

**DATE:** July 21, 2015  
**TO:** Honorable Mayor & City Council  
**FROM:** Nathan Barbera, 1st Vice Chairman, Planning & Zoning Commission  
**SUBJECT:** Results of Planning & Zoning Commission Meeting of July 20, 2015

**AGENDA ITEM NO. 8 - PUBLIC HEARING  
ZONING CASE 2015-19  
APPLICANT: PARK BOULEVARD CENTER LTD.**

Zoning Case 2015-19 - Request to rezone 3.2± acres from General Office to Retail and rescind Specific Use Permits #57 for Restaurant, #484 for Veterinary Clinic, #592 for Kennel (Indoor Pens)/Commercial Pet Sitting, and #653 for Health/Fitness Center located at the southeast corner of Park Boulevard and Los Rios Boulevard. Zoned General Office with Specific Use Permits #57 for Restaurant, #484 for Veterinary Clinic, #592 for Kennel (Indoor Pens)/Commercial Pet Sitting, and #653 for Health/Fitness Center. Applicant: Park Boulevard Center LTD.

**APPROVED:** 6-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**LETTERS RECEIVED WITHIN 200 FOOT NOTICE AREA:** **SUPPORT:** 2 **OPPOSE:** 0

**LETTERS RECEIVED OUTSIDE 200 FOOT NOTICE AREA:** **SUPPORT:** 0 **OPPOSE:** 0

**PETITION(S) RECEIVED:** N/A **# OF SIGNATURES:** N/A

**STIPULATIONS**

Recommended for approval as submitted.

**FOR CITY COUNCIL MEETING OF:** August 10, 2015 (To view the agenda for this meeting, see [www.plano.gov](http://www.plano.gov))

**PUBLIC HEARING - ORDINANCE**

EM/dr

xc: David Mottahedeh, Park Blvd. Center LTD  
Fred Bemenderfer  
Gene Cason, Chisholm Realty  
Wayne Snell, Permit Services Manager

<https://www.google.com/maps/@33.0307122,-96.6517139,16z/data=!3m1!1e3>

# CITY OF PLANO

## PLANNING & ZONING COMMISSION

July 20, 2015

### Agenda Item No. 8

**Public Hearing:** Zoning Case 2015-19

**Applicant:** Park Boulevard Center LTD.

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#### **DESCRIPTION:**

Request to rezone 3.2± acres from General Office to Retail and rescind Specific Use Permits #57 for Restaurant, #484 for Veterinary Clinic, #592 for Kennel (Indoor Pens)/Commercial Pet Sitting, and #653 for Health/Fitness Center located at the southeast corner of Park Boulevard and Los Rios Boulevard. Zoned General Office with Specific Use Permits #57 for Restaurant, #484 for Veterinary Clinic, #592 for Kennel (Indoor Pens)/Commercial Pet Sitting, and #653 for Health/Fitness Center.

#### **REMARKS:**

The applicant is requesting to rezone 3.2± acres located at the southeast corner of Park Boulevard and Los Rios Boulevard from General Office (O-2) to Retail (R). Concurrent with this rezoning, is a request to rescind the property's four Specific Use Permits (SUPs): #57 for Restaurant, #484 for Veterinary Clinic, #592 for Kennel (Indoor Pens)/Commercial Pet Sitting and #653 for Health/Fitness Center because these uses are permitted within the R district. The O-2 district is intended to allow for a variety of low-, mid-, and high-rise office developments providing for professional, financial, medical, and similar services to local residents, corporate offices for regional and national operations, and major centers of employment for Plano and surrounding communities. The R district is primarily intended to provide areas for neighborhood, local and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling or warehousing.

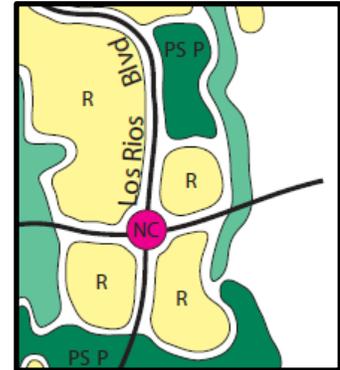
#### **Surrounding Land Use and Zoning**

The property to the north, across Park Boulevard, is developed with a retail center and is zoned Planned Development-13-Retail (PD-13-R). To the northwest is a retail center and undeveloped outparcels zoned R. To the west, across Los Rios Boulevard, are offices and a gas station zoned R. To the south are single-family residences zoned Two-Family Residence (Duplex-2F). To the east, is a proposed residential development

zoned Planned Development-6-Retail (PD-6-R) with SUP #656 for Single-Family Residence Attached.

### **Conformance with Comprehensive Plan**

**Future Land Use Plan** - The Future Land Use Plan designates this property as Neighborhood Commercial (NC). Neighborhood commercial centers are intended to serve adjacent residential neighborhoods, and include grocery stores, drugstores and small retail and service uses. This zoning request is consistent with the Future Land Use Plan.



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

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

**Public Safety Response Time** - Based upon existing personnel, equipment, and facilities, fire emergency response times will be sufficient to serve the site.

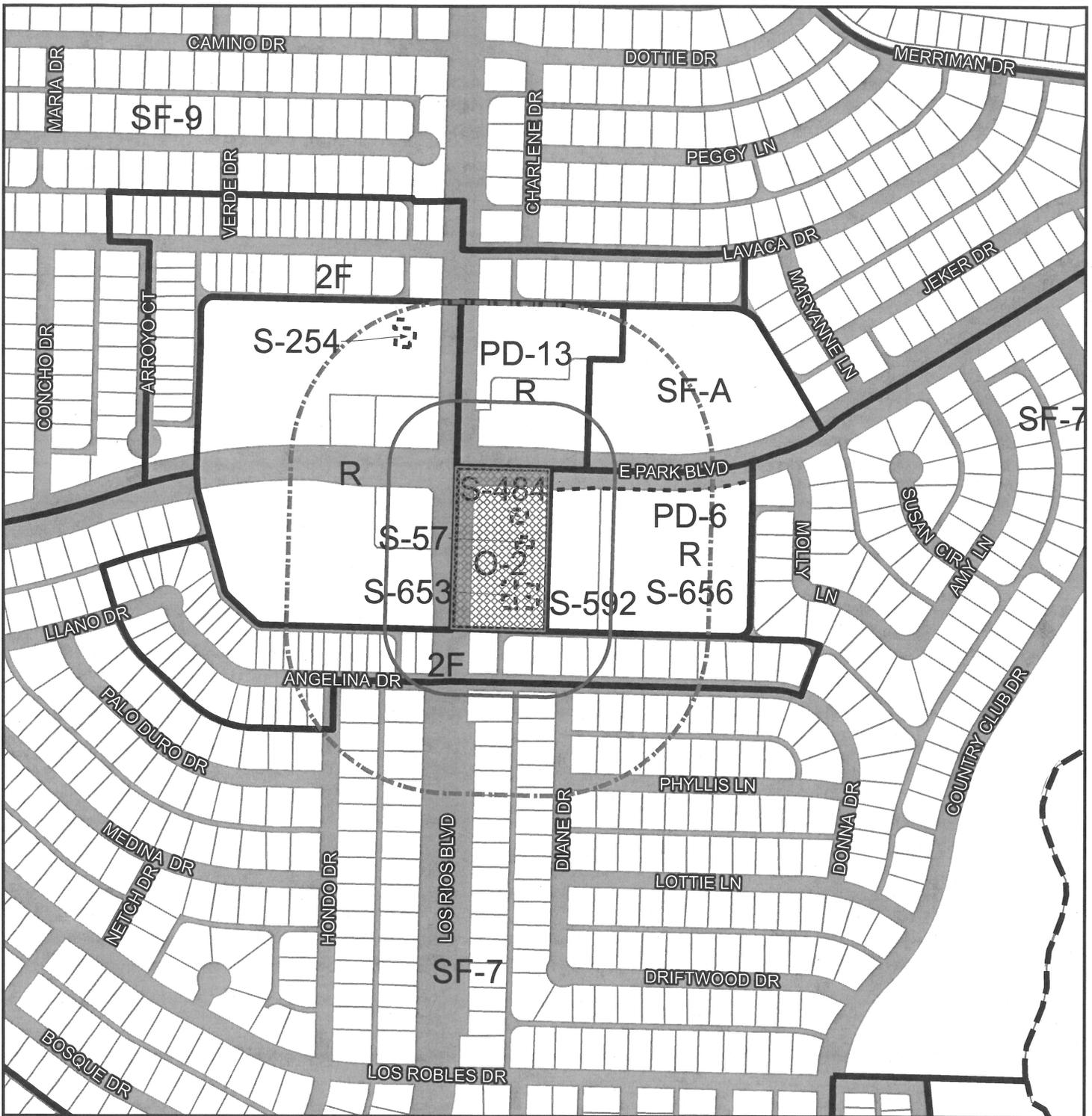
### **Purpose of Request**

The purpose of this request is to rezone the subject property to allow a dance studio within the existing 29,720 square foot multitenant building and to simplify the existing zoning. A dance studio is not permitted within the existing O-2 zoning. The rezoning request is consistent with existing zoning to the north, west and northwest of the subject property, and is complementary to the adjacent residential subdivision as a buffer from the intersection of two major thoroughfares. The applicant is also requesting to rescind the existing SUPs for restaurant, veterinary clinic, kennel (indoor pens)/commercial pet sitting, and health/fitness center. Under the existing O-2 zoning, several of the existing uses are only allowed by SUP. Rezoning allows a simpler zoning for existing uses, all of which are allowed by-right with the addition of the dance studio. O-2 zoning is not generally appropriate immediately adjacent to a neighborhood as it allows unlimited height while R zoning limits height to 35-feet.

In 2003, City Council adopted the Retail Study of Underperforming and Vacant Retail Areas initiated by the cities of Carrollton, Richardson, and Plano. The study identified Plano as having an overabundance of R zoning resulting in commercial decline. Although this rezoning would increase the amount of R zoning within the city, this zoning request is consistent with the existing retail operations on the property and nonresidential development on adjacent properties. For these reasons, staff recommends approval of the zoning case.

### **RECOMMENDATION:**

Recommended for approval as submitted.

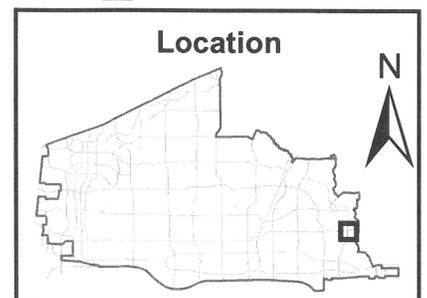


Zoning Case #: 2015-19

Existing Zoning: General Office w/Specific Use Permits #57, #484, #592, & #653 (O-2 w/SUPs #57, #484, #592, & #653)

Proposed Zoning: Retail (R)

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



Source: City of Plano Planning Department



LAVACA DRIVE

PARK BOULEVARD

Area of Request

LOS RIOS BOULEVARD

ANGELINA DRIVE

HONDO DRIVE

DIANE DRIVE

PHYLLIS LANE

LOTTIE LANE



Source: City of Plano, Planning Dept.  
Date: July, 2015

Zoning Case 2015-19

Los Rios Plaza  
Block 1, Lot 1  
C&O Slide 2547  
Zoned: R

Lot 2, Block A  
East Park Market Shopping Center Addition  
C&O, Pg. 568, CC&P  
Zoned: PD-13-R

Food Lion/Low Price  
Lot 1A, Block 15  
C&O Slide 2547  
Zoned: R

Food Lion/Low Price  
Lot 2C, Block 15  
C&O Slide 2547  
Zoned: R

**Park Boulevard**  
(Variable Width R.O.W.)

**Los Rios Boulevard**  
(Variable Width R.O.W.)

POINT OF BEGINNING  
Point in Centerline

Existing Zoning: General Office  
Proposed Zoning: Retail(R)  
Rescinding SUP's: #57,  
#484, #592 & #653

Overseas Estates No. 1  
Lot 1, Block 1  
Vol. C, Pg. 291 CC&P  
Zoned: SF  
Two-Family Residence  
(Duplex) District

Overseas Estates No. 1  
Lot 2, Block 1  
Vol. C, Pg. 291 CC&P  
Zoned: SF-7

Overseas Estates No. 1  
Lot 3, Block 1  
Vol. C, Pg. 291 CC&P  
Zoned: SF-7

Lot 2, Block 1  
Conveyance Plat Lots 2 & 3, Block 1  
Park Rios Addition  
Volume 2004, Page 81, CC&P  
Zoned: PD-6-R

Property Description

SITUATED in the State of Texas, County of Collin and City of Plano, being part of the Andrew Piara Survey, Abstract No. 687, being all of Lot 1, Block 1 of Park Rios Addition, an addition to the City of Plano as reported in Exhibit F, Page 131 of the Collin County Map Records with said premises being more particularly described as follows:

BEGINNING at a point in the centerline of Park Boulevard at the extension of the east line of said Park Rios Addition, from which a Carter & Burgess capped iron nail found in the south

right-of-way line of Park Boulevard bears South 00°31'14" West, 55.00 feet;  
THENCE South 00°31'14" West, passing at 55.00 feet said Carter & Burgess capped iron nail found in said south right-of-way line and marking the northeast corner of said Lot 1, the northeast corner of Lot 2, Block 1 of a Conveyance Plat of Lots 2 & 3, Block 1 of Park Rios Addition as recorded in Volume 2004, Page 81 of the Collin County Map Records, and continuing with the west line of Lot 1 and the west line of said Lot 2, a total distance of 491.33 feet to the southeast corner of Lot 1, the southwest corner of said Lot 2, and being in a north line of Overseas Estates No. 1, in addition to the City of Plano as recorded in Volume C, Page 291 of the Collin County Map Records;

THENCE with the south line of said Lot 1 and the north line of said Overseas Estates No. 1, North 89°28'48" West, passing at 230.00 feet the southwest corner of Lot 1, and continuing for a total distance of 285.00 feet to a point in the centerline of Los Rios Boulevard;

THENCE with the centerline of Los Rios Boulevard, North 00°31'14" East, 491.33 feet to its intersection with the centerline of Park Boulevard;

THENCE with the centerline of Park Boulevard, South 89°28'48" East, 285.00 feet to the place of beginning and containing 140,020 square feet or 3.21 acres of land.

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



0' 40' 80' 120'  
SCALE: 1" = 40'

**Zoning Exhibit**

ZONING CASE # ZC-2015-19

3.21 Gross Acres

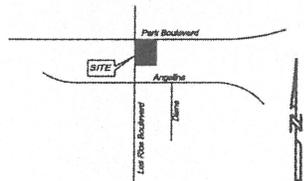
Lot 1, Block 1

Park Rios Addition

Andrew Piara Survey, Abstract No. 687  
City of Plano, Collin County, Texas  
June 11, 2015

Legend

CS&P Collin County Map Records  
C&O Collin County Map Records  
C&O Q&A 2017 Carter & Burgess Capped  
Iron Nail Mark



VICINITY MAP  
Not to Scale

Owner

Attn: David Motahadeh, President  
Park Blvd. Center Ltd.  
c/o 5083 Parkway Calabasas  
Calabasas, CA 91302  
(P) 818-222-7776  
Email: yorkrealty@jet.net

Surveyor

Roome Land Surveying  
2000 Ave G, Suite 810  
Plano, Texas 75074  
Ph: (972) 423-4372  
Fax: (972) 423-7523  
Attn: Fred Bendermier



ROOME LAND SURVEYING, INC.  
2000 AVENUE G  
SUITE 810  
PLANO, TX 75074  
Phone Number: (972) 423-4372  
Fax Number: (972) 423-7523

## Zoning Case 2015-19

**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 3.2± acres of land out of the Andrew Piara Survey, Abstract No. 687, from General Office to Retail and repealing in its entirety Ordinance No. 87-9-20, thereby rescinding Specific Use Permit No. 57 for Restaurant on 0.1± acre; Ordinance No. 2002-12-5, thereby rescinding Specific Use Permit No. 484 for Veterinary Clinic on 0.1± acre; Ordinance No. 2008-1-23, thereby rescinding Specific Use Permit No. 592 for Kennel (Indoor Pens)/Commercial Pet Sitting on 0.1± acre; and Ordinance No. 2014-9-21, thereby rescinding Specific Use Permit No. 653 for Health/Fitness Center on 0.1± acre of land, located at the southeast corner of Park Boulevard and Los Rios Boulevard 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 10th day of August, 2015, for the purpose of rezoning 3.2± acres of land out of the Andrew Piara Survey, Abstract No. 687, from General Office to Retail and repealing in its entirety Ordinance No. 87-9-20, thereby rescinding Specific Use Permit No. 57 for Restaurant on 0.1± acre; Ordinance No. 2002-12-5, thereby rescinding Specific Use Permit No. 484 for Veterinary Clinic on 0.1± acre; Ordinance No. 2008-1-23, thereby rescinding Specific Use Permit No. 592 for Kennel (Indoor Pens)/Commercial Pet Sitting on 0.1± acre; and Ordinance No. 2014-9-21, thereby rescinding Specific Use Permit No. 653 for Health/Fitness Center on 0.1± acre, located at the southeast corner of Park Boulevard and Los Rios Boulevard 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 10th day of August, 2015; 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. 57 for Restaurant, Specific Use Permit No. 484 for Veterinary Clinic, Specific Use Permit No. 592 for Kennel (Indoor Pens)/Commercial Pet Sitting, and Specific Use Permit No. 653 for Health/Fitness Center 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 3.2± acres of land out of the Andrew Piara Survey, Abstract No. 687, located at the southeast corner of Park Boulevard and Los Rios Boulevard in the City of Plano, Collin County, Texas, from General Office to Retail, said property being described in the legal description on Exhibit "A" attached hereto.

**Section II.** Ordinance No. 87-9-20 duly passed and approved by the City Council of the City of Plano, Texas, on August 24, 1987, granting Specific Use Permit No. 57 for the additional use of a Restaurant on 0.1± acre of land out of the Andrew Piara Survey, Abstract No. 687, located at the southeast corner of Park Boulevard and Los Rios Boulevard in the City of Plano, Collin County, Texas, currently zoned General Office with Specific Use Permit No. 57 for Restaurant, more fully described on Exhibit "B" attached hereto, is hereby repealed in its entirety. Consequently, Specific Use Permit No. 57 is hereby rescinded.

**Section III.** Ordinance No. 2002-12-5 duly passed and approved by the City Council of the City of Plano, Texas, on December 9, 2002, granting Specific Use Permit No. 484 for the additional use of a Veterinary Clinic on 0.1± acre of land out of the Andrew Piara Survey, Abstract No. 687, located at the southeast corner of Park Boulevard and Los Rios Boulevard in the City of Plano, Collin County, Texas, currently zoned General Office with Specific Use Permit No. 484 for Veterinary Clinic, more fully described on Exhibit "B" attached hereto, is hereby repealed in its entirety. Consequently, Specific Use Permit No. 484 is hereby rescinded.

**Section IV.** Ordinance No. 2008-1-23 duly passed and approved by the City Council of the City of Plano, Texas, on January 28, 2008, granting Specific Use Permit No. 592 for the additional use of a Kennel (Indoor Pens)/Commercial Pet Sitting on 0.1± acre of land out of the Andrew Piara Survey, Abstract No. 687, located at the southeast corner of Park Boulevard and Los Rios Boulevard in the City of Plano, Collin County, Texas, currently zoned General Office with Specific Use Permit No. 592 for Kennel (Indoor Pens)/Commercial Pet Sitting, more fully described on Exhibit “B” attached hereto, is hereby repealed in its entirety. Consequently, Specific Use Permit No. 592 is hereby rescinded.

**Section V.** Ordinance No. 2014-9-21 duly passed and approved by the City Council of the City of Plano, Texas, on August 22, 2014, granting Specific Use Permit No. 653 for the additional use of a Health/Fitness Center on 0.1± acre of land out of the Andrew Piara Survey, Abstract No. 687, located at the southeast corner of Park Boulevard and Los Rios Boulevard in the City of Plano, Collin County, Texas, currently zoned General Office with Specific Use Permit No. 653 for Health/Fitness Center, more fully described on Exhibit “B” attached hereto, is hereby repealed in its entirety. Consequently, Specific Use Permit No. 653 is hereby rescinded.

**Section VI.** 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 VII.** 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 VIII.** 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 IX.** 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 X.** 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 XI.** This Ordinance shall become effective immediately upon its passage and publication as required by law.

**PASSED AND APPROVED THIS THE 10TH DAY OF AUGUST, 2015.**

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Harry LaRosiliere, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

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Paige Mims, CITY ATTORNEY

## **Exhibit "A"**

### **Zoning Case 2015-19**

BEING a tract of land situated in the State of Texas, County of Collin and City of Plano, being part of the Andrew Piara Survey, Abstract No. 687, being all of Lot 1, Block 1 of Park Rios Addition, an addition to the City of Plano as recorded in Cabinet F, Page 181 of the Collin County Map Records with said premises being more particularly described as follows:

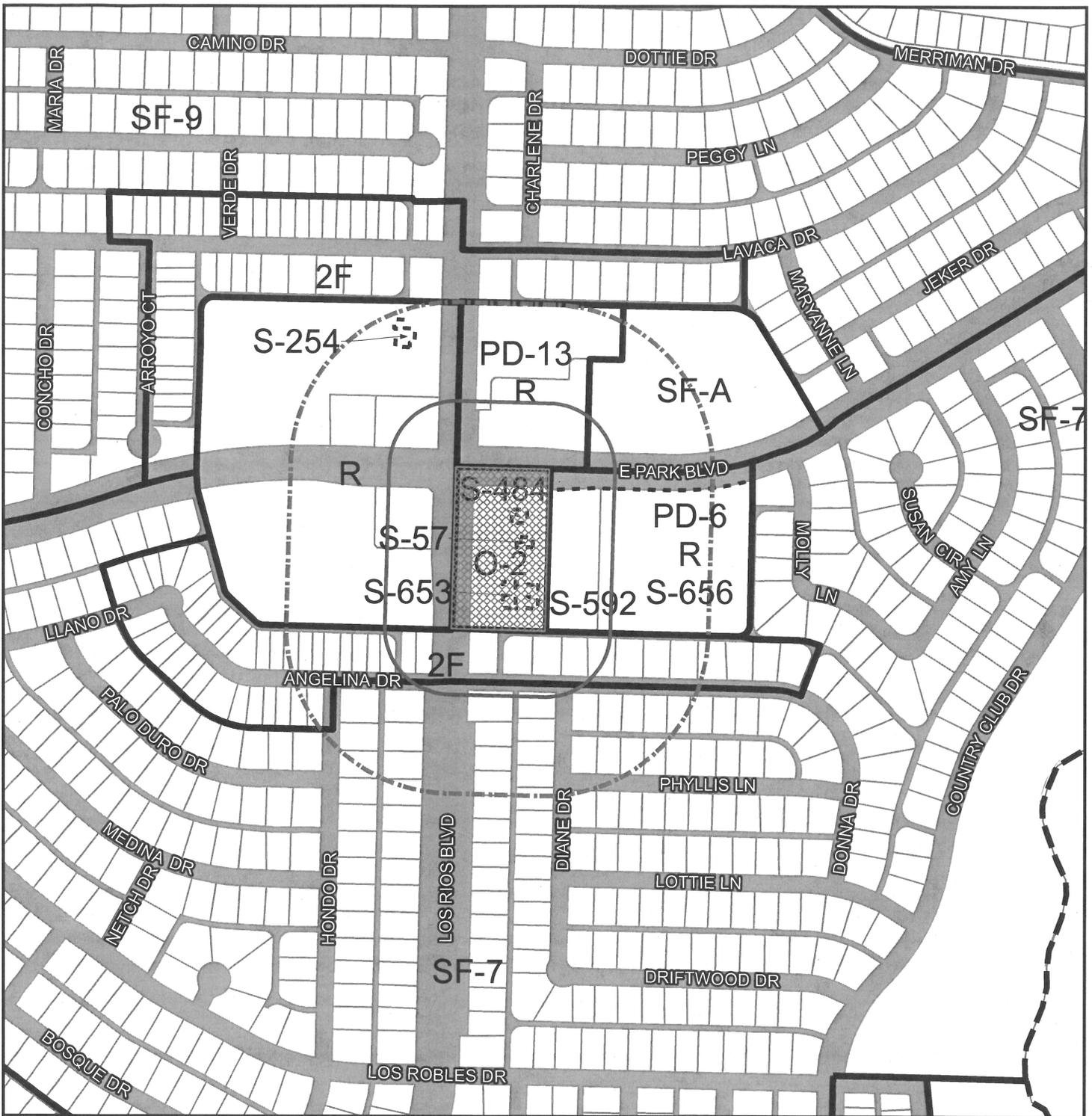
BEGINNING at a point in the centerline of Park Boulevard at the extension of the east line of said Park Rios Addition, from which a Carter & Burgess capped iron rod found in the south right-of-way line of Park Boulevard bears South 00°31'14" West, 55.00 feet;

THENCE South 00°31'14" West, passing at 55.00 feet said Carter & Burgess capped iron rod found in said south right-of-way line and marking the northeast corner of said Lot 1, the northwest corner of Lot 2, Block 1 of a Conveyance Plat of Lots 2 and 3, Block 1 of Park Rios Addition as recorded in Volume 2006, Page 81 of the Collin County Map Records, and continuing with the east line of Lot 1 and the west line of said Lot 2, a total distance of 491.33 feet to the southeast corner of Lot 1, the southwest corner of said Lot 2, and being in a north line of Creekside Estates #1, an addition to the City of Plano as recorded in Volume C, Page 291 of the Collin County Map Records;

THENCE with the south line of said Lot 1 and the north line of said Creekside Estates No. 1, North 89°28'46" West, passing at 230.00 feet the southwest corner of Lot 1, and continuing for a total distance of 285.00 feet to a point in the centerline of Los Rios Boulevard;

THENCE with the centerline of Los Rios Boulevard, North 00°31'14" East, 491.33 feet to its intersection with the centerline of Park Boulevard;

THENCE with the centerline of Park Boulevard, South 89°28'46" East, 285.00 feet to the POINT OF BEGINNING and CONTAINING 140,029 square feet or 3.21 acres of land.



Zoning Case #: 2015-19

Existing Zoning: General Office w/Specific Use Permits #57, #484, #592, & #653 (O-2 w/SUPs #57, #484, #592, & #653)

Proposed Zoning: Retail (R)

 500' Courtesy Buffer

 200' Notification Buffer

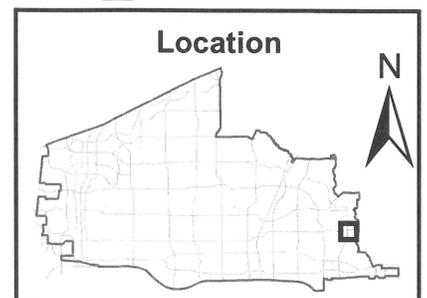
 Subject Property

 Zoning Boundary

 City Limits

 Specific Use Permit

 Right-of-Way



Source: City of Plano Planning Department

Los Rios Plaza  
Block 1, Lot 1  
C&O Slide 2547  
Zoned: R

Lot 2, Block A  
East Park Market Shopping Center Addition  
C&O, Pg. 568, CC&P  
Zoned: PD-13-R

Food Lion/Low Price  
Lot 1A, Block 15  
C&O Slide 2547  
Zoned: R

Food Lion/Low Price  
Lot 2C, Block 15  
C&O Slide 2547  
Zoned: R

**Park Boulevard**  
(Variable Width R.O.W.)

**Los Rios Boulevard**  
(Variable Width R.O.W.)

POINT OF BEGINNING  
Point in Centerline

Existing Zoning: General Office  
Proposed Zoning: Retail(R)  
Rescinding SUP's: #57,  
#484, #592 & #653

Overlake Estates No. 1  
Lot 1, Block 1  
Vol. C, Pg. 291 CC&P  
Zoned: SF  
Two-Family Residence  
(Duplex) District

Overlake Estates No. 1  
Lot 2, Block 1  
Vol. C, Pg. 291 CC&P  
Zoned: SF-7

Overlake Estates No. 1  
Lot 3, Block 1  
Vol. C, Pg. 291 CC&P  
Zoned: SF-7

Lot 2, Block 1  
Conveyance Plat Lots 2 & 3, Block 1  
Park Rios Addition  
Volume 2004, Page 81, CC&P  
Zoned: PD-6-R

Property Description

SITUATED in the State of Texas, County of Collin and City of Plano, being part of the Andrew Piara Survey, Abstract No. 687, being all of Lot 1, Block 1 of Park Rios Addition, an addition to the City of Plano as reported in Exhibit F, Page 131 of the Collin County Map Records with said premises being more particularly described as follows:

BEGINNING at a point in the centerline of Park Boulevard at the extension of the east line of said Park Rios Addition, from which a Carter & Burgess capped iron nail found in the south

right-of-way line of Park Boulevard bears South 00°31'14" West, 55.00 feet;

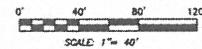
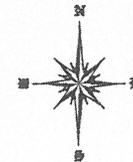
THENCE South 00°31'14" West, passing at 55.00 feet said Carter & Burgess capped iron nail found in said south right-of-way line and marking the northeast corner of said Lot 1, the northeast corner of Lot 2, Block 1 of a Conveyance Plat of Lots 2 & 3, Block 1 of Park Rios Addition as recorded in Volume 2004, Page 81 of the Collin County Map Records, and continuing with the west line of Lot 1 and the west line of said Lot 2, a total distance of 491.33 feet to the southeast corner of Lot 1, the southwest corner of said Lot 2, and being in a north line of Overlake Estates No. 1, an addition to the City of Plano as recorded in Volume C, Page 291 of the Collin County Map Records;

THENCE with the south line of said Lot 1 and the north line of said Overlake Estates No. 1, North 89°28'48" West, passing at 230.00 feet the southwest corner of Lot 1, and continuing for a total distance of 235.00 feet to a point in the centerline of Los Rios Boulevard;

THENCE with the centerline of Los Rios Boulevard, North 00°31'14" East, 491.33 feet to its intersection with the centerline of Park Boulevard;

THENCE with the centerline of Park Boulevard, South 89°28'48" East, 285.00 feet to the place of beginning and containing 140,020 square feet or 3.21 acres of land.

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



**Zoning Exhibit**

ZONING CASE # ZC-2015-19

3.21 Gross Acres

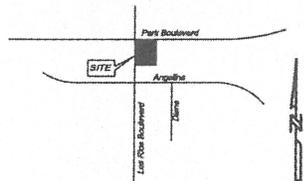
Lot 1, Block 1

Park Rios Addition

Andrew Piara Survey, Abstract No. 687  
City of Plano, Collin County, Texas  
June 11, 2015

Legend

CS&P Collin County Map Records  
C&O Collin County Map Records  
C&O Q&A 3P Carter & Burgess Capped  
Iron Nail Mark



VICINITY MAP  
Not to Scale

Owner

Attn: David Motahadeh, President  
Park Blvd. Center Ltd.  
c/o 5083 Parkway Calabasas  
Calabasas, CA 91302  
(P) 818-222-7776  
Email: yorkrealty@jet.net

Surveyor

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



P120150714211927.dwg  
ROOME LAND SURVEYING, INC.  
2000 AVENUE G  
SUITE 810  
PLANO, TX 75074  
Phone Number (972) 423-4372  
Fax Number (972) 423-7523

**Exhibit "B"**

**SUP No. 57 (Ord. No. 87-9-20) – ZC 1987-55**

SITUATED in the City of Plano, Collin County, in the Andrew Piara Survey, Abstract No. 687, and being the same tract of land conveyed from Spring Creek Investments of Dallas, N.V. Inc., to Maria Deriuw, et al and recorded in Volume 1508, Page 285 of the Collin County Land Records and being more fully described as follows:

COMMENCING at a point on the east line of Los Rios Blvd., said point being south 0 deg. 31 min. 14 sec. west, a distance of 1912.0 feet from the south line of Merriman Drive, an iron stake for corner;

THENCE south 89 deg. 28 min. 46 sec. east, leaving said east line of Los Rios Blvd., a distance of 230.0 feet to an iron stake for corner;

THENCE south 0 deg. 31 min. 14 sec., west a distance of 183.833 feet to an iron stake for a corner;

THENCE 89 deg. 28 min. 46 sec., west a distance of 47.0 feet to a point on the east side of said "Park Rios Center", for the restaurant known as "Old Friend's Pizza", and more fully described as follows:

BEGINNING north 89 deg. 28 min. 46 sec., west a distance of 500 feet to a point on the west side of said "Park Rios Center";

THENCE south 0 deg. 31 min. 14 sec., west a distance of 30.0 feet to a point for a corner;

THENCE south 89 deg. 28 min. 46 sec., east leaving said west side of "Park Rios Center", a distance of 50.0 feet to a point for a corner;

THENCE north 0 deg. 31 min. 14 sec., east, along said east side of "Park Rios Center", a distance of 30.0 feet to a place of beginning and containing 0.03443 acres of land.

**SUP No. 484 (Ord. No. 2002-12-5) – ZC 2002-56**

SITUATED in the State of Texas, County of Colin and City of Plano, being part of the Andre Piara Survey, Abstract No. 687, being part of Lot 1, Block 1 of Park Rios Addition, an addition to the City of Plano as recorded in Cabinet F, Page 181 of the Collin County Map Records of said premises being more particularly described as follows:

COMMENCING at a Carter & Burgess capped Iron rod found in the south right-of-way line of East Park Boulevard marking the northeast corner of said addition;

THENCE with the south right-of-way line of Los Rios Boulevard and north line of said addition, North 89° 28' 46" West, 67.78 feet;

THENCE departing said south right-of-way line and north line of said addition, South 00° 31' 14" West, 68.42 to the northeast corner and POINT OF BEGINNING of the premises herein described, said point being in the north facing of an existing one-story masonry building;

THENCE passing through a firewall along the east line of said premises, South 00° 11' 14" West, 40.92 feet to the southeast corner of said premises;

THENCE passing through a firewall along the south line of said premises, North 89° 28' 46" West, 47.65 feet to the southwest corner of said premises;

THENCE passing through a firewall along the west line of said premises, North 00° 11' 14" East, 40.92 feet to the northwest corner of said premises in the north facing of said building;

THENCE with the north facing of said building and north line of said premises, South 89° 28' 26" East, 47.65 feet to the POINT OF BEGINNING and containing 1,950 square feet of land.

**SUP No. 592 (Ord. No. 2008-1-23) – ZC 2007-68**

SITUATED in the State of Texas, County of Collin and City of Plano, being part of the Andrew Piara Survey, Abstract No. 687, being part of Lot 1, Block 1 of Park Rios Addition, an addition to the City of Plano as recorded in Volume F, Page 181 of the Collin County Map Records with said premises being more particularly described as follows:

COMMENCING at a Carter & Burgess capped iron rod found in the south right-of-way line of Park Boulevard marking the northeast corner of said Lot 1;

THENCE South 06° 18' 05" West, 289.92 feet to the northeast corner of an existing masonry building an the POINT OF BEGINNING for the herein described premises;

THENCE with the east line of said premises along the east facing of said masonry building, South 00° 31' 14" West, 80.00 feet to the southeast corner of said building and the southeast corner of said premises;

THENCE with the south facing of said building and the south line of said premises, North 89° 28' 46" West, 69.0 feet to the southwest corner of said premises;

THENCE parsing through the interior of said building along a west line of said premises, North 00° 31' 14" East, 80.00 feet to the northwest corner of said premises;

THENCE along the south facing of an interior wall, South 89° 28' 46" West, 2.50 feet to an interior corner of said wall;

THENCE with the west facing of an interior wall, South 00° 31' 14" West, 7.75 feet to an interior corner of said wall;

THENCE along the south facing of said interior wall, South 89° 28' 46", 49.00 feet to an interior wall corner;

THENCE with the east facing of said interior wall, North 00° 31' 14" East, 7.75 feet to an interior wall corner;

THENCE with the south facing of an interior wall, South 89° 28' 46" East, 17.70 feet to the POINT OF BEGINNING AND CONTAINING 5,133 square feet or 0.12 acre of land.

**SUP No. 653 (Ord. No. 2014-9-21) – ZC 2014-29**

SITUATED in the State of Texas, County of Collin and City of Plano, being part of the Andrew Piara Survey, Abstract No. 687, being part of Lot 1, Block 1, of Park Rios Addition, an addition to the City of Plano, as recorded in Volume F, Page 181 of the Collin County Map Records with said premises being more particularly described as follows:

COMMENCING at a Carter & Burgess capped iron rod found in the south right-of-way line of Park Boulevard marking the northeast corner of said Lot 1;

THENCE South, 19° 19' 19" West, 304.7 feet to a point at the northwest corner of a demising wall in the north facing of a masonry building marking the POINT OF BEGINNING and northeast corner for the herein described premises;

THENCE with the east line of said premises along the west facing of said demising (interior) wall, South, 00° 31' 14" West, 80.00 feet to the southwest corner of said wall, the southeast corner of said premises, and being in the south facing of said masonry building;

THENCE North, 89° 28' 46" West, 38.67 feet with the south facing of said masonry building to a point marking the southwest corner of said premises;

THENCE with the wet line of said premises and partway along the east facing of an existing demising wall, North, 00° 31' 14" East, 80.00 feet to a point in the north facing of said masonry building at the northeast corner of said demising wall and the northwest corner of said premises;

THENCE with the north facing of said masonry building and the north line of said premises, South, 89° 28' 46" East, 38.67 feet to the POINT OF BEGINNING and CONTAINING 3,094 square feet or 0.071 acre.