Club on 0.2 acre of land out of the William Brown Survey, Abstract No. 66, located 118 feet north of Towne Square Drive and 575 feet east of Preston Road, in the City of Plano, Collin County, Texas, presently zoned Planned Development-20-Mixed-Use, said property being more fully described on 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 THIS THE 8TH DAY OF OCTOBER 2018.**

---

Harry LaRosiliere, MAYOR

ATTEST:

---

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

---

Paige Mims, CITY ATTORNEY

**Zoning Case 2018-009**

SITUATED in the State of Texas, County of Collin and City of Plano, being part of the William Brown Survey, Abstract No. 66, being part of Lot 2, Block A of the Preston Creek Shopping Center Addition No.2, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Volume 2008, Page 480 of the Plat Records of Collin County, Texas and being more particularly described as follows:

Commencing at a point for corner in the east right-of-way line of Preston Road and marking the northwest corner of said Lot 2;

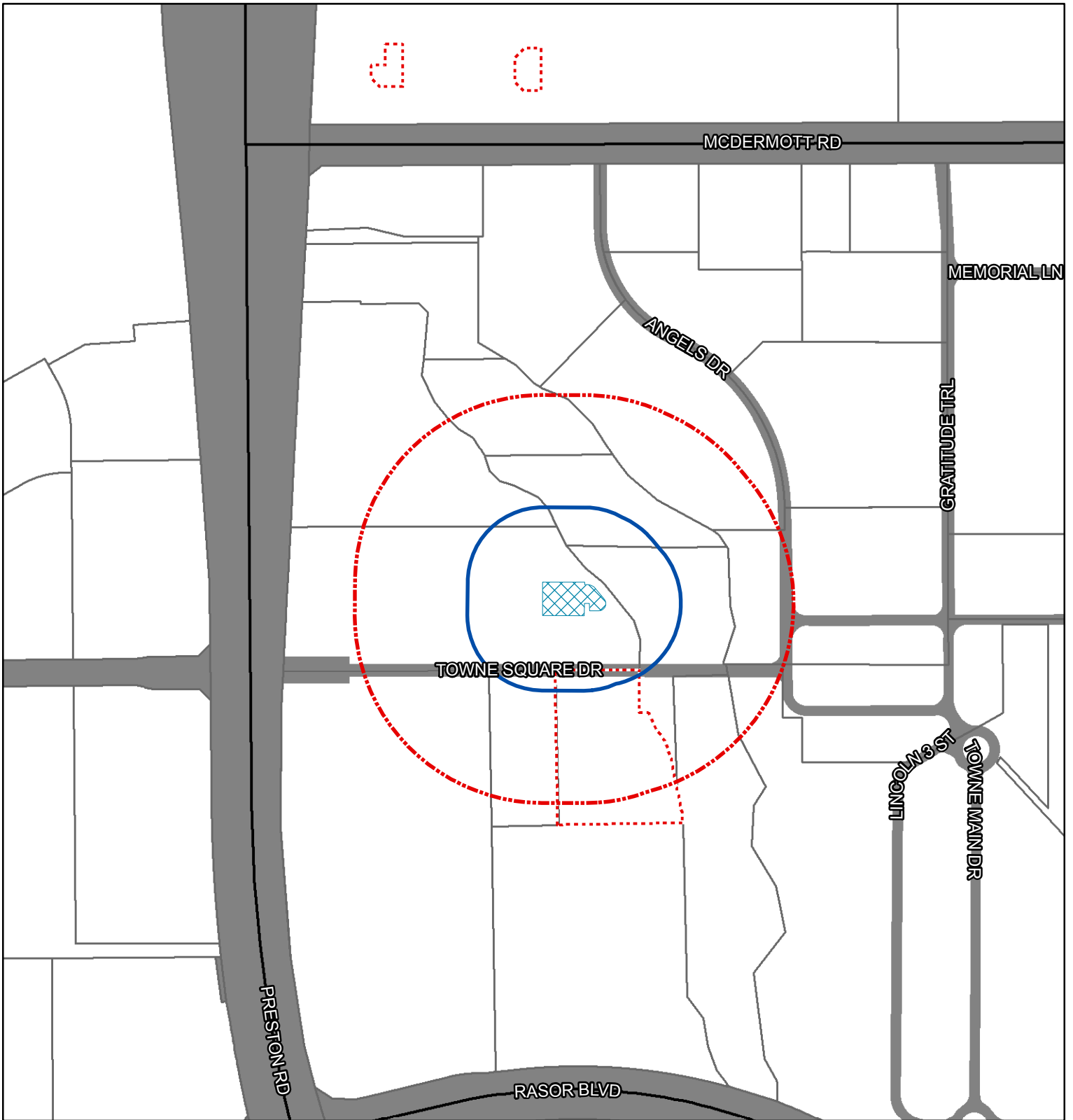
Thence, crossing said Lot 2, South 76°48'30" East, 578.68 feet to a point in the north facing of a one story stone building marking the POINT of BEGINNING;

Thence, with the north facing of said building, South 89°14'40" East, 93.93 feet to the northeast corner of said building;

Thence, with the east facing of said building as follows: South 00°51'14" West, 23.62 feet, South 89°08'46" East, 11.13 feet, South 00°45'31" West, 23.77 feet, North 89°08'46" West, 11.17 feet, and South 00°51'14" West, 27.70 feet to the southeast corner of said building;

Thence, with the south facing of said building, North 89°12'43" West, 93.81 feet to a point for corner;


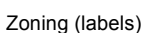
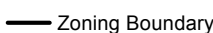

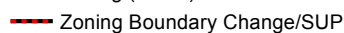
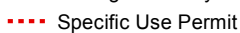



Thence, crossing through said building, North 00°45'25" East, 75.05 feet to the POINT OF BEGINNING and CONTAINING 7,312 square feet or 0.206 acres of land.

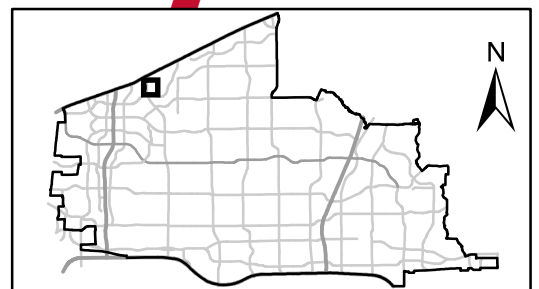


Zoning Case #: ZC2018-009

Existing Zoning: Planned Development-20-Mixed Use

Proposed Zoning: Specific Use Permit for Private Club

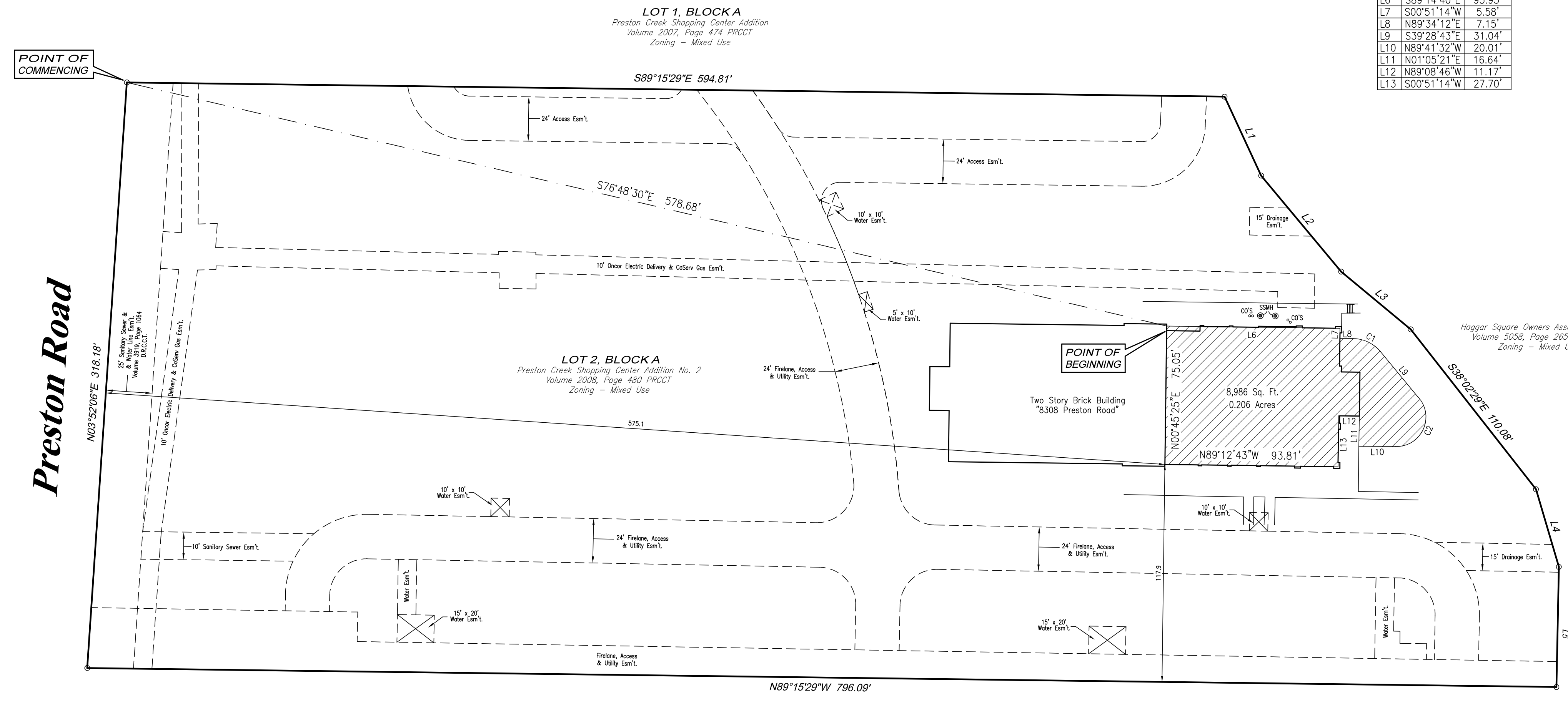
- |  |  |   |
|--|--|---|
|  500' Courtesy Notification Buffer |  Zoning (labels)            |  Zoning Boundary     |
|  200' Notification Buffer          |  Zoning Boundary Change/SUP |  Specific Use Permit |
|  Subject Property                  |  City Limits                |  Right-of-Way        |



Source: City of Plano Planning Department

LINE	BEARING	DISTANCE
L1	S24°51'24"E	47.19'
L2	S39°46'05"E	67.71'
L3	S50°20'16"E	49.01'
L4	S16°25'26"E	43.87'
L5	S01°09'50"W	65.16'
L6	S89°14'40"E	93.93'
L7	S00°51'14"W	5.58'
L8	N89°34'12"E	7.15'
L9	S39°28'43"E	31.04'
L10	N89°41'32"W	20.01'
L11	N01°05'21"E	16.64'
L12	N89°08'46"W	11.17'
L13	S00°51'14"W	27.70'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.08'	19.67'	49°44'06"	S64°18'38"E	16.54'
C2	38.27'	15.99'	137°07'39"	S22°49'03"W	29.77'



Metes and Bounds Description

SITUATED in the State of Texas, County of Collin and City of Plano, being part of the William Brown Survey, Abstract No. 66, being part of Lot 2, Block A of the Preston Creek Shopping Center Addition No. 2, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Volume 2008, Page 480 of the Plat Records of Collin County, Texas and being more particularly described as follows:

COMMENCING at a point for corner in the east right-of-way line of Preston Road and marking the northwest corner of said Lot 2;

THENCE crossing said Lot 2, South 76°48'30" East, 578.68 feet to a point in the north facing of a one story stone building marking the POINT of BEGINNING;

THENCE with the north facing of said building, South 89°14'40" East, 93.93 feet to the northeast corner of said building;

THENCE with the east facing of said building South 00°51'14" West, 5.58 feet;

THENCE with the outline of a concrete patio as follows:

North 89°34'12" East, 7.15 feet to the beginning of a curve to the right,

With said curve to the right having a radius of 19.67 feet, a central angle of 49°44'06", an arc length of 17.08 feet and a chord bearing and distance of South 64°18'38" East, 16.54 feet,

South 39°28'43" East, 31.04 feet to the beginning of a curve to the right,

With said curve to the right having a radius of 15.99 feet, a central angle of 137°07'39", an arc length of 38.27 feet and a chord bearing and distance of South 22°49'03" West, 29.77 feet, and

North 89°41'32" West, 20.01 feet;

THENCE crossing said concrete patio, North 01°05'21" West, 16.64 feet to a point in the east facing of said building;

THENCE with the east face of said building as follows:

North 89°08'46" West, 11.17 feet, and

South 00°51'14" West, 27.70 feet to the southeast corner of said building;

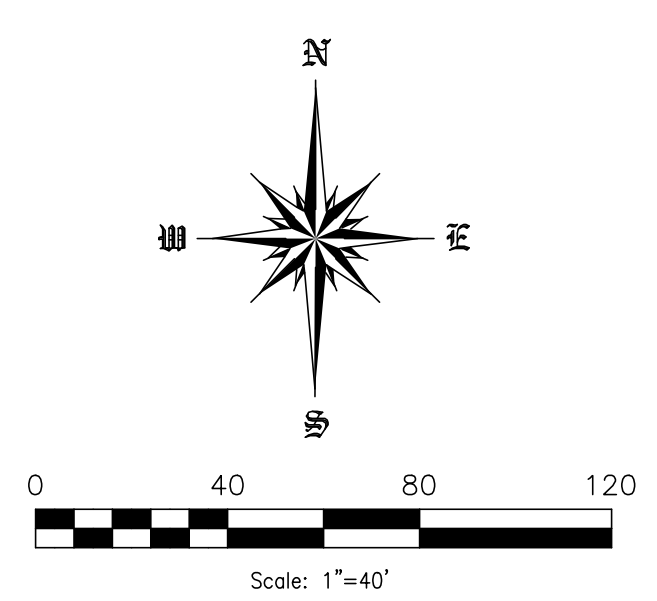
THENCE with the south facing of said building, North 89°12'43" West, 93.81 feet to a point for corner;

THENCE crossing through said building, North 00°45'25" East, 75.05 feet to the Point of Beginning and containing 8,986 square feet or 0.206 acres of land.

LOT 1, BLOCK A  
Headquarters Village  
Volume 2009, Page 133 PRCCT  
Zoning - Mixed Use

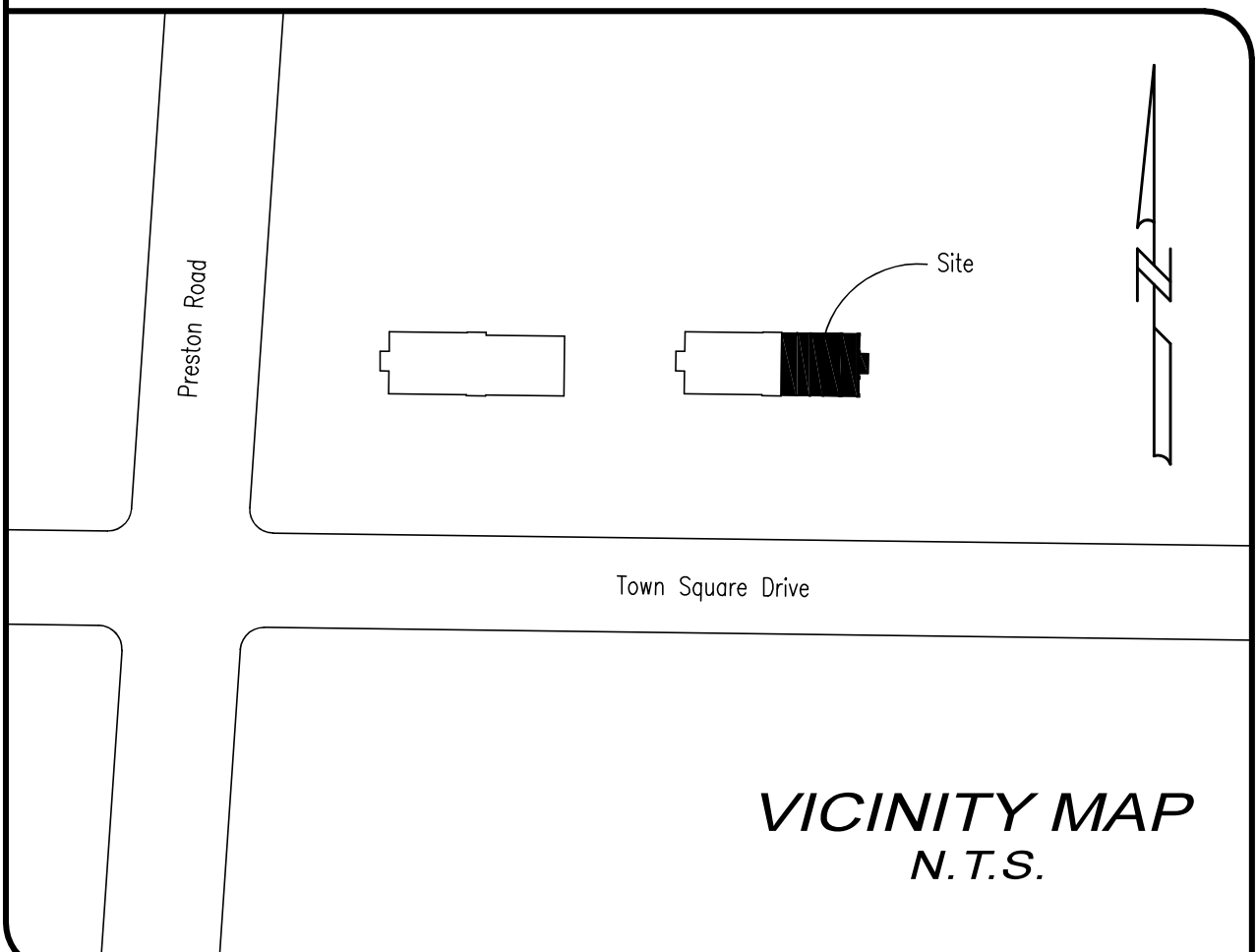
### Town Square Drive

LOT 3, BLOCK A  
Headquarters Village  
Volume 2007, Page 308 PRCCT  
Zoning - Mixed Use



Tenant	Owner	Surveyor
<i>Il Brothers Restaurant</i> 8308 Preston Road Ste. 198 Plano, TX 75024 972-712-8303 Attn: Steven Morgan	<i>ASG Preston Creek Retail Ctr, Ltd</i> 2220 Coit Road Ste. 360 Plano, Tx 75075-3776	<i>Roome Land Surveying</i> 2000 Avenue G, Suite 810 Plano, Texas 75074 Ph. (972) 423-4372 Fax (972) 423-7523 Attn: Michael Cuzzo

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 and 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.



**City Project #ZC 2018-009**

**Specific Use Permit for Private Club**

**8,986 Square Feet or 0.206 Acres**

**Part of Lot 2, Block A**

**Preston Creek Shopping Center Addition No. 2**  
recorded in Volume 2008, Page 480 PRCCT  
William Brown Survey, Abstract No. 66  
City of Plano, Collin County, Texas  
July, 2018

P-/ES/201803/ES646117.DWG

**Roome Land Surveying**  
2000 Avenue G, Suite 810  
Plano, Texas 75074  
Phone (972) 423-4372 / Fax (972) 423-7523  
www.roomesurveying.com / Firm No. 10013100