

AGENDA

CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING – 7:00 P.M.
TUESDAY, JULY 20, 2010
COUNCIL CHAMBERS
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013

Call to Order and Announce a Quorum is Present

Pledge of Allegiance

Director's Report

1. Action taken on the Planning & Zoning Commission items by City Council at the June 22, 2010 and July 13, 2010 City Council meetings.

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 of the June 15, 2010 regular meeting.

Regular Agenda

3. General Development Plan – Consider a request for a General Development Plan for Bray Central One Addition, Lot 2R, Block E for The Corporate Center at Twin Creeks. The property is 15.00± acres located at the southeast corner of Raintree Circle and Watters Road (GDP-4/16/10-29) [The Corporate Center at Twin Creeks]
4. Replat/Public Hearing – Conduct a Public Hearing and consider a request for a Replat for Lot 1R and 2R, Block A, Allen Central Retail Addition, being a Replat of Lot 1, Block A, Allen Central Retail Addition. The property is 10.96± acres in the City of Allen, Texas, located at the southeast corner of Watters Road and McDermott Drive (R-6/9/10-42) [Raising Cane's]
5. Replat/Public Hearing – Conduct a Public Hearing and consider a request for a Replat for Bray Central One Addition – Lots 1-R-1, 2-R-1, 3R, 4 and 5, Block E, being a Replat of Lots 1-R-1, 2-R and 2, Block E, Bray Central One Addition. The property is 43.929± acres in the City of Allen, Texas, located south of Raintree Circle, between Watters Road and Junction Drive. [Bene Vivite]

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 Friday, July 16, 2010, 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.

Director's Report from 6/22/10 and 7/13/10 City Council Meetings

There were three items taken to the June 22, 2010 City Council meeting for consideration:

- A Public Hearing was conducted and a request to adopt an ordinance to amend the sign plan for PD Planned Development No. 99 was approved.
- A Public Hearing was conducted and a request to adopt an ordinance amending a portion of Tract 7, in PD Planned Development No. 58, by amending the Development Regulations and adopting a Concept Plan for the Allen Independent School District Multipurpose Stadium was approved.
- A Public Hearing was conducted and a request to adopt an ordinance to create PD Planned Development No. 104 for CF Community Facilities for a church was tabled to the July 13, 2010 City Council meeting.

There were five items taken to the July 13, 2010 City Council meeting for consideration:

- A Public Hearing was conducted and a request to adopt an ordinance to create PD Planned Development No. 106 for CF Community Facilities for a public safety radio tower was tabled to July 27, 2010.
- A Public Hearing was conducted and a request to adopt an ordinance to add 4.825± acres from Tract 2, PD Planned Development No. 45 to PD Planned Development No. 73 for SC Shopping Center, and to amend the Sign Plan, Concept Plan and Development Regulations for PD Planned Development No. 73 was approved.
- A Public Hearing was conducted and a request to adopt an ordinance for an SUP Specific Use Permit for a fueling station was approved.
- A Public Hearing was conducted and a request to adopt an ordinance to create PD Planned Development No. 105 and adopt development regulations for the property was approved.
- A request to table the Public Hearing to adopt an ordinance to create PD Planned Development No. 104 for CF Community Facilities for a church was approved. The item was tabled to the July 27, 2010 City Council meeting.



**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
June 15, 2010**

ATTENDANCE:

Commissioners Present:

Jeff Cocking
Douglas Dreggors
John Kelley
Shirley Mangrum
Steven Platt, Jr.
James Rushing
Robert Wendland

Commissioners Absent:

None

City Staff Present:

Ogden "Bo" Bass, AICP, Director of Planning & Development
Brian Bristow, Assistant Director of Parks and Recreation
Chris Flanigan, P.E., Assistant Director of Engineering
Bill Hawley, Fire Chief
Sid Hudson, Director of Information Technology
Jimmy Knipp, Assistant Director of Community Services
Kevin Laughlin, Attorney
Helen-Eve Liebman, AICP, Senior Planner
Bret McCullough, Building Official
Tiffany McLeod, Planner

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chairman Wendland called the meeting to order at 7:00 p.m. in the City Hall Council Chambers at Allen City Hall, 305 Century Parkway.

Director's Report

1. Director's Report is attached for action taken on the Planning & Zoning items by City Council at the June 8, 2010 City Council meeting.

Consent Agenda

2. Approve minutes of the June 1, 2010 regular meeting.

The minutes were removed for consideration due to a correction. Agenda Item #4 was corrected to state that Vice Chairman Rushing opened and closed the Public Hearing.

Motion: Upon a motion by Commissioner Rushing, and a second by Commissioner Platt, the Commission voted 7 IN FAVOR, and 0 OPPOSED, to approve the Consent Agenda as corrected.

The motion carried.

Regular Agenda

Agenda Item #3: Replat/Public Hearing – Conduct a Public Hearing and consider a Replat of Allen Station Business Park, Phase II, Lots 1 and 2, Block 1, for Cabela's. The property is 20.7277± acres in the City of Allen, Collin County, Texas; located at the southwest corner of Cabela Drive and Allen Station Parkway. (R-6/8/10-41) [Cabela's]

Helen-Eve Liebman, Senior Planner, presented to the Commission. The property is located south of Cabela Drive and west of Allen Station Parkway. The property to the east and south is zoned PD Planned Development No. 58 for LI Light Industrial, the property to the north is zoned PD Planned Development No. 73 for SC Shopping Center, the property to the west is zoned PD Planned Development No. 45 for LC Light Commercial and PD Planned Development No. 58 for SC Shopping Center.

In December of 2005 a Final Plat for the property was approved for one lot. The property requires replatting in order to accommodate two lots for development. Lot 1, Block 1, the northern lot is for Cabela's and Lot 2, Block 1 is for an undetermined user at this time.

The Replat has been reviewed by staff and meets the requirements of the *Allen Land Development Code*.

Staff recommends approval of the request.

Chairman Wendland opened the Public Hearing.

With no one wishing to speak, Chairman Wendland closed the Public Hearing.

Motion: Upon a motion by Commissioner Cocking, and a second by Commissioner Rushing, the Commission voted 7 IN FAVOR, 0 OPPOSED to approve the Replat of Allen Station Business Park, Phase II, Lots 1 and 2, Block 1, for Cabela's.

The motion carried.

Agenda Item #4: Public Hearing - Conduct a Public Hearing and consider a request to create PD Planned Development No. 106 for CF Community Facilities for a public safety radio tower. The property is 5.974± acres situated in the James T. Roberts Survey, Abstract No. 777, Stacy Road Pump Station, City of Allen, Collin County, Texas; located east of Greenville Avenue and south of Stacy Road. (Z-6/1/10-40) [Stacy Road Public Safety Radio Tower]

Ogden "Bo" Bass, Director of Planning and Development, presented to the Commission. The property is currently zoned CF Community Facilities and currently accommodates three ground water storage tanks with associated buildings and accessory uses. The property is located south of Stacy Road and east of

Greenville Avenue. The property to the east and south is zoned R-7 Residential. The property to the west is zoned SC Shopping Center. The property to the north across Stacy Road is the Town of Fairview.

The City of Allen is required to provide a Public Safety Radio Tower to enhance emergency communication in the northern area of the City. Site investigations determined the Stacy Road Pump Station location as the best suited location. The City is proposing to construct a 250' tri-pole tower site to support the microwave and radio equipment at 700 E. Stacy Road. The proposal is to locate the tower south of the northwestern ground storage tank. The tower will be 250 feet in height and will include a lightning rod with an overall permitted maximum height of 280 feet. The facility will be accompanied by a 15' x 20' concrete shelter to house the radio equipment. The exterior of the site is being considered as well. Decomposed granite is proposed to replace the grass area along Beau Way. A Landscape Plan is a part of the PD Planned Development to address the provision of improved landscape screening.

The Technical Review Committee TRC has reviewed the request for the required public safety radio tower and it complies with the Allen Land Development Code ALDC.

Staff recommends approval of the request.

Chairman Wendland asked if the request is for the public safety tower only. Mr. Bass answered yes.

Commissioner Kelley asked if other site options were considered. Sid Hudson, Director of Information Technology, answered the tower was originally planned to be located at the Rowlett Water Tower. However, the Rowlett Water Tower location would require placing an additional tower on another site. Locating the tower at the Stacy Road Pump Station provides adequate coverage with just the one tower.

Chairman Wendland opened the Public Hearing.

With no one wishing to speak, Chairman Wendland closed the Public Hearing.

The following people submitted a written statement in opposition to the request:

Kerrie Fitch, 1721 Shawnee Trail, Allen, Texas

Alice Mathew, 1719 Shawnee Trail, Allen, Texas

Charles and Tracey Matlock, 1717 Shawnee Trail, Allen, Texas

Commissioner Dreggors inquired about potential conflicts with the flight zone at Kitty Hawk. Commissioner Rushing stated the tower should not be a problem.

Commissioner Cocking questioned whether sound shielding for the generator was considered. Mr. Bass stated the generator was placed in a location that would minimize sound. In addition, the generator will run on a limited basis.

Motion: **Upon a motion by Commissioner Cocking, and a second by Commissioner Dreggors, the Commission voted 7 IN FAVOR, 0 OPPOSED to recommend approval of the request to create PD Planned Development No. 106 for CF Community Facilities for a public safety radio tower with the following provision:**

- **Leasing of the tower for commercial use is prohibited.**

The motion carried.

Agenda Item #5: Public Hearing - Conduct a Public Hearing and consider a request to add 4.825± acres from Tract 2, PD Planned Development No. 45 to PD Planned Development No. 73 for SC Shopping Center, and to amend the Sign Plan, Concept Plan and Development Regulations for PD Planned Development No. 73. The property is 181.341± acres located in the Village at Allen, Lots 1,2,3,4,5,6A,7A-1, 7B, 7C, 7D, 7E, 7F, 7G, and 7H, Block A; and lots 1A, 1B, 1C, 1D, and 2A, Block B; and 4.825± acres located in the F. Wilmeth Survey, Abstract No. 999, and the L. Pegues Survey, Abstract No. 702; City of Allen, Collin County, Texas; located south of Stacy Road and east of US75. (Z-12/28/09-99) [Village at Allen]

Ogden “Bo” Bass, Director of Planning and Development, presented to the Commission. The property is located south of Stacy Road, east of US 75, north and south of Allen Station Parkway. The property to the east is zoned CC Corridor Commercial and R-5 Residential. The property to the south is zoned R7 and R5 Residential, PD Planned Development No. 103 for SC Shopping Center, and PD Planned Development No. 58 for LI Light Industrial.

The property is currently zoned PD Planned Development No. 73 for SC Shopping Center and PD Planned Development No. 45 LC Light Commercial. The applicant is requesting to remove 4.825± acres from PD Planned Development No. 45 and add it to their development (The Village at Allen PD Planned Development No. 73) for continuity in the development of the property.

Four amendments are being requested:

1. The addition of temporary uses for special events.
2. Sign Plan amendment
3. Addition of Tracts 3 and 4 to PD.
4. Update of Concept Plan to include Tracts 2,3 and 4.

The PD Planned Development Regulations have been modified to accommodate temporary uses/special events. In addition, the Sign Plan is being amended to address the additional tracts of land added to the PD Planned Development and to provide signage for Tract 4. The Sign Plan includes a new sign type as A3: Multi-Tenant Vertical Monument ID Sign and one (1) is proposed on Tract 3. The request also includes an updated Concept Plan; illustrating anticipated future users for the property and identifying the addition of Tracts 3 and 4.

Staff recommends approval of the request.

Chairman Wendland opened the Public Hearing.

With no one wishing to speak, Chairman Wendland closed the Public Hearing.

The following people submitted a written statement in favor of the request:

Joe Jernigan, 1300 Allen Station Parkway, Allen, Texas

The following people submitted a written statement in opposition to the request:

Joshua Taber, 406 St. Andrews Drive, Allen, Texas

Commissioner Dreggors inquired about the plans for Tract 3. Mr. Bass stated the site will be landscaped. It will not be used for development.

Commissioner Cocking asked if staff will look at temporary events from a noise perspective. Mr. Bass answered the events will be reviewed through a permit process. They will be required to adhere to the sound standards specified in the *Allen Land Development Code*.

Commissioner Rushing inquired about the future DART station and how it fits in the development. Garr Herring, MG Herring Group, developer, identified two possible locations being considered for the DART station.

Mr. Bass recommended adding a condition that the SUP for fueling stations is limited to Tract 4.

Motion: Upon a motion by Commissioner Kelley, and a second by Commissioner Rushing, the Commission voted 7 IN FAVOR, 0 OPPOSED to recommend approval of the request to add 4.825± acres from Tract 2, PD Planned Development No. 45 to PD Planned Development No. 73 for SC Shopping Center, and to amend the Sign Plan, Concept Plan and Development Regulations for PD Planned Development No. 73 with the following condition:

- The SUP for fuel sales is restricted to Tract 4 only.

The motion carried.

Agenda Item #6: Public Hearing - Conduct a Public Hearing and consider a request for an SUP Specific Use Permit for a fueling station. The property is 4.83± acres situated in the F. Wilmeth Survey, Abstract No. 999, and the L. Pegues Survey, Abstract No. 702, located south of Cabela Drive and east of US75. (SUP-12/28/09-97) [Rudy's Fueling Station]

Ogden "Bo" Bass, Director of Planning and Development, presented to the Commission. The property is located south of Cabela Drive and east of US 75. The property to the north across Cabela Drive is zoned PD Planned Development No. 73 for SC Shopping Center. The property to the east is zoned PD Planned Development No. 103 for SC Shopping Center and the property to the south is zoned PD Planned Development No. 58 for SC Shopping Center.

The PD Planned Development for the property requires an SUP Specific Use Permit for a fueling station. The applicant has submitted an SUP request that includes a combined restaurant and fueling station for the property. The proposed building is 7200 sq.ft. and the fueling operation is a small portion of the establishment. Staff has reviewed the proposed use, site plan, and vehicular access for the property and found it to be acceptable. The fuel truck routing plan is shown on the Site Plan and is also acceptable to staff.

Staff recommends approval of the request.

Chairman Wendland opened the Public Hearing.

With no one wishing to speak, Chairman Wendland closed the Public Hearing.

The following people submitted a written statement in favor of the request:
Joe Jernigan, 1300 Allen Station Parkway, Allen, Texas

Commissioner Kelley asked if the developer would be able to add more pumps in the future. Mr. Bass answered if the developer decides to add more pumps they will be required to acquire another SUP.

Commissioner Cocking inquired about the plans for the long peninsula between the building and the fuel pumps. Mr. Bass stated the plans will be worked out during the Site Plan process.

Motion: **Upon a motion by Commissioner Platt and a second by Commissioner Rushing, the Commission voted 7 IN FAVOR, 0 OPPOSED to recommend approval of the request for an SUP Specific Use Permit for a fueling station.**

The motion carried.

Agenda Item #7: Preliminary Plat – Consider a Preliminary Plat for The Village at Allen, Lot 1, Block C, & Lot 1 & 2, Block D, being 6.120± acres located at the northeast corner of US75 and Cabela Drive. (PP-12/28/09-101) [Rudy’s Fueling Station]

Helen-Eve Liebman, Senior Planner, presented to the Commission. The property is located north and south of Cabela Drive and east of US 75. The property to the north and east is zoned PD Planned Development No. 73 for SC Shopping Center. The property to the south is currently zoned PD Planned Development No. 45 for LC Light Commercial.

The Preliminary Plat is subdividing the land into three lots for future development. The Preliminary Plat has been reviewed by the Technical Review Committee and meets the requirements of the *Allen Land Development Code*.

Staff recommends approval of the request.

Motion: **Upon a motion by Commissioner Mangrum, and a second by Commissioner Platt, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Preliminary Plat for The Village at Allen, Lot 1, Block C, & Lot 1 & 2, Block D.**

The motion carried.

Agenda Item #8: Public Hearing – Conduct a Public Hearing and consider a request to create PD Planned Development No. 105 and to adopt development regulations for the property. The property is 197.74± acres of land situated in the David H. Nix Survey, Abstract No. 668, the T.G. Kennedy Survey, Abstract No. 500, the James Wilcox Survey, Abstract No. 1017, and the Michael See Survey, Abstract No. 543, City of Allen, Collin County, Texas; located north and south of Bethany Drive and west of US75. (Z-4/23/10-31) [Montgomery Farm]

Ogden “Bo” Bass, Director of Planning and Development, presented to the Commission. The property is located north and south of Bethany Drive and west of US75. The property to the north is PD Planned Development No. 26 for SF Single Family and PD Planned Development No. 76 for R5 Residential. The property to the east is zoned PD Planned Development No. 76 for LR Local Retail and TH Town Home, PD Planned Development No. 74 for CF Community Facilities, R5 Residential and O Office. The property to the west is zoned CF Community Facilities, PD Planned Development No. 31 for SF Single Family and CF Community Facilities. The property to the south, across Rowlett Creek, is the City of Plano.

The proposed zoning request does the following:

1. Provides for the creation of a Master Maintenance Organization (MMO) and ties all PDs together under the Master Maintenance Organization (MMO) for the maintenance and improvement of the overall common open space throughout Montgomery Farms. The proposed MMO will require further City and Council review;
2. Recognizes the Montgomery Farm Pattern Book as a non-binding design standard guide.
3. Adopts a process for the application of Flexible Design Standards that will allow for individual consideration of design standards that vary from the Allen Land Development Code (ALDC). The Director of Planning and Development and the Director of Engineering will jointly consider the benefits and appropriateness of a proposed design standard alternative and approve or deny the alternative. The Flexible Design Standards provision would not require a PD Planned Development amendment. The Standards would not allow consideration of land use/zoning or density increases. An appeal process is also established in the proposed PD Regulations that would allow for Planning & Zoning Commission and City Council review of differing opinions of staff and the developer.

The proposed zoning request does not alter or change any of the PD Planned Development Regulations or Concept Plans for any of the previously approved PD Planned Developments. The current zoning and densities are not modified in this zoning request.

Staff recommends approval of the request.

Phillip Williams, Emerson Partners Inc., 1215 Old Bethany Drive, Allen, Texas, applicant, presented the request to the Commission.

Chairman Wendland opened the Public Hearing.

The following people spoke in opposition to the request:

Lyle Addicks, 609 Byran Blvd, Allen, Texas
Peter Guggina, 1134 Nick Circle, Allen, Texas
Lee Huber, 1133 Nick Circle, Allen, Texas
Mike Shumsky, 1234 Monica Drive, Allen, Texas
John Martin, 506 Irvine Drive, Allen, Texas
Pete March, 1201 Sonoma Drive, Allen, Texas
Terry Nettleton, 1222 Monica Drive, Allen, Texas

The general concerns were:

1. Not fully understanding the MMO; its makeup, function and impact.
2. Design standards potentially circumventing due process by not requiring review by P&Z or the general public.
3. Lack of communication to homeowners about the request.

The following people spoke neither in favor of or opposition to the request:

Dale Hamer, 1206 Monica Drive, Allen, Texas. He stated he is pleased with what's being done in the development.

With no one else wishing to speak, Chairman Wendland closed the Public Hearing.

Phillip Williams, Emerson Partners Inc., 1215 Old Bethany Drive, Allen, Texas, applicant, spoke to the Commission. He stated the request would only provide an option to create an MMO for the remaining undeveloped property. The citizens that spoke would not have property impacted by the MMO.

Commissioner Platt asked the applicant to clarify where the money would come from for the MMO. Mr. Williams answered the money would come from the property owners within the MMO.

Commissioner Cocking questioned where the MMO would fall under legal doctrine, whether notification rules for mortgages would apply, if naming the MMO a master HOA would be better and whether the pattern book has already been used in previous Concept Plans. Kevin Laughlin, Attorney, stated the MMO would be governed by state statute. The concept is to have a master HOA. Presently, there is no legal way for the MMO to have assessments against existing properties. The documents establishing the MMO will be reviewed at a future date. Ogden "Bo" Bass, Director of Planning and Development, stated the *Allen Land Development Code* requires the MMO documents to be reviewed by the City Attorney and filed prior to final platting. Regarding the pattern book, Mr. Bass continued by saying the book has been used for prior Concept Plans.

Commissioner Kelley asked if the governance of the MMO had been established. Mr. Laughlin answered the documents have not been created or reviewed yet. The documents will be provided at the time of home purchase. The potential buyer can determine at that time if they agree to the restrictions.

Motion: **Upon a motion by Commissioner Cocking, and a second by Commissioner Dreggors and Commissioner Kelley, the Commission voted 5 IN FAVOR, 1 OPPOSED (by Chairman Wendland) and 1 ABSTENTION (by Commissioner Rushing) to recommend denial of the request to create PD Planned Development No. 105 and to adopt development regulations for the property.**

The motion carried.

Items of Interest

None.

Adjournment

Motion: **Upon a motion by Commissioner Kelley and a second by acclamation the meeting adjourned at 9:30 p.m.**

These minutes approved this _____ day of _____ 2010.

Robert Wendland, Chairman

Tiffany McLeod, Planner

Director's Report from 6/8/10 City Council Meeting

There was one item taken to the June 8, 2010 City Council meeting for consideration.

A Public Hearing was conducted and a request to create PD Planned Development No. 103 and adopt a Concept Plan, for Cabela's, was approved.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: July 20, 2010

SUBJECT: Consider a request for a General Development Plan for Bray Central One Addition, being 15.00± acres located at the southeast corner of Raintree Circle and Watters Road (GDP – 4/16/10-29) [The Corporate Center at Twin Creeks]

STAFF RESOURCE: Tiffany McLeod
Planner

**PREVIOUS COMMISSION/
COUNCIL ACTION:** General Development Plan approved May 2005
Replat approved May 2005

BACKGROUND

This property is located south of Raintree Circle and east of Watters Road. All surrounding properties to the north across Raintree Circle, to the west across Watters Road, to the south, and to the east are zoned Planned Development No. 54 for IT Industrial Technology.

This property is undergoing development. As the property develops it is important to understand and verify the functionality of the overall site layout. The GDP shows an existing pre-school, existing office building and six proposed office buildings.

The General Development Plan has been reviewed by staff and meets the requirements of the *Allen Land Development Code*.

STAFF RECOMMENDATION

Approval

ATTACHMENTS

General Development Plan

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: July 20, 2010

SUBJECT: Conduct a Public Hearing and consider a request for a Replat for Lot 1R and 2R, Block A, Allen Central Retail Addition, being a Replat of Lot 1, Block A, Allen Central Retail Addition. The property is 10.96± acres in the City of Allen, Texas, located at the southeast corner of Watters Road and McDermott Drive (R-6/9/10-42) [Raising Cane's]

STAFF RESOURCE: Tiffany McLeod
Planner

**PREVIOUS COMMISSION/
COUNCIL ACTION:** Final Plat approved December 1997 for Home Depot.

BACKGROUND

This property is located east of Watters Road and south of McDermott Drive. The property to the north across McDermott Drive is zoned Planned Development No. 54 for CC Corridor Commercial; the property to the west across Watters Road is zoned SC for Shopping Center; the property to the south is zoned Planned Development No. 55 for C/O Commercial/Office; and the property to the east is also zoned Planned Development No. 55 for C/O Commercial/Office.

The purpose of the Replat is to subdivide Lot 1 into two lots. A Site Plan for a drive through restaurant, on Lot 1R, has been reviewed by staff and approved. The Replat is the next step in the development process.

The Replat has been reviewed by staff and meets the requirements of the *Allen Land Development Code*.

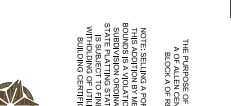
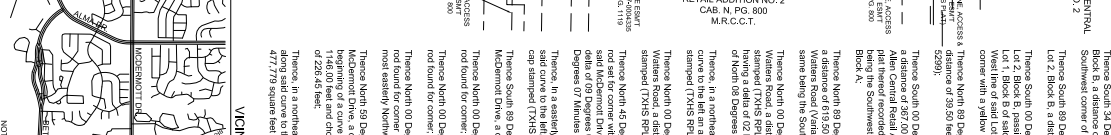
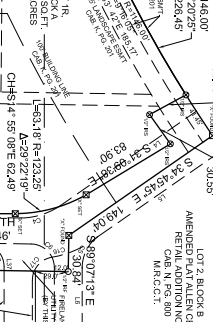
STAFF RECOMMENDATION

Approval

ATTACHMENTS

Replat

LINE #	LENGTH	DIRECTION
L46	28.00'	SOUTH
L41	43.67'	WEST
L42	22.95'	SOUTH
L43	238.41'	SOUTH
L44	43.67'	WEST
L45	10.00'	SOUTH
L46	10.00'	SOUTH
L47	10.00'	WEST
L48	10.00'	NORTH

[illegible]

***** HP Development

beginning at a point four feet corner in the Southeast right-of-way line of McCannum Drive (variously known as "McCannum Road") and extending North along said right-of-way line to the intersection thereof with R.O.W., said point being the West corner of Lot 2, Block B of Amended Plat Allen Central Rural Addition No. 2, an addition to the City of Allen, Collin County, Texas, according to the plat thereof recorded in Caddell N, Page 800 of the Map Records of Collin County, Texas, same being the North corner of said Lot 1;

Thence South 89 Degrees 07 Minutes 13 Seconds West, along the most northerly South line of said Lot 2, Block B, a distance of 30.84 feet to a 1/2 inch iron rod found for corner;

Lot 1, Block B of said Antietam Park Area Central Retail Addition No. 2, and continuing along the West line of said Lot 1, Block B, for a total distance of 392.41 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped (TXHS RPLS 5299);

Thence South 00 Degrees 52 Minutes 47 Seconds West, along the West line of said Lot 1, Block B

Thence North 69 Degrees 07 Minutes 13 Seconds West, along the North line of said Lot 4, Block A, Walters Road (Variable width R.O.W.), said point being the Northwest corner of said Lot 4, Block A, a distance of 619.50 feet to a 5/8 inch iron rod found for corner in the East right-of-way line of

Walters Road, a distance of 472.76 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped (TXHS RPLS 5299), said point being the beginning of a non-tangent curve to the left, having a delta of 02 Degrees 45 Minutes 07 Seconds, a radius of 1502.69 feet and a chord having

Thence North 00 Degrees 52 Minutes 47 Seconds East, along the East right-of-way line of said Walters Road, a distance of 110.35 feet to a 1/2 inch iron rod set for corner with a yellow cap

rod set for corner with a yellow cap stamped (TXHS RPLS 5299) in the South right-of-way line of said McDermott Drive, said point being the beginning of a non-tangent curve to the left having a delta of 09 Degrees 09 Minutes 56 Seconds, a radius of 899.51 feet and chord bearing of North 80

Thence South 89 Degrees 29 Minutes 20 Seconds, along the South right-of-way line of said McDermott Drive, a distance of 173.05 feet to a 1/2 inch iron rod found for corner;

Thence North 00 Degrees 33 Minutes 53 Seconds East, a distance of 14.41 feet to a 1/2 inch iron rod found for corner;

McDemott Vine, a distance of 5.06 feet to a 1/2 inch iron rod round for corner, said point being the beginning of a curve to the left, having a delta of 11 Degrees 20 Minutes 25 Seconds, a radius of 1146.00 feet and chord bearing of North 61 Degrees 31 Minutes 31 Seconds East, a chord distance

VICINITY MAP

NOTE: SELLING A PORT
THIS ADDITION BY MELT
BLOWING IS A WALL AWAY

That HD Development Properties, L.P., through

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

Owner

Notary Public

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

Chairperson Planning & Zoning Commission Date	Secretary Planning & Zoning Commission
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The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Final Plat of the Lot 1R and 2R, Block A, being a Replat of Lot 1, Block A of Allen Central

CURVE #	LENGTH	RADIUS	DELTA
C1	37.21'	65.00'	32°47'45"

LEGEND			
C4	37.33°	60.00°	35°38'48"
C5	31.29°	32.94°	54°25'38"

ESMT EASEMENT	C9	C10
M.R.C.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS	49.80'	48.05'
	87.00'	80.00'
	32.4746°	34.2445°
	N/4	S73° E

C15	14.55'	50.00'	16'40"28"	N80° 4
C16	43.27'	85.10'	29'07"51"	N24° 0

OWNER	C20	37.62	7.00	30.2123	N/1
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AN ADDITION TO THE CITY OF
ALLEN, COLLIN COUNTY, TEXAS

CHORD

A
-LOCK A
ADDITION

CT NO. 711
CT NO. 543

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: July 20, 2010

SUBJECT: Conduct a Public Hearing and consider a request for a Replat for Bray Central One Addition– Lots 1-R-1, 2-R-1, 3R, 4 and 5, Block E, being a Replat of Lots 1-R-1, 2-R and 3, Block E, Bray Central One Addition. The property is 43.929± acres in the City of Allen, Texas, located south of Raintree Circle between Watters Road and Junction Drive (R-4/7/10-24) [Bene Vivite]

STAFF RESOURCE: Tiffany McLeod
Planner

**PREVIOUS COMMISSION/
COUNCIL ACTION:** General Development Plan approved May 2005
Replat approved May 17, 2005

BACKGROUND

This property is located south of Raintree Circle and west of Junction Drive. All surrounding properties to the north, to the west, to the south, and to the east across Junction Drive are zoned Planned Development No. 54 for IT Industrial Technology.

The parent tract is bound by Junction Drive, Watters Road and Raintree Circle. Over time it has been platted and replatted to accommodate development in this area. The purpose of this replat is to subdivide the parent tract (Lots 1-R-1, 2R &3) into five lots. A Site Plan for a medical office, on Lot 4, has been reviewed by staff and approved. The replat is the next step in the development process.

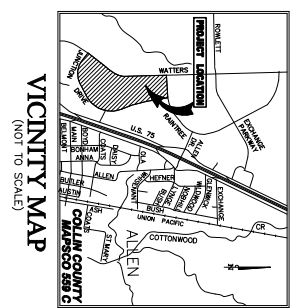
The Replat has been reviewed by staff and meets the requirements of the *Allen Land Development Code*.

STAFF RECOMMENDATION

Approval

ATTACHMENTS

Replat



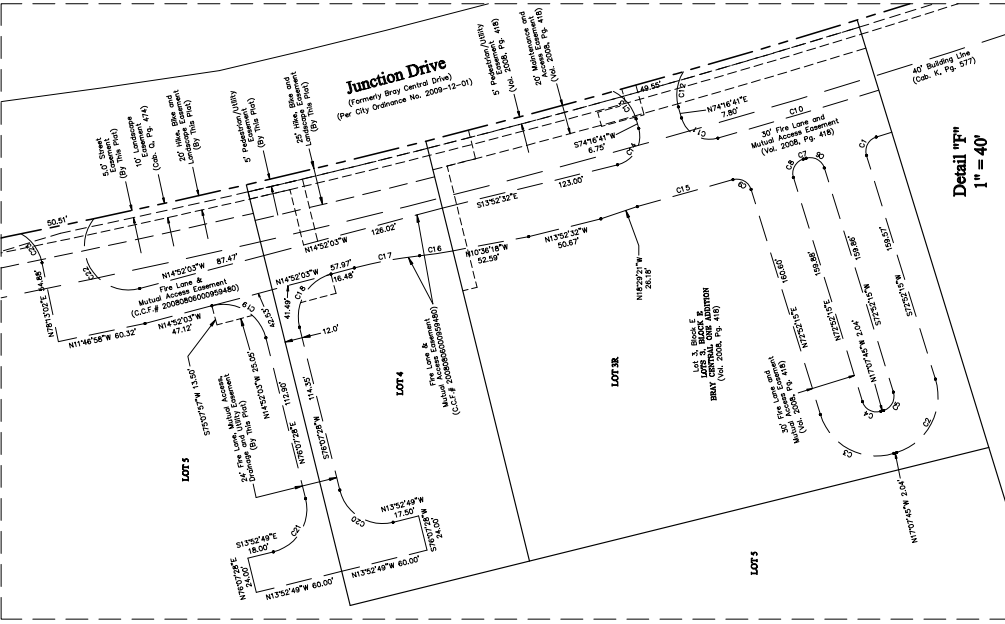
GRAPHIC SCALE

(IN FEET)

1 Inch = 100 Ft.

REPLAT
LOTS 1-R-1, 2-R-1, 3R, 4 AND 5, BLOCK E
BRAY CENTRAL ONE ADDITION
BRING A REPLAT OF LOTS 1-R-1, 2-R AND 3, BLOCK E
BRAY CENTRAL ONE ADDITION
IN THE CITY OF ALLEN, TEXAS
IN THE A.B. PERRIN SURVEY - ABST. NO. 713,
THE W.J. JACKSON SURVEY - ABST. NO. 464 AND
THE CATHERINE PARSONS SURVEY - ABST. NO. 711
COLLIN COUNTY, TEXAS

Curve No.	Radius	Chord Length	Delta	Chord Bmp.	Chord Dist.
C1	40.00'	82.83'	90.0000°	82.83'	56.37'
C2	40.00'	82.83'	90.0000°	82.83'	56.37'
C3	40.00'	82.83'	90.0000°	82.83'	56.37'
C4	10.00'	15.71'	90.0000°	15.71'	14.14'
C5	10.00'	15.71'	90.0000°	15.71'	14.14'
C6	10.00'	15.71'	90.0000°	15.71'	14.14'
C7	6120.06'	2.04'	0.00109°	2.04'	2.04'
C8	10.00'	15.71'	90.0000°	15.71'	14.14'
C9	10.00'	15.71'	90.0000°	15.71'	14.14'
C10	4090.08'	14.51'	0.00438°	14.51'	14.51'
C11	20.00'	31.42'	90.0000°	31.42'	28.37'
C12	30.00'	47.12'	90.0000°	47.12'	42.79'
C13	30.00'	47.12'	90.0000°	47.12'	42.79'
C14	20.00'	31.42'	90.0000°	31.42'	28.37'
C15	6120.06'	2.04'	0.00109°	2.04'	2.04'
C16	10.00'	15.71'	90.0000°	15.71'	14.14'
C17	30.00'	47.12'	90.0000°	47.12'	42.79'
C18	30.00'	47.12'	90.0000°	47.12'	42.79'
C19	30.00'	47.12'	90.0000°	47.12'	42.79'
C20	30.00'	47.12'	90.0000°	47.12'	42.79'
C21	30.00'	47.12'	90.0000°	47.12'	42.79'
C22	30.00'	47.12'	90.0000°	47.12'	42.79'
C23	30.00'	47.12'	90.0000°	47.12'	42.79'

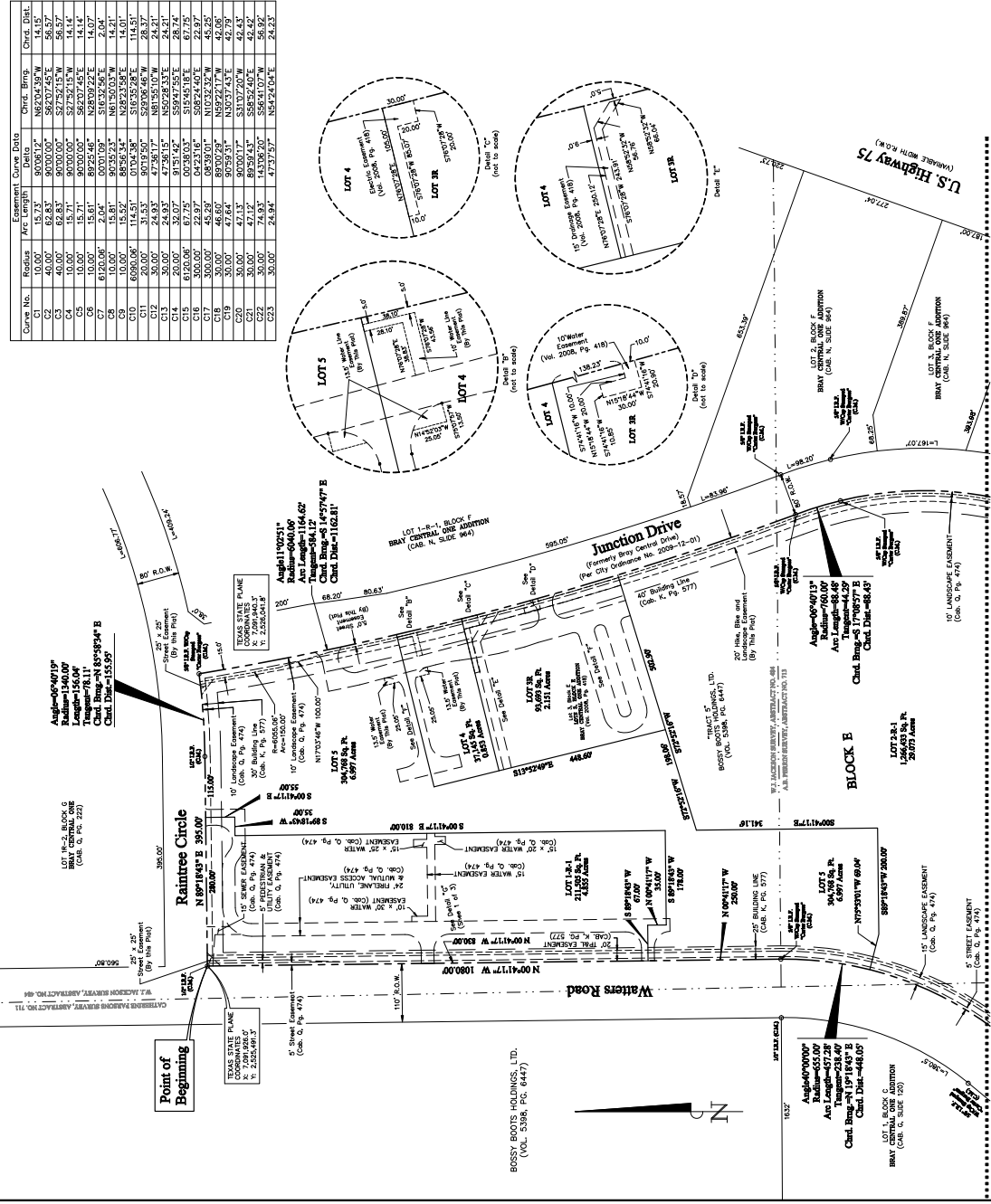


REPLAT
 LOTS 1-R-1, 2-R-1, 3R, 4 AND 5, BLOCK E
 BRAY CENTRAL ONE ADDITION
 BEING A REPLAT OF LOTS 1-R-1, 2-R-1, 3R AND 4, BLOCK E
 IN THE CITY OF ALLEN, TEXAS
 IN THE A.B. PERRIN SURVEY - ABST. NO. 713,
 THE W.J. JACKSON SURVEY - ABST. NO. 484 AND
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 COLLIN COUNTY, TEXAS

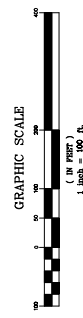
Scale: 1" = 100'
 Sheet 1 of 3

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