

Zoning Case 2020-017

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-87-Neighborhood Office on 4.6 acres of land out of the Mary Katherine & Sally Owens Survey, Abstract No. 672, located at the southwest corner of Parker Road and Townbluff Drive, in the City of Plano, Collin County, Texas, and presently zoned Planned Development-87-Neighborhood Office with Specific Use Permit No. 215 for Commercial Antenna Support Structure in order to modify development standards; 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 24th day of August 2020, for the purpose of considering amending Planned Development-87-Neighborhood Office on 4.6 acres of land out of the Mary Katherine & Sally Owens Survey, Abstract No. 672, located at the southwest corner of Parker Road and Townbluff Drive, in the City of Plano, Collin County, Texas, and presently zoned Planned Development-87-Neighborhood Office with Specific Use Permit No. 215 for Commercial Antenna Support Structure in order to modify development standards; 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 24th day of August 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-87-Neighborhood Office on 4.6 acres of land out of the Mary Katherine & Sally Owens Survey, Abstract No. 672, located at the southwest corner of Parker Road

and Townbluff Drive, in the City of Plano, Collin County, Texas, and presently zoned Planned Development-87-Neighborhood Office with Specific Use Permit No. 215 for Commercial Antenna Support Structure in order to modify development standards, 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. No access allowed to Townbluff Dr.
2. Provision of a 3-foot high landscape berm adjacent to the residential lots on Townbluff Dr.
3. Additional permitted uses:
 - a. Personal Service Shop
 - b. Studio (Photographer, Musician, and/or Artist)
4. Standards for Parker Office Plaza, Block A, Lot 3:
 - a. Maximum height for the building constructed in 1986: 3 stories, 45 feet.
 - b. Maximum height for the building constructed in 1986 may be extended to 48 feet where necessary to accommodate an elevator shaft.
 - c. New buildings and building expansions are limited to the O-1 requirements for height, except as noted in 4a and 4b above.

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 affected 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 24TH DAY OF AUGUST 2020.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

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SITUATED in the State of Texas, County of Collin and City of Plano, BEING part of the Mary Katherine & Sally Owens Survey, Abstract No. 672, and BEING Lots 1, 2 and 3, Block A of Parker Office Plaza as recorded in Volume C, Page 667 and Lot 1, Block A of C.B.R.B.C. Addition – Plano as recorded in Volume C, Page 88 of the Collin County Map Records, with said premises BEING more particularly described as follows:

BEGINNING at a "X" found cut in concrete and marking the southeast corner of said Lot 3, the northeast corner of Townbluff Condominiums as recorded in Volume C, Page 301, and BEING in the west right-of-way line of Townbluff Drive (a 50' Right-of-Way);

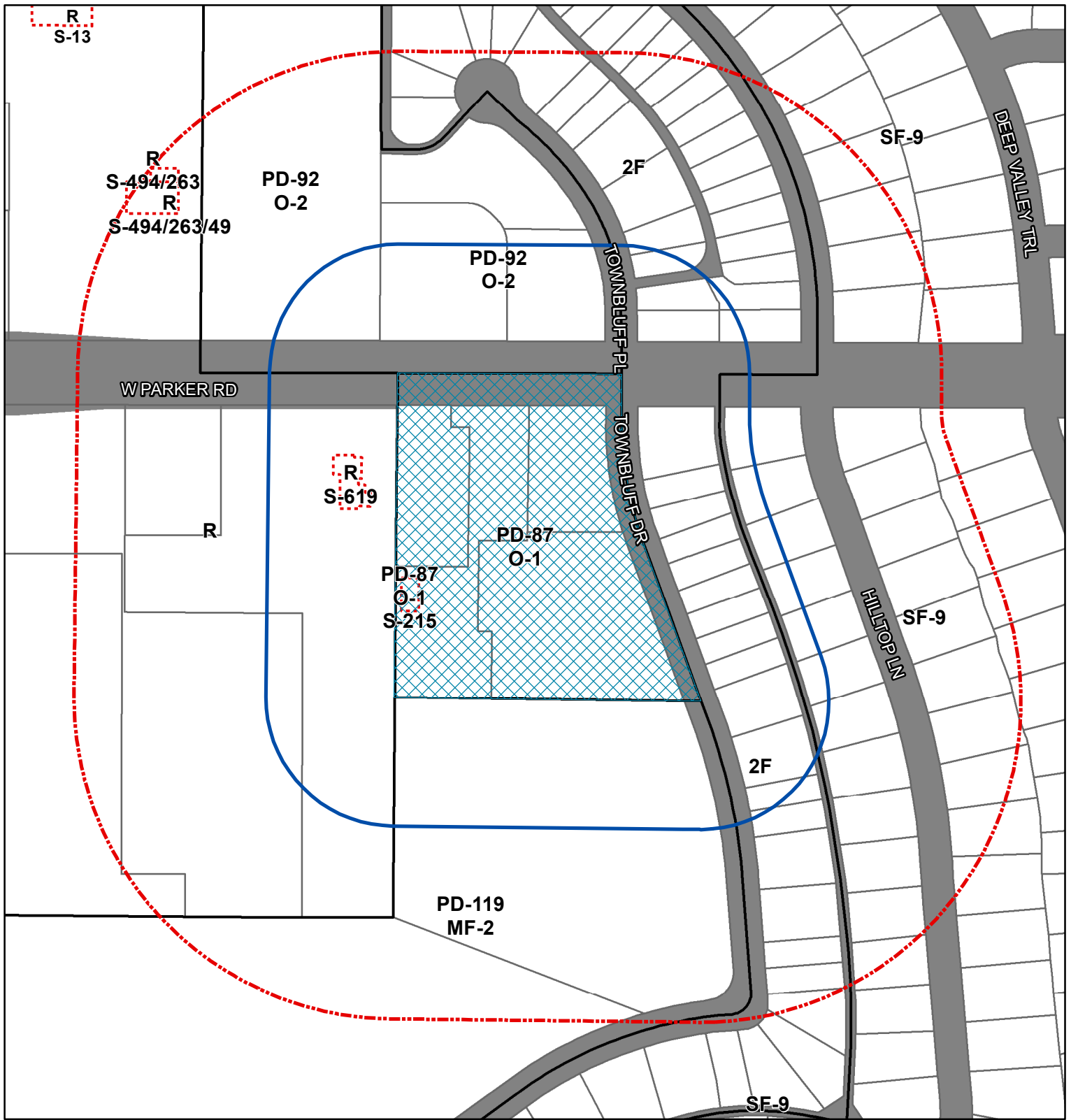
THENCE departing said right-of-way, along a common line between Lots 2, 3 and Townbluff Condominiums. North $89^{\circ}40'29''$ West, 453.12 feet to the most southerly southwest corner of Lot 2, the northwest corner of Townbluff Condominiums and BEING in the east line of Lot 6R, Block A of Replat Independence Square Shopping Center as recorded in Volume 2006, Page 513 of the Collin County Map Records,

THENCE with a common line between Lots 1 and 2 of said Parker Office Plaza and Lot 6R as follows: North $00^{\circ}19'31''$ East, passing at 455.00 feet a point in the south right-of-way line of Parker Road (100' right-of-way), and marking the northwest corner of Lot 1, the northeast corner of Lot 6R, and continuing through the right-of-way of Parker Road a total distance of 505.00 feet to a point in the centerline of Parker Road marking the northwest corner of the herein described premises;

THENCE with the centerline of Parker Road and the north line of said premises, South $89^{\circ}59'00''$ East, 350.21 feet to a point marking the intersection of Parker Road with the centerline of Townbluff Drive (50' right-of-way), and marking the northeast corner of said premises;

THENCE with the east line of said premises, passing through the Parker Road right-of-way and along the centerline of Townbluff Drive as follows: South $00^{\circ}01'00''$ West, 56.46 feet to a point marking the beginning of a curve to the left; southeasterly along a curve to the left having a central angle of $20^{\circ}32'28''$ with a radius of 620.00 feet, for an arc distance 222.28 feet (chord = South $10^{\circ}15'13''$ East, 221.09 feet) to the end of said curve; South $20^{\circ}31'27''$ East, 249.43 feet to a point marking the southeast corner of said premises;

THENCE with the south line of said premises, North $89^{\circ}40'29''$ West, 26.75 feet to the place of BEGINNING AND CONTAINING 200,080 square feet or 4.593 acres of land.

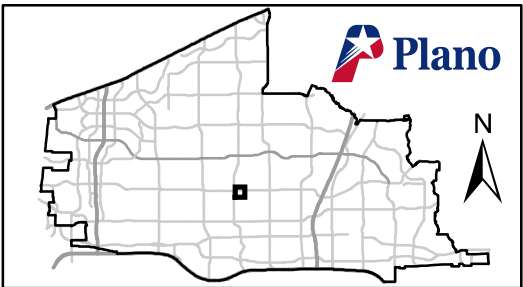


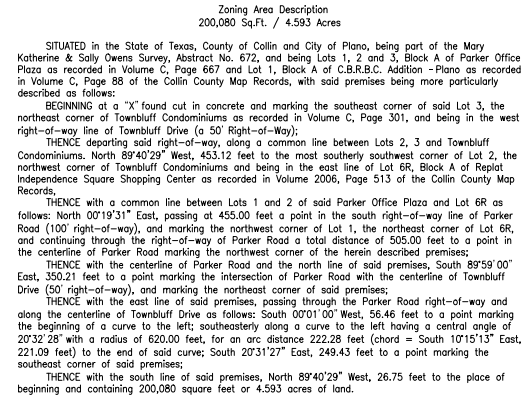
Zoning Case: 2020-017

Existing Zoning: Planned Development-87-Neighborhood Office with Specific Use Permit No. 215 for Commercial Antenna Support Structure (PD-87-O-1 w/ S-215)

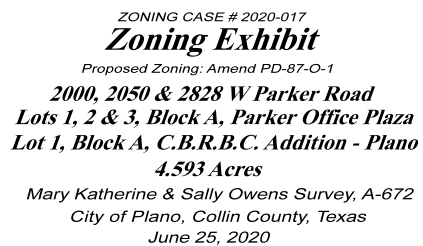
Proposed Zoning: Amend PD-87-O-1

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





NOTE: Approval of the zoning case associated with the 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 & Zoning Commission and/or City Council action on studies plats or plans relation to development of the property shall be considered as an action separate from action taken on this zoning case.



Surveyor

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Email: fredb@roomeinc.com
Attn: Fred Bemenderfer*

Rev: 7/29/2020
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VICINITY MAP
N. T.S.