

City of Plano – February 2018 – Ordinances and Resolutions

Resolution No. 2018-2-1(R): To authorize the filing of a grant application for regional funds in an amount not to exceed \$39,740 for a City of Plano Municipal and Employee Recycling Education Program through the North Central Texas Council of Governments; designating the Director of Environmental Health & Sustainability as authorized representative of the City of Plano for the purpose of giving required assurances, acting in connection with said application, and providing required information; and declaring an effective date.

Ordinance No. 2018-2-2: To repeal Ordinance No. 2017-9-10; establishing the number of certain classifications within the Fire Department for fiscal year 2017-18; establishing the authorized number and effective dates of such positions for each classification; establishing a salary plan for the Fire Department effective February 12, 2018; and providing a repealer clause, a severability clause and an effective date.

Resolution No. 2018-2-3(R): To approve the terms and conditions of a Local Project Advance Funding Agreement for Non-Construction by and between the City of Plano and the Texas Department of Transportation for the Legacy Area Transportation Management Association; authorizing its execution by the City Manager; and providing an effective date.

Resolution No. 2018-2-4(R): To support a DART Service Plan Amendment to add a fixed guideway route on the CityLine alignment and to extend the Cotton Belt Regional Rail corridor to Shiloh Road in the City of Plano.

Resolution No. 2018-2-5(R): To authorize the filing of an application for, and the receipt of, regional funds in an amount not to exceed \$300,000 for a Texas Pure Products advertising and education campaign through the North Central Texas Council of Governments; designating the City Manager as the representative of the City of Plano for the purpose of giving required assurances and acting in connection with said application and providing required information, and setting an effective date.

Ordinance No. 2018-2-6: To add Section 12-172 of Article VII, Bicycles, of Chapter 12, Motor Vehicles and Traffic, and amending Section 19-1, Obstruction of Streets, Alleys, Sidewalks, Parkway Areas, or Public Grounds, of Article I, In General, of Chapter 19, Streets and Sidewalks, and amending Section 11-149, Exceptions from Permit Requirement, of Division 3, Permit for Commercial Solicitation in the Public Right-of-Way and on Residential Property, of Article IV, Peddlers, Solicitors, Itinerant Vendors, Carnivals, and Job Placement Activities, of Chapter 11, Licenses and Business Regulations of the Code of Ordinances of the City of Plano, Texas to regulate bike share service companies, providing a repealer clause, a severability clause, a savings clause, a publication clause, a penalty clause, and an effective date.

Ordinance No. 2018-2-7 (Zoning Case 2017-033): To amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to rezone 46.2 acres of land located at the southwest corner of State Highway 121 and Rasor Boulevard in the City of Plano, Collin County, Texas, from Regional Commercial to Planned Development-32-Regional Commercial to allow single-family residence and food truck park as additional permitted uses and 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.

Ordinance No. 2018-2-8 (Zoning Case 2017-038): To amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, granting Specific Use Permit No. 65 for the additional use of Vehicle Leasing and Renting on 0.1 acre of land located 281 feet south of Spring Creek Parkway and 600 feet east of Custer Road, in the City of Plano, Collin County, Texas, presently zoned Retail; 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.

RESOLUTION NO. 2018-2-1(R)

A Resolution of the City of Plano, Texas, authorizing the filing of a grant application for regional funds in an amount not to exceed \$39,740.00 for a City of Plano Municipal and Employee Recycling Education Program through the North Central Texas Council of Governments; designating the Director of Environmental Health & Sustainability or her authorized designee as authorized representative of the City of Plano for the purpose of giving required assurances, acting in connection with said application, and providing required information; and declaring an effective date.

WHEREAS, the City Council has been presented an application through the North Central Texas Council of Governments (NCTCOG), providing terms and conditions for a grant not to exceed the amount of \$39,740.00 for a Municipal and Employee Recycling Education Program to increase recycling and decrease contamination of waste streams in municipal buildings through increased education, public awareness, and improved infrastructure and resources; and

WHEREAS, among other things, the grant funds will be used to purchase waste management containers and signage for highly visible public spaces in City recreation centers and libraries, recycle and waste bins for individual work stations throughout City office facilities, incentive items for employee education participants, and educational materials used in outreach and education to our residents and City of Plano employees, as well as for marketing purposes in helping promote this initiative; and

WHEREAS, the City is eligible to receive grant funding for this Program from NCTCOG and is of the opinion that utilizing such funding will increase recycling and decrease contamination of waste streams in municipal buildings through increased education, public awareness, and improved infrastructure and resources; and

WHEREAS, the City Council designates the Director of Environmental Health & Sustainability or her authorized designee as the City's authorized representative to act on behalf of the City with regard to this grant. The authorized representative is given the power to apply for; give required assurances; provide required information; and accept, reject, alter, or terminate the grant on behalf of the City.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The recitals to this resolution are incorporated herein.

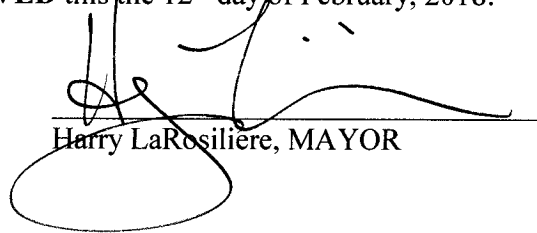
Section II. The submission of the grant application is hereby approved for regional funds in an amount not to exceed \$39,740.00 for a Municipal and Employee Recycling Education Program.

RESOLUTION NO. 2018-2-1(R)

Section III. The Director of Environmental Health & Sustainability or her authorized designee is designated as the authorized representative to act on behalf of the City of Plano with regard to this grant.

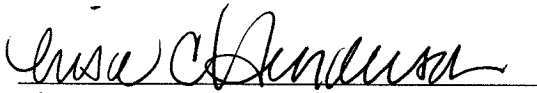
Section IV. This Resolution shall become effective immediately upon its passage.

DULY PASSED AND APPROVED this the 12th day of February, 2018.



Harry LaRosiliere, MAYOR

ATTEST:



Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:



Paige Mims, CITY ATTORNEY

ORDINANCE NO. 2018-2-2

An Ordinance of the City of Plano, Texas repealing Ordinance No. 2017-9-10; establishing the number of certain classifications within the Fire Department for fiscal year 2017-18; establishing the authorized number and effective dates of such positions for each classification; establishing a salary plan for the Fire Department effective February 12, 2018; and providing a repealer clause, a severability clause and an effective date.

WHEREAS, on September 11, 2017 by Ordinance No. 2017-9-10, the City Council of the City of Plano, Texas, adopted the Civil Service compensation plan for the Fire Department of the City of Plano; and

WHEREAS, in compliance with Chapter 143 of the Texas Local Government Code, V.T.C.A., as amended, the City Council desires to adopt the specified number of positions effective February 12, 2018 and the classification and salary plan for the sworn personnel of the Fire Department of the City of Plano, Texas as set forth in attached Exhibit "A"; and

WHEREAS, the Department recommends, based on operational needs, the elimination of; one (1) Fire Captain position, and the addition of one (1) Battalion Chief position; and

WHEREAS, the salary plan adopted by this ordinance does not, in any way, limit the ability or authority of the City to implement a reduction in salary due to business or other fiscal needs, nor does it prevent the City Manager or Department Head from reducing, on an individual or a group basis, the number of hours worked per week or per work cycle due to fiscal needs, disciplinary actions, or other allowable reasons.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS THAT:

Section I. Ordinance No. 2017-9-10 duly passed and approved by the City Council of the City of Plano, Texas on September 11, 2017 is repealed in its entirety effective February 12, 2018.

Section II. The number of positions in the City of Plano Fire Department effective February 12, 2018 and the classification and salary plan of the City of Plano Fire Department for City of Plano fiscal year 2017-18, as set forth in Exhibit "A", are hereby approved.

Section III. The elimination of one (1) Fire Captain position and the addition of one (1) Battalion Chief position is hereby approved.

Section IV. Any and all advancements from one service plateau to the next, within the salary structure set out in Exhibit "A" is hereby approved and adopted, and shall thereafter be permitted to start on the first payroll period following completion of the required number of continuous service months.

Section V. All provisions of the Ordinances of the City of Plano, codified and uncoded, in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Plano, codified or uncoded, not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

ORDINANCE NO. 2018-2-2

Section VI. It is the intention of the City Council that this Ordinance, and every provision thereof, shall be considered severable, and the invalidity or unconstitutionality of any section, clause, provision or portion of this Ordinance shall not affect the validity or constitutionality of any other portion of this Ordinance.

Section VII. Upon passage, this Ordinance shall become effective February 12, 2018.

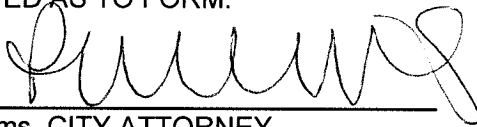
DULY PASSED AND APPROVED, this, the 12th day of February 2018.


Harry LaRoslere, MAYOR

ATTEST:


Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:


Paige Mims, CITY ATTORNEY



CITY OF PLANO
2017 - 2018 CIVIL SERVICE COMPENSATION PLAN
 Effective 2/12/2018
FIRE

RANGE	POSITION	Effective Date - # Positions	STEP:	BASE 1	6 MOS. 2	12 MOS. 3	24 MOS. 4
001	Firefighter	10/2/2017 - 224	Annual: Monthly: Shift Hourly: 40-hour Hourly:	\$67,077 \$5,590 \$23,0347 \$32,2486		\$71,807 \$5,984 \$24,6590 \$34,5226	\$79,103 \$6,592 \$27,1644 \$38,0302
002	Fire Engineer	10/2/2017 - 64	Annual: Monthly: Shift Hourly: 40-hour Hourly:	\$88,968 \$7,414 \$30,5521 \$42,7729			
003	Lieutenant	10/2/2017 - 31	Annual: Monthly: Shift Hourly: 40-hour Hourly:	\$99,785 \$8,315 \$34,2669 \$47,9737			
004	Captain	10/2/2017 - 51 2/12/2018 - 50	Annual: Monthly: Shift Hourly: 40-hour Hourly:	\$110,973 \$9,248 \$38,1089 \$53,3525			
005	Battalion Chief	10/2/2017 - 6 2/12/2018 - 7	Annual: Monthly: Shift Hourly: 40-hour Hourly:	\$126,353 \$10,529 \$43,3906 \$60,7468			
006	Deputy Fire Chief	10/2/2017 - 7	Annual: Monthly: 40-hour Hourly:	\$137,973 \$11,498 \$66,3330			
007	Appointed Assistant Fire Chief	10/2/2017 - 2	Annual: Monthly: 40-hour Hourly:	\$148,717 \$12,393 \$71,4984			

The base pay is the same for all personnel within a classification; however the hourly pay rates vary based on whether the individual is assigned to a 40 hour per week staff position or a 56 hour per week shift position. The City Council can change pay, pay periods, and total hours scheduled at any time.

EXHIBIT A

RESOLUTION NO. 2018-2-3(R)

A Resolution of the City of Plano, Texas, approving the terms and conditions of a Local Project Advance Funding Agreement for Non-Construction By and Between the City of Plano and the Texas Department of Transportation for the Legacy Area Transportation Management Association; authorizing its execution by the City Manager or his designee; and providing an effective date.

WHEREAS, over the last three years, the City of Plano has been successful in attracting new development and jobs to the Legacy Business Area and in particular Legacy West; and

WHEREAS, the City of Plano has studied ways to mitigate traffic congestion in the Legacy Business Area and commissioned a report entitled Legacy Business Area Mobility Study; and

WHEREAS, the City of Plano has begun to implement recommendations of the Study including fostering the establishment of a transportation management association; and

WHEREAS, the City of Plano has applied for a federal Surface Transportation Block Grant to support the Legacy Area Transportation Management Association for two years; and

WHEREAS, the City of Plano's grant application has been approved and now has reached agreement with the Texas Department of Transportation CSJ: 0918-24-239 that outlines the terms and conditions of the Surface Transportation Block Grant; and

WHEREAS, upon full review and consideration of the Local Transportation Project Non-Construction Advance Funding Agreement for a Congestion Mitigation and Air Quality (CMAQ) Improvement Program Project Utilizing Transportation Development Credits Off System (Agreement), and all matters attendant and related thereto, the City Council is of the opinion that the terms and conditions thereof should be approved, and that the City Manager or his designee shall be authorized to execute it on behalf of the City of Plano.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:


Section I. The terms and conditions of the Agreement, having been reviewed by the City Council of the City of Plano and found to be acceptable and in the best interests of the City of Plano and its citizens, are hereby in all things approved.

Section II. The City Manager, or his designee, is hereby authorized to execute the Agreement and all other documents in connection therewith on behalf of the City of Plano, substantially according to the terms and conditions set forth in the Agreement.

Section III. This Resolution shall become effective immediately upon its passage.

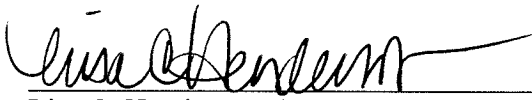
RESOLUTION NO. 2018-2-3(R)

DULY PASSED AND APPROVED this the 26th day of February, 2018.



Harry LaRosiliere, MAYOR

ATTEST:



Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:



Paige Mims, CITY ATTORNEY

RESOLUTION NO. 2018-2-4(R)

A Resolution of the City of Plano, Texas, supporting a DART Service Plan Amendment to add a fixed guideway route on the CityLine alignment and to extend the Cotton Belt Regional Rail corridor to Shiloh Road in the City of Plano.

WHEREAS, DART is proposing Cotton Belt regional passenger rail service to enhance transportation opportunities for the North Texas region; and

WHEREAS, the proposed project will provide passenger rail connections and service that will improve mobility, accessibility and system linkages to major employment, population and activity centers in the northern part of the DART Service Area; and

WHEREAS, the proposed project will interface with three DART light rail lines: Red Line in Richardson and Plano, the Green Line in Carrollton and the Orange Line at DFW Airport; and

WHEREAS, the project will also connect to Fort Worth Transit Authority's TEX Rail Regional Rail Line to Fort Worth and the DFW Airport Skylink People Mover; and

WHEREAS, the City of Plano continues to support the development and operation of this project; and

WHEREAS, DART's current Service Plan includes a fixed guideway route on the existing Cotton Belt rail corridor, extending from the Green Line to the Red Line; and

WHEREAS, DART proposes to amend the Service Plan to add a fixed guideway route west of the Green Line to DFW Airport and east of the Red Line to Shiloh Road in Plano; and

WHEREAS, the DART Cotton Belt Regional Rail project includes the CityLine Alignment fixed guideway route diversion from the existing railroad corridor to provide a Regional Rail Station at the City Line/Bush Rail Station; and

WHEREAS, the DART Cotton Belt Regional Passenger Rail project includes the extension of the fixed guideway to Shiloh Road, a regional rail station complex near its intersection with the Red Line and a regional rail station at Shiloh Road, in the City of Plano; and

WHEREAS, the DART Cotton Belt Regional Passenger Rail project includes a regional rail station complex near its intersection with Coit Road, as it increases mobility options for central Plano residents; and

WHEREAS, DART's enabling legislation requires that the addition of a fixed guideway route to Shiloh Road in the City of Plano must be approved by the City of Plano.

RESOLUTION NO. 2018-2-4(R)

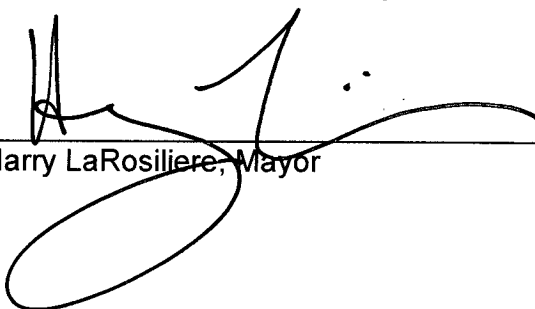
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

SECTION I: The City of Plano supports the development and operation of the Cotton Belt Regional Rail project.

SECTION II: The Plano City Council supports the proposed DART Service Plan Amendment to add a fixed guideway route on the CityLine Alignment and to extend the fixed guideway to Shiloh Road.

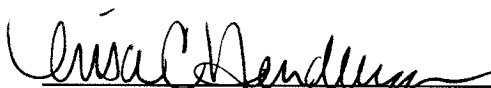
SECTION III: The Plano City Council supports the proposed 12th Street rail station complex with Red Line transfer capability and a regional rail station near Shiloh Road.

DULY PASSED AND APPROVED, this the 26th day of February, 2018.




Harry LaRosiliere, Mayor

ATTEST:



Lisa C. Henderson, City Secretary

APPROVED AS TO FORM:



Paige Mims, City Attorney

RESOLUTION NO. 2018-2-5(R)

A Resolution of the City of Plano, Texas, authorizing the filing of an application for, and the receipt of, regional funds in an amount not to exceed \$300,000 for a Texas Pure Products advertising and education campaign through the North Central Texas Council of Governments; designating the City Manager or his authorized designee as the representative of the City of Plano for the purpose of giving required assurances and acting in connection with said application and providing required information, and setting an effective date.

WHEREAS, the City Council has been presented an application for the North Central Texas Council of Governments (NCTCOG), providing terms and conditions for an advertising and education campaign for Texas Pure Products; and

WHEREAS, the City Council appoints the City Manager or his authorized designee as the grantee's authorized official, given the power to apply for, accept, reject, alter, or terminate the grant on behalf of the application agency.

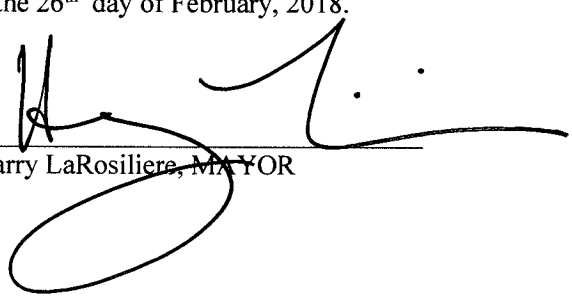
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS:

Section I. The submission of the grant application is hereby approved for regional funds in an amount not to exceed \$300,000 for a Texas Pure Products advertising and education campaign. If awarded, the receipt of the grant funds by the City of Plano is also approved.


Section II. The City Manager, or his authorized designee, is appointed as the authorized official to act on behalf of the City of Plano with regard to this grant.

Section III. This Resolution shall become effective immediately upon its passage.

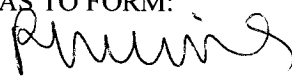
DULY PASSED AND APPROVED this the 26th day of February, 2018.


Harry LaRosiliere, MAYOR

ATTEST:


Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:


Paige Mims, CITY ATTORNEY

ORDINANCE NO. 2018-2-6

An Ordinance of the City of Plano, Texas adding Section 12-172 of Article VII, Bicycles, of Chapter 12, Motor Vehicles and Traffic, and amending Section 19-1, Obstruction of Streets, Alleys, Sidewalks, Parkway Areas, or Public Grounds, of Article I, In General, of Chapter 19, Streets and Sidewalks, and amending Section 11-149, Exceptions from Permit Requirement, of Division 3, Permit for Commercial Solicitation in the Public Right-of-Way and on Residential Property, of Article IV, Peddlers, Solicitors, Itinerant Vendors, Carnivals, and Job Placement Activities, of Chapter 11, Licenses and Business Regulations of the Code of Ordinances of the City of Plano, Texas to regulate bike share service companies, providing a repealer clause, a severability clause, a savings clause, a publication clause, a penalty clause, and an effective date.

WHEREAS, pursuant to Texas Transportation Code Section 311.001, the City of Plano (the "City") maintains and regulates the streets and alleys within the City; and

WHEREAS, pursuant to Texas Transportation Code Section 316.021, cities may grant permission and prescribe the consideration and terms for the use of a portion of a municipal street or sidewalk for a private purpose if it does not interfere with the public use of the street or sidewalk or create a dangerous condition on the street or sidewalk; and

WHEREAS, bike share service companies now possess GPS, 3G, and self-locking technology on their bicycles such that its bicycles may be locked and opened by users with a smart phone application and tracked to provide for operations and maintenance; and

WHEREAS, the goals of the City are to provide safe and affordable multimodal transportation options to all residents, increase mobility across the city, maintain all current uses of streets and sidewalks, and regulate the placement and proliferation of bicycles in the City's right-of-way; and

WHEREAS, bike share services are a component to help the City achieve its transportation goals and the City desires to make bike share services available to residents, employees and visitors in the City, while maintaining the right-of-way for use by the public for passage and maintaining or enhancing property values; and

WHEREAS, the City will incur significant costs administering and regulating the use and safe operation of bike share systems within the public right-of-way, and such costs will exceed the amount charged for the permit; and

WHEREAS, the City desires to create a pilot program to allow the City to evaluate the regulation of bike share companies in the City's right-of-way; and

WHEREAS, at the end of the term of the pilot program, the City may re-evaluate the conditions for granting bike-share permits or the bike share ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

ORDINANCE NO. 2018-2-6

Section I. Chapter 12, Motor Vehicles and Traffic, Article VII, Bicycles, of the Code of Ordinances, City of Plano, Texas, is hereby amended by adding a section, to be numbered 12-172, which section reads as follows:

Sec. 12-172. – Bike-Share Permits.

1. It shall be an offense for a company or person that provides bicycles on a short-term basis in exchange for compensation to place bicycles in the city's right-of-way without a bike-share permit.
2. Permits may be issued and amended by the Director of Engineering, or his designee, of the City of Plano and shall regulate the use of the city's right-of-way to allow sufficient access for pedestrians, comply with the American's with Disabilities Act, ensure no significant adverse effect on the property rights of third parties, and avoid creating conditions that are a threat to public health and safety.

Section II. Chapter 19, Streets and Sidewalks, Article I, In General, Section 19-1, Obstruction of streets, alleys, sidewalks, parkway areas, or public grounds, of the Code of Ordinances, City of Plano, Texas is hereby amended to read as follows:

Sec. 19-1. - Obstruction of streets, alleys, sidewalks, parkway areas, or public grounds.

- (a) It shall be unlawful for any person to obstruct or encumber, entirely or in part, any portion of any public street, alley, sidewalk, parkway area, or public property in the city with any item, whether temporary or permanent, including, but not limited to, lumber, boxes, firewood, posts, fences, and vehicles, except as allowed by permit pursuant to Section 12-172, as allowed under Section 19-2 below, or unless expressly authorized by city ordinance. Exempt from this prohibition are trees, shrubs, landscaping, bike racks placed in the right-of-way by the City of Plano, bike racks placed in the right-of-way by a developer as required by the City of Plano, and mailboxes located in the parkway area that are maintained in compliance with other city ordinances, rules and regulations. The parkway area is that area lying between the street right-of-way line of any public street and/or alley, and the curb line of the street and/or alley; or if there is no curb line, the paved portion of the street and/or alley.
- (b) Any person, firm, or corporation violating any of the provisions or terms of this section shall, upon conviction thereof, be fined a sum not exceeding five hundred dollars (\$500.00) for each offense, and each and every day such violation shall be deemed to constitute a separate offense.

ORDINANCE NO. 2018-2-6

- (c) In addition to the penalty provided above, in the event that any person violates the provisions of this section, the city has the right to remove any such obstruction or encumbrance. The costs, charges, and expenses incurred by the city in the removal, storage, or disposal of the obstruction or encumbrance ("the charges") shall be a charge to and personal liability of the violator.

Section III. Chapter 11, Licenses and Business Regulations, Article IV, Peddlers, Solicitors, Itinerant Vendors, Carnivals, and Job Placement Activities, Division 3, Permit for Commercial Solicitation in the Public Right-of-Way and on Residential Property, Section 11-149, Exceptions from permit requirement, of the Code of Ordinances, City of Plano, Texas is hereby amended to read as follows:

Sec. 11-149. – Exceptions from permit requirement.

The following are excepted from filing an application and receiving a written permit.

- (1) Solicitation in the public right-of-way on residential streets.
- (2) Solicitation of the sale or lease of personal property if the solicitation language is located upon the personal property and the personal property is permitted to be in the right-of-way.

Section IV. All provisions of the Ordinances of the City of Plano, codified or uncoded, in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Plano, codified or uncoded, not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section V. It is the intention of the City Council that this Ordinance, and every provision thereof, shall be considered severable, and the invalidity or unconstitutionality of any section, clause, provision or portion of this Ordinance shall not affect the validity or constitutionality of any other portion of this Ordinance.

Section VI. 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 Ordinances at the time of passage of this Ordinance.

ORDINANCE NO. 2018-2-6

Section VII. 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(b) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section VIII. This Ordinance shall become effective immediately upon its passage, publication as required by law, and after all necessary signs have been installed.

DULY PASSED AND APPROVED THE 26th DAY OF FEBRUARY, 2018.



Harry LaRosiliere, MAYOR

ATTEST:



Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:



Paige Mims, CITY ATTORNEY

ORDINANCE NO. 2018-2-7

Zoning Case 2017-033

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 46.2 acres of land out of the S.A. & M.G. Ry. Co. Survey, Abstract No. 880, and the Collin County School Land Survey No. 7, Abstract No. 153, located at the southwest corner of State Highway 121 and Rasor Boulevard in the City of Plano, Collin County, Texas, from Regional Commercial to Planned Development-32-Regional Commercial to allow single-family residence and food truck park as additional permitted uses and 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 26th day of February 2018, for the purpose of considering rezoning 46.2 acres of land out of the S.A. & M.G. Ry. Co. Survey, Abstract No. 880, and the Collin County School Land Survey No. 7, Abstract No. 153, located at the southwest corner of State Highway 121 and Rasor Boulevard in the City of Plano, Collin County, Texas, from Regional Commercial to Planned Development-32-Regional Commercial to allow single-family residence and food truck park as additional permitted uses and 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 26th day of February 2018; 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:

ORDINANCE NO. 2018-2-7

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 46.2 acres of land out of the S.A. & M.G. Ry. Co. Survey, Abstract No. 880, and the Collin County School Land Survey No. 7, Abstract No. 153, located at the southwest corner of State Highway 121 and Rasor Boulevard in the City of Plano, Collin County, Texas, from Regional Commercial to Planned Development-32-Regional Commercial to allow single-family residence and food truck park as additional permitted uses, and modify development standards, said property being described in the legal description on Exhibit A attached hereto.

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

Restrictions:

The permitted uses and standards shall be in accordance with the Regional Commercial (RC) zoning district, unless otherwise specified herein:

1. Uses:

- a. Single-family residence attached is an additional permitted use. A maximum of 100 single-family residence attached units may be constructed.
- b. Food truck park is an additional permitted use.
- c. Freestanding restaurants must comply with the following standards:
 - i. When located adjacent to the east-west minor street, there is no minimum building size and drive-through windows are prohibited. These buildings must not be located within 150 feet of a residential lot.
 - ii. In all other areas, buildings must have a minimum of 5,000 square feet of gross floor area and no drive-through window.

2. General Standards:

- a. Setbacks
 - i. Minimum residential setback from the centerline of the main lanes of S.H. 121: 600 feet.
 - ii. Nonresidential buildings fronting a minor street must have a minimum of 75% of their facade within 30 feet of the back of curb or public open space unless restricted by easements. Where easements are present, a minimum of 75% of each facade must be built to the easement line.

ORDINANCE NO. 2018-2-7

- b. To buffer the residential uses, one of the following two conditions must be met, either:
 - i. Condition 1: A nonresidential building or buildings, including parking structures, must be constructed between residential uses and the frontage road of S.H. 121 per the following standards. The nonresidential building(s) must be a minimum of two stories and must buffer no less than 60% of the single-family residential lots.
 - ii. Condition 2: A minimum 100-foot wide irrigated landscape edge (as measured from the front property line) must be provided adjacent to S.H. 121 beginning on the west side of the drainage and floodway easement extending to the western property line. The landscape edge shall include a landscaped berm with a minimum height of 6 feet and a minimum slope of 4:1 consisting of trees, shrubs, groundcover, and related elements. A minimum of one 3-inch caliper shade tree and one 3-inch caliper ornamental tree (7-foot planted height) shall be placed per 50 feet of frontage.
- c. Block Length: The maximum block length is 600 feet, except as may be required for park, hospital, or school use.
- d. All signage along the east-west minor street must be consistent with the signage standards of Subsection 10.800.6 (Signs) of Section 10.800 (Downtown/Business Government) of Article 10 (Nonresidential Districts) of the Zoning Ordinance.
- e. Parking must be in conformance with Article 16 (Parking and Loading) of the Zoning Ordinance, with the following exception:
 - i. Parking within 500 feet of a theater may be dedicated and used for joint parking facilities if provided in conformance with Section 16.900 (Joint Parking Facilities) of the Zoning Ordinance.

3. Phasing:

- a. Prior to or concurrent with the approval of a building permit for any single-family lots west of the drainage and floodway easement, the following requirements must be met:
 - i. A building permit for a minimum of 45,000 square feet of nonresidential uses;
 - ii. A building permit for an additional minimum of 10,000 square feet of restaurant and/or retail uses; and

ORDINANCE NO. 2018-2-7

- iii. A preliminary plat for a minimum of 2 acres of open space.
- b. Prior to or concurrent with the approval of a building permit for any of the remaining single-family lots, the following must be approved:
 - i. A building permit for a minimum of 40,000 square feet of nonresidential uses.
 - ii. A preliminary plat for the remaining open space.
- 4. Streets and Sidewalks: Streets and sidewalks must be built in conformance with the Urban Mixed-Use zoning district except as noted below:
 - a. The planned development must include the following:
 - i. An east-west minor street beginning at Rasor Boulevard and extending to a distance no less than 80 feet from the western boundary line of the planned development.
 - ii. A north-south minor street beginning at Rasor Boulevard and extending to the east-west minor street.
 - iii. Single-family lots fronting on a minor street must provide a direct sidewalk connection to the sidewalk along the minor street.
- 5. Single-Family Residence Attached Standards:
 - a. Single-family residence attached units must be constructed in accordance with the Urban Mixed-Use District area, yard, and bulk requirements with the following exceptions:
 - i. No more than 55% of lots may abut a mews street as their only point of frontage and access.
 - ii. Single-family residence attached lots are exempt from the special residential setback slope requirement.
 - iii. For lots with frontage on the east-west minor street, stoops and landscape areas must be provided adjacent to the building extending a minimum distance of 5 feet into the area between the front facade of the building and the sidewalk.
 - iv. Garage entrances are allowed only from the north-south minor street, a mews street, or an alley. The distance from the garage to the travel lane of the street must be 5 feet or less or must be 20 feet or greater in length.

ORDINANCE NO. 2018-2-7

- v. Parking: 0.25 visitor parking spaces per unit must be provided within 600 feet of each unit.

6. Open Space:

- a. A usable open space plan must be submitted as part of any concept plan, preliminary site plan or site plan application. The usable open space plan must be in conformance with Section 13.800 (Usable Open Space).
- b. A minimum of 4.0 acres of public open space must be provided. A maximum of 2.4 acres of the required open space may be located within a floodplain or drainage and floodway easement. The remaining 1.6 acres must meet the General Standard requirements of Section 13.800 "Usable Open Space" of the Zoning Ordinance. At least one plaza or open space a minimum of 0.5 acre shall be located adjacent to the east-west major/minor street. Required open space must be open to the public at all times and have a minimum dimension of 30 feet long by 25 feet wide.

7. Fencing and Screening:

- a. Fencing is restricted to wrought iron, tubular steel, tubular aluminum, or masonry. Fencing must be at least 50% open construction. Fences in the front yard must have an operable gate that opens to the street.
- b. For all nonresidential properties, with the exception of patios, stoops, and balconies, fencing is not permitted in front of any building face.
- c. An irrigated landscape screen and a masonry screening wall or tubular steel fence must be placed between the development and the Pasquinelli's Willow Crest Subdivision. The landscape screen must grow to a height of at least 15 feet within 2 years of installation.

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.

ORDINANCE NO. 2018-2-7

Section V. The repeal of any ordinance or part of ordinances affectuated 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.

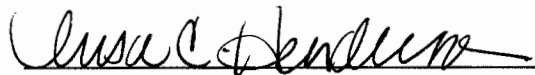
Section VII. It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable, and the invalidity or partial invalidity of any section, clause or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

Section VIII. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED THIS THE 26TH DAY OF FEBRUARY 2018.


Harry LaRosiliere, MAYOR

ATTEST:


Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:


Paige Mims, CITY ATTORNEY

Zoning Case 2017-033

BEING an approximate 46.2 acre tract of land situated in the S. A. & M.G. Ry. Co. Survey, Abstract No. 880 and the Collin County School Land Survey No. 7, Abstract No. 153, City of Plano, Collin County, Texas and being all of Lot 2, Block A of Mustang Square, an addition to the City of Plano described by conveyance plat recorded in Volume 2014, Page 730 of the Plat Records of Collin County, Texas, (P.R.C.C.T.), and also being a portion of that called 24.368 acre tract of land described to Perfect Land Development LLC in the special warranty deed with a vendor's lien recorded in Instrument No. 20161104001502130 of the Official Public Records Collin County, Texas (O.P.R.C.C.T.), a portion of that called 12.00 acre tract of land described to Perfect Land Development LLC in the special warranty deed with a vendor's lien recorded in Instrument No. 20170131000132870, O.P.R.C.C.T., and including a portion of Rasor Boulevard, (a variable width right-of-way as dedicated in Instrument No. 20080123000088080 and Instrument No. 2009062900809770, O.P.R.C.C.T.) and a portion of State Highway No. 121, (a variable width right-of-way) and being more particularly described as follows:

BEGINNING at the centerline intersection of said State Highway 121 and said Rasor Boulevard;

THENCE along the centerline of said Rasor Boulevard, the following: South 01°39'14" East, a distance of 698.54 feet; South 00° 23'27" East, a distance of 137.23 feet to the point of curvature of a curve to the right having a radius of 1050.00 feet; Southwesterly with said survey to the right through a central angle of 28°09'11" for and arc length of 515.96 feet, a chord bearing of south 13°42'39" West and a chord distance of 510.78 feet; South 27°46'30" West, a distance of 764.15 feet;

THENCE leaving the centerline of said Rasor Boulevard, North 62°13'30" West, a distance of 55.00 feet to the easterly corner of Lot 10, Block I of Pasquinelli's Willow Crest, Phase 3 an addition to the City of Plano according to the plat thereof recorded in Volume 2007, Page 147, P.R.C.C.T.;

THENCE North 43°44'44" West along the northeast line of said Pasquinelli's Willow Crest, Phase 3 addition, a distance of 559.30 feet;

THENCE South 62°42'15" West along the northwest line of said Pasquinelli's Willow Crest, Phase 3 addition, a distance of 651.22 feet to the most easterly corner of Lot 3, Block A of Haggar Square Retail Center, an addition to the City of Plano according to the plat thereof recorded in Cabinet K, Page 616, P.R.C.C.T.;

THENCE North 26°14'37" West along the northeast line of said Lot 3, a distance of 145.48 feet;

THENCE North 20°58'27" West continuing along said northeast line and the northeast line of Lot 2R, Block A of Haggar Square Retail Center addition, an addition to the City of Plano according to the plat thereof recorded in Cabinet Q, Page 200, P.R.C.C.T., a distance of 653.38 feet to the southeast line of said State Highway No. 121;

THENCE North 26°38'38" West, a distance of 223 feet to the approximate centerline of said State Highway No. 121;

THENCE North 63°21'22" East along the approximate centerline of said State Highway No. 121, a distance of 832.61 feet;

EXHIBIT "A" TO ORDINANCE NO. 2018-2-7

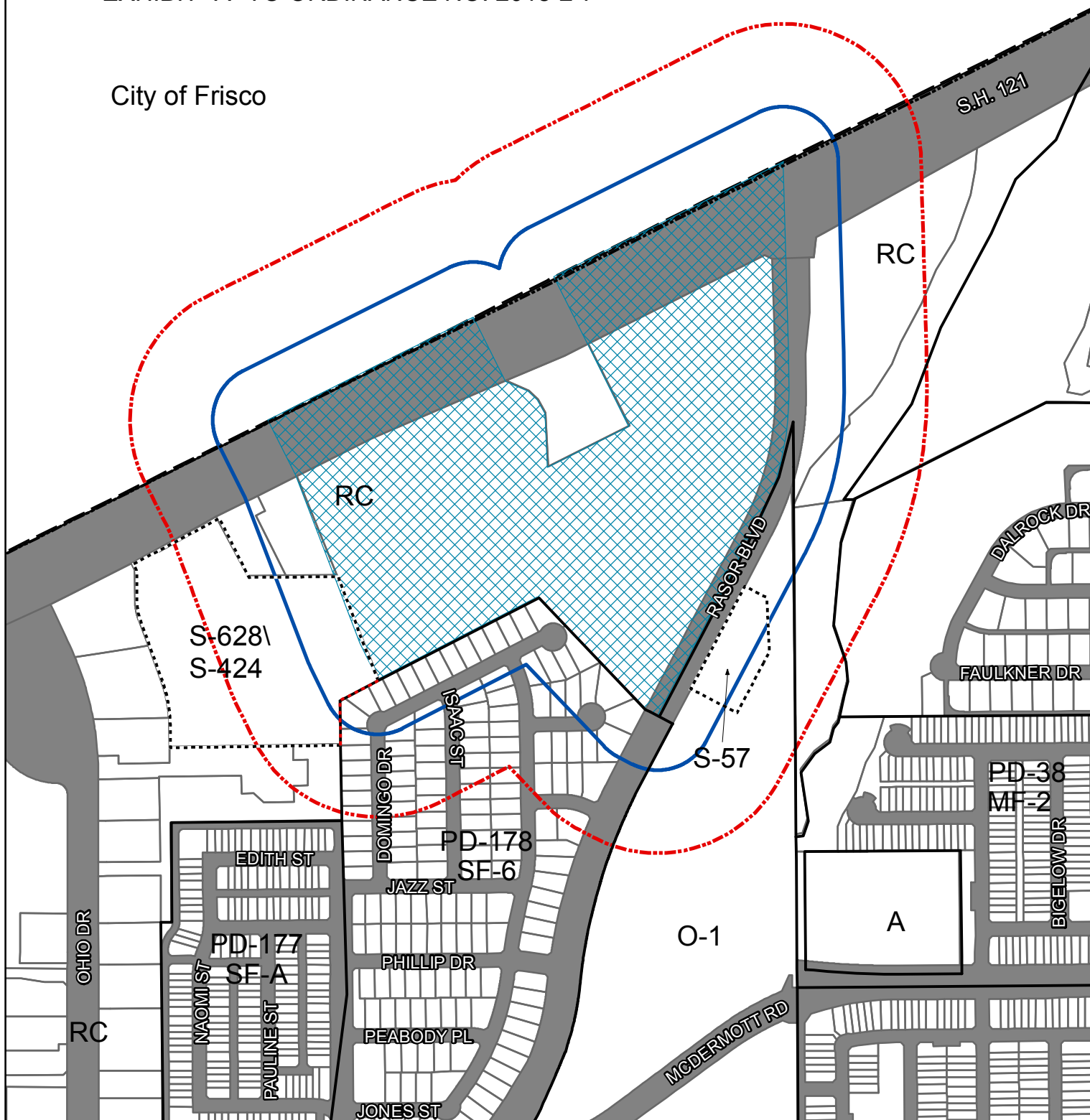
THENCE South 26°38'38" East, a distance of 261 feet to the west corner of Lot 1, Block A of said Mustang Square;

THENCE along the common line of said Lot 1 and Lot 2, Block A of Mustang Square the following: South 66°33'23" East, a distance of 90.00 feet; South 46°16'00" East, a distance of 45.99 feet; South 29°36'39" East, a distance of 56.78 feet; South 02°35'13" East, a distance of 194.83 feet; North 63°21'29" East, a distance of 329.85 feet; North 26°38'31" West, a distance of 333.13 feet;

THENCE North 26°38'38" West a distance of 274 feet to the approximate centerline of said State Highway No. 121;

THENCE North 63°21'22" East along the approximate centerline of said State Highway No. 121, a distance of 930.82 feet to the POINT OF BEGINNING and CONTAINING approximately 46.2 acres of land more or less.

City of Frisco

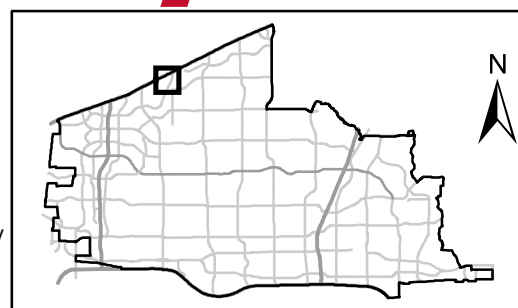


Zoning Case #: 2017-033

Existing Zoning: Regional Commercial (RC)/State Highway 121 Overlay District

Proposed Zoning: Planned Development-Regional Commercial (PD-RC) to allow additional use of Single-Family Residence Attached & Food Truck Park

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



Source: City of Plano Planning Department

ORDINANCE NO. 2018-2-8

Zoning Case 2017-038

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. 65 for the additional use of Vehicle Leasing and Renting on 0.1 acre of land out of the George Perrin Survey, Abstract No. 722, located 281 feet south of Spring Creek Parkway and 600 feet east of Custer Road, in the City of Plano, Collin County, Texas, presently zoned Retail; 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 26th day of February 2018, for the purpose of considering granting Specific Use Permit No. 65 for the additional use of Vehicle Leasing and Renting on 0.1 acre of land out of the George Perrin Survey, Abstract No. 722, located 281 feet south of Spring Creek Parkway and 600 feet east of Custer Road, in the City of Plano, Collin County, Texas, presently zoned Retail; 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 26th of February 2018; and

WHEREAS, the City Council is of the opinion and finds that the granting of Specific Use Permit No. 65 for the additional use of Vehicle Leasing and Renting on 0.1 acre of land out of the George Perrin Survey, Abstract No. 722, located 281 feet south of Spring Creek Parkway and 600 feet east of Custer Road, in the City of Plano, Collin County, Texas, presently zoned Retail, 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:

ORDINANCE NO. 2018-2-8

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. 65 for the additional use of Vehicle Leasing and Renting on 0.1 acre of land out of the George Perrin Survey, Abstract No. 722, located 281 feet south of Spring Creek Parkway and 600 feet east of Custer Road, in the City of Plano, Collin County, Texas, presently zoned Retail, said property being more fully described on the legal description in Exhibits A and B attached hereto.

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

Maximum Vehicle Inventory: 10

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.


ORDINANCE NO. 2018-2-8

PASSED AND APPROVED THIS THE 26TH DAY OF FEBRUARY 2018.



Harry LaRosiliere, MAYOR

ATTEST:



Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:



Paige Mims, CITY ATTORNEY

Zoning Case 2017-038
Property Description

SITUATED in the State of Texas, County of Collin and City of Plano, being part of the George Perrin Survey, Abstract No. 722, being part of Lot 1R, Block A of the Replat of Stone Beeson Addition No. 1, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Volume 2014, Page 91 of the Collin County Map Records, and being more particularly described as follows:

COMMENCING at a 60d Nail found for corner in the east right-of-way line of Custer Road, marking the westerly most northwest corner of Lot 1R and the southwest corner of Lot 2, Block A of said Replat of Stone Beeson Addition No. 1;

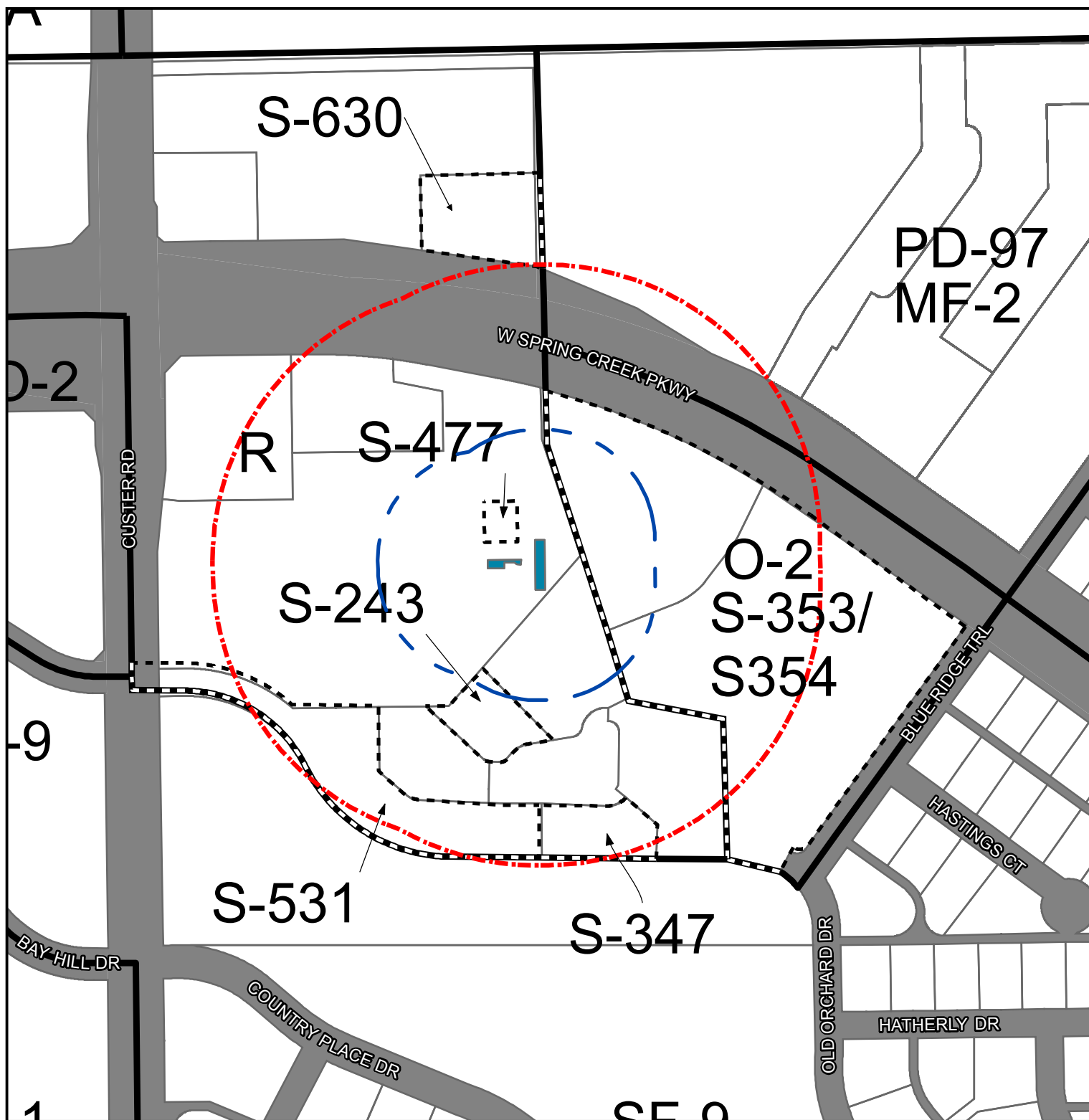
THENCE crossing said Lot 1R, South 79°21'17" East, 601.03 feet to a point in the west facing of a one story brick building marking the POINT OF BEGINNING;

THENCE crossing through said brick building, North 89°23'00" East, 60.00 feet to a point in the east facing of said brick building;

THENCE with the east facing of said brick building, South 00°37'00" East, 8.24 feet to a point in the east facing of said brick building;

THENCE crossing through a demising wall of said brick building as follows: South 89°23'00" West, 7.91 feet to an angel break; North 44°08'52" West, 5.50 feet to an angle break; South 89°23'00" West, 18.30 feet to an angle break; South 00°37'00" East, 10.90 feet to an angle break; South 89°23'00" West 30.00 feet to a point in the west facing of said brick building;

THENCE with the west facing of said brick building, North 00°37'00" West, 15.15 feet to the POINT OF BEGINNING and CONTAINING 621 square feet or 0.014 acres of land.



Zoning Case #: 2017-038

Existing Zoning: Retail (R)

Proposed Zoning: Specific Use Permit (SUP) for Vehicle Leasing and Renting



500' Courtesy Notification Buffer



200' Notification Buffer



Subject Property

— Zoning Boundary

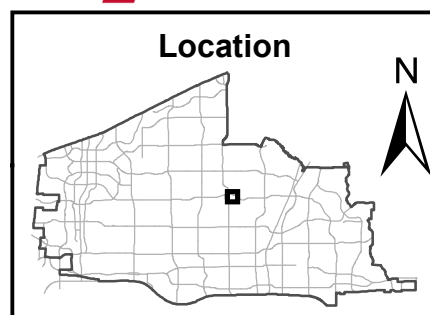
- - - Specific Use Permit

- - - City Limits

■ Right-of-Way

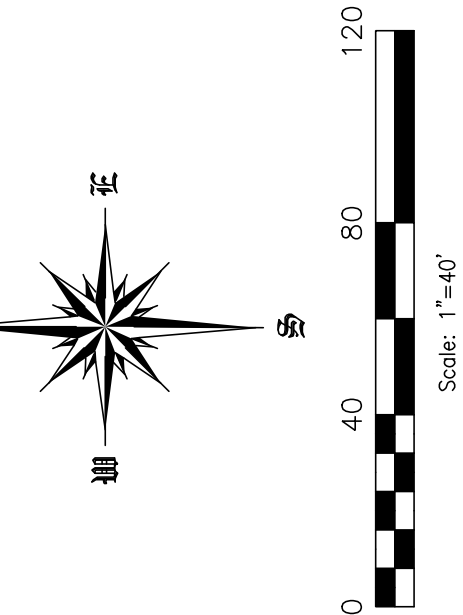


Location

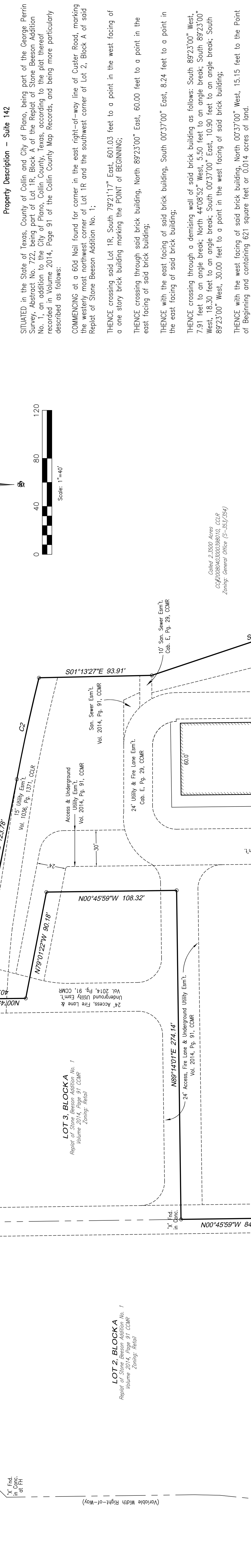


Source: City of Plano Planning Department

W SPRING CREEK PKWY



CURB ARC LENGTH RADIIUS	DELTA ANGLE CHORD BEARING CHORD LENGTH
C1	62.42' 1,020.00' S 70° 23' 58" E 580.46 33'E 62.41'
C2	86.47' 1,429.53' S 77° 56' 57" E 577.43 58'E 86.45'
C3	215.89' 297.08' S 43° 37' 24" N 867.59 38' W 211.10'



Calculated 2,000 Acres
C:\P\2008\40000000000000000000\00_CCLP
Zoning: General Office (S-353/344)

Property Description – Suite 142

SITUATED in the State of Texas, County of Collin and City of Plano, being part of the George Perrin Survey, Abstract No. 722, being part of Lot 1R, Block A of the Replat of Stone Beeson Addition No. 1, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Volume 2014, Page 91 of the Collin County Map Records, and being more particularly described as follows:

COMMENCING at a 600' Nail found for corner in the east right-of-way line of Custer Road, marking the westerly most northwest corner of Lot 1R and the southwest corner of Lot 2, Block A of said Replat of Stone Beeson Addition No. 1;

THENCE crossing said Lot 1R, South 79°21'17" East, 601.03 feet to a point in the west facing of a one story brick building marking the POINT of BEGINNING;

THENCE crossing through said brick building, North 89°23'00" East, 60.00 feet to a point in the east facing of said brick building;

THENCE with the east facing of said brick building, South 00°37'00" East, 8.24 feet to a point in the east facing of said brick building;

THENCE crossing through a demising wall of said brick building as follows: South 89°23'00" West, 7.91 feet to an angle break; North 44°08'52" West, 5.50 feet to an angle break; South 89°23'00" West, 18.30 feet to an angle break; South 00°37'00" East, 10.90 feet to an angle break; South 89°23'00" West, 30.00 feet to a point in the west facing of said brick building;

THENCE with the west facing of said brick building, North 00°37'00" West, 15.15 feet to the Point of Beginning and containing 621 square feet or 0.014 acres of land.

Property Description— 10 Parking Spaces

SITUATED in the State of Texas, County of Collin and City of Plano, being part of the George Perrin Survey, Abstract No. 722, being part of Lot 1R, Block A of the Replat of Stone Beeson Addition No. 1, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Volume 2014, Page 91 of the Collin County Map Records, and being more particularly described as follows:

COMMENCING at a 600' Nail found for corner in the east right-of-way line of Custer Road, marking the westerly most northwest corner of Lot 1R and the southwest corner of Lot 2, Block A of said Replat of Stone Beeson Addition No. 1;

THENCE crossing through said Lot 1R, South 76°18'39" East, 696.89 feet to a point marking the POINT of BEGINNING for the herein described and being in the northwest line of an existing 22' utility and fire lane easement as recorded in Cabinet E, Page 29 of the Collin County Map Records;

THENCE with the east line of said 22' utility and fire lane easement, the west line of 10 existing parking spaces, the west line of said premises, North 00°42'14" West, 90.71 feet to a point marking the northwest corner of said premises;

THENCE perpendicular to said 22' utility and fire lane easement and with an existing parking space, North 89°17'46" East, 17.80 feet to the northeast corner of said premises;

THENCE parallel to and 17.80 feet east of said 22' utility and fire lane easement, South 00°42'14" East, 90.71 feet to the southeast corner of said premises;

THENCE perpendicular to said 22' utility and fire lane easement, and with an existing parking space, South 89°17'46" West, 17.80 feet to the Point of Beginning and containing 1,614.8 square feet or 0.037 acres of land.

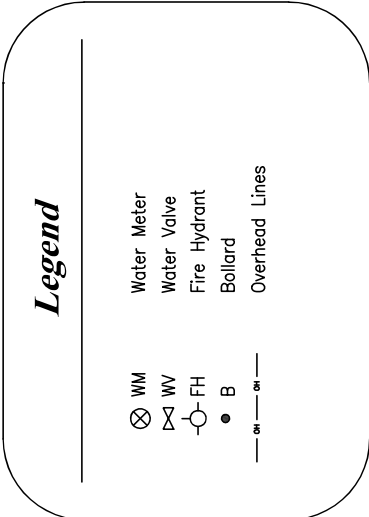
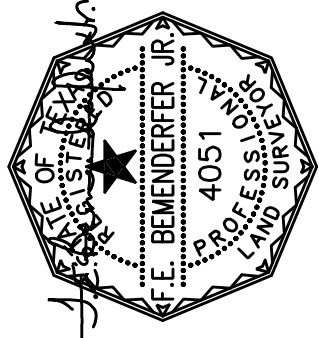
Note: Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plat, or plan, approval of development standards shown herein, or the initiation of the development process. Planning and Zoning Commission and/or City Council action on studies, plats or plans relating to development of this property shall be considered as an action separate from action taken on this zoning case.

Zoning Exhibit

City Project #ZC2017-038

Specific Use Permit for Vehicle Leasing and Renting

621 Square Feet or 0.014 Acres
Part of Lot 1R, Block A
Replat of Stone Beeson Addition No. 1
recorded in Volume 2014, Page 91 CCMR
George Perrin Survey, Abstract No. 722
City of Plano, Collin County, Texas
October, 2017



Surveyor

Roome Land Surveying
2000 Avenue G, Suite 810
Plano, Texas 75074
Ph. (972) 423-4372
Fax (972) 423-7523
Attn: Fred Bemenderfer Jr.

Owner

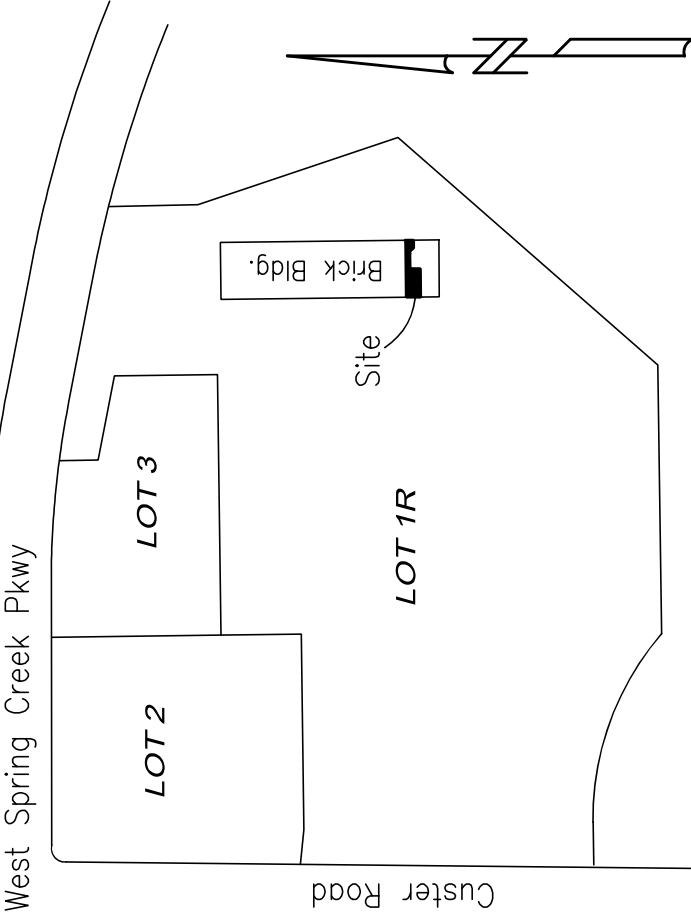
WC Custer Creek Center Property LLC
401 Congress Ave, 33rd Floor
Austin Texas 78701
Ph. (214) 730-5249
Attn: Julie Butticano
email: jbutticano@wccapitalgroup.com

Tenant

Sign Print & Ship
2040 W. Spring Creek Pkwy.
Suite 142
Plano, TX 75023
Attn: Wilayat Sajjani
email: signprintship@gmail.com

LEGEND	IRF=Iron Rod Found	RS=Iron Rod Set	Cpd.=Capped	OH=Overhead Line	PP=Power Pole	LP=Light Pole	FIH=Fire Hydrant	WM=Water Meter	TSBH=Traffic Signal	Hand Hole	EB=Electric Meter	Boxes	
	GM=Gas Meter	B.L.=Building Line <td>HH=Handhole</td> <td>adl.s.=Adjoiner's</td> <td>T.O.F.=Top of Form</td> <td>Mn.F.=Minimum</td> <td>Finished Floor</td> <td>F.P.=Finished Pad</td> <td>SSMH=Sanitary Sewer</td> <td>Manhole</td> <td>SBCIR=SBC</td> <td>Telephone Riser</td> <td>HD=Headwall</td>	HH=Handhole	adl.s.=Adjoiner's	T.O.F.=Top of Form	Mn.F.=Minimum	Finished Floor	F.P.=Finished Pad	SSMH=Sanitary Sewer	Manhole	SBCIR=SBC	Telephone Riser	HD=Headwall

VICINITY MAP
N.T.S.



REVISED: 12/21/2017
P:/AC/201704/40839125.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

Zoning Case 2017-038
10 Parking Spaces

SITUATED in the State of Texas, County of Collin and City of Plano, being part of the George Perrin Survey, Abstract No. 722, being part of Lot 1R, Block A of the Replat of Stone Beeson Addition No. 1, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Volume 2014, Page 91 of the Collin County Map Records, and being more particularly described as follows:

COMMENCING at a 60d Nail found for corner in the east right-of-way line of Custer Road, marking the westerly most northwest corner of Lot 1R and the southwest corner of Lot 2, Block A of said Replat of Stone Beeson Addition No. 1;

THENCE crossing through said Lot 1R, South 76°18'39" East, 696.89 feet to a point marking the POINT of BEGINNING for the herein described and being in the northwest line of an existing 22' utility and fire lane easement as recorded in Cabinet E, Page 29 of the Collin County Map Records;

THENCE with the east line of said 22' utility and fire lane easement, the west line of 10 existing parking spaces, the west line of said premises, North 00°42'14" West, 90.71 feet to a point marking the northwest corner of said premises;

THENCE perpendicular to said 22' utility and fire lane easement and with an existing parking space, North 89°17'46" East, 17.80 feet to the northeast corner of said premises;

THENCE parallel to and 17.80 feet east of said 22' utility and fire lane easement, South 00°42'14" East, 90.71 feet to the southeast corner of said premises;

THENCE perpendicular to said 22' utility and fire lane easement, and with an existing parking space, South 89°17'46" West, 17.80 feet to the POINT OF BEGINNING and CONTAINING 1,614.8 square feet or 0.037 acres of land.