

DATE: May 17, 2016
TO: Honorable Mayor & City Council
FROM: John Muns, Chair, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of May 16, 2016

**AGENDA ITEM NO. 1A - PUBLIC HEARING
ZONING CASE 2016-012
APPLICANT: JAMES BENNY RAY**

Request to rezone 6.3 acres located at the northwest corner of K Avenue and 10th Street **from** Light Commercial with Specific Use Permit #515 for Recreation Vehicle Sales and Service **to** Downtown Business/Government and rescind Specific Use Permit #515 for Recreation Vehicle Sales and Service. Zoned Light Commercial with Specific Use Permit #515 for Recreation Vehicle Sales and Service. Tabled May 2, 2016. Project #ZC2016-012.

APPROVED: 7-1 **DENIED:** _____ **TABLED:** _____

Speaker Card(s) Received **Support:** 6 **Oppose:** 0 **Neutral:** 0

Letters Received Within 200' Notice Area: **Support:** 0 **Oppose:** 0 **Neutral:** 0

Letters Received Outside 200' Notice Area: **Support** 0 **Oppose:** 0 **Neutral:** 0

Petition(s) Received: 0 **# Of Signatures:** 0

The commissioner voting in opposition to the motion did not state a reason for their opposition.

STIPULATIONS:

Recommended for approval as submitted.

FOR CITY COUNCIL MEETING OF: May 23, 2016 (To view the agenda for this meeting, see www.plano.gov)

PUBLIC HEARING - ORDINANCE

ST/ks

xc: James Benny Ray
Rob Baldwin, Baldwin Associates
Wayne Snell, Permit Services Manager

<https://goo.gl/maps/m3kTnRqJT6N2>

CITY OF PLANO
PLANNING & ZONING COMMISSION

May 16, 2016

Agenda Item No. 1A

Public Hearing: Zoning Case 2016-012

Applicant: James Benny Ray

DESCRIPTION:

Request to rezone 6.3 acres located at the northwest corner of K Avenue and 10th Street **from** Light Commercial with Specific Use Permit #515 for Recreation Vehicle Sales and Service **to** Downtown Business/Government and rescind Specific Use Permit #515 for Recreation Vehicle Sales and Service. Zoned Light Commercial with Specific Use Permit #515 for Recreation Vehicle Sales and Service. Tabled May 2, 2016. Project #ZC2016-012.

REMARKS:

This item was tabled at the May 2, 2016 Planning & Zoning Commission meeting. It must be removed from the table for consideration.

The purpose of this request is to rezone the subject property to Downtown Business/Government (BG) to allow for development of the site as multifamily residence. The existing zoning is Light Commercial (LC). The LC district is intended to provide for a wide array of retail, office, and service uses to meet the needs of local residents and businesses. Some automobile-related uses and limited assembly, which address local service and employment opportunities, are also included in LC districts.

The BG district is intended to serve as a pedestrian-oriented center for retail, office, governmental, cultural, entertainment, and residential uses. It is designed to ensure that development, redevelopment, and renovation within the district are consistent with the historical character of Plano's original business district and the surrounding area. The standards of this district apply to specific characteristics of Plano's downtown area and are not appropriate for other locations and districts.

A concept plan, Plano Marine Addition, Block A, Lot 1 and Block B, Lot 1, accompanies this request as Agenda Item No. 1B.

Surrounding Land Use and Zoning

The area of the request is currently developed as a recreational vehicle sales and service facility. To the north, across the DART railroad right-of-way and 12th Street, are existing major automobile repair uses zoned LC. To the east, across K Avenue, is vacant property owned by the City of Plano for the future 12th Street Station zoned LC. Further east, across Municipal Avenue are existing single-family residences in the Vendome Neighborhood zoned LC, Single-Family Residence-6, and Two-Family Residence. To the south, across 10th Street, is an existing private utility storage yard, and public storage development zoned LC with Specific Use Permit #516 for Recreation Vehicle Parking Lot or Garage. The property to the west, across the DART railroad right-of-way is zoned Light Industrial-1 (LI-1) and is developed as an office showroom/warehouse.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as Transit Corridor (TC).

The Transit Corridor future land use category applies to the Downtown Plano core and the adjoining rail corridor linking the Dallas Area Rapid Transit (DART) red/orange line and future Cotton Belt line. It is the intention to continue the transformation of the Downtown Plano core into a distinct and authentic urban center and expand the vision for transit-oriented development within the entire corridor. Major uses within Transit Corridor include housing, retail, cultural facilities, hotels, and government offices. Infill and redevelopment projects should be compatible with the historical character of the area and transit-oriented residential, employment, retail, and civic uses should be located between one-quarter to one-half mile walking distance of a transit stop. Uses should be serviced by parking structures to reduce surface parking and encourage efficient use of land. Street, bike trail, and sidewalk improvements will be emphasized to create a more accessible, walkable, and unified corridor. Useable open space will be included to create active and interesting public spaces. Commercial and residential uses within the corridor shall be designed to acknowledge visibility from rail, especially where elevated, as a gateway to the community.



The subject property is located one-half mile (2,400 feet) south of the Downtown Plano Transit Station, and is situated adjacent to the future 12th Street Station. BG zoning is consistent with the recommendations of the TC designation to create transit-oriented residential development while encouraging structured parking and pedestrian-oriented improvements to create a walkable, unified corridor. This request is in conformance with the Future Land Use Plan.

Growth and Change Map - The Growth and Change Map designates the subject property as Evolve Urban (EU).

EU areas are the existing areas of the city that are expected to experience extensive large-scale change through major redevelopment projects that evolve into distinct walkable districts.



This rezoning to BG would allow for a complete redevelopment of the subject property with a compact walkable form of residential development. The request is in conformance with the EU designation.

Transit-Oriented Development Action Statement TOD3 - *Rezone property within one-half mile of transit stations to encourage urban design and increase development opportunities.*

The subject property is within walking distance to the Downtown Plano Transit Station and is adjacent to the future 12th Street Station. This request is in conformance with this Transit-Oriented Development Policy.

Land Use Policy - *Plano will support a system of organized land use to provide greater housing and employment choices, where new and redevelopment areas respect existing neighborhoods and businesses.*

Rezoning the subject property will create an opportunity for the creation of BG zoning south of the Cottonbelt DART railroad right-of-way. This property is surrounded by rights-of-way on all sides and rezoning for residential uses will provide new housing to an area that is primed for redevelopment while providing adequate separation for residents as well as existing businesses. Furthermore, the proposed repurposing of this property as residential provides the beginning of a connection between the Douglass and Vendome Neighborhoods, making Vendome less isolated. This request is in conformance with the Land Use Policy.

Community Design Policy - *Plano will promote and incorporate unique and functional community design components within new developments, public spaces, and streetscapes to enrich areas throughout the city, create distinctive visual character, and ensure a citywide pedestrian-friendly environment.*

This proposed rezoning would help create a distinct visual character along the K Avenue right-of-way, south of the DART railroad. Furthermore, the BG standards create a pedestrian-friendly environment, continuing the development pattern established in Downtown Plano. The proposed development is designed with a grid street pattern including extensions of 11th Street and J Place, and creating space for wide sidewalks and on-street parking to protect pedestrians. This request is in conformance with the Community Design Policy.

Adequacy of Public Facilities - Water and sanitary sewer services are available to serve the subject property.

Traffic Impact Analysis (TIA) - A TIA is not required for this rezoning request.

School Capacity - Plano Independence School District has provided a letter regarding school capacity which staff has included as an attachment.

Public Safety Response Time - Based upon existing personnel, equipment and facilities, fire emergency response times will be sufficient to serve the site. Residential units in this area will increase EMS and fire calls for service, and may impact future staffing levels and the type of equipment assigned to area fire stations.

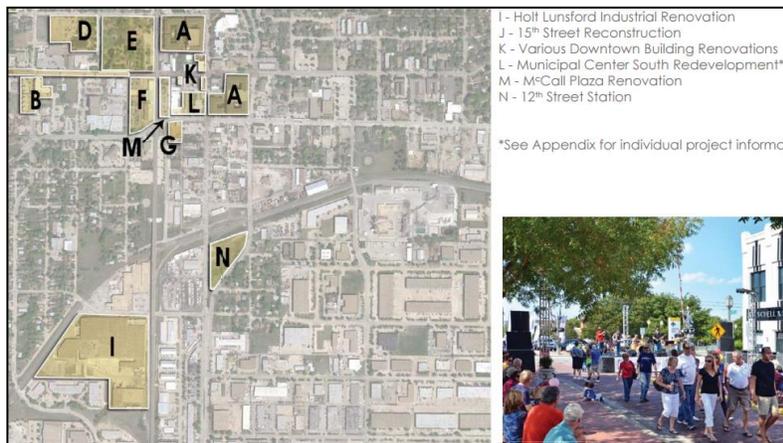
Access to and Availability of Amenities and Services - The subject property is located within a park fee service area and is currently situated approximately one-half mile from Haggard Park. The Park Master Plan shows future trail connections adjacent to the subject property and railroad rights-of-way. Additionally, private open space will be provided to serve the residents of this property.



The subject property is located within the Harrington Library's service area, and service to future residents would be possible with the current library resources.

Downtown Plano Vision & Strategy Update

The Downtown Plano Vision & Strategy Update identifies a three acre property to the east of the subject property for the future 12th Street Station. The update states that, *“tremendous urban infill and redevelopment opportunities exist at all four stations. Great neighborhoods, including Douglass, Vendome, Haggard Park, Old Town and the*



Haggard Addition, add diversity and character to the area. Street, bike trail and sidewalk improvements can make the corridor more accessible, walkable and unified.” This request is in conformance with Plano's downtown vision as the subject property will offer pedestrian access to the future station for residents and contribute to additional

redevelopment opportunities for the surrounding area. Similar to how Eastside Village I preceded the DART rail line extension into downtown, this rezoning will anchor the 12th Street Station location continuing the rejuvenation of the K Avenue corridor.

BG Zoning

This zoning request will allow for the redevelopment of the existing recreation vehicle sales and service property in order to create a pedestrian-oriented multifamily site along the K Avenue corridor. The subject property is uniquely situated between streets and transit rights-of-way on all sides. Although there is an existing office

showroom/warehouse to the west zoned LI-1, the 100-foot wide DART right-of-way with elevated tracks provides a significant buffer for future residents. There are also nonresidential uses to the south, across 10th Street, zoned LC. Although this situation is not ideal, it improves the connectivity and conditions of existing single-family residential uses within the area.

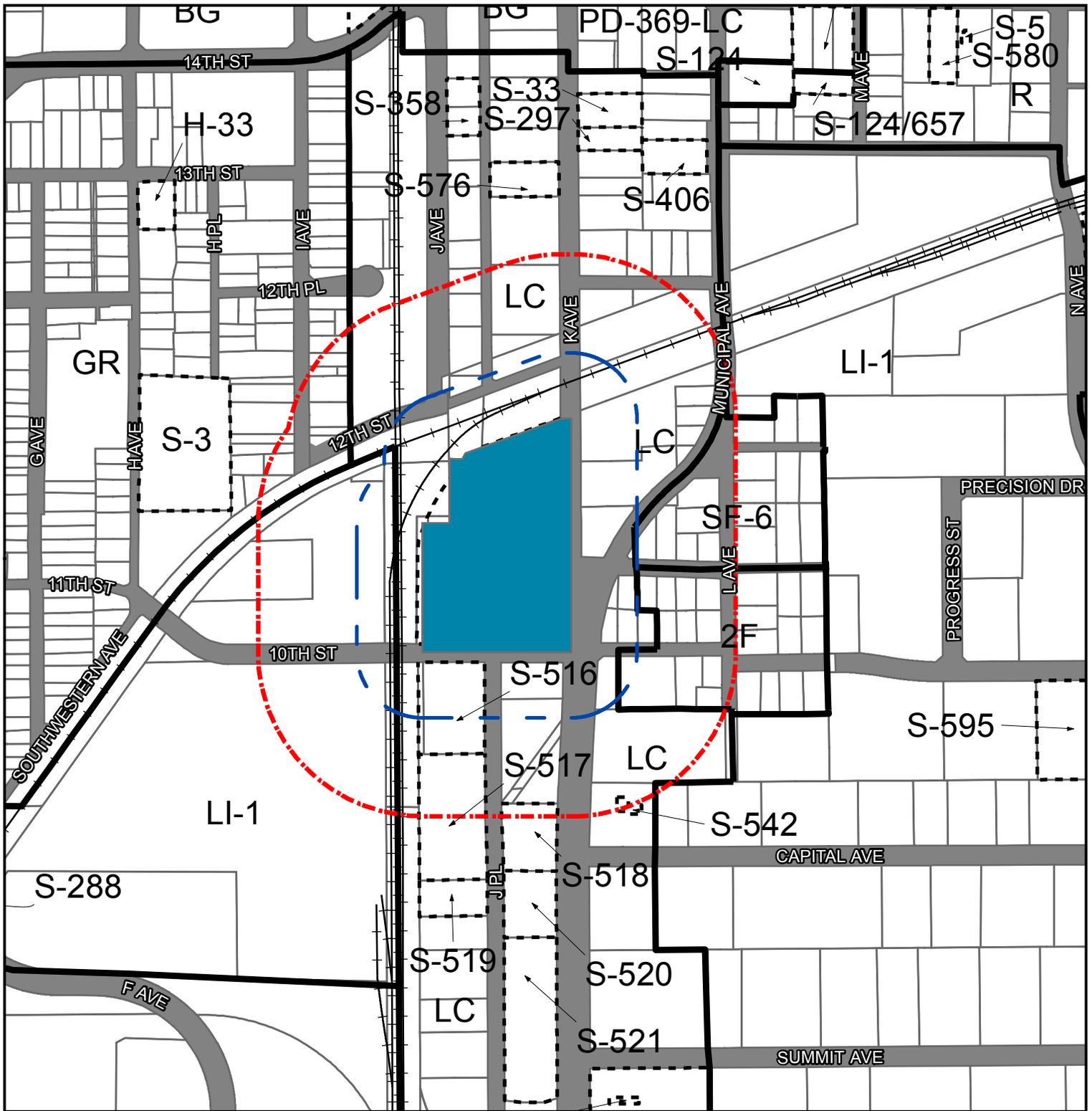
Staff believes this corridor is primed for redevelopment as it links Downtown Plano to the CityLine mixed-use development in Richardson. The proximity of current and future DART stations promotes opportunity for transit-oriented housing and employment opportunities. Consistent with the recommendations of the Comprehensive Plan, staff believes the subject property is an appropriate placement for BG zoning in order to continue compact, pedestrian-oriented multifamily development. Finally, as a part of this request, the applicant is proposing to rescind Specific Use Permit #515 for Recreation Vehicle Sales and Service, since the property will be redeveloped for residential uses.

SUMMARY:

The applicant is requesting to rezone 6.3 acres located at the northwest corner of K Avenue and 10th Street from Light Commercial to Downtown Business/Government and rescind Specific Use Permit #515 for Recreation Vehicle Sales and Service. The request is in conformance with the recommendations of the Comprehensive Plan. The property is located adjacent to the future 12th Street DART Station, within walking distance of the Downtown Plano Transit station, and Haggard Park. Although there is adjacent nonresidential zoning and development, this property is separated from surrounding properties by existing streets and the elevated DART rail line. Furthermore, new residential uses on the subject property will provide a connection for the existing Douglass and Vendome neighborhoods while continuing the revitalization of the K Avenue corridor. For these reasons, staff is in support of this zoning request.

RECOMMENDATION:

Recommended for approval as submitted.

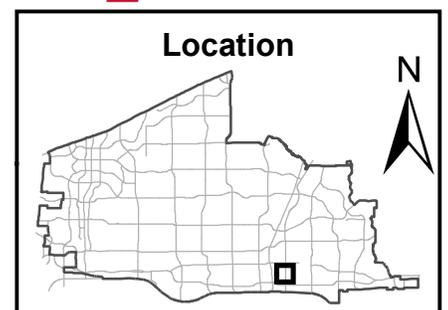


Zoning Case #: 2016-012

Existing Zoning: Light Commercial w/Specific Use Permit #515 (LC w/SUP #515)

Proposed Zoning: Downtown Business/Government (BG)

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



Source: City of Plano Planning Department



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Source: City of Plano, Planning Dept.
Date: 4/27/2016

Zoning Case 2016-012



April 19, 2016

City of Plano
 Skye Thibodeaux, Planning Department
 1520 K Avenue, Suite 250
 Plano, Texas 75074

RE: ZC 2016-012

Dear Mr. Thibodeaux:

You have inquired as to the capacities and enrollment projections for the following schools:

The following table provides both enrollment and capacity figures.

| School | 2015/16 Enrollment (Actual) | 2016/17 Enrollment (Projected) | 2017/18 Enrollment (Projected) | 2018/19 Enrollment (Projected) | 2019/20 Enrollment (Projected) | 2020/21 Enrollment (Projected) | Program Capacity | Functional Capacity |
|---------------------------|-----------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|---------------------|------------------------|
| Mendenhall Elementary | 609 | 615 | 623 | 628 | 645 | 635 | 746 | 634 |
| Otto Middle | 1009 | 1035 | 1045 | 1110 | 1098 | 1092 | 1439 | 1223 |
| Williams High | 1217 | 1180 | 1222 | 1313 | 1334 | 1376 | 2204 | 1873 |
| Plano East Senior High | 2957 | 3056 | 3125 | 3096 | 3146 | 3330 | 3471 | 2951 |

The enrollment figures are derived from our most recent demographer's report. The 2015/16 column represents actual enrollment as of the October 2015 snapshot date. All other enrollment figures are projected and are based on City zoning as it existed in the fall of 2015. The impact of any zoning changes since that time (including this requested rezoning) are not yet factored into the projections.

Program capacity figures are based on current building floor plans, and the application of the District's maximum class size to every standard classroom. 22 students max for Kindergarten and Grades 1 through 4, 26 max for Grade 5, and 28 max at the Secondary level.



Functional capacity figures recognize there will always be inherent/uncontrollable inefficiencies in classroom utilization. For instance, as mentioned above, the District limits class sizes in kindergarten through grade 4 to a maximum of 22 students. If a building has three first grade classrooms, it can accommodate up to 66 students (Program Capacity). However, if only 54 students are enrolled in first grade, each class will actually only serve 18 students. The additional capacity of 12 students (66-54) is not utilized as it is not available to other grades or other campuses. In recognition of this variable, the functional capacity is calculated at 85% of the program capacity.

Sincerely,

A handwritten signature in blue ink, appearing to read "Stephen Fortenberry".

Stephen Fortenberry
Chief Financial Officer
Plano ISD

Zoning Case 2016-012

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 6.3 acres of land out of the Joseph Klepper Survey, Abstract No. 213, from Light Commercial with Specific Use Permit No. 515 for Recreation Vehicle Sales and Service to Downtown Business/Government and repealing in its entirety Ordinance No. 2003-11-16, thereby rescinding Specific Use Permit No. 515 for Recreation Vehicle Sales and Service located at the northwest corner of K Avenue and 10th Street in the City of Plano, Collin County, Texas; 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 23rd day of May, 2016, for the purpose of rezoning 6.3 acres of land out of the Joseph Klepper Survey, Abstract No. 213, from Light Commercial with Specific Use Permit No. 515 for Recreation Vehicle Sales and Service to Downtown Business/Government and repealing in its entirety Ordinance No. 2003-11-16, thereby rescinding Specific Use Permit No. 515 for Recreation Vehicle Sales and Service located at the northwest corner of K Avenue and 10th Street in the City of Plano, Collin County, Texas; 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 23rd day of May, 2016; 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; and

WHEREAS, the City Council is of the opinion and finds that the rescinding of Specific Use Permit No. 515 for Recreation Vehicle Sales and Service would not be detrimental or injurious to the public health, safety and general welfare, or otherwise offensive to the neighborhood; and

WHEREAS, the City Council is of the opinion and finds that such change will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Plano, and as well, the owners and occupants thereof, and the City generally.

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

Section I. The Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended so as to rezone 6.3 acres of land out of the Joseph Klepper Survey, Abstract No. 213, from Light Commercial with Specific Use Permit No. 515 for Recreation Vehicle Sales and Service to Downtown Business/Government located at the northwest corner of K Avenue and 10th Street in the City of Plano, Collin County, Texas, said property being described in the legal description on Exhibit "A" attached hereto.

Section II. Ordinance No. 2003-11-16 duly passed and approved by the City Council of the City of Plano, Texas, on November 24, 2003, granting Specific Use Permit No. 515 for the additional use of a Recreation Vehicle Sales and Service on 5.4 acres of land out of the Joseph Klepper Survey, Abstract No. 213, located generally along the K Avenue corridor from the Cottonbelt Railroad right-of-way south to State Highway 190, extending west to the Dallas Area Rapid Transit Railroad right-of-way and including one row of lots on the east side of K Avenue from Municipal Drive to Plano Parkway in the City of Plano, Collin County, Texas, more fully described on Exhibit "B" attached hereto, is hereby repealed in its entirety. Consequently, Specific Use Permit No. 515 is hereby rescinded.

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 and the notation of Specific Use Permit No. 515 shall be removed from the official zoning map.

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 23RD DAY OF MAY, 2016.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Exhibit "A"

ZONING CASE 2016-012

Being a tract of land situated in the State of Texas, County of Collin and City of Plano, being part of the Joseph Klepper Survey, Abstract No. 213, being all of Lot 1, Block 1 of Plano Marine Addition, an addition to the City of Plano as recorded in Volume F, page 669 of the Collin County Map Records, being all of Lots 1-4, Block 1 and part of Lots 5-10, Block 2 of the Malaby Addition, an addition to the City of Plano as recorded in Volume 1, Page 20 of the Collin County Map Records, being all of a 0.34 acre tract (abandoned 11th Street Right-of-Way), all of a 0.143 acre tract (abandoned "J" Avenue Right-of-Way), and all of a 0.120 acre tract (abandoned 15' alley Right-of-Way) as recorded in Volume 5491, Page 9228 of the Collin County Land Record, and part of "K" Avenue (60' Right-of-Way) and 10th Street (50' Right-of-Way), with said premises being more particularly described as follows:

Beginning at the intersection of the centerline of said "K" Avenue and said 10th Street;

Thence North 89°56'08" West along the centerline of said 10th Street a distance of 453.93 feet to a point for corner;

Thence North 00°03'37" East, leaving the centerline of said 10th Street, a distance of 25.00 feet to an "X" found for corner in the north Right-of-Way line of said 10th Street and the southwest corner of said 0.143 acre tract (abandoned "J" Avenue Right-of-Way);

Thence North 00°03'37" East along the west line of said 0.143 acre tract (abandoned "J" Avenue Right-of-Way), a distance of 367.89 feet to a capped iron rod found marking the northwest corner of said 0.143 acre tract;

Thence with the north line of said 0.143 acre tract, a north line of said 0.34 acre tract (abandoned 11th Street Right-of-Way), South 89°56'08" East a distance 82.83 feet to an iron rod found for corner;

Thence with the west line of said 0.34 acre tract, the west line of said Lot 1, Block 1 of Plano Marine Addition, and the east Right-of-Way line of Dallas Area Rapid Transit (D.A.R.T) Railway, North 00°03'52" East a distance of 194.92 feet to an iron rod found for corner at the northwest corner of said Lot 1, Block 1 of Plano Marine Addition;

Thence with the north line of said Lot 1, Block 1 of Plano Marine Addition and the south Right-of-Way line of said D.A.R.T Railway, South 89°56'08" East a distance of 38.00 feet to an iron rod found for corner;

Thence with the north line of said Lot 1, Block 1 of Plano Marine Addition and the south Right-of-Way line of said D.A.R.T Railway, North 28°40'44" East a distance of 19.66 feet to an iron rod found for corner;

Thence with the north line of said Lot 1, Block 1 of Plano Marine Addition and the south Right-of-Way line of said D.A.R.T Railway, North 70°03'51" East, 311.71 feet to an iron rod found for corner at the northeast corner of said Lot 1, Block 1 of Plano Marine Addition, and being in the west Right-of-Way line of said "K" Avenue;

Thence departing the west Right-of-Way line of said "K" Avenue, North 90°00'00" East a distance of 30.00 feet to the centerline of said "K" Avenue;

Thence South 00°00'00" East a distance of 711.72 feet along the center line of said "K" Avenue to the POINT OF BEGINNING and CONTAINING 6.31 acres of land, more or less.

Exhibit "B"

SUP No. 515 (Ord. 2003-11-16) – ZC 2003-53

BEING described as Plano Marine Addition, Block 1, Lot 1, located in the Joseph Klepper Survey, Abstract No. 213, in the City of Plano, Collin County, Texas, and containing 1.797 acres recorded in Cabinet F and Page 669 in the Collin County Plat Records, Texas.

BEING described as Malaby Addition, Block 1, Lots 1, 2, 3, and 4, and Block 2, Lots 5, 6A, 6B, 7A, 7B, 8, 9, 10A, and 10B, located in the Joseph Klepper Survey, Abstract No. 213, in the City of Plano, Collin County, Texas, and containing 3.0152 acres recorded in Volume 99-0097248, Page 4471-3297 in the Deed Records of Collin County, Texas.

See below for metes and bounds description of 11th Street Abandonment.

See below for metes and bounds description of J Avenue Abandonment.

See below for metes and bounds description of 15-foot Alley Abandonment

11th Street Abandonment Metes and Bounds

SITUATED in the State of Texas, County of Collin and City of Plano, being part of the Joseph Klepper Survey, Abstract No. 213, being a portion of 11th Street with said premises being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found marking the southeast corner of Lot 1, Block 1 of Plano Marine Addition, an addition to the City of Plano as recorded in Cabinet F, Page 669 of the Collin County Map Records, said corner being in the west right-of-way line of K Avenue (60 foot right-of-way);

THENCE with the west right-of-way line of K Avenue, south, 40.00 feet to a 1-inch iron rod set marking the intersection of the south right-of-way line of 11th Street with the west right-of-way line of K Avenue, said corner being in the north line of Lot 5, Block 2 of Malaby Addition, an addition to the City of Plano as recorded in Volume 1, Page 20 of the Collin County Map Records;

THENCE with the south right-of-way line of 11th Street and the north line of said Lot 5 and the north line of Lot 1, Block 1 of said Malaby Addition, North 89°56'08" West, 406.54 feet to a 1 inch iron rod set marking the northwest corner of said Lot 1;

THENCE with the west line of said premises, North 00°03'36" East, 20.00 feet to a 1-inch rod set marking the most westerly northwest of said premises;

THENCE with a north line of said premises, South 89°56'08" East, 65.84 feet to a 1-inch iron rod set marking an interior corner of said premises;

THENCE with a west line of said premises, North 00°03'36" East, 20.00 feet to an "X" set in concrete marking the southwest corner of the aforementioned Plano Marine Addition and being in the north right-of-way line of said 11th Street;

THENCE with a north line of said premises, the north line of said 11th Street and the south line of said Plano Marine Addition, South 89°56'08" East, 340.66 feet to the POINT OF BEGINNING and CONTAINING 14,945 square feet or 0.34 acre of land.

J Avenue Abandonment Metes and Bounds

SITUATED in the State of Texas, County of Collin and City of Plano, being part of the Joseph Klepper Survey, Abstract No. 213, being a portion of 11th Street with said premises being more particularly described as follows:

COMMENCING at an "X" set in concrete marking the southwest corner of Lot 1, Block 1 of Plano Marine Addition, an addition to the City of Plano as recorded in Cabinet F, Page 669 of the Collin County Map Records, said corner being in the west right-of-way line of K Avenue (60 foot right-of-way);

THENCE with the north right-of-way line of 11th Street, North 89°56'08" West, 65.84 feet and South 00°03'36" West, 20.00 feet to a 1-inch iron rod set marking the northeast corner and point of beginning for the herein described premises;

THENCE with the east line of said premises, South 00°03'36" West, 367.89 feet to an "X" set marking the southeast corner of said premises in the north line of 10th Street;

THENCE with the south line of said premises and the north line of 10th Street, North 89°56'08" West, 17.00 feet to an "X" set marking its southwest corner;

THENCE with the west line of said premises, North 00°03'36" East, 367.89 feet to a 1-inch iron rod set marking its northwest corner;

THENCE with the north line of said premises, South 89°56'08" East, 17.00 feet to the POINT OF BEGINNING and CONTAINING 6,254 square feet or 0.143 acre of land.

15-Foot Alley Abandonment Metes and Bounds

SITUATED in the State of Texas, County of Collin and City of Plano, being part of the Joseph Klepper Survey, Abstract No. 213, being a 15-foot wide alley south of 11th Street and north of 10th Street and being more particularly described as follows:

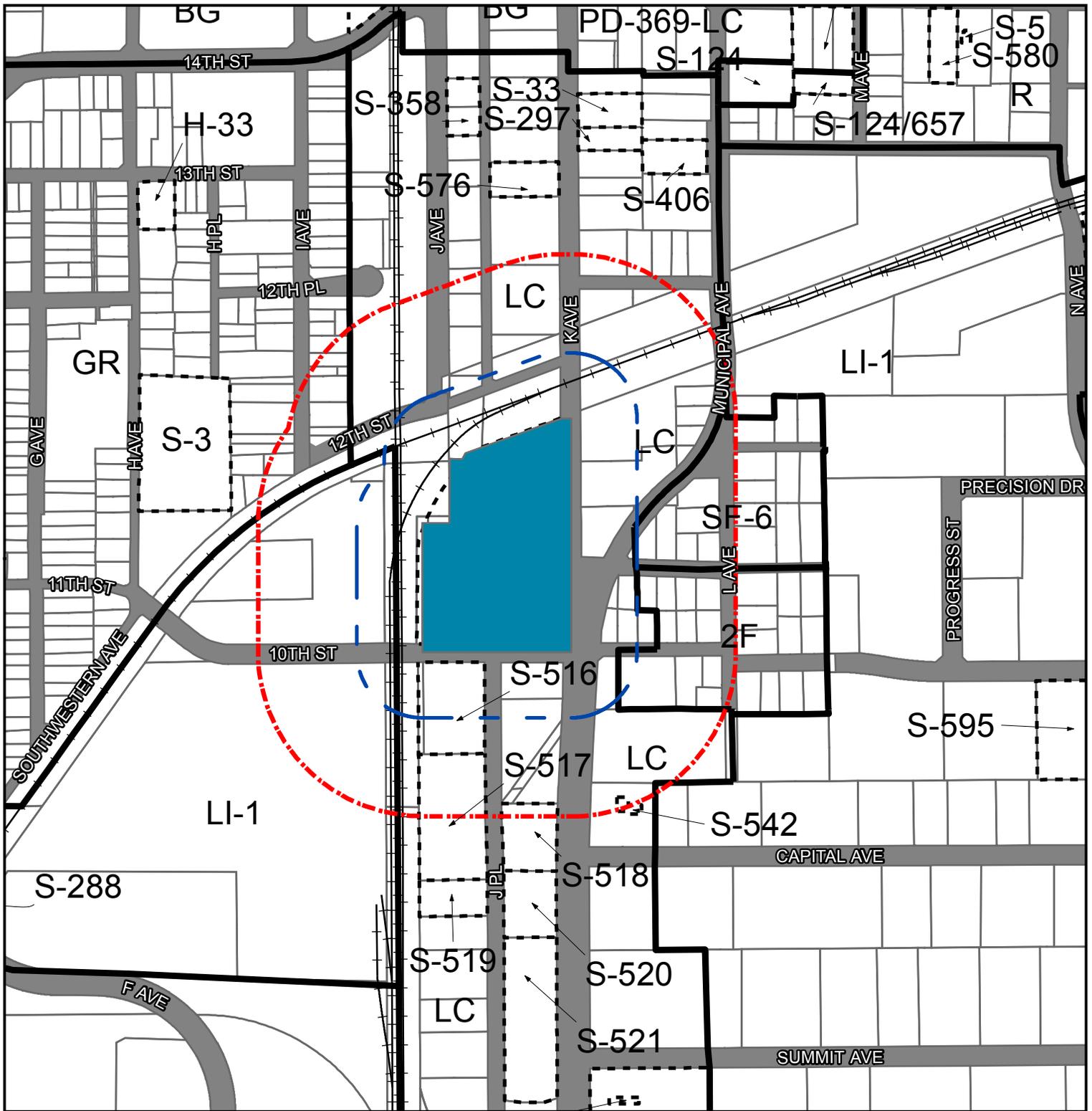
BEGINNING at an "X" set in concrete in the north right-of-way line of 10th Street (50 foot right-of-way), said corner marking the southwest corner of Lot 10, Block 2 of Malaby Addition, an addition to the City of Plano recorded in Volume 1, Page 20 of the Collin County Deed Records and the southeast corner of said 15-foot wide alley;

THENCE with the north right-of-way line of 10th Street, North 89°56'08" West, 15.00 feet to an "X" set in concrete marking the southwest corner of said alley and the southeast corner of Lot 4, Block 1 of said Malaby Addition;

THENCE with the west right-of-way line of said alley and the east line of said Block 1, north, 347.89 feet to a 1-inch iron rod set in the south right-of-way line of 11th Street (40 foot right-of-way) to an "X" set in concrete in the south right-of-way line of 10th Street and marking the northeast corner of Lot 1, Block 1 of said Malaby Addition, the northwest corner of said premises and the northwest corner of said alley;

THENCE with the south right-of-way line of 11th Street and the north line of said premises, South 89°56'08" East, 15.00 feet to a 3/4-inch iron pipe found marking the northeast corner of said alley and the northwest corner of Lot 5, Block 2 of said Malaby Addition;

THENCE with the east right-of-way line of said alley and the west line of Block 2 of said Malaby Addition, south, 347.89 feet to the POINT OF BEGINNING and CONTAINING 5,218 square feet or 0.120 acre of land.

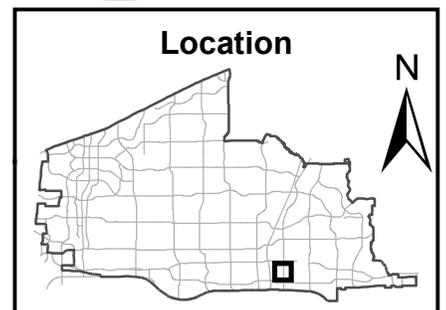


Zoning Case #: 2016-012

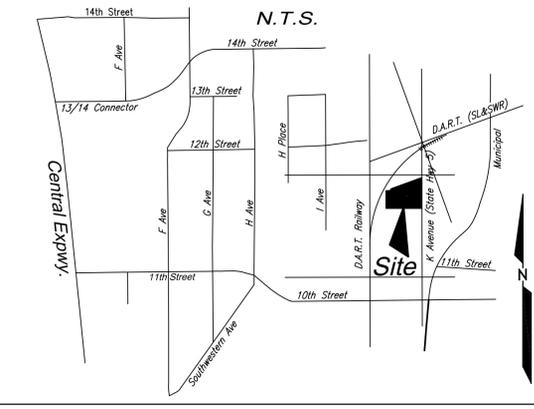
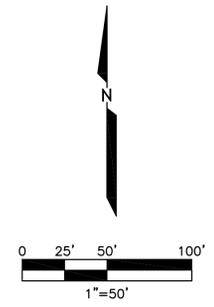
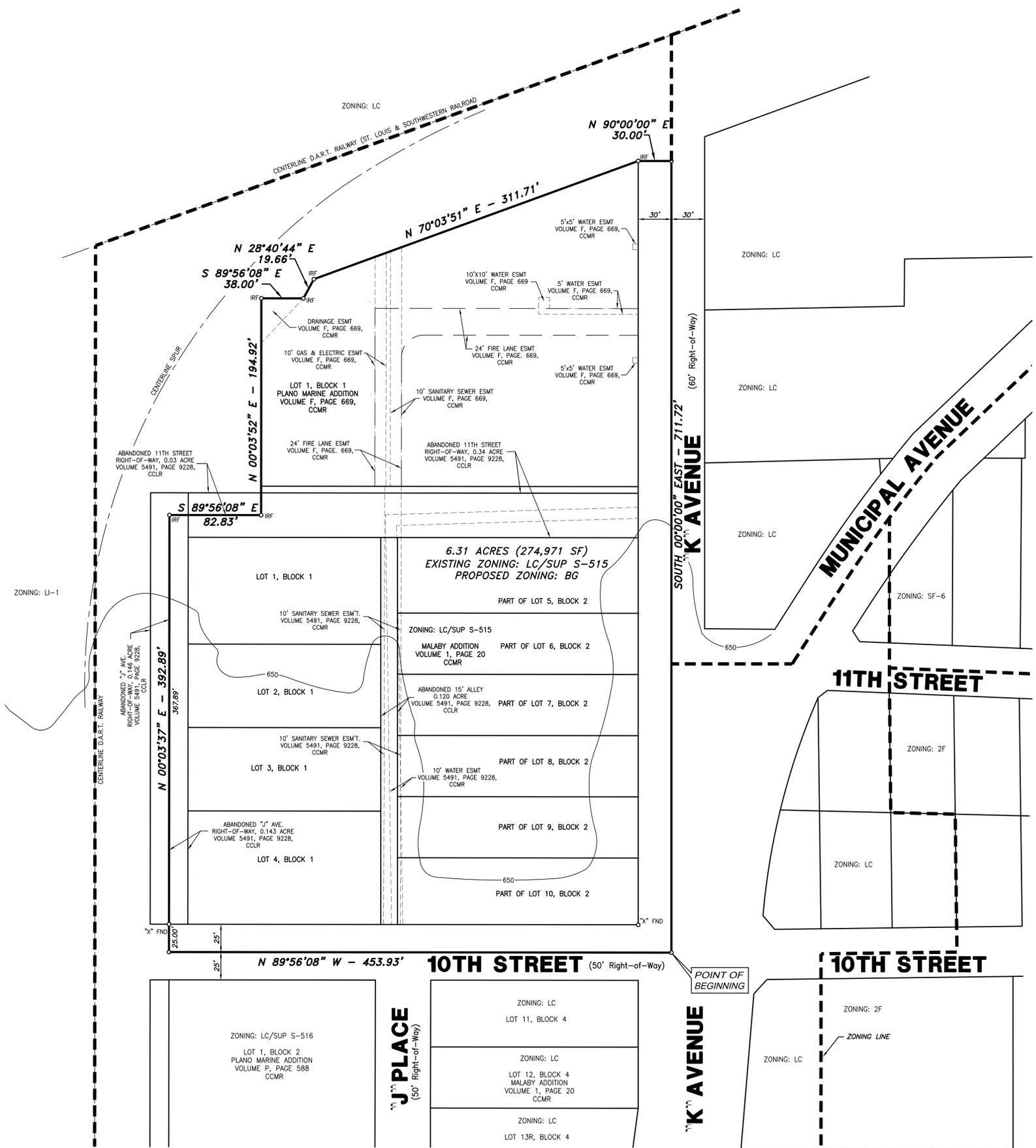
Existing Zoning: Light Commercial w/Specific Use Permit #515 (LC w/SUP #515)

Proposed Zoning: Downtown Business/Government (BG)

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



Source: City of Plano Planning Department



VICINITY MAP
N.T.S.

APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAT, 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 RELATING TO THE DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

PROPERTY DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE STATE OF TEXAS, COUNTY OF COLLIN AND CITY OF PLANO, BEING PART OF THE JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213, BEING ALL OF LOT 1, BLOCK 1 OF PLANO MARINE ADDITION, AN ADDITION TO THE CITY OF PLANO AS RECORDED IN VOLUME F, PAGE 669 OF THE COLLIN COUNTY MAP RECORDS, BEING ALL OF LOTS 1-4, BLOCK 1 AND PART OF LOTS 5-10, BLOCK 2 OF THE MALABY ADDITION, AN ADDITION TO THE CITY OF PLANO AS RECORDED IN VOLUME 1, PAGE 20 OF THE COLLIN COUNTY MAP RECORDS, BEING ALL OF A 0.34 ACRE TRACT (ABANDONED 11TH STREET RIGHT-OF-WAY), ALL OF A 0.143 ACRE TRACT (ABANDONED "J" AVENUE RIGHT-OF-WAY), AND ALL OF A 0.120 ACRE TRACT (ABANDONED 15' ALLEY RIGHT-OF-WAY) AS RECORDED IN VOLUME 5491, PAGE 9228 OF THE COLLIN COUNTY LAND RECORD, AND PART OF "K" AVENUE (60' RIGHT-OF-WAY) AND 10TH STREET (50' RIGHT-OF-WAY), WITH SAID PREMISES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF SAID "K" AVENUE AND SAID 10TH STREET;

THENCE NORTH 89°56'08" WEST ALONG THE CENTERLINE OF SAID 10TH STREET A DISTANCE OF 453.93 FEET TO A POINT FOR CORNER;

THENCE NORTH 00°03'37" EAST, LEAVING THE CENTERLINE OF SAID 10TH STREET, A DISTANCE OF 25.00 FEET TO AN "X" FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF SAID 10TH STREET AND THE SOUTHWEST CORNER OF SAID 0.143 ACRE TRACT (ABANDONED "J" AVENUE RIGHT-OF-WAY);

THENCE NORTH 00°03'37" EAST ALONG THE WEST LINE OF SAID 0.143 ACRE TRACT (ABANDONED "J" AVENUE RIGHT-OF-WAY), A DISTANCE OF 367.89 FEET TO A CAPPED IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID 0.143 ACRE TRACT;

THENCE WITH THE NORTH LINE OF SAID 0.143 ACRE TRACT, A NORTH LINE OF SAID 0.34 ACRE TRACT (ABANDONED 11TH STREET RIGHT-OF-WAY), SOUTH 89°56'08" EAST A DISTANCE 82.83 FEET TO AN IRON ROD FOUND FOR CORNER;

THENCE WITH THE WEST LINE OF SAID 0.34 ACRE TRACT, THE WEST LINE OF SAID LOT 1, BLOCK 1 OF PLANO MARINE ADDITION, AND THE EAST RIGHT-OF-WAY LINE OF DALLAS AREA RAPID TRANSIT (D.A.R.T.) RAILWAY, NORTH 00°03'52" EAST A DISTANCE OF 194.92 FEET TO AN IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1 OF PLANO MARINE ADDITION;

THENCE WITH THE NORTH LINE OF SAID LOT 1, BLOCK 1 OF PLANO MARINE ADDITION AND THE SOUTH RIGHT-OF-WAY LINE OF SAID D.A.R.T. RAILWAY, SOUTH 89°56'08" EAST A DISTANCE OF 38.00 FEET TO AN IRON ROD FOUND FOR CORNER;

THENCE WITH THE NORTH LINE OF SAID LOT 1, BLOCK 1 OF PLANO MARINE ADDITION AND THE SOUTH RIGHT-OF-WAY LINE OF SAID D.A.R.T. RAILWAY, NORTH 28°40'44" EAST A DISTANCE OF 19.66 FEET TO AN IRON ROD FOUND FOR CORNER;

THENCE WITH THE NORTH LINE OF SAID LOT 1, BLOCK 1 OF PLANO MARINE ADDITION AND THE SOUTH RIGHT-OF-WAY LINE OF SAID D.A.R.T. RAILWAY, NORTH 70°03'51" EAST, 311.71 FEET TO AN IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1 OF PLANO MARINE ADDITION, AND BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID "K" AVENUE;

THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID "K" AVENUE, NORTH 90°00'00" EAST A DISTANCE OF 30.00 FEET TO THE CENTERLINE OF SAID "K" AVENUE;

THENCE SOUTH 00°00'00" EAST A DISTANCE OF 711.72 FEET ALONG THE CENTER LINE OF SAID "K" AVENUE TO THE POINT OF BEGINNING AND CONTAINING 6.31 ACRES OF LAND, MORE OR LESS.

ZC #2016-012
ZONING EXHIBIT
NWC "K" AVENUE & 10TH STREET
6.31 ACRES
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO, COLLIN COUNTY, TEXAS
APRIL 8, 2016

OWNER:
JAMES BENNY RAY
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PLANO, TEXAS 75074
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ENGINEER/SURVEYOR
CATES-CLARK & ASSOCIATES, LLP
14800 QUORUM DRIVE, SUITE 200
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TBPE F-3751