



**AGENDA**  
**CITY OF ALLEN**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**JULY 7, 2020**  
**7:00 P.M.**  
**CONDUCTED VIA VIDEO CONFERENCE**

**This City of Allen Planning and Zoning Commission meeting will be conducted with the members of the Commission and City staff participating via video conference from locations outside of City Hall.**

Members of the public are entitled to participate remotely via broadcast by webinar. To speak remotely at the Planning and Zoning Commission Meeting, speakers must:

- Submit the online registration form found at: [PZ Speaker Registration](#) not later than 3 p.m. on Tuesday, July 7, 2020.
- Once the registration form is received, registered speakers will receive either an email or phone call providing the telephone number to call on the date of the meeting.
- Speakers must call not later than 6:45 p.m. on the date of the meeting in order to be allowed to speak. Late callers will not be accepted and will not be allowed to speak.
- Handouts or other information that a member of the public desires to provide to the Commission must be emailed to [planningsubmittals@cityofallen.org](mailto:planningsubmittals@cityofallen.org) by 3 p.m. on July 7, 2020 to ensure the information is able to be provided to the Commissioners in advance of the meeting.

The meeting will be live streamed on Allen City TV at [www.cityofallen.org/982/ACTV](http://www.cityofallen.org/982/ACTV) for those wanting to watch the meeting but not address the Commission.

**Call to Order and Announce a Quorum is Present**

**Pledge of Allegiance**

**Director's Report**

1. Action Taken on the Planning and Zoning Commission Items by City Council at the June 23, 2020, Regular Meeting.

## **Consent Agenda**

*(Routine P&Z business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Commission member or member of staff.)*

2. Approve Minutes from the June 16, 2020, Planning and Zoning Commission Regular Meeting.
3. Replat - Consider a Replat of Allen ISD Administration Building, Lot 2R, Block A, Being 4.407± Acres; Generally Located Directly South of Bethany Drive and Directly East of Jupiter Road. (PL-061220-008) [AISD Administration Annex]
4. Final Plat - Consider a Request for a Final Plat for Lexington Estates Phase 1, Being 12.927± Acres Located in the J. Seaborn & Robert T. Clements Survey, Abstract No. 879; Generally Located Directly North of Ridgeview Drive and Approximately 1,232± Feet West of Watters Road. (FP-060520-0006) [Lexington Estates 1]
5. Final Plat - Consider a Request for a Final Plat for Lexington Estates Phase 2, Being 5.779± Acres Located in the J. Seaborn & Robert T. Clements Survey, Abstract No. 879; Generally Located Directly South of Ridgeview Drive and Approximately 1,328± Feet West of Watters Road. (FP-060520-0007) [Lexington Estates 2]

## **Regular Agenda**

6. Public Hearing - Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Planned Development "PD" No. 78 Corridor Commercial CC for Allen Premium Outlets, Block 2, Lot 1 By Amending the Regulations Relating to Kiosks and Amending the Kiosk Site Plan; Generally Located North of Stacy Road and West of U.S. Highway 75. (ZN-033020-0010) [Allen Premium Outlets - Kiosks]
7. Public Hearing - Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Planned Development PD No. 131 Shopping Center "SC" and to Adopt a Sign Location Map, Sign Elevations and Sign Schedule for Lyrick Addition, Block A, Lot 4; Generally Located at the Southwestern Corner of the Intersection of Bethany Drive and Greenville Avenue. [Quik Trip - Signage]

## **Executive Session (As needed)**

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

## **Adjournment**

This notice was posted at Allen City Hall, 305 Century Parkway, Allen, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Thursday, July 2, 2020 at 5:00 p.m.

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Shelley B. George, City Secretary

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.

<b>PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION</b>
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**AGENDA DATE:**

July 7, 2020

**SUBJECT:**

Action Taken on the Planning and Zoning Commission Items by City Council at the June 23, 2020, Regular Meeting.

**STAFF RESOURCE:**

Marc Kurbansade, AICP  
Director of Community Development

**BACKGROUND**

- No items were taken to the June 23, 2020 Regular Meeting.



<b>PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION</b>
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**AGENDA DATE:**

July 7, 2020

**SUBJECT:**

Approve Minutes from the June 16, 2020, Planning and Zoning Commission Regular Meeting.

**STAFF RESOURCE:**

Rolandrea Russell  
Planner

**ATTACHMENTS:**

Minutes from the June 16, 2020 Regular Meeting

**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**JUNE 16, 2020**

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**ATTENDANCE:**

**Commissioners Present:**

Ben Trahan, Chair  
Stephen Platt, Jr., 1st Vice-Chair  
Michael Orr, 2nd Vice-Chair  
Gene Autrey  
Dan Metevier  
John Ogrizovich  
Elias Shaikh

**City Staff Present:**

Marc Kurbansade, AICP, Director of Community Development  
Joseph Cotton, Assistant Director of Engineering  
Hayley Angel, AICP, Planner II  
Ashley McDaniel, Facility Project Manager  
Courtney Morris, City Attorney

**Call to Order and Announce a Quorum is Present:**

With a quorum of the Commissioners present, Chairman Trahan called the meeting to order at 7:00 p.m. via Video Conference.

**Directors Report**

1. The Director of Community Development discussed the action taken on the Planning & Zoning Commission items by City Council at the June 9, 2020 regular meeting.

**Consent Agenda** (*Routine P&Z business: Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Commission member or member of staff.*)

2. Capital Improvement Program (CIP) Status Report.
3. Approve minutes from the June 2, 2020 regular meeting.
4. Replat - Consider a Replat of Allen Commerce Center Addition, Lot 1R-1, Block A, Being 12.000± Acres; Generally Located North of Allen Commerce Parkway and Approximately 828± Feet West of Central Expressway. (PL-052620-005) [Allen Commerce Center Addition]

**Motion:**        **Upon a motion by 1<sup>st</sup> Vice-Chair Platt, and a second by Commissioner Autrey, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda as presented. The motion carried.**

### **Regular Agenda**

5. Public Hearing - Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Planned Development PD No. 3 Light Industrial "LI" and to Adopt a Zoning Exhibit, Concept Plan, Building Elevations, and Sign Schedule for Approximately 2.563± Acres of Land in the William Perrin Survey, Abstract No. 708; Generally Located at the Southwestern Corner of the Intersection of Prestige Circle and Greenville Avenue. (ZN-030220-0007) [SHB Allen]

Ms. Angel, Planner II, presented the item to the Commission.

Ms. Angel stated that the PD Amendment meets the requirements of the Allen Land Development Code. She noted that staff is in support of the agenda item.

Chairman Trahan opened the public hearing.

The following individuals did not wish to speak but wished to record their support for the item:

- Drew Donosky, Applicant, 1903 Central Drive, Suite 406, Bedford, TX

Chairman Trahan closed the public hearing.

The Commission discussed the building placement in relation to the property to the south of project.

**Motion:**        **Upon a motion by Commissioner Shaikh, and a second by Commissioner Metevier, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend approval of the request to amend the Development Regulations of Planned Development "PD" No. 3 Light Industrial LI and to adopt a Zoning Exhibit, a Concept Plan, Building Elevations and Sign Schedule for approximately 2.563± acres of land in the William Perrin Survey, Abstract No. 708, generally located at the southwestern corner of the intersection of Prestige Circle and Greenville Avenue. The motion carried.**

6. Public Hearing - Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Planned Development PD No. 92 Corridor Commercial "CC" and to Adopt a Concept Plan, Building Elevations, Landscape Plan, and Screening Cross Section for Approximately 3.838± Acres of Land in the Francis Dosser Survey, Abstract No. 280, Generally Located at the Southwestern Corner of the Intersection of Ridgeview Drive and Watters Road. (ZN-050120-0011) [Allen Fire Station 6]

Ms. Angel, Planner II, presented the item to the Commission.

Ms. Angel stated that the PD Amendment meets the requirements of the Allen Land Development Code. She stated that staff recommends approval of the request as presented.

1<sup>st</sup> Vice-Chair Platt left the video conference but rejoined prior to the vote on Agenda Item 6.

Mark Mortimer, 16515 Dundrennan Lane, Dallas, TX, Applicant, gave a brief presentation of the project.

Chairman Trahan opened the public hearing.

The following individuals did not wish to speak but wished to record their support for the item:

- Ashley McDaniel, Applicant, 305 Century Parkway, Allen, TX

Chairman Trahan closed the public hearing.

The Commission discussed siren protocol and the architecture of the building.

**Motion:** Upon a motion by Commissioner Ogrizovich, and a second by Commissioner Metevier, the Commission voted 6 IN FAVOR, 0 OPPOSED and 1 ABSTENTION (Commissioner Platt) to recommend approval of the request to amend the Development Regulations of Planned Development "PD" No. 92 Corridor Commercial CC and to adopt a Concept Plan, Building Elevations, Landscape Plan, and Screening Cross for approximately 3.838± acres of land, generally located at the southwestern corner of the intersection of Ridgeview Drive and Watters Road. The motion carried.

7. Public Hearing - Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Planned Development PD No. 4 Shopping Center "SC" and to Adopt a Base Zoning, Concept Plan, and Building Elevations for Approximately 1.97± Acres of Land in the Rufus Sewell Survey, Abstract No. 875; Generally Located East of Greenville Avenue and Approximately 509± Feet North of Ridgemont Drive. (ZN-022820-0006) [Hindu Temple]

Ms. Angel presented the item to the Commission.

Ms. Angel stated that the PD Amendment meets the requirements of the Allen Land Development Code. She noted that staff recommends approval of the agenda item as presented.

Chairman Trahan opened the public hearing.

The following individuals did not wish to speak but wished to record their support for the item:

- Michael Forbes, Applicant, P.O. Box 172725, and
- Gagah Shori, Applicant, 8145 Skyridge Drive, Plano, TX.

Chairman Trahan closed the public hearing.

The following letters were received in opposition of the item:

- Rick Picard, 1010 S. Greenville Ave, Allen, TX.

The Commission discussed underground detention system requirements.

**Motion:** Upon a motion by Commissioner Shaikh, and a second by 2<sup>nd</sup> Vice-Chair Orr, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend approval of the request to amend the Development Regulations of Planned Development "PD" No. 4 Shopping Center SC and to adopt a Base Zoning, Concept Plan and Building Elevations for approximately 1.97± acres of land in the Rufus Sewell Survey, Abstract No. 875, generally located east of Greenville Avenue and north of Ridgemont Drive. The motion carried.

**Executive Session** (*As Needed*)

The Executive Session was not held.

**Adjournment**

The meeting adjourned at 7:56 p.m.

These minutes approved this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

\_\_\_\_\_  
Ben Trahan, Chairman

\_\_\_\_\_  
Hayley Angel, Planner II

<b>PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION</b>
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<b>AGENDA DATE:</b>	July 7, 2020
<b>SUBJECT:</b>	Consider a Replat of Allen ISD Administration Building, Lot 2R, Block A, Being 4.407± Acres; Generally Located Directly South of Bethany Drive and Directly East of Jupiter Road. (PL-061220-008) [AISD Administration Annex]
<b>STAFF RESOURCE:</b>	Rolandrea Russell Planner
<b>PREVIOUS COMMISSION/COUNCIL ACTION:</b>	Planned Development No. 13 - Approved May 1991 Final Plat - Approved September 1991
<b>LEGAL NOTICES:</b>	None
<b>ANTICIPATED COUNCIL DATE:</b>	None

### **BACKGROUND**

The subject property is generally located directly south of Bethany Drive and directly east of Jupiter Road. The properties to the north (across Bethany Drive) are zoned Planned Development PD No. 13 Office O. The property to the east is zoned Planned Development PD No. 13 Shopping Center SC. The properties to the south are zoned Planned Development PD No. 13 Single-Family Residential R-5. The properties to the west are zoned Community Facilities CF and Planned Development PD No. 13 Shopping Center SC.

The property is zoned Planned Development No. 13 Shopping Center SC. A revised site plan for the proposed replat was approved in May 2020. Platting is the last step in the development process.

The Replat shows one lot at a total of 4.407± acres. There are a total of four access points into the development - two through Bethany Drive and two through Jupiter Road. The plat also shows various easements required for development of the property.

The Replat has been reviewed by the Technical Review Committee, is generally consistent with the Site Plan and meets the requirements of the Allen Land Development Code.

### **STAFF RECOMMENDATION**

Staff recommends approval.

### **MOTION**

*I move to approve the Replat of Lot 2R, Block A, Allen ISD Administration Building, as presented.*

**ATTACHMENTS:**

Replat

Block F  
Oak Hill Addition  
Vol. C, Page 11  
M.R.C.C.T.

2.2522 Acres  
Thomas B. & Rosita C. Sulistio  
Inst. No. 930029928  
O.P.R.C.C.T.

2.00 Acres  
Hutson Holdings, LLC  
Inst. No. 20170130000126050  
O.P.R.C.C.T.

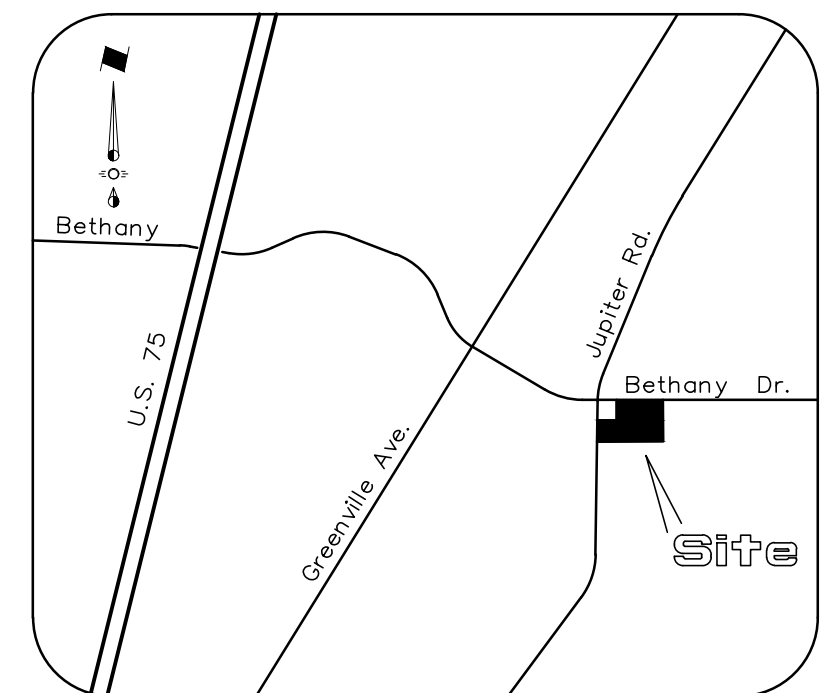
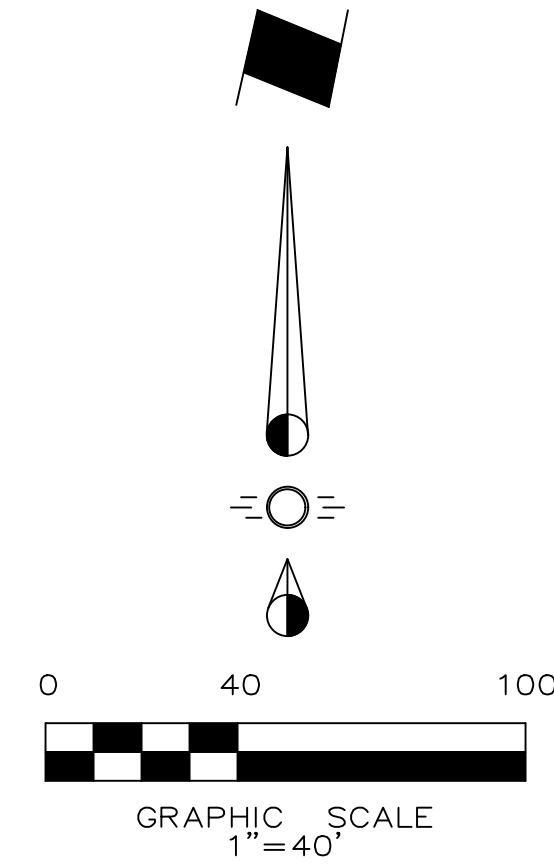
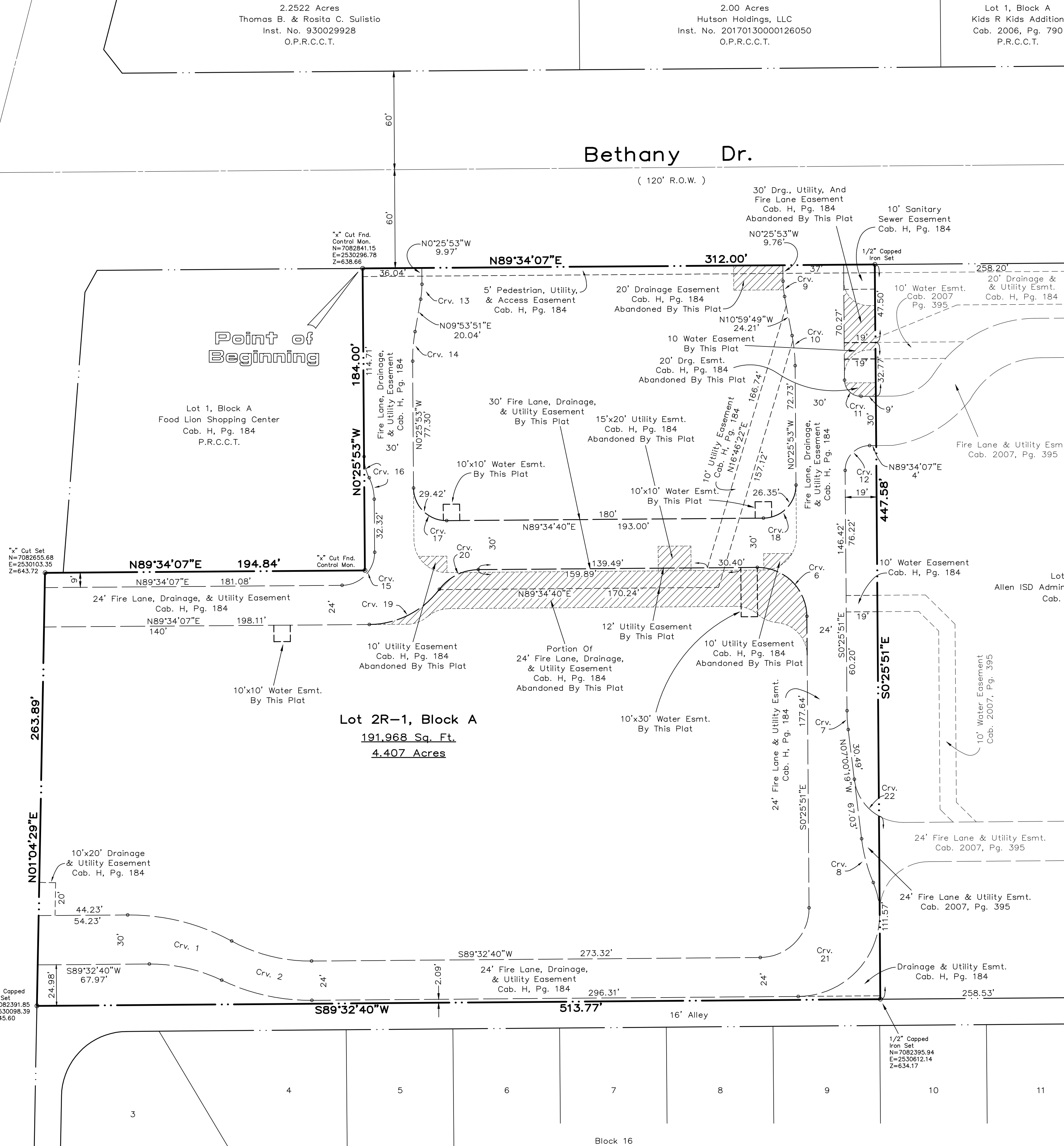
Lot 1, Block A  
Kids R Kids Addition  
Cab. 2006, Pg. 790  
P.R.C.C.T.

Block 1  
Boyd Elementary School  
Cab. F, Pg. 476  
P.R.C.C.T.

Block 1  
Windridge 1  
Vol. 10, Pg. 54  
P.R.C.C.T.

Jupiter Rd.

( Variable Width R.O.W. )



VICINITY MAP  
NTS

SHEET 1 OF 2  
REPLAT

# ALLEN ISD ADMINISTRATION BUILDING

Lot 2R-1, Block A

Being A Replat Of Lot 2R, Block A  
Allen ISD Administration Building  
Recorded In Cabinet 2007, Page 395. P.R.C.C.T.

4.407 Acres Situated In The  
R.C. INGRAHAM SURVEY ~ ABST. 462  
ALLEN, COLLIN COUNTY, TEXAS

**Owner**  
Allen Independent School District  
612 East Bethany Drive  
Allen, Texas 75002  
Telephone 972 727-0363

**Engineer**  
RLK Engineering, Inc.  
Texas Registration No. 579  
111 West Main Street  
Allen, Texas 75013  
Telephone 972 359-1733

**Surveyor**  
Surdukan Surveying, Inc.  
Firm No. 10069500  
PO Box 126  
Anna, Texas 75409  
Telephone 972 924-8200  
Job No. 2017-132  
Submission Date June 26, 2020

**NOTICE:**  
Selling any portion of this addition by metes and bounds is a violation of City Ordinance and State laws, and is subject to fines and withholding of utilities and building permits.

Curve Data Chart					
	Inner		Outer	Inner	Outer
1	A=26°07'41" R=100.00' T=23.20' L=45.60'	A=29°04'37" R=130.00' T=33.71' L=65.37'	9	A=10°33'37" R=51.00' T=4.71' L=9.40'	A=90°01'27" R=20.00' T=20.01' L=31.42'
2	A=29°04'45" R=100.00' T=25.94' L=50.75'	A=26°07'41" R=124.00' T=28.77' L=56.55'	10	A=10°33'55" R=100.00' T=28.77' L=56.44'	A=89°58'33" R=20.00' T=19.99' L=31.41'
3	A=90°00'00" R=30.00' T=30.00' L=47.12'	A=90°00'00" R=54.00' T=54.00' L=84.82'	11	A=90°00'00" R=10.00' T=10.00' L=15.71'	A=52°34'29" R=54.00' T=26.67' L=49.55'
4	A=53°16'28" R=30.00' T=15.05' L=27.89'	A=53°16'28" R=54.00' T=27.09' L=50.21'	12	A=90°00'00" R=15.00' T=15.00' L=23.56'	A=52°33'02" R=30.00' T=14.81' L=27.52'
5	A=36°43'31" R=58.00' T=19.25' L=37.18'	A=36°43'31" R=82.00' T=27.22' L=52.56'	13	A=10°19'28" R=51.00' T=4.61' L=9.19'	A=89°58'31" R=30.00' T=29.99' L=47.11'
6	A=90°01'29" R=30.00' T=30.01' L=47.14'	A=10°19'50" R=100.00' T=9.04' L=18.03'	14	A=10°19'50" R=100.00' T=9.04' L=18.03'	A=53°32'22" R=30.00' T=15.13' L=28.03'
7	A=06°34'18" R=100.00' T=5.74' L=11.47'	A=90°00'00" R=20.00' T=20.00' L=31.42'	15	A=90°00'00" R=20.00' T=20.00' L=31.42'	
8	A=15°51'50" R=100.00' T=13.93' L=27.69'	A=25°50'25" R=30.00' T=6.88' L=13.53'	16	A=25°50'25" R=30.00' T=6.88' L=13.53'	

**PURPOSE OF REPLAT:**  
To abandon 3 Utility Easements, 2 Drainage Easements, a 30' Drainage, Utility, and Fire Lane Easement, and a portion of a 24' Fire Lane, Drainage, & Utility Easement, and to dedicate 4 Water Easements and a 30' Fire Lane, Drainage, & Utility Easement.



OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, the Allen Independent School District is the owner of a tract of land situated in the R.C. Ingraham Survey, Abstract No. 462, City of Allen, Collin County, Texas, and being all of Lot 2R, Block A, Allen ISD Administration Building, an addition to the City of Allen as recorded in Cabinet 2007, Page 395, Plat Records of Collin County, Texas, (Inst. No. 20070803010002620) and being more particularly described as follows:

BEGINNING at an "x" cut found for corner in the south line of Bethany Drive (a 120' R.O.W.) said point being the northeast corner of Lot 1, Block A, Food Lion Shopping Center, and addition to the City of Allen as recorded in Cabinet H, Page 184, Plat Records of Collin County, Texas;

THENCE N89°34'07"E, with the south line of Bethany Drive, a distance of 312.00 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, said point being the northwest corner of Lot 3R, Block A, of the aforementioned Allen ISD Administration Building addition as recorded Cabinet 2007, Page 395, Plat Records of Collin County, Texas;

THENCE S00°25'51"E, leaving Bethany Drive, and with the west line of said Lot 3R, a distance of 447.58 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner in the north line of Cottonwood Bend No. 5, an addition to the City of Allen as recorded in Cabinet E, Page 106, Plat Records of Collin County, Texas;

THENCE S89°32'40"W, with the north line of said Cottonwood Bend No. 5, a distance of 513.77 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner in the east line of Jupiter Road (a variable width R.O.W.);

THENCE N01°04'29"E, with the east line of Jupiter Road, a distance of 263.89 feet to an "x" cut set for corner;

THENCE N89°34'07"E, leaving Jupiter Road, and with the south line of the aforementioned Lot 1, Block A, Food Lion Shopping Center, a distance of 194.84 feet to an "x" cut found for for corner;

THENCE N00°25'53"W, with the east line of said Lot 1, a distance of 184.00 feet to the POINT OF BEGINNING and CONTAINING 191,968 square feet, or 4.407 acres of land.

BASIS OF BEARINGS:

The basis of bearings, horizontal and vertical position, are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, Nad 83, (CORS96) Epoch 2002.0, Vertical position are referenced to NAVD88 using (GEO003).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Allen Independent School District, through the undersigned authority, does hereby adopt this plat designating the described property as Allen ISD Administration Building, Lot 2R-1, Block A, an addition to the City of Allen, Texas, and does hereby dedicate to the public use forever the streets and alleys thereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Allen, Texas.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Allen I.S.D.  
By:  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Date

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public in and For the State of Texas  
My commission expires \_\_\_\_\_

APPROVED

\_\_\_\_\_  
Chairperson  
Planning & Zoning Commission

\_\_\_\_\_  
Date

EXECUTED PRO-FORMA

\_\_\_\_\_  
Mayor

ATTEST

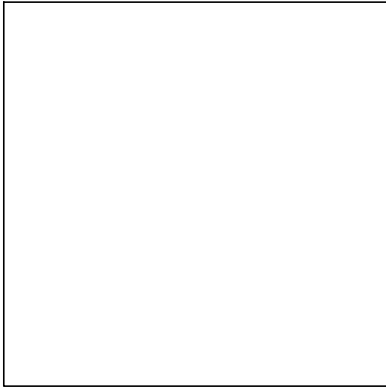
\_\_\_\_\_  
Secretary  
Planning & Zoning Commission

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Replat of Allen ISD Administration Building, Lot 2R-1, Block A to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
City Secretary, City of Allen



SURVEYOR'S CERTIFICATE

I, DAVID J. SURDUKAN, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon shall be properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Allen, Texas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
David J. Surdukan  
Registered Professional Land Surveyor  
Texas Registration No. 4613

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for State of Texas, on this day personally appeared DAVID J. SURDUKAN, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public in and For the State of Texas  
My commission expires \_\_\_\_\_

SHEET 2 OF 2  
R E P L A T

ALLEN ISD  
ADMINISTRATION BUILDING

Lot 2R-1, Block A

Being A Replat Of Lot 2R, Block A  
Allen ISD Administration Building

Recorded In Cabinet 2007, Page 395. P.R.C.C.T.

4.407 Acres Situated In The  
R.C. INGRAHAM SURVEY ~ ABST. 462  
ALLEN, COLLIN COUNTY, TEXAS

Owner

Allen Independent School District  
612 East Bethany Drive  
Allen, Texas 75002  
Telephone 972 727-0363

Engineer

RLK Engineering, Inc.  
Texas Registration No. 579  
111 West Main Street  
Allen, Texas 75013  
Telephone 972 359-1733

Surveyor

Surdukan Surveying, Inc.  
Firm No. 10069500  
PO Box 126  
Anna, Texas 75409  
Telephone 972 924-8200  
Job No. 2017-132  
Submission Date June 26, 2020

NOTICE:

Selling any portion of this addition by metes and bounds is a violation of City Ordinance and State laws, and is subject to fines and withholding of utilities and building permits.

<b>PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION</b>
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<b>AGENDA DATE:</b>	July 7, 2020
<b>SUBJECT:</b>	Consider a Request for a Final Plat for Lexington Estates Phase 1, Being 12.927± Acres Located in the J. Seaborn & Robert T. Clements Survey, Abstract No. 879; Generally Located Directly North of Ridgeview Drive and Approximately 1,232± Feet West of Watters Road. (FP-060520-0006) [Lexington Estates 1]
<b>STAFF RESOURCE:</b>	Hayley Angel, AICP Planner II
<b>PREVIOUS COMMISSION/COUNCIL ACTION:</b>	Planned Development No. 40 - Approved October, 1986 Planned Development No. 137 - Approved November, 2018 Preliminary Plat - Approved February, 2020
<b>LEGAL NOTICES:</b>	None.
<b>ANTICIPATED COUNCIL DATE:</b>	None.

### **BACKGROUND**

The property is generally located north of Ridgeview Drive and west of Watters Road. The properties to the north and west are zoned Planned Development PD No. 40 Corridor Commercial. The property to the south (across Ridgeview Drive) is zoned Planned Development PD No. 137 Single-Family Residential R-6. The properties to the east are zoned Planned Development PD No. 92 Corridor Commercial and Planned Development PD No. 39 Single-Family Residential R-3.

The property is currently zoned Planned Development PD No. 137 Townhome TH. A new Planned Development was adopted and approved by City Council in November 2018 for a townhome and single-family detached development, and a Preliminary Plat was approved in February 2020. The subject property, Phase 1, is for the townhome portion of the development. The Final Plat is the last step in the development process.

The subject Final Plat shows 12.927± acres of land subdivided into 95 residential lots and 14 Open Space/HOA lots. There are two points of access on Ridgeview Drive into the development. The plat also shows the various easements required for development of the property.

The Final Plat has been reviewed by the Technical Review Committee, is generally consistent with the PD Concept Plan and the Preliminary Plat, and meets the requirements of the Allen Land Development Code.

**STAFF RECOMMENDATION**

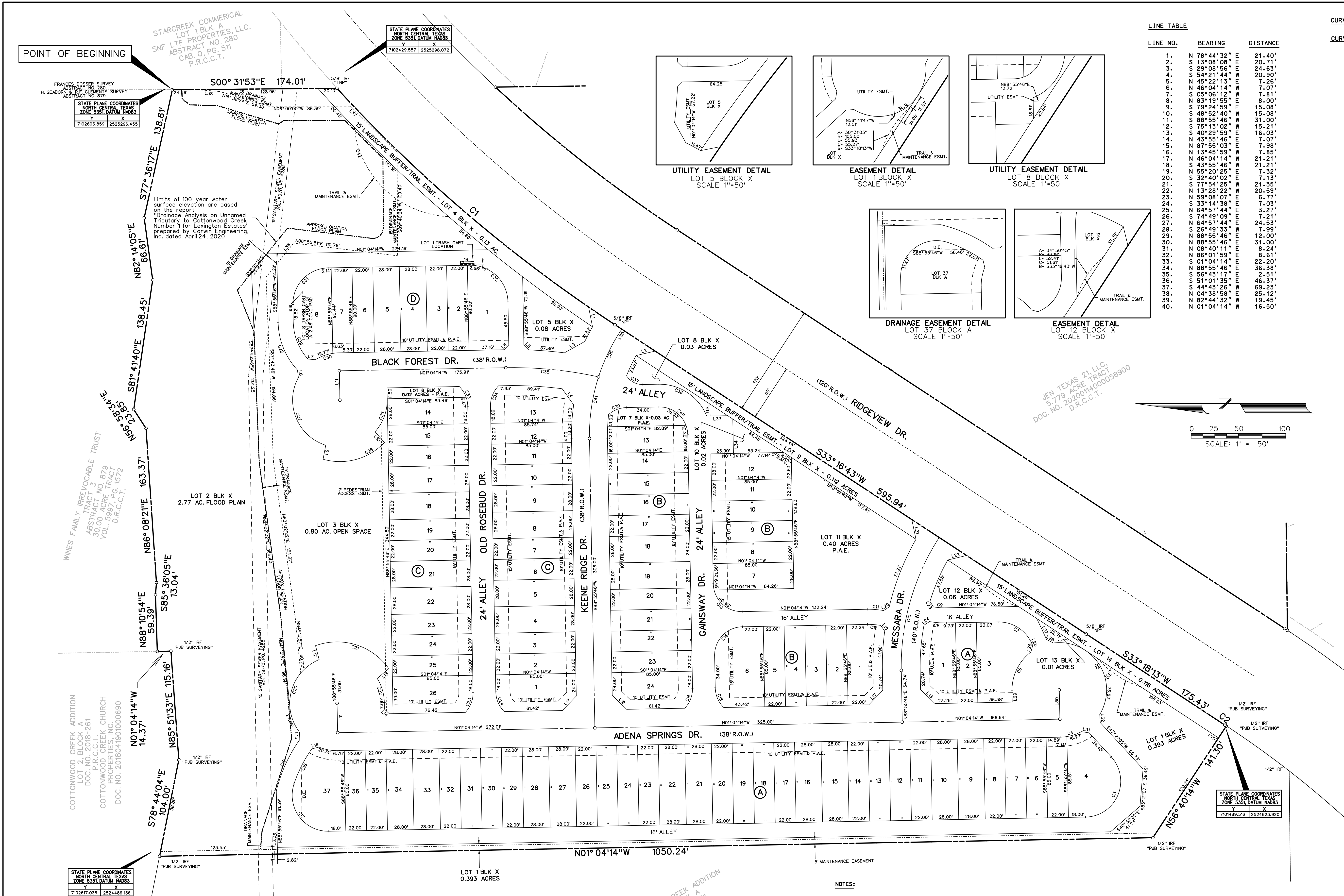
Staff recommends approval.

**MOTION**

*I move to approve the Final Plat of Lexington Estates Phase 1, as presented.*

**ATTACHMENTS:**

Final Plat

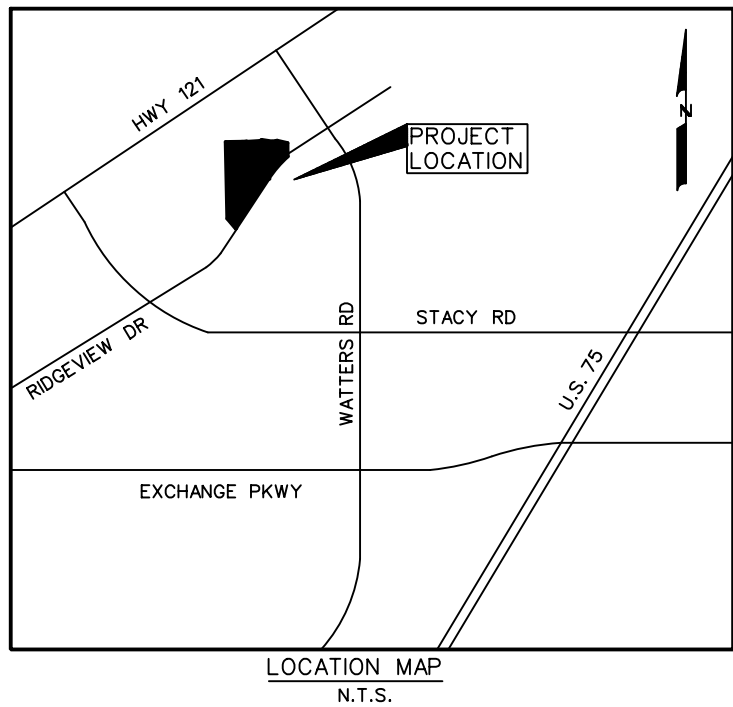


LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 78°44'32" E	21.40'
2.	S 13°08'08" E	20.71'
3.	S 29°08'56" E	24.63'
4.	S 54°21'44" W	20.90'
5.	N 45°22'13" E	7.26'
6.	S 40°09'36" W	7.07'
7.	S 05°06'12" W	7.81'
8.	N 83°19'55" E	8.00'
9.	S 79°24'59" E	15.08'
10.	S 48°52'40" W	15.08'
11.	S 88°55'46" W	31.00'
12.	S 75°13'02" W	15.21'
13.	S 40°29'59" E	16.03'
14.	N 43°55'46" E	7.07'
15.	N 87°55'03" E	7.98'
16.	N 13°45'59" W	7.85'
17.	S 46°04'14" W	21.21'
18.	S 43°55'46" W	21.21'
19.	N 55°20'25" E	7.32'
20.	S 32°40'02" E	7.13'
21.	S 77°54'25" W	21.35'
22.	N 13°28'22" W	20.59'
23.	N 59°08'07" E	6.77'
24.	S 33°14'38" E	7.03'
25.	N 64°57'44" E	3.27'
26.	S 74°49'09" E	7.21'
27.	N 64°57'44" E	24.53'
28.	S 62°11'55" E	7.99'
29.	N 88°55'46" E	12.00'
30.	N 88°55'46" E	31.00'
31.	N 08°40'11" E	8.24'
32.	N 01°04'14" W	8.61'
33.	S 01°04'14" W	22.20'
34.	N 88°55'46" E	36.38'
35.	S 56°43'17" E	2.51'
36.	S 51°01'35" E	46.37'
37.	S 44°43'26" W	69.23'
38.	N 04°38'58" E	25.12'
39.	N 82°44'50" W	19.45'
40.	N 01°04'14" W	16.50'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	14°12'30"	1560.00'	386.85'	385.86'	S40°22'58"W
2.	00°05'42"	1025.69'	1.70'	1.70'	S33°21'10"W
3.	131°34'41"	87.27'	87.27'	69.32'	N66°51'35"W
4.	26°49'17"	50.00'	23.41'	23.19'	S14°28'53"E
5.	128°33'32"	50.00'	112.19'	90.09'	N57°03'28"E
6.	54°09'36"	50.00'	47.26'	45.52'	S63°53'26"E
7.	66°01'58"	38.00'	43.79'	41.41'	S31°56'45"W
8.	11°34'45"	88.00'	17.78'	17.75'	N04°43'08"E
9.	10°46'58"	72.00'	13.55'	13.53'	S04°19'15"W
10.	33°58'25"	250.00'	148.24'	146.08'	S74°05'01"E
11.	11°16'41"	88.00'	17.32'	17.29'	N04°34'06"E
12.	11°11'06"	72.00'	14.06'	14.03'	N04°31'19"E
13.	90°00'00"	30.00'	47.12'	42.43'	S43°55'46"W
14.	90°00'00"	30.00'	47.12'	42.43'	N46°04'14"W
15.	44°25'37"	30.00'	23.26'	22.68'	S66°42'57"W
16.	44°25'37"	30.00'	23.26'	22.68'	N68°51'25"W
17.	109°21'11"	38.00'	72.53'	62.01'	S53°36'21"W
18.	17°07'16"	140.00'	41.83'	41.68'	S63°09'25"E
19.	22°03'12"	156.00'	60.04'	59.67'	S65°25'02"E
20.	105°12'24"	50.00'	91.81'	79.45'	S74°49'33"W
21.	74°33'32"	67.00'	81.16'	67.19'	S17°21'32"W
22.	30°45'01"	50.00'	26.83'	26.51'	S73°33'16"W
23.	44°25'37"	30.00'	23.26'	22.68'	S68°51'25"E
24.	44°25'37"	30.00'	23.26'	22.68'	S66°42'57"W
25.	43°03'22"	50.00'	37.57'	36.70'	N69°32'33"W
26.	62°11'55"	65.00'	70.68'	67.25'	N15°16'09"W
27.	101°03'10"	50.00'	88.19'	77.19'	N68°00'08"E
28.	41°58'18"	55.67'	54.44'	55.67'	N67°56'37"E
29.	41°06'38"	60.00'	43.05'	42.13'	N68°22'27"E
30.	30°15'03"	50.00'	26.40'	26.09'	S16°11'45"E
31.	90°00'00"	38.00'	59.69'	53.74'	S46°04'14"E
32.	90°00'00"	39.50'	62.05'	55.86'	S43°55'46"W
33.	44°25'37"	30.00'	23.26'	22.68'	N66°42'57"E
34.	45°31'45"	30.00'	23.84'	23.22'	S68°18'22"E
35.	13°30'49"	419.00'	98.82'	98.60'	N05°41'10"E
36.	15°24'50"	200.00'	53.80'	53.64'	N64°25'42"W
37.	58°31'27"	20.00'	20.43'	19.55'	S28°11'29"W
38.	68°59'19"	54.00'	65.02'	61.16'	S33°25'26"W
39.	40°07'41"	29.90'	20.94'	20.52'	S21°08'05"E
40.	90°00'00"	30.00'	47.12'	42.43'	N43°55'46"E
41.	18°56'07"	200.00'	66.10'	65.80'	N81°55'11"W
42.	81°31'42"	105.00'	149.41'	137.12'	N43°25'39"E



FINAL PLAT  
LEXINGTON ESTATES  
PHASE 1

LOTS 1-37 BLOCK A  
LOTS 1-24 BLOCK B  
LOTS 1-26 BLOCK C  
LOTS 1-8 BLOCK D  
LOTS 1-9 BLOCK E  
LOTS 1-13 BLOCK F

95 TOTAL TOWNHOME LOTS  
14 TOTAL OPEN SPACE LOTS  
12.927 TOTAL ACRES  
3.13 TOTAL R.O.W. DEDICATION

OUT OF THE  
J. SEABORN & ROBERT T. CLEMENTS SURVEY,  
ABSTRACT NO. 879

IN THE  
CITY OF ALLEN  
COLLIN COUNTY, TEXAS

APPLICANT/OWNER  
JEN TEXAS 21, LLC.  
1800 VALLEY VIEW LANE, STE. 100  
FARMERS BRANCH, TEXAS 75234

972-428-5404  
DANIEL SATSKY

PREPARED BY  
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
WARREN CORWIN

JUNE 2020 SCALE 1"=50'

SHEET 1 OF 2

1	3rd Submittal	6-30-2020
1	2nd Submittal	6-25-2020
NO.	REVISIONS	DATE

NOTES:

- Bearings are referenced to 7.6593 acre tract as described in Doc. No. 20200114000058900 in the Deed Records of Collin County, Texas.
- 1/2" iron rods with "CORWIN ENGR. INC." set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- IRF - Iron Rod Found  
U.E. - Utility Easement  
W.M.E. - Wall Maintenance Easement  
D.E. - Drainage Easement  
P.A.E. - Pedestrian Access Easement
- State Plane Coordinates tied to North Central Texas, Zone 5351.
- Trash carts must be placed on the north side of Lot 8 Block D and east side of Lots 1-2 Block D as depicted by B.
- All open space lots, Flood Plain lots & landscape buffers shall be owned and maintained by the H.O.A.
- All landscaping and irrigation located within the ROW shall be maintained by the HOA/POA.
- Applicant shall comply with all irrigation regulations in V.T.C.A. Administrative Code Title 30, Chapter 344 rules established by the State of Texas; and requirements for irrigation design and water conservation set in the Allen Land Development Code Section 7.05.6, and the City of Allen Water Conservation and Drought Contingency and Emergency Response Plan.

LEGAL DESCRIPTION

BEING, a tract of land situated in the J. Seaborn & Robert T. Clements Survey, Abstract No. 879, in the City of Allen, Collin County, Texas, being all of a 7.6593 acre tract, as described in Doc. No. 20200114000058900 in the Deed Records of Collin County, Texas and being all of a 5.2679 acre tract, as described in Doc. No. 20200114000058800 in said Deed Records and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of said 7.6593 acre tract and being in the west line of Starcreek Commercial Lot 1, Block A, an addition to the City of Allen, as described in Cdb. Q, Pg. 511, in the Plat Records of Collin County, Texas;

THENCE, South 00° 31'53" East, along the west line of said Starcreek Commercial Lot 1, Block A, and the east line of said 7.6593 acre tract, for a distance of 174.01 feet, to a 5/8 inch capped iron rod found stamped "TNP" in the north line of Ridgeview Drive (120' R.O.W.) and the southeast corner of said 7.6593 acre tract, being on a curve to the left, having a radius of 1560.00 feet, a central angle of 14° 12'30";

THENCE, along the north line of said Ridgeview Drive and the south line of said 7.6593 acre tract for an arc distance of 386.85 feet (Chord Bearing South 40° 22'58" West 385.86 feet), to a 5/8 inch capped iron rod found stamped "TNP", at the point of tangency;

THENCE, South 33° 16'43" West, continuing along said lines, for a distance of 595.94 feet, to a 5/8 inch capped iron rod found stamped "TNP", at the southerly west corner of said 7.6593 acre tract and being the southeast corner of said 5.2679 acre tract;

THENCE, South 33° 18'13" West, continuing along the north line of said Ridgeview Drive and along the southeast line of said 5.2679 acre tract, for a distance of 175.43 feet, to a 1/2 inch capped iron rod found stamped "PJB Surveying.", at the point of curvature of a curve to the right, having a radius of 1025.69 feet, a central angle of 00° 05'42";

THENCE, continuing along said lines and with said curve to the right for an arc distance of 1.70 feet (Chord Bearing South 33° 21'10" West 1.70 feet), to a 1/2 inch capped iron rod found stamped "PJB Surveying" being the southeast corner of said 5.2679 acre tract;

THENCE, North 56° 40'14" West, departing the north line of said Ridgeview Drive and along the southwest line of said 5.2679 acre tract, for a distance of 141.30 feet, to a 1/2 inch capped iron rod found stamped "PJB Surveying," at the most southwesterly corner of said 5.2679 acre tract;

THENCE, North 01° 04'14" West, along the west line of said 5.2679 acre tract, for a distance of 1050.24 feet, to a 1/2 inch capped iron rod found stamped "PJB Surveying", being the northwest corner of said 5.2679 acre tract;

THENCE, South 78° 44'04" East, along the north line of said 5.2679 acre tract for a distance of 104.00 feet, to a 1/2 inch capped iron rod stamped "PJB Surveying";

THENCE, North 85° 51'33" East, continuing along said north line, for a distance of 115.16 feet, to a 1/2 inch capped iron rod found stamped "PJB Surveying", at the northeast corner of said 5.2679 acre tract and being in the west line of said 7.6593 acre tract;

THENCE, North 01° 04'14" West, along the west line of said 7.6593 acre tract, for a distance of 14.37 feet, to a 1/2 inch iron rod set with yellow cap stamped "Corwin Eng. Inc.", being the northwest corner of said 7.6593 acre tract;

THENCE, North 88° 10'54" East, along the north line of said 7.6593 acre tract, for a distance of 59.39 feet, to a 1/2 inch rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 85° 36'05" East, continuing along said north line, for a distance of 13.04 feet, to a 1/2 inch rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 86° 08'21" East, continuing along said north line, for a distance of 163.37 feet, to a 1/2 inch rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 56° 58'34" East, continuing along said north line, for a distance of 23.85 feet, to a 1/2 inch rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 81° 41'40" East, continuing along said north line, for a distance of 138.45 feet, to a 1/2 inch rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 82° 14'05" East, continuing along said north line, for a distance of 66.61 feet, to a 1/2 inch rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 77° 36'17" East, continuing along said north line, for a distance of 138.61 feet, to the POINT OF BEGINNING and containing 12.927 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Final Plat and the field notes from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision Regulations of the City of Allen, Texas.

THE STATE OF TEXAS  
COUNTY OF COLLIN

WARREN L. CORWIN  
R.P.L.S. No. 4621

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2020.

NOTARY PUBLIC, STATE OF TEXAS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That JEN TEXAS 21, LLC., through the undersigned authority, does hereby adopt this Plat designating the described property as "LEXINGTON ESTATES PHASE 1", an addition to the City of Allen, Texas, and does hereby dedicate to the public use forever the streets and alleys thereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Allen, Texas.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

JEN TEXAS 21, LLC.

MICHAEL W. BRADY  
VICE PRESIDENT

THE STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public for the State of Texas, on this day personally appeared MICHAEL W. BRADY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

NOTARY PUBLIC, STATE OF TEXAS

Approved

Attest

Chairperson  
Planning and Zoning Commission

Secretary  
Planning and Zoning Commission

Executed Pro-forma

Mayor

Date

The undersigned, the City Secretary of the City of Allen, Texas hereby certifies that the foregoing plat of LEXINGTON ESTATES PHASE 1, an addition to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

City Secretary

FINAL PLAT  
LEXINGTON ESTATES  
PHASE 1

LOTS 1-37 BLOCK A  
LOTS 1-24 BLOCK B  
LOTS 1-26 BLOCK C  
LOTS 1-8 BLOCK D  
LOTS 1-9 BLOCK E  
LOTS 1-13 BLOCK F

95 TOTAL TOWNHOME LOTS  
10 TOTAL OPEN SPACE LOTS  
12.927 TOTAL ACRES  
3.13 TOTAL R.O.W. DEDICATION

OUT OF THE  
J. SEABORN & ROBERT T. CLEMENTS SURVEY,  
ABSTRACT NO. 879

IN THE  
CITY OF ALLEN  
COLLIN COUNTY, TEXAS  
APPLICANT/OWNER  
JEN TEXAS 21, LLC.

1800 VALLEY VIEW LANE, STE. 100  
FARMERS BRANCH, TEXAS 75234

972-428-5404  
DANIEL SATSKY

PREPARED BY  
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
WARREN CORWIN

JUNE 2020

SHEET 2 OF 2



<b>PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION</b>
--

<b>AGENDA DATE:</b>	July 7, 2020
<b>SUBJECT:</b>	Consider a Request for a Final Plat for Lexington Estates Phase 2, Being 5.779± Acres Located in the J. Seaborn & Robert T. Clements Survey, Abstract No. 879; Generally Located Directly South of Ridgeview Drive and Approximately 1,328± Feet West of Watters Road. (FP-060520-0007) [Lexington Estates 2]
<b>STAFF RESOURCE:</b>	Hayley Angel, AICP Planner II
<b>PREVIOUS COMMISSION/COUNCIL ACTION:</b>	Planned Development No. 40 - Approved October, 1986 Planned Development No. 137 - Approved November, 2018 Preliminary Plat - Approved February, 2020
<b>LEGAL NOTICES:</b>	None.
<b>ANTICIPATED COUNCIL DATE:</b>	None.

### **BACKGROUND**

The property is generally located south of Ridgeview Drive and west of Watters Road. The property to the north and west (across Ridgeview Drive) is zoned Planned Development PD No. 137 Townhome TH. The properties to the east are zoned Planned Development PD No. 39 Single-Family Residential R-3. The properties to the south are zoned Planned Development PD No. 72 Single-Family Residential R-4.

The property is currently zoned Planned Development PD No. 137 Single-Family Residential R-6. A new Planned Development was adopted and approved by City Council in November 2018 for a townhome and single-family detached development, and a Preliminary Plat was approved in February 2020. The subject property, Phase 2, is for the single-family detached portion of the development. The Final Plat is the last step in the development process.

The subject Final Plat shows 5.779± acres of land subdivided into 22 residential lots and 5 Open Space/HOA lots. There are two points of access on Ridgeview Drive into the development. The plat also shows the various easements required for development of the property.

The Final Plat has been reviewed by the Technical Review Committee, is generally consistent with the PD Concept Plan and the Preliminary Plat, and meets the requirements of the Allen Land Development Code.

### **STAFF RECOMMENDATION**

Staff recommends approval.

**MOTION**

*I move to approve the Final Plat of Lexington Estates Phase 2, as presented.*

**ATTACHMENTS:**

Final Plat

LEGAL DESCRIPTION

BEING, a tract of land situated in the J. Seaborn & Robert T. Clements Survey, Abstract No. 879, in the City of Allen, Collin County, Texas, being all of a 5.7792 acre tract, as described in Doc. No. 20200114000058900 in the Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING, at a 1/2 inch capped iron rod found stamped "PJB Surveying" at the southeast corner of said 5.7792 acre tract, and being the northeast corner of Saddleridge Phase Three, an addition to the City of Allen, as described in Doc. No. 2010-302, in the Plat Records of Collin County, Texas same being in the west line of Shaddock Park, an addition to the City of Allen, as described in Doc. No. 2007-13 in said Plat Records;

THENCE, South 89°21'24" West, along the south line of said 5.7792 acre tract and along the north line of said Saddleridge Phase Three, for a distance of 584.91 feet, to a 1/2 inch capped iron rod found stamped "PJB Surveying" at the southwest corner of said 5.7792 acre tract and being in the south line of Ridgeview Drive (120' R.O.W.), being on a curve to the left, having a radius of 1159.70 feet, a central angle of 00°10'16";

THENCE, departing the north line of said Saddleridge Phase Three and along the south line of said Ridgeview Drive and along the north line of said 5.7792 acre tract with said curve to the left for an arc distance of 3.46 feet (Chord Bearing North 33°51'05" East 3.46 feet), to a 5/8 inch capped iron rod found stamped "TNP" at the point of tangency;

THENCE, North 33°16'43" East, continuing along north and south lines, for a distance of 768.02 feet, to a 1/2 inch capped iron rod found stamped "TNP" at the point of curvature of a curve to the right, having a radius of 1440.00 feet, a central angle of 09°44'01";

THENCE, continuing along said lines and with said curve to the right for an arc distance of 244.63 feet (Chord Bearing North 38°08'43" East 244.34 feet), to a 5/8 inch capped iron rod found stamped "TNP" in the west line of said Shaddock Park and being the northeast corner said 5.7792 acre tract;

THENCE, South 00°43'55" East, departing the south line of said Ridgeview Drive and along said east and west lines, for a distance of 830.61 feet, to the POINT OF BEGINNING and containing 5.779 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Final Plat and the field notes from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision Regulations of the City of Allen, Texas.

THE STATE OF TEXAS  
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

NOTARY PUBLIC, STATE OF TEXAS

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	90°00'00"	50.00'	78.54'	70.71'	S11°43'17"E
2.	33°48'36"	325.00'	191.78'	189.01'	S16°22'25"W
3.	126°44'51"	50.00'	110.61'	89.39'	S62°50'32"W
4.	29°43'10"	200.00'	103.74'	102.58'	N75°47'39"W

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 75°31'18" W	22.31'
2.	S 15°30'22" E	19.94'
3.	S 44°24'27" W	14.16'
4.	N 59°39'28" W	29.13'
5.	N 78°17'04" E	21.21'
6.	S 11°12'38" E	21.03'
7.	S 33°16'43" W	34.26'
8.	S 33°16'43" W	47.82'

NOTES:

- Bearings are referenced to 7.6593 acre tract as described in Doc. No. 20200114000058900 in the Deed Records of Collin County, Texas.
- 1/2" iron rods with "CORWIN ENGR. INC." set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted
- IRF - Iron Rod Found  
P.A.E. - Pedestrian Access Easement
- State Plane Coordinates tied to North Central Texas, Zone 5351.
- All open space lots & landscape buffers shall be owned and maintained by the H.O.A.
- All landscaping and irrigation located within the ROW shall be maintained by the HOA/POA.
- Applicant shall comply with all irrigation regulations in V.T.C.A. Administrative Code Title 30, Chapter 344 rules established by the State of Texas; and requirements for irrigation design and water conservation set in the Allen Land Development Code Section 7.05.6, and the City of Allen Water Conservation and Drought Contingency and Emergency Response Plan.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That JEN TEXAS 21, LLC., through the undersigned authority, does hereby adopt this Plat designating the described property as "LEXINGTON ESTATES PHASE 2", an addition to the City of Allen, Texas, and does hereby dedicate to the public use forever the streets and alleys thereon and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Allen, Texas.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

JEN TEXAS 21, LLC.

MICHAEL W. BRADY  
VICE PRESIDENT

THE STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public for the State of Texas, on this day personally appeared MICHAEL W. BRADY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

NOTARY PUBLIC, STATE OF TEXAS

Approved

Attest

Chairperson  
Planning and Zoning Commission

Secretary  
Planning and Zoning Commission

Executed Pro-forma

Mayor

Date

The undersigned, the City Secretary of the City of Allen, Texas hereby certifies that the foregoing plat of LEXINGTON ESTATES PHASE 2, an addition to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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<b>PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION</b>
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<b>AGENDA DATE:</b>	July 7, 2020
<b>SUBJECT:</b>	Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Planned Development "PD" No. 78 Corridor Commercial "CC" for Allen Premium Outlets, Block 2, Lot 1 By Amending the Regulations Relating to Kiosks and Amending the Kiosk Site Plan; Generally Located North of Stacy Road and West of U.S. Highway 75. (ZN-033020-0010) [Allen Premium Outlets - Kiosks]
<b>STAFF RESOURCE:</b>	Hayley Angel, AICP Planner II
<b>PREVIOUS COMMISSION/COUNCIL ACTION:</b>	Planned Development No. 78 - Approved December, 1998 Planned Development No. 78 - Amended September, 1999 Planned Development No. 78 - Amended November, 2011 Planned Development No. 78 - Amended April, 2016 Planned Development No. 78 - Amended September, 2018
<b>LEGAL NOTICES:</b>	Public Hearing Signs - Installed June 26, 2020 Public Hearing Letters - Mailed June 26, 2020
<b>ANTICIPATED COUNCIL DATE:</b>	July 28, 2020

### **BACKGROUND**

The property is generally located north of Stacy Road and west of U.S. Highway 75. The properties to the north are zoned Planned Development PD No. 78 Corridor Commercial CC and Planned Development PD No. 102 Corridor Commercial CC. The properties to the west (across Chelsea Boulevard) are zoned Planned Development PD No. 92 Shopping Center SC. The properties to the south are zoned Planned Development PD No. 78 Corridor Commercial CC. The properties to the east (across U.S. Highway 75) are in the Town of Fairview.

The property is currently zoned Planned Development PD No. 78 Corridor Commercial CC for the Allen Premium Outlets. The applicant is requesting to amend the Development Regulations to modify the regulations regarding kiosk locations to grant greater flexibility. The existing PD permits 24 specific kiosk locations clustered in seven areas on the property. The request removes specifically designated sites outlined on the Kiosk Site Plan in favor of written regulations and a boundary.

As shown in the Kiosk Site Plan, kiosks would be restricted to the interior of the site and not visible from adjacent streets. The development regulations outline additional regulations for the kiosk locations to preserve accessibility and safety. These regulations include preventing obstruction of fire lanes or parking spaces, maintaining an accessible path around the kiosk, and establishing a minimum distance from the edge of a parking space. The applicant would be able to place the kiosks in new locations without pursuing a PD Amendment. Additionally, with this amendment, the number of kiosks permitted on the property is increased from 15 to 16.

Staff has reviewed the Planned Development Amendment request.

### **STAFF RECOMMENDATION**

Staff recommends approval.

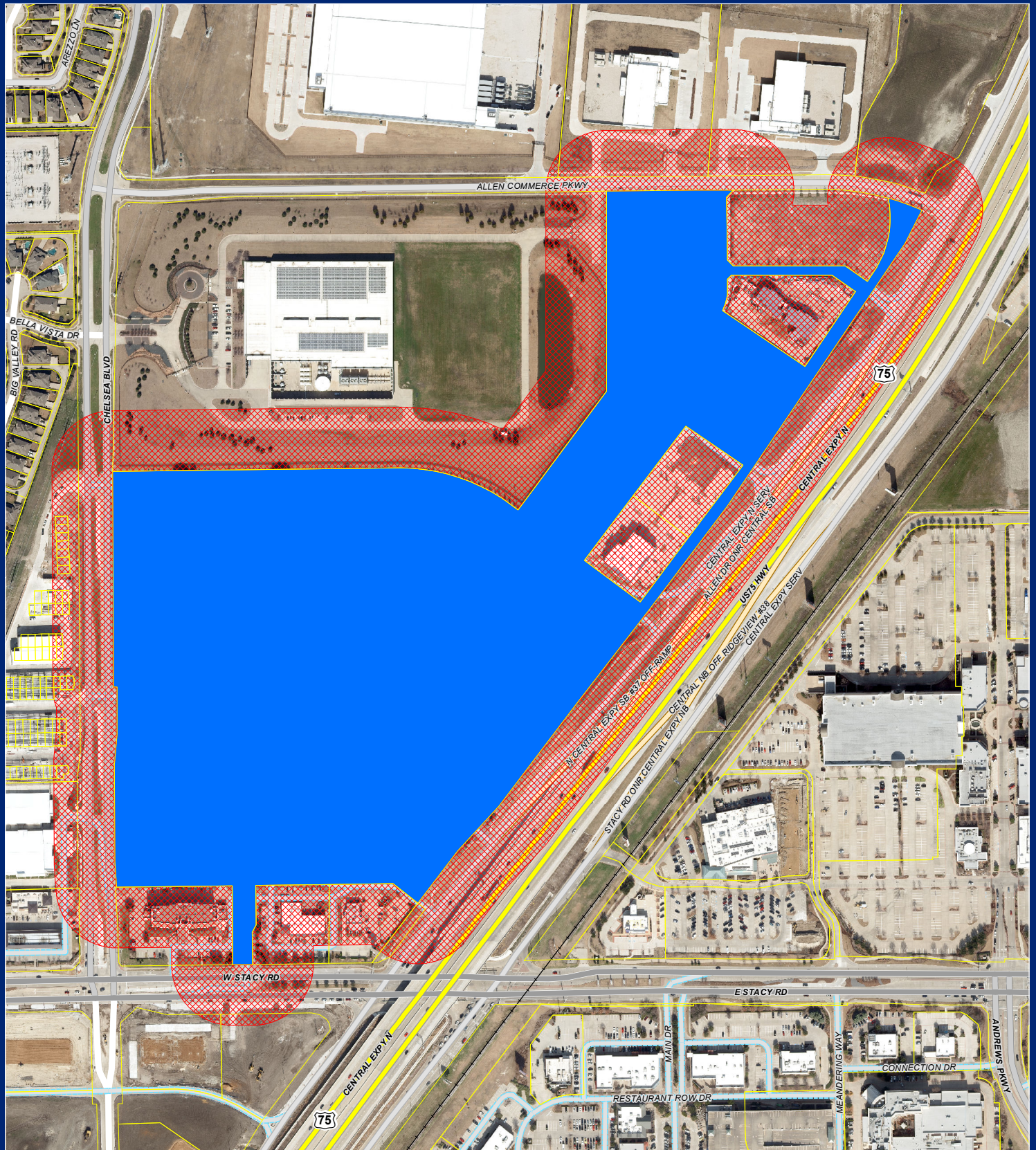
### **MOTION**

*I move to recommend approval of an ordinance amending the Development Regulations of Planned Development No. 78 Corridor Commercial CC for Lot 1, Block 2, Allen Premium Outlets, subject to the Development Regulations and Kiosk Site Plan, as presented.*

### **ATTACHMENTS:**

Property Notification Map  
Development Regulations  
Kiosk Site Plan





## Map Legend

- CollinCAD Parcels
- 200' Buffer
- Public Hearing Property
- Railroad

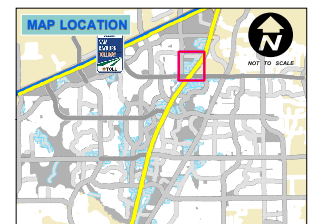


0 140 280 420  
Feet

Community Development - Planning

Date Saved: 6/18/2020

NOTE: This map is only for illustration purpose only, please contact the City of Allen Planning & Development Department for specific rules and regulations.





**DRAFT OF PROPOSED DEVELOPMENT REGULATIONS FOR**  
**ALLEN PREMIUM OUTLETS (KIOSKS)**

The Allen Land Development Code Zoning Regulations and the Zoning Map of the City of Allen, Collin County, Texas, as previously amended, be further amended by amending the use and development regulations of Planned Development “PD” No. 78 (PD-78) for Commercial Corridor as set forth in Section 2 of Ordinance No. 3616-9-18 (“the PD 78 Ordinance”) as follows:

**A.** Section 2.N. “Carts and Kiosks” of the PD-78 Ordinance is amended to read as follows:

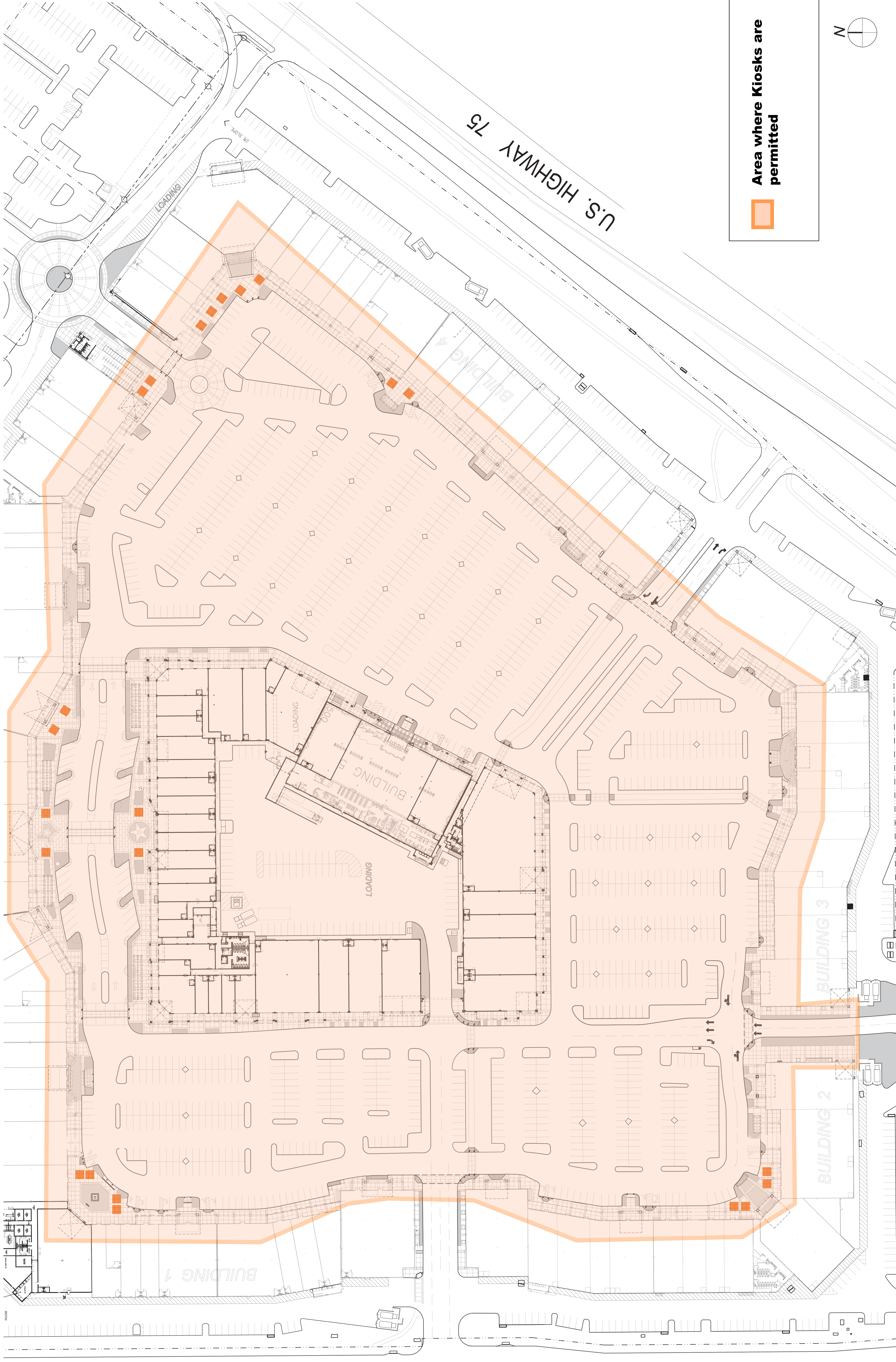
N. CARTS AND KIOSKS:

- (1) A maximum of sixteen (16) outdoor kiosks used for the sale of retail goods and food may be located on the Property in the area highlighted on the Kiosks Site Plan attached hereto as Exhibit “F-2.”
- (2) Kiosk locations may not obstruct fire lanes/emergency access or parking spaces on the site.
- (3) Kiosk locations may not exceed twelve (12) feet by twelve (12) feet in area.
- (4) Kiosk locations must be on improved surfaces and must maintain an accessible path.
- (5) Kiosk locations must be a minimum of two (2) feet from the edge of any parking space.

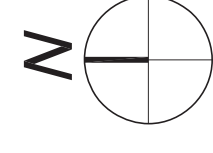
**B.** Exhibit “F-1” “Kiosks Site Plan” to the PD-78 Ordinance is amended in its entirety to read as set forth in Exhibit “F-2” attached hereto and incorporated herein by reference.



CHELSEA BLVD.



Area where Kiosks are permitted





<b>PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION</b>
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<b>AGENDA DATE:</b>	July 7, 2020
<b>SUBJECT:</b>	Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Planned Development PD No. 131 Shopping Center "SC" and to Adopt a Sign Location Map, Sign Elevations and Sign Schedule for Lyrick Addition, Block A, Lot 4; Generally Located at the Southwestern Corner of the Intersection of Bethany Drive and Greenville Avenue. (ZN-052020-0012) [QuikTrip - Signage]
<b>STAFF RESOURCE:</b>	Marc Kurbansade, AICP Director of Community Development.
<b>PREVIOUS COMMISSION/COUNCIL ACTION:</b>	Preliminary Plat - Approved August 1999 Final Plat - Approved August 1999 Planned Development No. 131 - Approved September 2017 Replat - Approved March 2018
<b>LEGAL NOTICES:</b>	Public Hearing Signs - Installed June 26, 2020 Public Hearing Letters - Mailed June 26, 2020
<b>ANTICIPATED COUNCIL DATE:</b>	July 28, 2020

### **BACKGROUND**

The property is generally located at the southwestern corner of the intersection of Bethany Drive and Greenville Avenue. The properties to the north (across Bethany Drive) are zoned Planned Development PD No. 3 Shopping Center SC. The property to the east (across Greenville Avenue) is zoned Planned Development PD No. 4 Shopping Center SC. The properties to the south and west are zoned Planned Development PD No. 131 Shopping Center SC.

The property is zoned Planned Development PD No. 131 Shopping Center SC. A Planned Development was adopted in September 2017 for the development of retail, restaurant, mini-warehouse, and fueling station uses. The subject property is Lot 4 of the Planned Development, which has been developed as a fueling station. The applicant is requesting to amend the Planned Development to allow a second monument sign on the property.

The applicant currently has one monument sign on Bethany Drive. The Allen Land Development Code allows one monument sign for single-tenant properties in this zoning district. The applicant is requesting to add a second monument sign along Greenville Avenue. The Sign Location Map indicates the locations of both monument signs.

As shown in the Sign Elevations and Sign Schedule, both proposed monument signs have a maximum height, copy area, and structure area that is less than Allen Land Development Code requirements for this type of sign.

The monument signs have a proposed maximum height of six feet tall, a maximum copy area of 24 square feet, and a maximum structure area of 60 square feet.

The Allen Land Development Code does not permit multiple monument signs for any single-tenant property in a commercial zoning district. Additionally, after a review of existing single-tenant, commercial properties at a street intersection throughout the City, there were no locations where a Planned Development allowed two monument signs. It is staff's interpretation that the applicant's request is a substantial deviation from the currently adopted ordinance. Therefore, staff is recommending denial of this request.

Staff has reviewed the Planned Development Amendment request.

### **STAFF RECOMMENDATION**

Staff recommends denial.

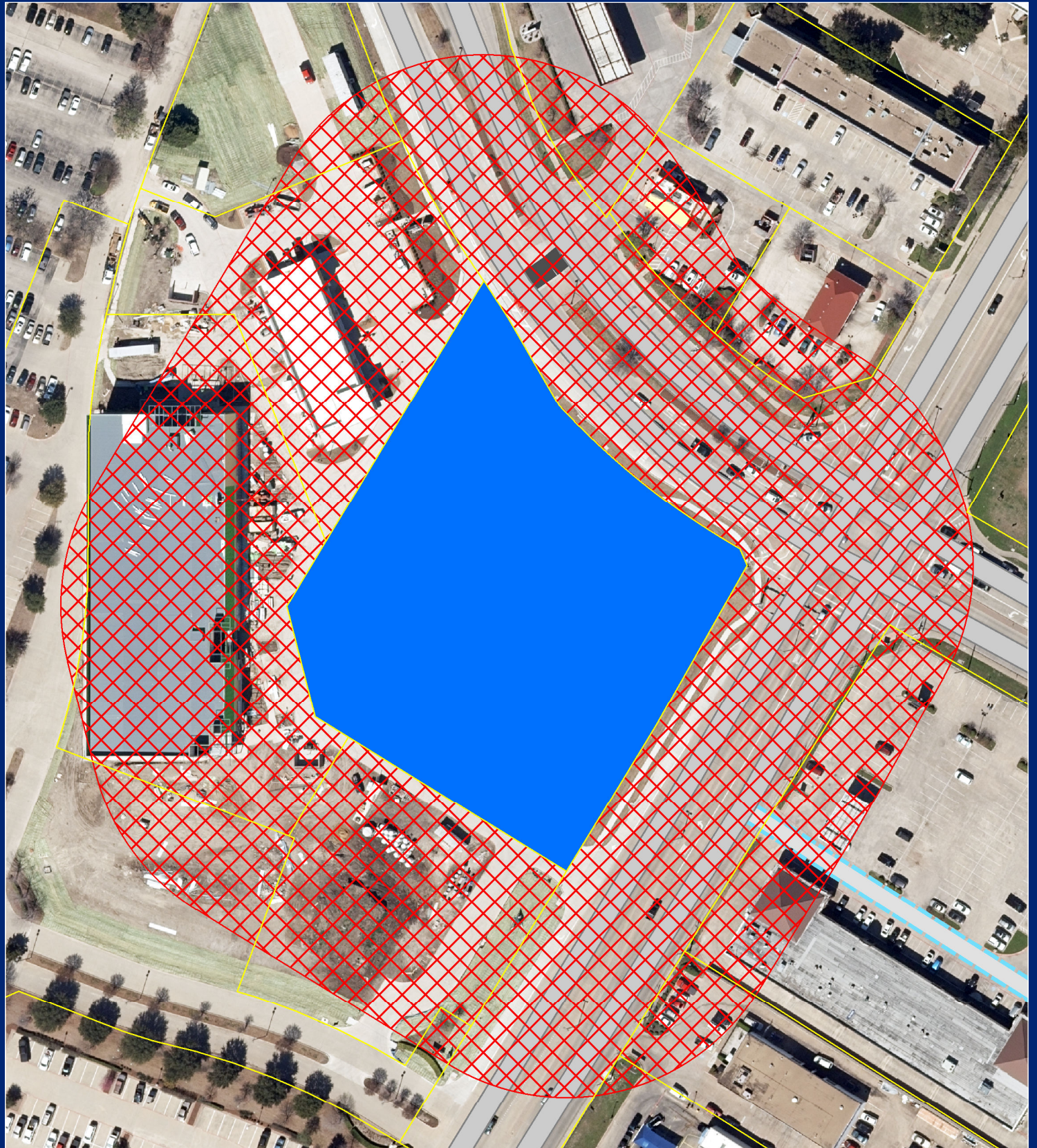
### **MOTION**

*I move to recommend denial of an ordinance to amend the Development Regulations of Planned Development No. 131 Shopping Center for Lyrick Addition, Block A, Lot 4, subject to the Sign Location Map, Sign Elevations, and Sign Schedule, as presented.*

### **ATTACHMENTS:**

Property Notification Map  
Development Regulations  
Sign Location Map  
Sign Elevations  
Sign Schedule









**Public Notification Map**

**QuikTrip**  
**450 E Bethany Dr**

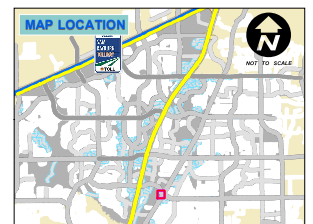
### Map Legend

-  CollinCAD Parcels
-  200' Buffer
-  Public Hearing Property
-  Railroad



**Community Development - Planning**  
Date Saved: 6/17/2020

NOTE: This map is only for illustration purpose only, please contact the City of Allen Planning & Development Department for specific rules and regulations.





**DRAFT OF PROPOSED DEVELOPMENT REGULATIONS FOR  
QUIKTRIP (SIGNAGE)**

The development and use regulations of Planned Development “PD” No. 131, as set forth in Section 2 of Ordinance No. 3519-9-17 (the “PD 131 Regulations”) are amended as follows:

A. Section 2 of the PD 131 Regulations is amended by adding Subsection K titled “Lot 4 Sign Regulations” to read as follows:

**K. LOT 4 SIGN REGULATIONS:** Signs installed and located on Lot 4 as shown on the Concept Plan comply with applicable provisions of the ALDC subject to the following:

- (1) **Sign Schedule:** Monument signs installed on Lot 4 shall comply with the Sign Schedule attached hereto as Exhibit “D” and incorporated herein by reference (the “Lot 4 Sign Schedule”).
- (2) **Sign Location Map:** Signs installed or constructed on Lot 4 shall be located generally as shown on Exhibit “E” attached hereto and incorporated herein by reference (the “Lot 4 Sign Location Map”).
- (3) **Sign Elevations:** The signs installed or constructed on Lot 4 shall comply with the design and materials set forth in Exhibit “F” attached hereto and incorporated herein by reference (the “Lot 4 Sign Elevations”) and shall not exceed the dimensions set forth in the Lot 4 Sign Schedule and the Lot 4 Sign Elevations.

B. The PD-131 Regulations are amended by adding Exhibit “D” – Lot 4 Sign Schedule,” Exhibit “E” – “Lot 4 Sign Location Map,” and Exhibit “F” – “Lot 4 Sign Elevations” as set forth in Attachments 1, 2, and 3, respectively, attached hereto and incorporated herein by reference.









## QT-926 Sign Schedule

Maximum number	Sign Type	Maximum Height	Maximum Copy area	Maximum Structure Area	Front Setback	Permit Required	Addition Notes
2	Monument	6 ft	24 S.F.	60 S.F.	8 ft	Yes	None