

AGENDA PLANNING AND ZONING COMMISSION

REGULAR MEETING – 7:00 P.M.
TUESDAY, NOVEMBER 4, 2008
ALLEN CITY HALL – COUNCIL CHAMBERS
305 CENTURY PARKWAY
ALLEN, TEXAS

Call to Order and Announce a Quorum is Present

<u>Directors Report: Action taken on the Planning & Zoning items, by City Council at their 10/28/08 City Council meeting.</u>

Election of Officers

1. Elect Chair, Vice Chair and Second Vice Chair.

Consent Agenda

2. Approve minutes of October 21, 2008

Regular Agenda

 Public Hearing/Replat – Consider a Replat for Lot 7A & 7B, Block A, Custer-Hedgcoxe Addition No. 3, being all of Lot 7, Custer-Hedgcoxe Addition No. 3, Lots 3A, 3B, 5, 6, & 7, Block A; being 2.2194± acres located north of the northeast corner of Custer Road and Hedgcoxe Road.

Adjournment

This notice v	was posted	at Allen City Hall	, 305 Cer	ntury Parkw	<i>ı</i> ay, Allen,	Texas,	at a place	ce
convenient a	and readily	accessible to the	public at	all times.	Said noti	ice was	posted of	on
Friday,		, 2008, at		p.m.				
-								
	Shelley B. George, City Secretary							

Allen City Hall is wheelchair accessible. Access to the building and special parking are available at the entrance facing Century Parkway. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 214-509-4105.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: November 4, 2008

Election of Officers - Elect a Chair, Vice Chair, and Second

Vice Chair.

STAFF RESOURCE: Bo Bass, AICP

Director, Planning and Development

PREVIOUS BOARD/COUNCIL ACTION: None

BACKGROUND

The Commission should elect a Chair, Vice Chair and Second Vice Chair.

STAFF RECOMMENDATION

Elect officers.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: November 4, 2008

SUBJECT: Conduct a Public Hearing and consider a Replat for Lot 7A

& 7B, Block A, Custer-Hedgcoxe Addition No. 3, being all of Lot 7, Custer-Hedgcoxe Addition No. 3, Lots 3A, 3B, 5, 6, & 7, Block A; being 2.2194± acres located north of the

northeast corner of Custer Road and Hedgcoxe Road.

STAFF RESOURCE: Bo Bass, AICP

Director Planning & Development

PREVIOUS BOARD/COUNCIL ACTION: PD Planned Development 90 was established by City Council

on July 23, 2002. The Preliminary Plat was approved on December 17, 2002 and revised on July 18, 2006. A Final

Plat was approved on May, 20, 2008.

BACKGROUND

This property is located North of Hedgcoxe Road and East of Custer Road. The property to the north is zoned LR Local Retail. The property to the east is zoned PD Planned Development No. 90 for SC Shopping Center; and the property to the west across Custer Rd is in the City of Plano city limits.

The Replat will divide existing Lot 7 into two lots, Lots 7A and 7B. The property owner has a user for Lot 7B. The Replat meets the requirements of the *Allen Land Development Code*.

STAFF RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

Replat

| CST | 116,03' | 5,89.51'19"W | C26 | 116,34' | 5,89.51'19"W | C26 | 7,99.51'19"W | C26 | 5,99.51'19"W | C26 | 5, VICINITY MAP L22 103.52 N.90'00"E. L23 91.61 N.90'00"E. L25 103.52 N.90'00"E. Notary Public in and for the State of Texa Γ51 6'40, 2'33.56,5\LE' Γ50 16'18, N'30.00,00,Ε' CSO 00.21,05, 20'00, 1'24, 1'24, 2'30.224,28,6 **LEGACY DRIVE** *1899* C12 19.25.31, 30'00, 52'52, 54'20, N'80.03.34,E'
C12 00.25.24, 1080'35, 15'02, 15'02, N'18.05,42,E'
C12 00.25,52, 1048'45, 15'02, 15'02, 2'18.15,54,M'
C12 25.58.05, 30'00, 18'65, 18'55, N'54.22,22,E' AAPSCO 및 BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, this day personally appeared ROLAND FOERSTER, known to me to be the person whose name IS subscribed to the foregoing instrument and acknowledged to me that he C14 10.21,44, 20'00, 26'82, 26'64, 8'24.25,48,M' COUNTY OF DALLAS STATE OF TEXAS HEDECOXE ROAD ROLAND FOERSTER C3 83.42,05, 20'00, 42'32, 41'23, 2'00.13,42,M'
C8 46.54,13, 20'00, 54'30, 52'64, N'25.28,38,M'
C3 52:22,22, 20'00, 12'28, 12'53, 2'45.13,14,E' ROLAND FOERSTER, RPLS #3233 RELEASE DATE: AUG. 15, 2008 "PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE" CQ 15.43,28, 1048'45, 322'11, 322'92, N'15.12,18,E' CQ 38.21,08, 20'00, 41'58, 28'10, N'42.12,03,E' C4 28.42,33, 20'00, 18'52, 18'85, 2'88.40,11,E' subdivision regulations of the City of Allen, Texas. shall be properly places, under my personal supervision, in accordance with the and accurate survey of the land, and that the corner monuments shown thereon MCDERMOTT ROAD 2.00'08'41"E. 7.73' S.04'34'30"W. THAT I, ROLAND FOERSTER, do hereby certify that I prepared this plat from an actual | TS6 | 26,36' | S,55'00'00"E, | LZ6 | 61,11' | S,55'00'00"E, SURVEYOR'S CERTIFICATION (VOL. 2008, PG. 393, PRCCT) (VARIABLE RICHT OF WAY) W.61,19.68'S HEDCCOXE BOYD 91°8/д дия 9 (YOL. 2008, PG. 393, PRCCT) DRNG. & UTIL. ESMT. 34, FIRELANE, ACCESS, City Secretary, City of Allen CC# 20070363924, LRCCT INCRESS & ECRESS ESMT. the foregoing RePlat of the LOT 7A & 7B, BLOCK A, CUSTER-HEDGCOXE ADDITION NO.3, an addition to the City of Allen, Texas, was submitted to the Planning and Zoning Commission and approved by it in the (VOL. 4742, PG. 2783, LRCCT) The undersigned, the City Secretary of Allen, Texas, hereby certifies, that EXXON MOBIL CORPORATION ----(CAB. P, PG. 2, PRCCT) Executed Pro-forma CUSTER HEDGCOXE ADDITION FOT 14 LOT, BLOCK A CB= N.45'08'41"W. D CD= 28'40, R= 42.00° Planning and Zoning Commission Planning and Zoning Commission (VOL. 2008, PG. 393, PRCCT) Secretary ,00,00.06 =▽ PG.393, PRCCT) (AOL.2008, (VOL. 2008, PG. 393, PRCCT) DRNG. & WATER ESMT. BECINNING \$2.042 .W"e1'12'88.2 TO BE ABANDONED BY THIS PLAT (YOL. 2008, PG. 393, PRCCT) \$10,x10, WATER ESMT. (VOL. 2008, PG. 393, PRCCT) DRNG, & UTIL, ESMT. W.61,15.68'S 54, FIRELANE, ACCESS, 162.70 .W"00'00'8E.2 ₽ (VOL.2008, PG.393, PRCCT) 91 107 WATER EASEMENT (VOL. 2008, PRCCT) BLOCK A BLOCK A 10' A.T.&T. ESMT. ——(VOL.3072, PG.422, LRCCT) 1.3107 ACRES 0.9087ACRES 73,581 SQ, FT. 57,096 SQ. FT. 15' SAN. SEW. ESMT.— VOL.2008, PG.393, PRCCT) CB= N.10.04,27"E. AT TO_ LOT 7B CD= 217.62, 'Se.81δ =_ (VOL.2008, PG.393, PRCCT) R= 1090.92' DRNG. & UTIL. ESMT. **21,22,12** = ∇ - 54, LIKETANE' ACCESS' TAJ9 SIHT Y3 DELIVERY ESMT. 10, TXU ELECTRIC BI TOJ (VOL.2008, PG.393, PRCCT) WATER EASEMENT (VOL. 2008, 12, FANDSCAPE & -2.55.00°00"E. 10, WATER ESMT. (VOL. 2008, PG.393, PRCCT) 10' WATER ESMT. 2.29.26.27"E, (VOL.2008, PG.393, PRCCT) 61 TOJ DELIVERY ESMT. (VOL.2008, PG.393, PRCCT) 10, TXU ELECTRIC --SAN, SEW, ESMT. (TOOR9, EG.393, PACCT) ___ DELIVERY ESMT. 10, IXN EFECTRIC 190.73 2.75.50'44"E. LOT 20 (VOL. 2008, PG. 393, PRCCT) CUSTER HEDGCOXE ADDITION NO.3 LOT 6, BLOCK A

rfce@flash.net CONTACT: CHRIS HUNG 214-544-8888 972-342-1089 WCKINNEY, TEXAS 75069 RICHARDSON, TX 75080 1601 N. WADILL ST., SUITE 104 222 MUNICIPAL DRIVE, SUITE 150 ROLAND FOERSTER CIVIL ENGINEER CUSTER SQUARE VENTURE, LTD. ENGINEER/SURVEYOR: CITY OF ALLEN, COLLIN COUNTY, TEXAS SITUATED IN THE GRIZZELL KENNEDY SURVEY, ABSTRACT NO. 499 **SOMED: SC** 2.2194 ACRES OR 96,677 SQ. FT. VOLUME 2008, PAGE 393, P.R.C.C.T. CUSTER-HEDGCOXE ADDITION NO. 3 BEING ALL OF LOT 7 CUSTER-HEDGCOXE ADDITION NO.3 LOT 7A & 7B, BLOCK A **REPLAT** Motary Public in and for the State of Texas whose names are subscribed to the foregoing instrument and acknowledged to me that they BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on STATE OF TEXAS AUTHORIZED AGENT CUSTER SQUARE VENTURE, LTD. City of Allen, Texas. This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the of it's respective system without the necessity at any time of procuring the permission of anyone. construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part ingress and egress, to and from, and upon any of said easement strips for the purpose of system on any of these easement strips, and any public utility shall at all times have the right of in any way endanger or interfere with the construction, maintenance or efficiency of it's respective removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths which across the easement strips on said plat. Any public utility shall have the right to remove and keep buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or plat for mutual use and accommodation of all public utilities desiring to use, or using same. No torever the streets and alleys thereon; and do hereby dedicate the easement strips shown on the THAT CUSTER SQUARE VENTURE, LTD., through the undersigned authority, does hereby adopt this plot designating the described property as REPLAT, LOT 7A & 7B, BLOCK A, CUSTER-HEDGCOXE ADDITION NO.3, an addition to the City of Allen, Texas, and does hereby dedicate to the public use KNOW ALL MEN BY THESE PRESENTS: OWNER'S CERTIFICATION

\$.89.51'19"W., 240.28 feet to the Point of Beginning and containing 96,677 square feet or 2.2194

An arc length of 318.75 feet to end of said curve to a 5/8" iron rod found for corner;

said corner being also the beginning of a curve to the right having a chord bearing of $0.1004^{\circ}27^{\circ}E$, a chord length of $0.10^{\circ}6.16^{\circ}$ and a radius of $0.100^{\circ}6.16^{\circ}6.$

Records, Collin County, Texas, and being all of Lot 7, Block A, Custer Hedgcoxe Addition No. 3, filed for record in Volume 2008, Page 393, of the Collin County Plat Records, and being more

WHEREAS, CUSTER SQUARE VENTURE, LTD., is the owner of a 2.2194 acre tract of land situated in the Grizzell Kennedy Survey, Abstract No. 499, City of Allen, Collin County, Texas, according deeds

CERTIFICATE OF OWNERSHIP AND DEDICATION

filed for record in Volume 6034, Page 2624, and County Clerk's File No. 20070363924, Land

being in the east right - of -way line of Custer Road (a variable width right - of - way at this point), BECINNING at a 5/8" iron rod found for the westerly most southwest corner of said Lot 7, same

N.00'08'41"W., 221.00 feet to a 5/8" iron rod found for corner; S.89°51'19"W., 34.00 feet to a 5/8" iron rod found for corner;

 $5.00^{\circ}8^{\circ}4^{\circ}E$, 221.00 feet to a $5/8^{\circ}$ iron rod found for corner;

5.89'51'19"W., 34.21 feet to a 5/8" fron rod found for corner;

S.55'00'00"E., 175.18 feet to a 5/8" iron rod found for corner; S.35'00'00"W., 162.70 feet to an "x" cut in concrete for corner;

S.75°50'44"E., 190.73 feet to a 5/8" iron rod found for corner; S.29°26'27"E., 36.23 feet to a 5/8" iron rod found for corner;

THENCE, along the perimeter of said Lot 7 as follows:

particularly described as follows:

2CALE; 1"=40"

DATE: AUGUST, 2008