

Zoning Case 2019-020

An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to amend Planned Development-429-Neighborhood Office on 7.9 acres of land out of the Mary Catherine and Sally Owens Survey, Abstract No. 672, located on the west side of Coit Road, 680 feet south of Legacy Drive, in the City of Plano, Collin County, Texas, in order to rezone 3.7 acres located 40 feet west of Coit Road and 850 feet south of Legacy Drive, and amend the standards of the district currently zoned Planned Development-429-Neighborhood Office with Specific Use Permit No. 475 for Commercial Antenna Support Structure and Single-Family Residence-6; 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 27th day of April 2020, for the purpose of considering amending Planned Development-429-Neighborhood Office on 7.9 acres of land out of the Mary Catherine and Sally Owens Survey, Abstract No. 672, located on the west side of Coit Road, 680 feet south of Legacy Drive, in the City of Plano, Collin County, Texas, in order to rezone 3.7 acres located 40 feet west of Coit Road and 850 feet south of Legacy Drive, and amend the standards of the district currently zoned Planned Development-429-Neighborhood Office with Specific Use Permit No. 475 for Commercial Antenna Support Structure and Single-Family Residence-6; 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 27th day of April 2020; and

WHEREAS, the City Council is of the opinion and finds that such amendment 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.

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 amend Planned Development-429-Neighborhood Office on 7.9 acres of land out of the Mary Catherine and Sally Owens Survey, Abstract No. 672, located on the west side of Coit Road, 680 feet south of Legacy Drive, in the City of Plano, Collin County, Texas, in order to rezone 3.7 acres located 40 feet west of Coit Road and 850 feet south of Legacy Drive, and amend the standards of the district currently zoned Planned Development-429-Neighborhood Office with Specific Use Permit No. 475 for Commercial Antenna Support Structure and Single-Family Residence-6, said property being described in the legal description on Exhibit A attached hereto.

Section II. The change granted in Section I is granted subject to the following:

Restrictions:

1. One story height limit.
2. A maximum of 59,800 square feet of development.
3. Veterinary clinics are permitted.
4. Assembly hall is permitted as an accessory use to a professional/general administrative office use, and must not exceed 4,000 square feet.
5. A screening wall per Section 20.100.1 of the Zoning Ordinance is not required adjacent to a religious facility use.
6. The screening wall along the western edge of the planned development district may consist of alternating sections of 6-foot solid masonry wall, and 6-foot wrought iron fence combined with an irrigated living screen. Evergreen shrubs used for a landscape screen shall be placed so as to create at least a 6-foot tall solid screen within 2 years of their installation. All landscaping shall be irrigated with an automatic sprinkler system and maintained in a healthy and growing condition.
7. Uses in Tract 2 are limited to a maximum of 50 parking spaces and one accessory building with a maximum of 1,200 square feet of floor area.

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 THIS THE 27TH DAY OF APRIL 2020.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

ZONING CASE 2019-020

BEING a certain lot, tract, or parcel of land, situated in the Mary Catherine and Sally Owens Survey, Abstract Number 672, City of Plano, Collin County, Texas, and BEING part of Lot 1R, Block 1, of Lot 1R, Block 1, Preston Meadow Lutheran Church Addition, an addition to the City of Plano, according to the plat thereof, recorded in Cabinet O, Page 491, and Cabinet G, Page 264, Plat Records, Collin County, Texas, BEING all of Lots 1A-2A, and 1B-2B, Preston Meadows Office Park Addition, an addition to the City of Plano, according to the plat thereof, recorded in Cabinet H, Page 279, Plat Records, Collin County, Texas, and BEING all of Lots 3 and 4, Preston Meadows Office Park Addition, an addition to the City of Plano, according to the plat thereof, recorded in Cabinet G, Page 264, Plat Records, Denton County, Texas, and BEING more particularly described as follows:

BEGINNING at the northwest corner of said Lot 1R, Block 1, same point BEING in the south line of Lot 4, Block A, Lynch Park Addition, an addition to the City of Plano, according to the plat thereof, recorded in Cabinet K, Page 524, Plat Records, Collin County, Texas, and BEING at the northeast corner of Block G, Fairfax Hill Addition, an addition to the City of Plano, according to the plat thereof, recorded in Cabinet G, Page 73, Plat Records, Collin County, Texas;

THENCE Northeasterly, with the most northerly north line of said Lot 1R, Block 1, with the arc of a curve to the left, having a radius of 3,500.00 feet, passing at an arc length of 242.66 feet, the most northerly northeast corner thereof, same BEING the northwest corner of said Lot 1A, Block 1, continuing a distance of 212.21 feet to the northeast corner thereof, same BEING the northwest corner of said Lot 1B, Block 1, continuing a distance of 171.23 feet to the northeast corner thereof, continuing a total distance of 691.12 feet, having a central angle of $11^{\circ}18'50''$, whose chord bears $N 64^{\circ}57'22'' E$, a distance of 690.00 feet, to the assumed center line of Coit Road (130' Right-of-Way);

THENCE $S 31^{\circ}24'00'' E$, with said center line, a distance of 317.59 feet;

THENCE Southeasterly, with said center line, with the arc of a curve to the right, having a radius of 1074.30 feet, a central angle of $5^{\circ}16'54''$, and an arc length of 99.03 feet, whose chord bears $S 28^{\circ}45'37'' E$, a distance of 99.00 feet;

THENCE $S 63^{\circ}33'36'' W$, passing at a distance of 65.00 feet, the southeast corner of said Lot 4, Block 1, continuing a total distance of 443.95 feet, to the southwest corner of said Lot 4, Block 1 and BEING the inner ell of said Lot 1R, Block 1;

THENCE $N 89^{\circ}02'40'' W$, a distance of 158.10 feet;

THENCE $S 00^{\circ}57'20'' W$, a distance of 403.74 feet, to the south line of said Lot 1R, Block 1, and BEING in the north line of Block A, Deer Creek at Preston Meadow, an addition to the City of Plano, according to the plat thereof, recorded in Cabinet H, Page 436, Plat Records, Collin County, Texas;

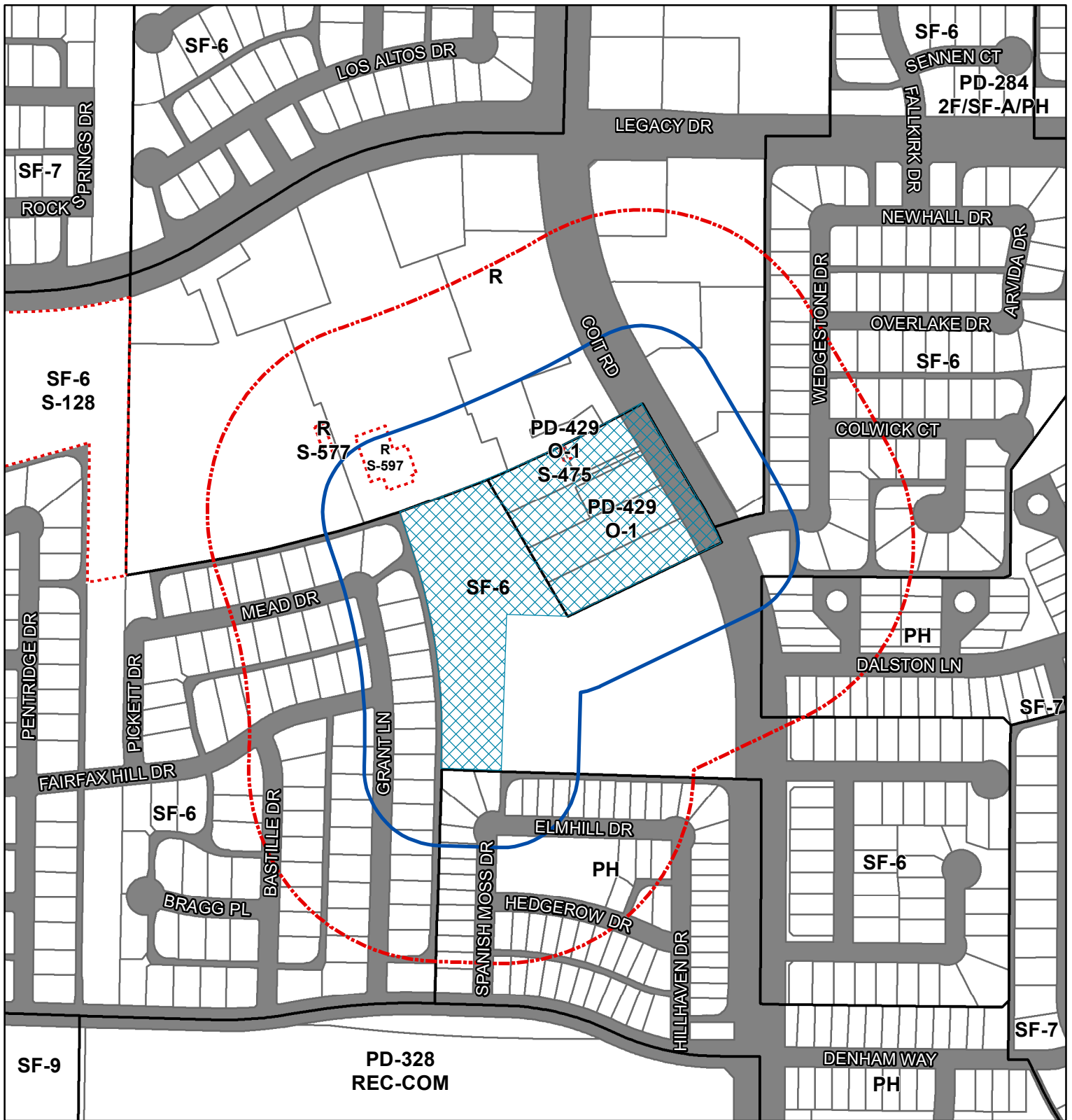
THENCE $N 89^{\circ}02'40'' W$, with the south line of said Lot 1R, Block 1, and the north line of said Block A, Deer Creek at Preston Meadow, a distance of 157.22 feet, to the southwest corner of said Lot 1R, Block 1, same BEING the northwest corner of Lot 12, Block A, of said Deer Creek at Preston Meadow, and BEING in the east line of said Block G, Fairfax Hill Addition;

THENCE with the west line of said Lot 1R, Block 1, and the east line of said Block G Fairfax Hill Addition, the following three (3) courses and distances:

N 00°51'03" E, a distance of 43.74 feet;

Northwesterly, with the arc of a curve to the left, having a radius of 1,500.00 feet, a central angle of 20°14'07", and an arc length of 529.76 feet, whose chord bears N 09°16'01" W, a distance of 527.01 feet;

N 19°23'05" W, a distance of 103.90 feet to the POINT OF BEGINNING AND CONTAINING approximately 7.945 acres of land.

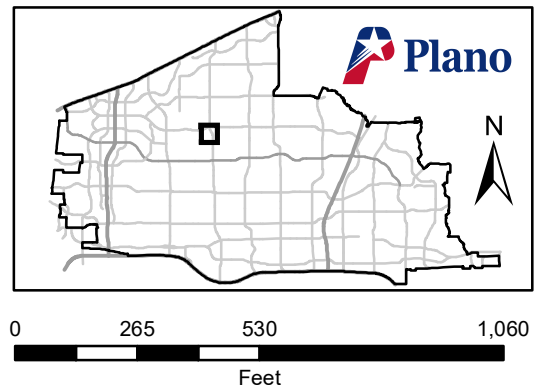


Zoning Case: 2019-020

Existing Zoning: Zoned Planned Development-429-Neighborhood Office with Specific Use Permit No. 475 for Commercial Antenna Support Structure and Single-Family Residence-6.

Proposed Zoning: Request to amend and expand Planned Development-429-Neighborhood Office

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



P.O.B.

OWNER: MARK A HELTERBRAND
LEGAL: FAIRFAX HILL ADDITION
(CPL), BLK G, LOT 10
ZONED: SINGLE FAMILY-6

OWNER: ALEXANDER WILLIAM
LEGAL: FAIRFAX HILL ADDITION
(CPL), BLK G, LOT 11
ZONED: SINGLE FAMILY-6

OWNER: YE HONG QIANG
LEGAL: FAIRFAX HILL ADDITION
(CPL), BLK G, LOT 12
ZONED: SINGLE FAMILY-6

OWNER: KAO CARLY & SUNN
LEGAL: FAIRFAX HILL ADDITION
(CPL), BLK G, LOT 13
ZONED: SINGLE FAMILY-6

OWNER: MOVAHED NASRIN
LEGAL: FAIRFAX HILL ADDITION
(CPL), BLK G, LOT 14
ZONED: SINGLE FAMILY-6

OWNER: JULIA & ADAM KRAMER
LEGAL: FAIRFAX HILL ADDITION
(CPL), BLK G, LOT 15
ZONED: SINGLE FAMILY-6

OWNER: ROBERT & JERI WOLFE
LEGAL: FAIRFAX HILL ADDITION
(CPL), BLK G, LOT 16
ZONED: SINGLE FAMILY-6

OWNER: MICHAEL A TUX
MCDONALD
LEGAL: FAIRFAX HILL ADDITION
(CPL), BLK G, LOT 17
ZONED: SINGLE FAMILY-6

OWNER: WEN & CHING LI
LEGAL: FAIRFAX HILL ADDITION
(CPL), BLK G, LOT 18
ZONED: SINGLE FAMILY-6

OWNER: KAMRAN QAZI
LEGAL: FAIRFAX HILL ADDITION
(CPL), BLK G, LOT 19
ZONED: SINGLE FAMILY-6

OWNER: JOSEPH BONGIOVANNI
EILEEN S
LEGAL: DEER CREEK AT
PRESTON MEADOW (CPL), BLK
A, LOT 11

OWNER: CHARLES C LIN
LEGAL: DEER CREEK AT
PRESTON MEADOW (CPL), BLK
A, LOT 12

OWNER: ERIKA R
LISTON
LEGAL: DEER CREEK
AT PRESTON
MEADOW (CPL), BLK
A, LOT 13

OWNER: RICHARD S
BRADLEY
LEGAL: DEER CREEK
AT PRESTON
MEADOW (CPL), BLK
A, LOT 14

PRESTON MEADOW LUTHERAN
CHURCH (CPL),
BLK 1, LOT 1R
ZONED: SINGLE FAMILY-6

Preston Meadow Office Park Addition
7.326 Acres
Existing Land Use: Single Family-6
Existing Zoning: SF-6 and PD-429
Proposed Land Use: Office
Proposed Zoning: PD-429

TRACT 2

TRACT 1

PRESTON MEADOW OFFICE
PARK ADDITION (CPL),
BLK 1, LOT 1A
ZONED: PD-429, O-1
H/279

PRESTON MEADOW OFFICE
PARK ADDITION (CPL),
BLK 1, LOT 2B
ZONED: PD-429, O-1

PRESTON MEADOW OFFICE
PARK ADDITION (CPL),
BLK 1, LOT 2A
ZONED: PD-429, O-1
G/264

PRESTON MEADOW OFFICE
PARK ADDITION (CPL),
BLK 1, LOT 3
ZONED: PD-429, O-1
G/264

PRESTON MEADOW OFFICE
PARK ADDITION (CPL),
BLK 1, LOT 4
ZONED: PD-429, O-1
G/264

PRESTON MEADOW OFFICE
PARK ADDITION (CPL),
BLK 1, LOT 1B
ZONED: PD-429, O-1

PRESTON MEADOW OFFICE
PARK ADDITION (CPL),
BLK 1, LOT 1A
ZONED: PD-429, O-1
H/279

OWNER: COIT/LEGACY LIMITED
PARTNERSHIP
LEGAL: LYNCH PARK (CPL), BLK
A, LOT 1R

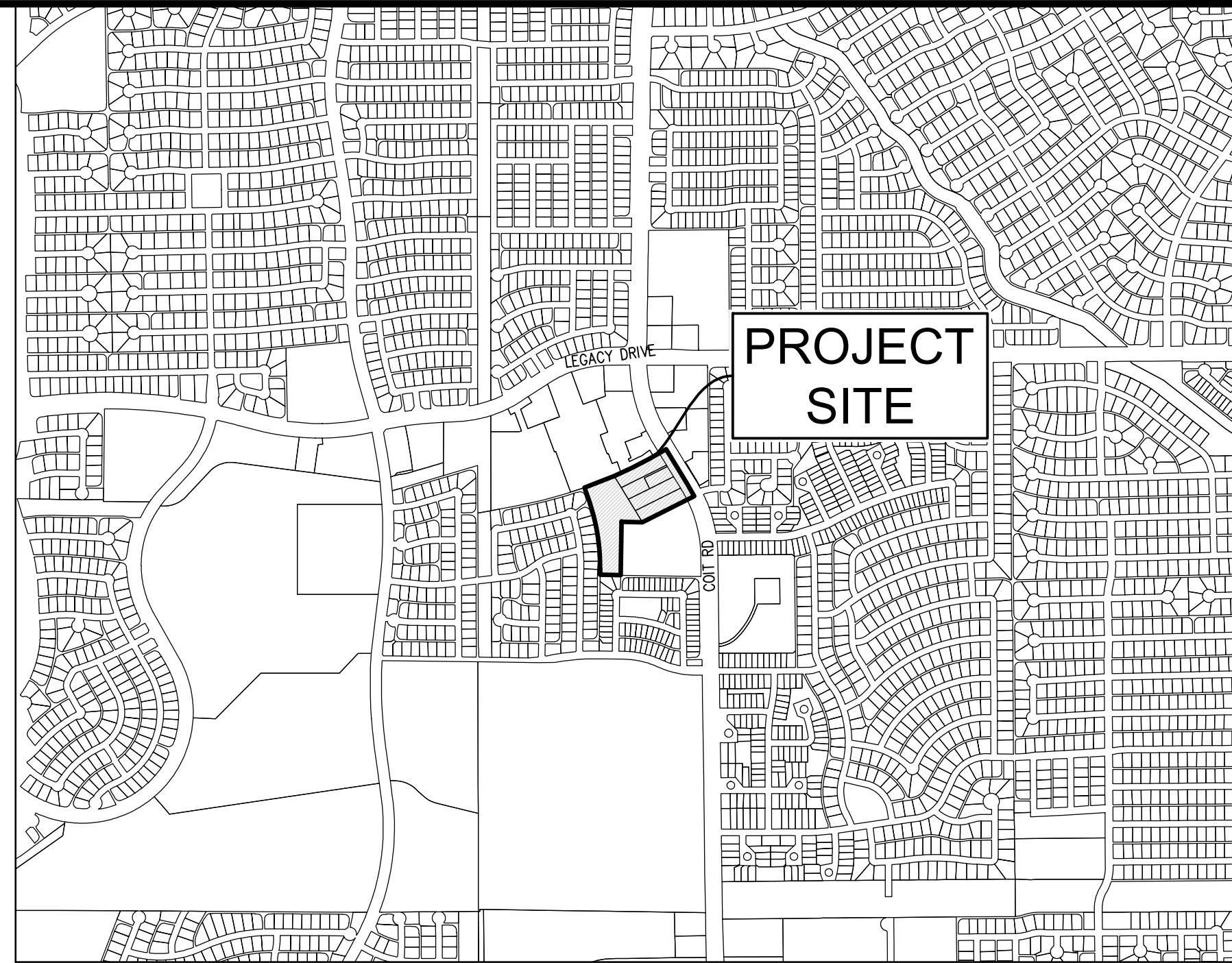
OWNER: INTEGRITY 1ST REAL
ESTATE
LEGAL: LYNCH PARK (CPL), BLK A,
LOT 6

OWNER: LUCKY WONG
PROPERTIES
LEGAL: LEGACY-COIT
VILLAGE (CPL) BLK A, LOT
3R

OWNER: BFS RETAIL &
COMM. OPERATIONS
LEGAL: LEGACY-COIT
FIRESTONE (CPL) BLK A,
LOT 1-1

OWNER: FIRESTONE TIRE &
RUBBER CO
LEGAL: LEGACY-COIT
FIRESTONE (CPL) BLK A,
LOT 1

SCALE: 1"=50'



Vicinity Map 1"=1000'

LAND DESCRIPTION
7.945 ACRES

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THENCE S 63°33'36" W, passing at a distance of 65.00 feet, the southeast corner of said Lot 4, Block 1, continuing a total distance of 443.95 feet, to the southwest corner of said Lot 4, Block 1 and being the inner ell of said Lot 1R, Block 1;

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OWNER/DEVELOPER
Mary Leady
CEO Collin County
Association of Realtors
6821 Coit Rd, Plano TX 75024
Ph. 972.618.3800
Contact: Mary Leady

ZONING EXHIBIT
CITY PROJECT #ZC2019-020
A PORTION OF LOT 1R, BLOCK 1,
PRESTON MEADOW LUTHERAN
CHURCH ADDITION, Lots 1A, 1B, 2A, 2B,
3, and 4, Preston Meadow Office Addition
CITY OF PLANO, COLLIN COUNTY, TEXAS

PRELIMINARY PLANS
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
G&A | MCADAMS,
TBPE: 19762
JOSHUA M. BARTON,
P.E. #129227
DATE 2/21/2020

Drawn By: HH
Date: 11/06/2019
Scale: 1"=50'
Revisions:

WGA-19030

CP

Plano Office Building
Lot 1R Block 1
3.74 Acres
In the
PRESTON MEADOW LUTHERAN CHURCH SURVEY,
ABSTRACT NO. 0672
COLLIN COUNTY, TEXAS

ZONING EXHIBIT



The John R. McAdams
Company, Inc.
(G&A, G&A McAdams)
111 Hillside Drive
Leesville, TX 75460
972.436.9712
201 County View Drive
Roanoke, Texas 76282
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

Plano Office Building