

Zoning Case 2020-015

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 rezone 4.2 acres of land out of the Collin County School Land Survey, Abstract No. 153, located on the east side of Robinson Road, 116 feet south of Pine Brook Drive in the City of Plano, Collin County, Texas, from Agricultural to 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 10th day of August 2020, for the purpose of considering rezoning 4.2 acres of land out of the Collin County School Land Survey, Abstract No. 153, located on the east side of Robinson Road, 116 feet south of Pine Brook Drive in the City of Plano, Collin County, Texas, from Agricultural to 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 10th day of August 2020; 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.

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 rezone 4.2 acres of land out of the Collin County School Land Survey, Abstract No. 153, located on the east side of Robinson Road, 116 feet south of Pine Brook Drive in the City of Plano, Collin County, Texas, from Agricultural to Single-Family Residence-6, 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 THIS THE 10TH DAY OF AUGUST 2020.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

ZONING CASE ZC2020-015

BEING a tract of land situated in the Collin County School Land Survey, Abstract No. 153, City of Plano, Collin County, Texas, the subject tract BEING a portion of a tract conveyed to Marion G. Spurlin according to the deed recorded in Volume 647, Page 593 of the Deed Records, Collin County, Texas (DRCCT), with the subject tract BEING more particularly described as follows:

BEGINNING at a point on the center of line of Brush Trail, a called 50-foot wide right-of-way, from which the southeast corner of Lot 6, Block E, Villages of Preston Glen Phase II, an addition recorded in Cabinet O, Page 477, Plat Records, Collin County, Texas (PRCCT), bears S 89°20'47" W, 25.00 feet;

THENCE S 00°39'04" W, 329.05 feet along said center line of Brush Trail to the point of intersection of said center line with the south line Parkridge Drive a called 50-foot wide right-of-way and a point on the north property line of Lot 35, Block A of Deerfield West, an addition recorded in Cabinet H, Page 223 PRCCT;

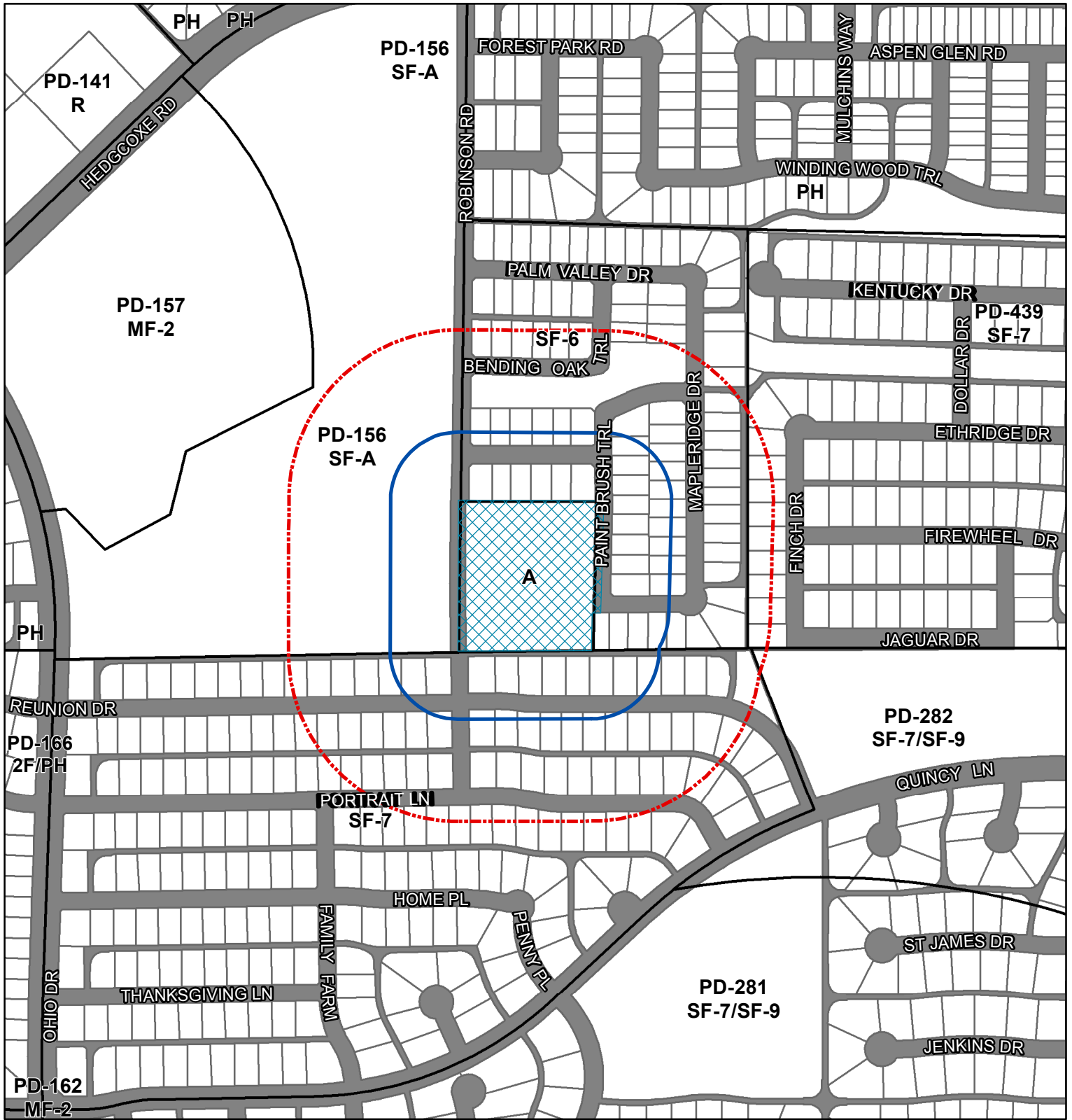
THENCE S 88°57'14" W, 25.01 feet along said north property line of Lot 35, Block A of Deerfield West to the northwest lot corner thereof;

THENCE S 00°39'04" W, 110.05 feet along the west line thereof to a point on the north line of an alley created by the final plat of the above mentioned Deerfield West,

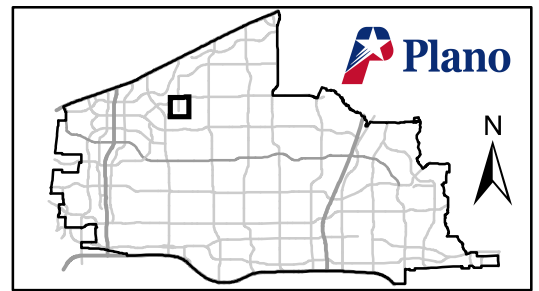
THENCE S 88°57'14" W, 393.09 feet along the north line of said alley to a point on the center line of Robinson Road, a variable width public right-of-way, according to the right-of-way dedication thereof recorded in Document No. 2002-0119670 DRCCT;

THENCE N 00°44'46" W, 441.85 feet to a point on the above mentioned south property line of Villages of Preston Glen Phase II, a point for corner;

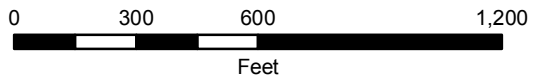
THENCE N 89°20'47" E, along the south line of said addition passing at 403.80 feet the southeast property corner and continuing a total distance of 428.80 feet to the POINT OF BEGINNING with the subject tract containing 183,734 square feet or 4.218 acres of land.

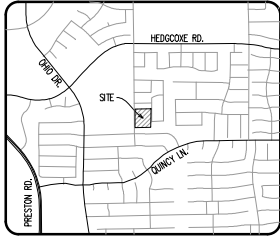


Zoning Case: 2020-15
 Existing Zoning: Agricultural (A)
 Proposed Zoning: Single-Family Residence-6 (SF-6)



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





LOCATION MAP

Richard H. Tseng, Trustee
Doc. No. 2019-071960
Page No. 002-01960
Vol. 528, Pg. 1
Current Use: Vacant

ROBINSON ROAD
50' R.O.W.
N 00°44'46" W ~ 441.83'

4' x 8' Corner Area
Doc. No. 87-001387
DRCC

CELL TOWER SITE

15' x 15' Driveway Easement
Doc. No. 2002-01960
Vol. 528, Pg. 1
DRCC

MARION G. SPURLIN
Vol. 647, Pg. 593 DRCCCT
Existing Zoning: Agriculture
Current Use: Homestead
Proposed Zoning: SF-6

4.218 Gross Acres
3.808 Net Acres

VILLAGES OF PRESTON
GLEN PHASE II
Cab. O, Pg. 477 PRCCCT
Existing Zoning: SF-6
Current Use: Single Family Residential

N 89°20'41" E ~ 428.80'

15' Driveway Easement
Doc. No. 2002-01960
Vol. 528, Pg. 6
DRCC

15' x 15' Driveway Easement
Doc. No. 2002-01960
Vol. 528, Pg. 11
DRCC

COLLIN COUNTY
SCHOOL LAND SURVEY
ABSTRACT NO. 103

POINT OF BEGINNING

5 00 39 04" N ~ 524.05'
PAINT BRUSH TRAIL
50' R.O.W.

VILLAGES OF PRESTON
GLEN PHASE II
Cab. O, Pg. 477 PRCCCT
Existing Zoning: SF-6
Current Use: Single Family Residential

PARKRIDGE DRIVE
50' R.O.W.

S 88°57'14" N ~ 25.01'

S 00°34'04" N ~ 110.05'

S 88°57'14" N ~ 349.04'

DEERFIELD WEST
Cab. H, Pg. 223 PRCCCT
Existing Zoning: SF-7
Current Use: Single Family Residential

EXHIBIT A FOR ZC2020-015
NORTHBROOK PLACE
4.218 GROSS ACRES
IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS
COLLIN COUNTY SCHOOL LAND SURVEY - ABST. NO. 153
EXISTING ZONING: AGRICULTURAL
PROPOSED ZONING: SF-6

OWNER MARION G. SPURLIN 823 Sunny Brook Drive Edmond, Oklahoma 73034 Email Address: buokspur@yahoo.com Contact: Patti Spurlin	APPLICANT SHADDOCK ACQUISITIONS, LLC 2400 Dallas Parkway, Suite 500 Plano, Texas 75093 Telephone (972) 985-5505 Contact: Andrew Shaddock	ENGINEER / SURVEYOR Spars Engineering, Inc. 765 Coaster Road, Suite 100 Plano, TX 75075 Telephone (972) 422-0077 FIRE No. 7-2121 Contact: Greg T. Haisel
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