



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION REGULAR MEETING
TUESDAY, APRIL 19, 2022 – 7:00 PM
CITY COUNCIL CHAMBERS
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013**

1. Call to Order and Announce a Quorum is Present.

2. Pledge of Allegiance.

3. Director's Report.

3.1 Receive the Director's Report on Action Taken on the Planning and Zoning Commission Items by City Council at the April 12, 2022, Regular Meeting.

4. 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.)

4.1 Approve Minutes from the April 5, 2022, Planning and Zoning Commission Regular Meeting.

4.2 Consider a Request for a Final Plat for Reserve at Watters, Being Approximately 34.235 Acres in the Francis Dosser Survey, Abstract No. 280; Generally Located at the Northwest Corner of the Intersection of Watters Road and Stacy Road. (PL-032522-0006) [Reserve at Watters]

5. Regular Agenda.

5.1 WITHDRAWN - Conduct a Public Hearing and Consider a Request for a Specific Use Permit SUP for a Car Wash on Lot 2, Block A, Stacy Chelsea Commercial Addition; Generally Located Directly North of Stacy Road and East of Chelsea Blvd. Commonly known as 850 W. Stacy Road. (SUP-102921-0005) [Car Spa]

5.2 WITHDRAWN - Conduct a Public Hearing and Consider a Request to Establish a Planned Development Zoning District with a Base Zoning of Single-Family Residential (R-7) and to Adopt Development Regulations, a Concept Plan, Open Space Plan, and Building Elevations for Lot 1, Block 2, Jones Addition Located Approximately 1,192 Feet North of Prestige Circle and Directly East of Greenville Avenue. (ZN-012122-0003) [505 S. Greenville]

5.3 Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Planned Development No. 100 Office and to Adopt a Base Zoning, Concept Plan, Open

Space Plan, and Building Elevations for Approximately 0.900 Acres in the Catherine Parsons Survey, Abstract No. 711, Generally Located Approximately 513 Feet West of Benton Drive and Directly North of McDermott Drive. (ZN-021819-0047) [1100 W. McDermott]

6. 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.

7. 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 Friday, April 15, 2022, at 5:00 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.

<p>PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA COMMUNICATION</p>

AGENDA DATE:	April 19, 2022
AGENDA CAPTION:	Receive the Director's Report on Action Taken on the Planning and Zoning Commission Items by City Council at the April 12, 2022, Regular Meeting.
STAFF RESOURCE:	Marc Kurbansade, Director
STRATEGIC PLANNING GOAL:	Vibrant Community with Lively Destinations and Successful Commercial Centers.

BACKGROUND

At the April 12, 2022 Regular meeting, the City Council approved the request to amend Planned Development No. 108 for Jackrabbit and the request to amend Planned Development No. 58 for 1300 N. Central Expressway.

<p>PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA COMMUNICATION</p>

AGENDA DATE:	April 19, 2022
AGENDA CAPTION:	Approve Minutes from the April 5, 2022, Planning and Zoning Commission Regular Meeting.
STAFF RESOURCE:	Hayley Angel, Planning Manager
STRATEGIC PLANNING GOAL:	Financially Sound and Transparent City Government.

ATTACHMENT(S)

[Minutes from the April 5, 2022 P&Z Meeting](#)

PLANNING AND ZONING COMMISSION
REGULAR MEETING
April 5, 2022

ATTENDANCE:

Commissioners Present

Dan Metevier, 1st Vice-Chair
Elias Shaikh, 2nd Vice-Chair
Brent Berg
Kenneth Cook
Michael Smiddy
Gary Stocker
Jason Wright

City Staff Present

Marc Kurbansade, AICP, Director of Community Development
Hayley Angel, AICP, Planning Manager
Jordan Caudle, Planner

1. Call to Order and Announce a Quorum is Present.

With a quorum of the Commissioners present, 1st Vice-Chair Metevier called the meeting to order at 7:00 p.m. in the City Hall Council Chambers Room at Allen City Hall, 305 Century Parkway, Allen, Texas, 75013.

2. Pledge of Allegiance.

3. Election of Officers.

3.1 Elect a Chair, First Vice-Chair, and Second Vice-Chair.

1st Vice-Chair Metevier opened the floor for nominations.

Motion: Upon a motion by Commissioner Smiddy, and a second by Commissioner Berg, the Commission voted 2 IN FAVOR, 3 OPPOSED, and 2 in ABSTENTION by Commissioners Stocker and Cook to appoint Mr. Kenneth Cook to the Planning and Zoning Commission Chair Position.

The motion failed.

Motion: Upon a motion by 2nd Vice-Chair Shaikh, and a second by Commissioner Wright, the Commission voted 5 IN FAVOR and 2 OPPOSED to appoint Mr. Dan Metevier to the Planning and Zoning Commission Chair Position.

The motion carried.

Motion: Upon a motion by Commissioner Cook, and a second by Commissioner Berg, the Commission voted 6 IN FAVOR, 1 OPPOSED to appoint Mr. Michael Smiddy to the Planning and Zoning Commission 1st Vice-Chair Position.

The motion carried.

Motion: **Upon a motion by Commissioner Stocker, and a second by Commissioner Smiddy, the Commission voted 6 IN FAVOR, 0 OPPOSED, and 1 in ABSTENTION by Commissioner Cook to appoint Mr. Kenneth Cook to the Planning and Zoning Commission 2nd Vice-Chair Position.**

The motion carried.

4. Director's Report.

4.1 The Director of Community Development discussed the action taken on the Planning & Zoning Commission items by City Council at the March 22, 2022, Regular Meeting.

5. 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.)

5.1 Approve Minutes from the March 15, 2022, Planning and Zoning Commission Regular Meeting.

5.2 Consider a Request for a Final Plat of Lots 2, 3, and 4, Block A, Priya Living Addition, Being Approximately 6.005 Acres Located in the John Fyke Survey, Abstract No. 325; Generally Located East of Bossy Boots Drive and North of Stockton Drive. (PL-031122-0001) [Senior Independent Living]

5.3 Consider a Request for a Final Plat of Lot 1, Block A, Priya Living Addition, Being Approximately 4.998 Acres Located in the John Fyke Survey, Abstract No. 325; Generally Located East of Bossy Boots Drive and Approximately 393 Feet North of Stockton Drive. (PL-111221-0015) [Priya Living]

5.4 Consider a Request for a Final Plat of Lot 1, Block A, Allen High Point Addition, Being Approximately 12.562 Acres Located in the Henry Wetsel Survey, Abstract No. 1026; Generally Located at the Northwestern Corner of the Intersection of Greenville Avenue and Exchange Parkway. (PL-031122-0002) [Allen High Grocer]

5.5 Consider a Request for a Replat for Lot 2, Block 1, CVS-Main St. Addition; Generally Located South of Main St. and Approximately 500 feet west of Malone Road. (PL-031122-0004) [Castle Allen]

5.6 Consider a Request for a Preliminary Plat for Twin Creeks Watters, Being Approximately 35.673 Acres in the John Fyke Survey, Abstract No. 325; Generally Located at the Northeastern Corner of the Intersection of Watters Road and Exchange Parkway. (PL-Pre-031122-0002) [Twin Creeks Watters]

5.7 Consider a Request for a Preliminary Plat for Allen Gateway Addition, Being 55.957± Acres in the S. Jackson Survey, Abstract No. 489 Generally Located on the northwest corner of Ridgeview Drive and Exchange Parkway. (PL-Pre-030422-0001) [Allen Gateway Addition]

Motion: **Upon a motion by Commissioner Berg, and a second by 2nd Vice-Chair Cook, the Commission voted 7 IN FAVOR and 0 OPPOSED to approve the Consent Agenda items as presented.**

The motion carried.

6. Executive Session. *(As needed)*

The Executive Session was not held.

7. Adjournment.

The meeting adjourned at 7:07 p.m.

These minutes were approved this 19th day of April 2022.

Dan Metevier, CHAIR

Hayley Angel, AICP, PLANNING MANAGER

<p style="text-align: center;">PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA COMMUNICATION</p>

AGENDA DATE:	April 19, 2022
AGENDA CAPTION:	Consider a Request for a Final Plat for Reserve at Watters, Being Approximately 34.235 Acres in the Francis Dosser Survey, Abstract No. 280; Generally Located at the Northwest Corner of the Intersection of Watters Road and Stacy Road. (PL-032522-0006) [Reserve at Watters]
STAFF RESOURCE:	Jordan Caudle, Planner
PREVIOUS COUNCIL ACTION:	Planned Development No. 43 – Approved December, 1986 Planned Development No. 146 – Approved September, 2021
STRATEGIC PLANNING GOAL:	Safe and Livable Community for All.

BACKGROUND

The property is located on the northwestern corner of the intersection of Watters Road and Stacy Road. The zoning designations of the surrounding properties are as follows:

- North - Planned Development No. 39 with a base zoning of Single-Family Residential (R-3)
- East - Planned Development No. 92 with base zonings of Single-Family Residential (R-7) and Shopping Center (SC).
- South - Planned Development No. 86 with a base zoning of Single-Family Residential (R-5).
- West - Planned Development No. 72 with a base zoning of Single-Family Residential (R-3).

In September 2021, City Council adopted a Planned Development to establish design standards for a single-family community called The Reserve at Watters, and a preliminary plat for the development was approved in November 2021. Final platting is the last step in the development process.

The subject Final Plat shows approximately 34.235 acres of land subdivided into 124 detached single-family lots and 8 HOA lots. There are two primary access points into the development--one on Watters Road and one on Stacy Road. There are two existing access points from the subdivision to the north to which this development will extend pavement and connect. The Final Plat also shows various easements and right-of-way dedication required for the development of the property.

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

STAFF RECOMMENDATION

Staff recommends approval.

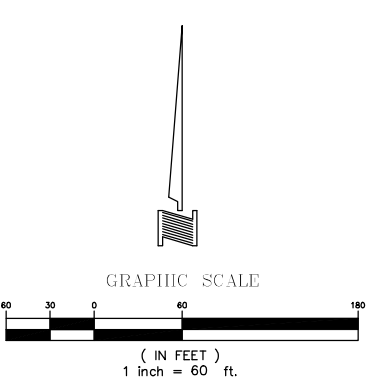
MOTION

I make a motion to approve the Final Plat for Reserve at Watters, as presented.

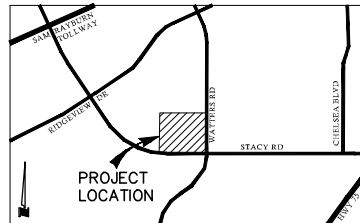
ATTACHMENT(S)

Final Plat

SEE NEXT SHEET



- LEGEND**
- DE = DRAINAGE EASEMENT
 - HOA = HOMEOWNERS ASSOCIATION
 - IRF = IRON ROD FOUND
 - LB = LANDSCAPE BUFFER
 - PATME = PEDESTRIAN ACCESS & TRAIL MAINTENANCE EASEMENT
 - PDE = PRIVATE DRAINAGE EASEMENT
 - ROW = RIGHT-OF-WAY
 - SSE = SANITARY SEWER EASEMENT
 - UE = UTILITY EASEMENT
 - WE = WATER EASEMENT
 - WME = WALL & WALL MAINTENANCE EASEMENT (OWNED AND MAINTAINED BY HOA)
 - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 - M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
 - = 5/8" IRON ROD FOUND W/ CAP STAMPED "RPLS 5674" (UNLESS OTHERWISE NOTED)
 - = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP
 - ◇ = DENOTES STREET NAME CHANGE
 - ⊗ = BLOCK "X"
 - ⊠ = DESIGNATED TRASH/RECYCLE PAD LOCATION FOR CORRESPONDING LOT NUMBER AND BLOCK



VICINITY MAP NOT TO SCALE

**FINAL PLAT
RESERVE AT WATTERS**
124 TOTAL RESIDENTIAL LOTS
8 HOA LOTS
34.235 ACRES
7.505 ACRES OF ROW DEDICATION

FRANCIS DASSER SURVEY, ABSTRACT NO. 280
CITY OF ALLEN
COLLIN COUNTY, TEXAS
OCTOBER 8, 2021

OWNER
GRBK EDGEWOOD LLC
2805 NORTH DALLAS PARKWAY, SUITE 400
PLANO, TEXAS 75093
PHONE: (469) 573-6769
CONTACT: BOBBY SAMUEL

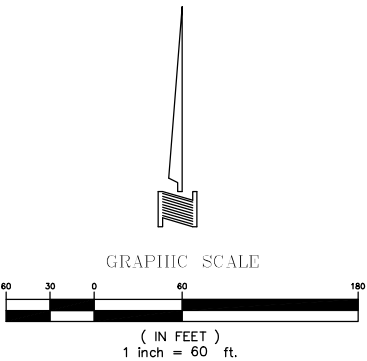
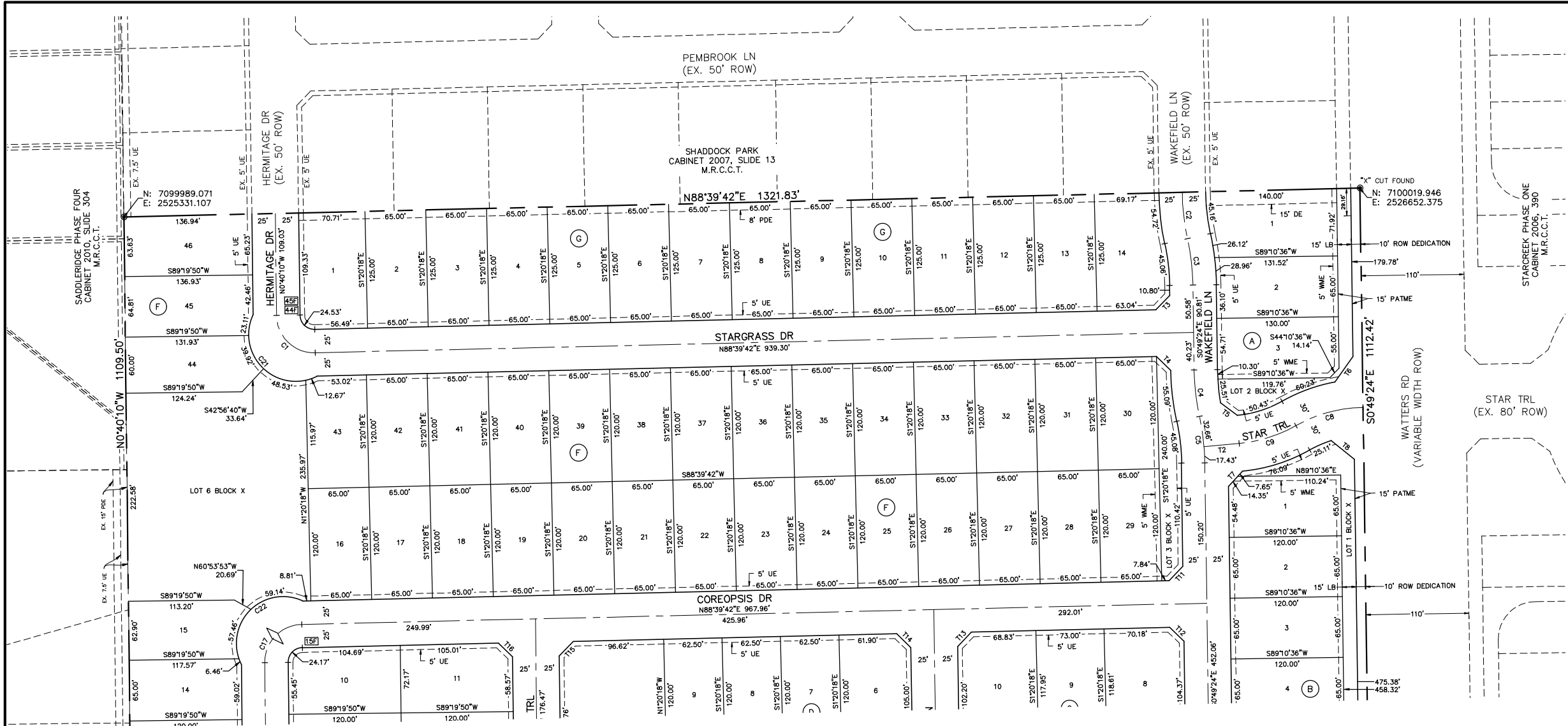
SURVEYOR
AXIS SURVEYING
P.O. BOX 575
WAXAHACHIE, TEXAS 75168
PHONE: (214) 903-8200
CONTACT: SEAN SHROPSHIRE

ENGINEER
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
CONTACT: COLIN HELFFRICH

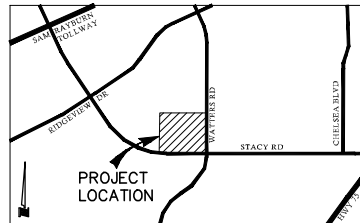
- NOTES:**
1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202).
 2. ALL LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP.
 3. "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
 4. ONLY LOTS CLASSIFIED AS BLOCK X ARE CONSIDERED OPEN SPACE. ALL OPEN SPACE AND COMMON PROPERTIES SHALL BE OWNED AND MAINTAINED BY A PROPERTY/HOMEOWNERS' ASSOCIATION ESTABLISHED IN ACCORDANCE WITH ALLEN LAND DEVELOPMENT CODE SECTIONS 8.20.2 AND 8.20.4.
 5. NO FLOODPLAIN EXISTS ON THIS SITE.
 6. NO PROTECTED TREES OR UNPROTECTED TREES EXIST ON THIS SITE.

SUBMITTAL LOG	
NO.	DATE
1	03/25/2022
2	04/13/2022
3	04/15/2022

REVISED:



- LEGEND**
- DE = DRAINAGE EASEMENT
 - HOA = HOMEOWNERS ASSOCIATION
 - IRF = IRON ROD FOUND
 - LB = LANDSCAPE BUFFER
 - PATME = PEDESTRIAN ACCESS & TRAIL MAINTENANCE EASEMENT
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 - WE = WATER EASEMENT
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 - ⊗ = BLOCK "X"
 - ⓧ = DESIGNATED TRASH/RECYCLE PAD LOCATION FOR CORRESPONDING LOT NUMBER AND BLOCK



VICINITY MAP NOT TO SCALE

**FINAL PLAT
RESERVE AT WATTERS
124 TOTAL RESIDENTIAL LOTS
8 HOA LOTS
34.235 ACRES
7.505 ACRES OF ROW DEDICATION**

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5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
CONTACT: COLIN HELFFRICH

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	90°40'09"	40.50'	40.98'	64.09'	N46°00'14"W 57.61'
C2	11°26'43"	250.00'	25.05'	49.94'	S06°34'28"E 49.86'
C3	11°28'26"	250.00'	25.12'	50.06'	S06°33'37"E 49.98'
C4	11°28'42"	250.00'	25.13'	50.08'	S06°33'45"E 50.00'
C5	11°28'42"	250.00'	25.13'	50.08'	S06°33'45"E 50.00'
C6	3°48'51"	500.00'	16.65'	33.28'	S01°05'02"W 33.28'
C7	3°48'51"	500.00'	16.65'	33.28'	S01°05'02"W 33.28'
C8	28°43'32"	150.00'	38.41'	75.20'	S74°48'50"W 74.42'
C9	24°24'14"	150.00'	32.44'	63.89'	S72°39'11"W 63.41'
C10	3°48'51"	500.00'	16.65'	33.28'	N01°05'02"E 33.28'
C11	3°48'51"	500.00'	16.65'	33.28'	N01°05'02"E 33.28'
C12	12°39'20"	250.00'	27.72'	55.22'	N07°18'40"W 55.11'
C13	12°58'34"	250.00'	28.43'	56.62'	N07°18'40"W 56.50'
C14	90°30'55"	40.50'	40.87'	63.98'	N46°04'51"W 57.53'
C15	90°40'09"	40.50'	40.98'	64.09'	N46°00'14"W 57.61'
C16	88°09'33"	40.50'	39.22'	62.32'	N44°44'56"W 56.35'
C17	89°19'51"	40.50'	40.03'	63.14'	N43°59'46"E 56.94'
C18	2°18'55"	1960.00'	39.60'	79.20'	S89°59'10"E 79.19'
C19	90°19'13"	40.50'	40.73'	63.84'	S45°59'00"E 57.44'
C20	89°40'47"	40.50'	40.27'	63.39'	N44°01'00"E 57.12'

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C21	142°21'10"	50.00'	146.68'	124.23'	S46°00'14"E 94.65'
C22	141°00'53"	50.00'	141.25'	123.06'	S43°59'46"W 94.27'
C23	142°21'15"	50.00'	146.68'	124.23'	S46°00'16"E 94.65'
C24	142°07'54"	50.00'	145.75'	124.03'	N46°06'52"W 94.59'
C25	133°47'50"	50.00'	117.22'	116.76'	S41°16'01"E 91.98'

ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
T1	S00°49'24"E	29.47'
T2	S84°51'18"W	37.94'

LOT LINE TABLE

LINE	BEARING	LENGTH
T3	S43°55'09"W	21.31'
T4	S46°04'51"E	21.12'
T5	N53°14'53"W	22.33'
T6	S35°18'56"W	33.70'
T7	N42°00'51"E	22.00'
T8	S51°12'10"E	31.88'
T11	S43°55'09"W	21.31'
T12	S46°04'51"E	21.12'
T13	N43°55'09"E	21.31'
T14	S46°04'51"E	21.12'
T15	N43°59'46"E	21.34'
T16	S46°00'14"E	21.09'
T17	S45°55'25"W	21.96'
T18	S45°44'11"E	21.06'
T19	S44°01'00"W	21.27'
T20	N45°59'00"W	21.15'
T21	N41°22'57"E	20.28'
T22	N48°05'14"W	21.92'
T23	N48°08'37"W	35.36'
T24	S43°51'23"W	35.36'

EASEMENT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C26	1°35'31"	2136.00'	29.68'	59.35'	S84°49'14"E 59.35'
C27	15°11'15"	155.00'	20.66'	41.09'	N86°47'22"E 40.97'
C28	26°28'21"	185.00'	43.51'	85.48'	S87°34'05"E 84.72'
C29	20°49'51"	155.00'	28.49'	56.35'	S84°44'49"E 56.04'
C30	12°01'36"	185.00'	19.49'	38.83'	S89°08'57"E 38.76'
C31	23°54'55"	155.00'	32.83'	64.70'	N84°54'24"E 64.23'
C32	29°51'57"	185.00'	49.34'	96.43'	N87°52'55"E 95.34'
C33	13°57'30"	155.00'	18.97'	37.76'	S84°09'52"E 37.67'
C35	9°40'43"	145.00'	12.28'	24.49'	N86°18'16"W 24.46'
C36	20°55'36"	310.00'	57.25'	113.22'	S88°04'18"W 112.60'
C37	21°30'37"	385.00'	73.13'	144.54'	S88°21'48"W 143.69'
C38	16°46'43"	215.00'	31.71'	62.96'	N89°16'15"W 62.74'
C39	14°20'43"	540.00'	67.96'	135.20'	S89°30'45"W 134.85'
C40	16°26'59"	385.03'	55.65'	110.54'	S88°27'37"W 110.16'
C41	9°48'24"	145.00'	12.44'	24.82'	S83°57'11"W 24.79'

EASEMENT LINE TABLE

LINE	BEARING	LENGTH
T25	N88°51'23"E	46.96'
T26	S88°51'23"W	59.70'
T34	S88°51'23"W	26.36'

NOTES:

- BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202).
- ALL LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP.
- "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
- ONLY LOTS CLASSIFIED AS BLOCK X ARE CONSIDERED OPEN SPACE. ALL OPEN SPACE AND COMMON PROPERTIES SHALL BE OWNED AND MAINTAINED BY A PROPERTY/HOMEOWNERS' ASSOCIATION ESTABLISHED IN ACCORDANCE WITH ALLEN LAND DEVELOPMENT CODE SECTIONS 8.20.2 AND 8.20.4.
- NO FLOODPLAIN EXISTS ON THIS SITE.
- NO PROTECTED TREES OR UNPROTECTED TREES EXIST ON THIS SITE.

SUBMITTAL LOG	
NO.	DATE
1	03/25/2022
2	04/13/2022
3	04/15/2022

REVISED:

Y:\2006\2006-FF.dwg, FINAL PLAT (2 OF 3), 4/15/2022 8:14:36 AM, cding

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING A TRACT OF LAND LOCATED IN THE FRANCIS DOSSER SURVEY, ABSTRACT NO. 280, CITY OF ALLEN, COLLIN COUNTY, TEXAS, BEING A PART OF A TRACT OF LAND DESCRIBED IN DEED TO PAUL LEHNER AND VIRGINIA LEHNER, RECORDED IN INSTRUMENT NO. 92-0083443, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND FORMERLY KNOWN AS COUNTY ROAD 150 ABANDONED BY CITY ORDINANCE 2379-3-05, RECORDED IN VOLUME 6075, PAGE 4231, DEED RECORDS, COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN "X" SET IN CONCRETE ON THE SOUTHEAST CORNER OF AN EXISTING SIDEWALK AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF WATTERS ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, WITH THE SOUTH LINE OF SHADDOCK PARK, AN ADDITION TO THE CITY OF ALLEN, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2007, SLIDE 13, MAP RECORDS, COLLIN COUNTY, TEXAS (M.R.C.C.T.);

THENCE SOUTH 00°49'24" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1,112.42 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 44°10'36" WEST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 25.60 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF STACY ROAD, A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE SOUTH 88°51'23" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,041.83 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07°06'24", A RADIUS OF 2,140.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 87°35'25" WEST, 265.26 FEET;

THENCE WESTERLY, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 265.43 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE WITH THE PROJECTED EAST LINE OF SADDLERIDGE PHASE ONE, AN ADDITION TO THE CITY OF ALLEN, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2006, SLIDE 750, M.R.C.C.T.;

THENCE NORTH 00°40'10" WEST, PASSING THE SOUTHEAST CORNER OF SAID SADDLERIDGE PHASE ONE AT A DISTANCE OF 31.53 FEET, AND CONTINUING, ALONG SAID EAST LINE OF SAID SADDLERIDGE PHASE ONE, PASSING AGAIN AT A DISTANCE OF 839.22 FEET A 1/2-INCH IRON ROD WITH A CAP STAMPED "DAA" FOUND AT THE EAST COMMON CORNER OF SAID SADDLERIDGE PHASE ONE AND SADDLERIDGE PHASE FOUR, AN ADDITION TO THE CITY OF ALLEN, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2010, SLIDE 304, M.R.C.C.T., AND CONTINUING, ALONG THE EAST LINE OF SAID SADDLERIDGE PHASE FOUR, FOR A TOTAL DISTANCE OF 1,109.50 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET AT THE SOUTHWEST CORNER OF SAID SHADDOCK PARK;

THENCE NORTH 88°39'42" EAST, ALONG THE SOUTH LINE OF SAID SHADDOCK PARK, PASSING AT A DISTANCE OF 136.93 FEET A 1/2-INCH IRON ROD FOUND IN THE WEST LINE OF HERMITAGE DRIVE, A 50-FOOT RIGHT-OF-WAY, PASSING AGAIN AT A DISTANCE OF 800.81 FEET A 1/2-INCH IRON ROD FOUND AT THE SOUTH COMMON CORNER OF LOTS 3 AND 4, BLOCK J OF SAID SHADDOCK PARK, PASSING AGAIN AT A DISTANCE OF 1156.83 FEET A 1/2-INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF WAKEFIELD LANE, A 50-FOOT RIGHT-OF-WAY, AND CONTINUING FOR A TOTAL DISTANCE OF 1,321.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,491,273 SQUARE FEET OR 34.235 ACRES OF LAND, MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS:

THAT, _____ through the undersigned authority, does hereby adopt this plat designating the described property as RESERVE AT WATTERS, 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 _____, 20____.

By: _____

Name: _____

Title: Manager

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of _____ and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____, 20____.

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, SEAN SHROPSHIRE, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my supervision, in accordance with the subdivision regulations of City of Allen, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

SEAN SHROPSHIRE
Registered Professional Land Surveyor
No. 5674

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 SEAN SHROPSHIRE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this _____day of _____, 20____.

Notary Public in and for the State of Texas

APPROVED

Chairman, Planning and Zoning Commission

Date

EXECUTED PRO-FORMA

Mayor, City of Allen

ATTEST

Secretary, Planning and Zoning Commission

Date

Date

The undersigned, the City Secretary of the City of Allen, Texas hereby certifies that the foregoing Preliminary Plat of RESERVE AT WATTERS an addition to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the _____day of _____, 20____.

City of Secretary, City of Allen

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	
1	A	9740	0.22	
2	A	8465	0.19	
3	A	8399	0.19	

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	
1	B	7749	0.18	
2	B	7800	0.18	
3	B	7800	0.18	
4	B	7800	0.18	
5	B	7800	0.18	
6	B	7800	0.18	
7	B	7962	0.18	
8	B	7963	0.18	
9	B	7800	0.18	
10	B	7741	0.18	
11	B	7738	0.18	
12	B	8702	0.20	
13	B	8435	0.19	
14	B	7800	0.18	
15	B	7800	0.18	

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	
1	C	8567	0.20	
2	C	7859	0.18	
3	C	7816	0.18	
4	C	7774	0.18	
5	C	7844	0.18	
6	C	7865	0.18	
7	C	7865	0.18	
8	C	9959	0.23	
9	C	8635	0.20	
10	C	9806	0.23	
11	C	7865	0.18	
12	C	7865	0.18	
13	C	7901	0.18	
14	C	7965	0.18	
15	C	7923	0.18	
16	C	7880	0.18	
17	C	8653	0.20	

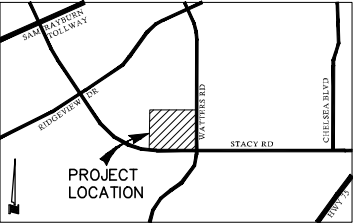
LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	
1	D	8284	0.19	
2	D	7958	0.18	
3	D	8224	0.19	
4	D	8294	0.19	
5	D	9230	0.21	
6	D	9051	0.21	
7	D	7500	0.17	
8	D	7500	0.17	
9	D	7500	0.17	
10	D	10162	0.23	
11	D	7876	0.18	
12	D	8090	0.19	
13	D	8090	0.19	
14	D	8834	0.20	

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	
1	E	7800	0.18	
2	E	7800	0.18	
3	E	7800	0.18	
4	E	7760	0.18	
5	E	9164	0.21	
6	E	8186	0.19	
7	E	8040	0.18	
8	E	7800	0.18	
9	E	7800	0.18	
10	E	8526	0.20	
11	E	8632	0.20	
12	E	7800	0.18	
13	E	9783	0.22	
14	E	17947	0.41	
15	E	7623	0.18	

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	
1	F	7788	0.18	
2	F	7800	0.18	
3	F	7800	0.18	
4	F	7800	0.18	
5	F	8522	0.20	
6	F	10696	0.25	
7	F	15782	0.36	
8	F	7755	0.18	
9	F	7800	0.18	
10	F	7800	0.18	
11	F	7800	0.18	
12	F	7800	0.18	
13	F	7800	0.18	
14	F	7792	0.18	
15	F	7504	0.17	
16	F	7800	0.18	
17	F	7800	0.18	
18	F	7800	0.18	
19	F	7800	0.18	
20	F	7800	0.18	
21	F	7800	0.18	
22	F	7800	0.18	
23	F	7800	0.18	
24	F	7800	0.18	
25	F	7800	0.18	
26	F	7800	0.18	
27	F	7800	0.18	
28	F	7800	0.18	
29	F	7800	0.18	
30	F	7800	0.18	
31	F	7800	0.18	
32	F	7800	0.18	
33	F	7800	0.18	
34	F	7800	0.18	
35	F	7800	0.18	
36	F	7800	0.18	
37	F	7800	0.18	
38	F	7800	0.18	
39	F	7800	0.18	
40	F	7800	0.18	
41	F	7800	0.18	
42	F	7800	0.18	
43	F	7773	0.18	
44	F	8185	0.19	
45	F	8798	0.20	
46	F	8823	0.20	

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	
1	G	8877	0.20	
2	G	8125	0.19	
3	G	8125	0.19	
4	G	8125	0.19	
5	G	8125	0.19	
6	G	8125	0.19	
7	G	8125	0.19	
8	G	8125	0.19	
9	G	8125	0.19	
10	G	8125	0.19	
11	G	8125	0.19	
12	G	8125	0.19	
13	G	8125	0.19	
14	G	9202	0.21	

HOA LOT AREA TABLE				
LOT		AREA (SF)	AREA (AC)	
LOT 1 BLOCK X		15148	0.35	
LOT 2 BLOCK X		5865	0.13	
LOT 3 BLOCK X		4851	0.11	
LOT 4 BLOCK X		18047	0.41	
LOT 5 BLOCK X		6646	0.15	
LOT 6 BLOCK X		44156	1.01	
LOT 7 BLOCK X		20850	0.48	
LOT 8 BLOCK X		26393	0.61	



VICINITY MAP
NOT TO SCALE

FINAL PLAT
RESERVE AT WATTERS
124 TOTAL RESIDENTIAL LOTS
8 HOA LOTS
34.235 ACRES
7.505 ACRES OF ROW DEDICATION

FRANCIS DASSER SURVEY, ABSTRACT NO. 280
CITY OF ALLEN
COLLIN COUNTY, TEXAS
OCTOBER 8, 2021

OWNER
GRBK EDGEWOOD LLC
2805 NORTH DALLAS PARKWAY, SUITE 400
PLANO, TEXAS 75093
PHONE: (469) 573-6769
CONTACT: BOBBY SAMUEL

SURVEYOR
AXIS SURVEYING
P.O. BOX 575
WAXAHACHIE, TEXAS 75168
PHONE: (214) 903-8200
CONTACT: SEAN SHROPSHIRE



ENGINEER
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
CONTACT: COLIN HELFFRICH

SUBMITTAL LOG	
NO.	DATE
1	03/25/2022
2	04/13/2022
3	04/15/2022

REVISED:

<p style="text-align: center;">PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA COMMUNICATION</p>

AGENDA DATE:	April 19, 2022
AGENDA CAPTION:	WITHDRAWN - Conduct a Public Hearing and Consider a Request for a Specific Use Permit SUP for a Car Wash on Lot 2, Block A, Stacy Chelsea Commercial Addition; Generally Located Directly North of Stacy Road and East of Chelsea Blvd. Commonly known as 850 W. Stacy Road. (SUP-102921-0005) [Car Spa]
STAFF RESOURCE:	Jessica Johnsen, Planner
PREVIOUS COUNCIL ACTION:	Planned Development PD No. 92 – Adopted March 2004 Planned Development PD No. 92 – Amended December 2004
STRATEGIC PLANNING GOAL:	Vibrant Community with Lively Destinations and Successful Commercial Centers.

BACKGROUND

This project was continued from the March 15, 2022, Planning and Zoning Commission meeting. The applicant has requested to withdraw the application.

No action is required by the Planning and Zoning Commission.

<p>PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA COMMUNICATION</p>

AGENDA DATE: April 19, 2022

AGENDA CAPTION: WITHDRAWN - Conduct a Public Hearing and Consider a Request to Establish a Planned Development Zoning District with a Base Zoning of Single-Family Residential (R-7) and to Adopt Development Regulations, a Concept Plan, Open Space Plan, and Building Elevations for Lot 1, Block 2, Jones Addition Located Approximately 1,192 Feet North of Prestige Circle and Directly East of Greenville Avenue. (ZN-012122-0003) [505 S. Greenville]

STAFF RESOURCE: Hayley Angel, Planning Manager

STRATEGIC PLANNING GOAL: Safe and Livable Community for All.

BACKGROUND

The applicant has requested to withdraw the application. No action is required by the Planning and Zoning Commission.

<p style="text-align: center;">PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA COMMUNICATION</p>

AGENDA DATE:	April 19, 2022
AGENDA CAPTION:	Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Planned Development No. 100 Office and to Adopt a Base Zoning, Concept Plan, Open Space Plan, and Building Elevations for Approximately 0.900 Acres in the Catherine Parsons Survey, Abstract No. 711, Generally Located Approximately 513 Feet West of Benton Drive and Directly North of McDermott Drive. (ZN-021819-0047) [1100 W. McDermott]
STAFF RESOURCE:	Hayley Angel, Planning Manager
PREVIOUS COUNCIL ACTION:	Planned Development No. 100 - Approved November, 2006
STRATEGIC PLANNING GOAL:	Vibrant Community with Lively Destinations and Successful Commercial Centers.

BACKGROUND

The subject property is located west of Benton Drive and north of McDermott Drive. The zoning designations of the surrounding properties are as follows:

- North and West - Planned Development No. 54 (PD-54) with a base zoning designation of Townhome
- East - PD-54 with a base zoning designation of Multi-Family
- South - Planned Development No. 55 with a base zoning designation of Community Facilities

The subject property is currently zoned Planned Development No. 100 with a base zoning designation of Office. The existing ordinance adopted a Concept Plan that shows an office use with below grade parking. The applicant is proposing to amend the development regulations and Concept Plan to allow a wider range of uses including retail and restaurant.

The Concept Plan shows an approximately 2,600 square foot building with retail and restaurant uses. The eastern portion of the property is currently encumbered by floodplain area that is regulated by both the City of Allen and the Federal Emergency Management Agency (FEMA). A flood study has been reviewed by both the Engineering Department and FEMA, and the study has received conditional approval for the proposed configuration shown on the Concept Plan. This includes retaining walls with appropriate access to maintain the building and the floodplain.

There is one point of access into the property on McDermott Drive. The applicant is proposing to add a left turn lane into the site. Additionally, there are provided turn around areas for vehicles and designated loading and unloading areas for deliveries.

The Allen Land Development Code (ALDC) requires screening wall with an eight-foot-tall masonry screening when a non-residential use or zoning district is adjacent to a residential use or zoning district.

The western, northern, and eastern property lines are adjacent to residential zoning districts and require an eight-foot-tall masonry screening wall. The northern and eastern property lines, while zoned residential, are used as a greenbelt and are located in the floodplain. The applicant is not proposing any screening along these two property lines. The western property line is adjacent to an open space lot for a townhome development, and currently, there is a retaining wall and ornamental metal fence on the townhome development's property. For screening on this property line, the applicant is proposing to maintain the existing grade and tree coverage in this area. The vehicles will sit lower than the top of the existing retaining wall. The planting material for screening will be codified in the Landscape Plan.

The Building Elevations show an approximately 25-foot-tall building and provide a general range of architectural features incorporated into the final design of the proposed building.

The development regulations contain language for the base zoning district, screening, and rear yard setback. There is also language regarding a retaining wall and slope easement along McDermott Drive. The applicant is proposing to construct a retaining wall that ranges from zero to three feet tall along the southern property line in order to remove some of the grading in this area. The development regulations authorize the City Manager to negotiate a development agreement for the release of the slope easement in this area.

The request has been reviewed by the Technical Review Committee.

STAFF RECOMMENDATION

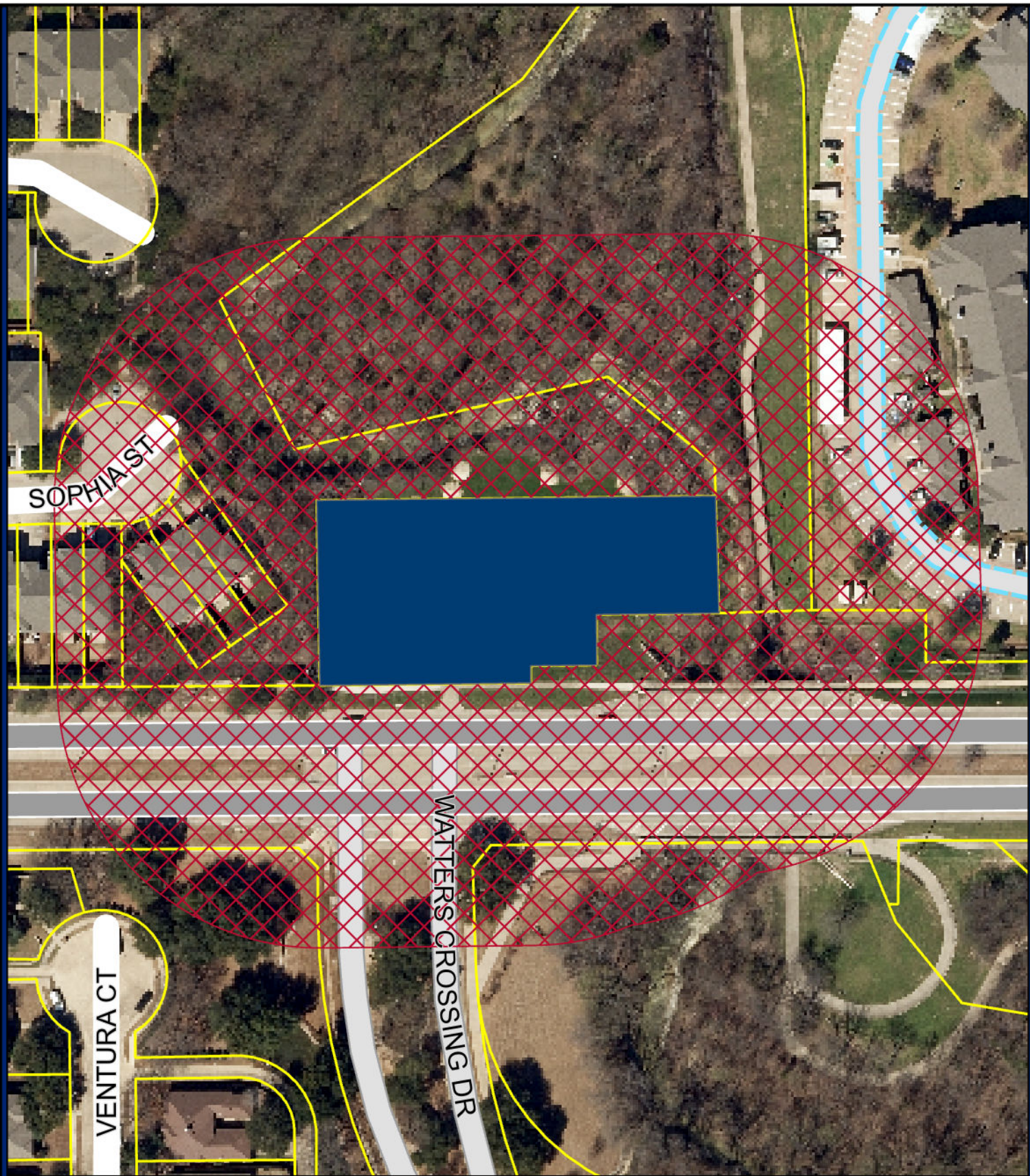
Staff recommends approval.

MOTION

I make a motion to recommend approval of an ordinance to amend Planned Development No. 100 and adopt a base zoning of Shopping Center, subject to the Development Regulations, Concept Plan, Landscape Plan, and Building Elevations as presented.

ATTACHMENT(S)




[Property Notification Map](#)
[Draft Ordinance](#)

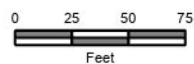


Public Notification Map

1100 W. McDermott Dr.

Legend

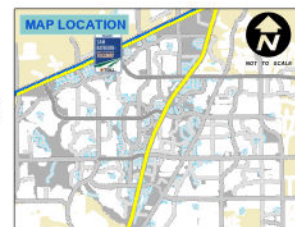
-  Subject Property
-  Collin CAD Parcels
-  200' Buffer



Community Development - Planning

Date Saved: 4/4/2022

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



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE ZONING REGULATIONS, AND ZONING MAP, AS PREVIOUSLY AMENDED, BY AMENDING THE REGULATIONS RELATING TO THE USE AND DEVELOPMENT OF 0.900± ACRES IN THE CATHERINE PARSONS SURVEY, ABSTRACT NO. 711, LOCATED IN PLANNED DEVELOPMENT “PD” NO. 100 OFFICE “O” BY CHANGING THE BASE ZONING TO SHOPPING CENTER “SC” AND ADOPTING A ZONING EXHIBIT, CONCEPT PLAN, LANDSCAPE PLAN, AND BUILDING ELEVATIONS; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Allen, Texas, in compliance with the laws of the State of Texas and the Ordinances of the City of Allen, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, the City Council has concluded that the Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as previously amended, should be further amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, THAT:

SECTION 1. The Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as amended, be further amended by amending as set forth in Section 2 of this Ordinance the regulations relating to the use and development of 0.900± acres of land in the Catherine Parsons Survey, Abstract No. 711, described in “Exhibit A,” attached hereto and incorporated herein by reference (“the Property”), located in Planned Development “PD” No. 100 Office “O.”

SECTION 2. The Property shall be developed and used only in accordance with the applicable provisions of the Allen Land Development Code, as amended (“ALDC”) and the development and use regulations of Planned Development “PD” No. 100, except to the extent modified by the Development Regulations set forth below:

- A. BASE ZONING:** The Property shall be developed and used only in accordance with the regulations of the Shopping Center “SC” zoning district except as otherwise provided in this Section 2.
- B. CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit “B” and incorporated herein by reference (the “Concept Plan”).
- C. LANDSCAPE PLAN:** The Property shall be developed in general conformance with the Landscape Plan attached hereto as Exhibit “C” and incorporated herein by reference (the “Landscape Plan”).
- D. BUILDING ELEVATIONS:** The buildings constructed on the Property shall be developed in general conformance with the architectural style set forth on the Building Elevations attached hereto as Exhibit “D” and incorporated herein by reference (the “Building Elevations”).

- E. SCREENING:** The Property shall be screened in accordance with the Landscape Plan.
- F. RETAINING WALL AND SLOPE EASEMENT – DEVELOPMENT AGREEMENT:** Prior to issuance of a Development Permit for the construction of any other improvements on the Property, construction of a retaining wall located on the south side of the Property generally parallel to W. McDermott Drive (the “Retaining Wall”) as shown on the Concept Plan shall be completed and accepted by the Director of Engineering Services or designee. The Retaining Wall shall be designed and constructed in accordance with plans and specifications approved by the Director of Engineering Services or designee. The City Manager is hereby authorized to negotiate and execute a development agreement on behalf of the City with the owner and/or developer of the Property setting forth the terms and conditions pursuant to which the City will allow the Retaining Wall to be constructed within an existing City-owned slope and utility easement that encumbers the Property and is located parallel to W. McDermott Road and the conditions by which the City agrees to release some or all of said easement. The City Manager is further hereby authorized to execute on behalf of the City such documents as necessary to release and abandon so much of said slope and utility easement as the City Manager, in consultation with the Director of Engineer Services, determines reasonable and necessary in association with the development of the Property and in the best interest of the City.
- G. REAR YARD SETBACK:** The rear yard setback for the property shall be zero feet.

SECTION 3. To the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Allen governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 4. Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance, or the Allen Land Development Code, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said Ordinance or the Allen Land Development Code, as amended hereby, which shall remain in full force and effect.

SECTION 5. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Allen Land Development Code Zoning Regulations, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 6. Any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in Allen Land Development Code Zoning Regulations as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense.

SECTION 7. This Ordinance shall take effect immediately from and after its passage and publication of the caption in accordance with the provisions of the Charter of the City of Allen, and it is accordingly so ordained.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS THE 10TH DAY OF MAY 2022.

APPROVED:

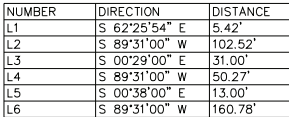
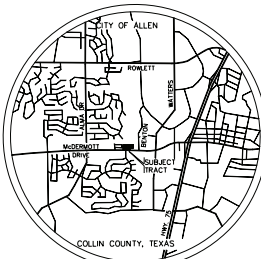
Kenneth M. Fulk, MAYOR

APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, CITY ATTORNEY
(kbl:4/13/2022:128876)

Shelley B. George, CITY SECRETARY



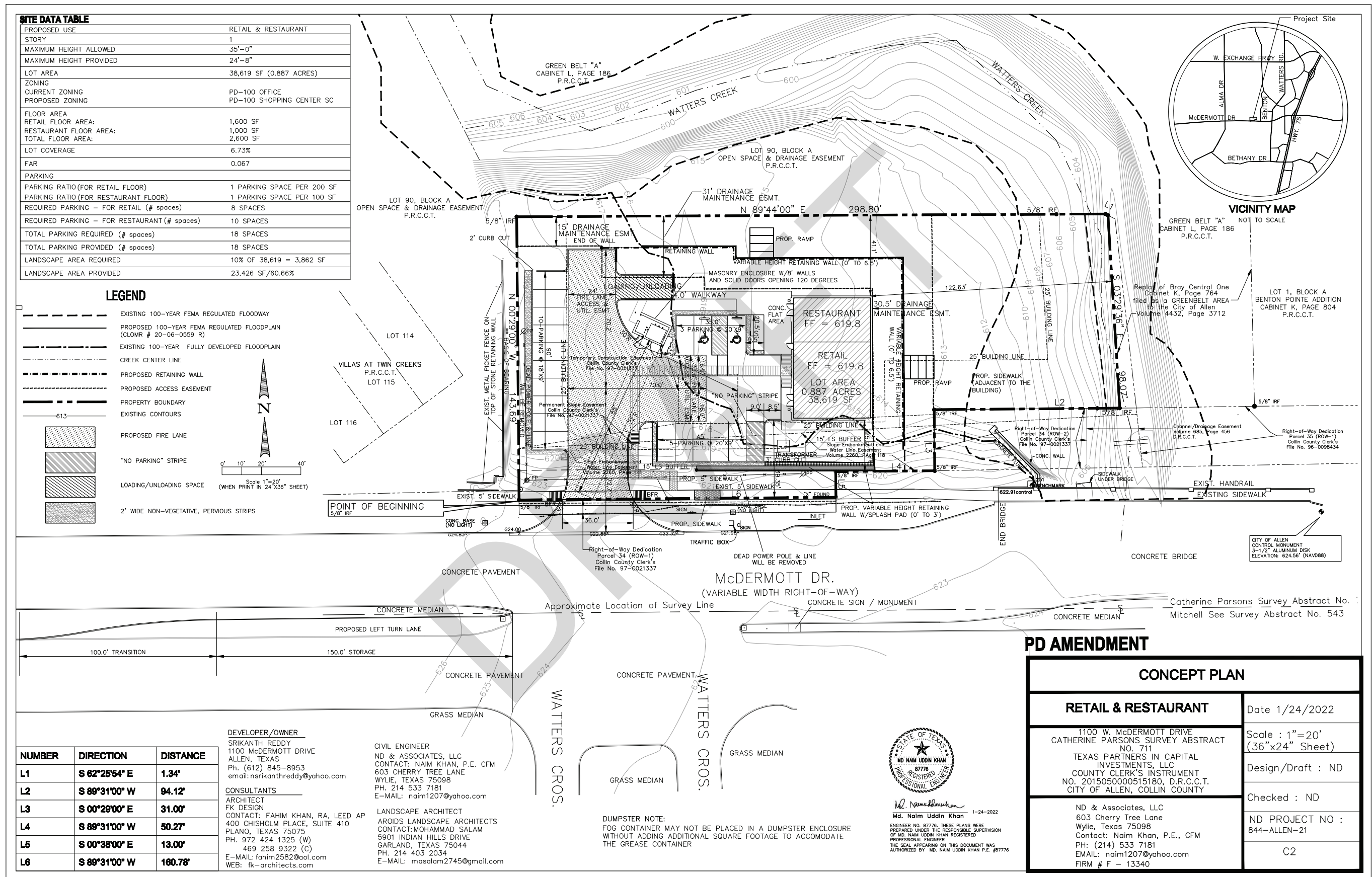
NUMBER	DIRECTION	DISTANCE
L1	S 62°25'54" E	5.42'
L2	S 89°31'00" W	102.52'
L3	S 00°29'00" E	31.00'
L4	S 89°31'00" W	50.27'
L5	S 00°38'00" E	13.00'
L6	S 89°31'00" W	160.78'



If this site is not within a special flood hazard area, this flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NEW LINEAGE CUSTOM HOMES, LLC

SCALE: 1" = 30'	REVISION:
DATE: 02/22/2007	
APPROVED BY: ESS	
DRAWN BY: BKF	
CREW: BKF / BAW / BEM / NRD	
PROJECT NO. 07-00135	





ALLEN, R&R.

TREES

SMALL ORNAMENTAL TREE

SHRUBS

GROUNDCOVERS, & LAWN

THE CENTRAL LEADER FOR SHADE TREES SHALL BE INTACT



THE EXISTING TREES ALONG THE WEST PROPERTY LINE SHALL BE PROPERLY CARED AND ROOTS BE PRUNED.

MITIGATION TREE : (MT) REF. PLAN



legend

PROPOSED TREE REMOVAL LISTING

REF. SHEET TS.01 FOR ADDITIONAL INFO



- ### GROUND COVER PLANTING DETAIL



20 10 0 20 40 SCALE : 1" = 20' - 0"

revision

shown
LANDSCAPE
PLAN & DETAILS



date

sheet

LP.01

