



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, AUGUST 1, 2017 – 7:00 P.M.
CITY COUNCIL CHAMBERS
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013**

Call to Order and Announce a Quorum is Present

Pledge of Allegiance

Directors Report

1. Action taken on the Planning & Zoning Commission items by City Council at the July 25, 2017, 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 July 18, 2017, regular meeting.
3. Final Plat – Consider a request for a Final Plat for Huntington Villas, being 11.277± acres of land situated in the James T. Roberts Survey, Abstract No. 777 and the Henry Wetsel Survey, Abstract No. 1026; generally located south of Stacy Road and east of Greenville Avenue. (PL-071317-0012) [Huntington Villas]

Regular Agenda

4. Preliminary Plat – Consider a request for a Preliminary Plat for Main Angel Addition, Lots 1-4, Block A, being 11.242± acres of land situated in the Witsaul Fisher Survey, Abstract No. 323; generally located at the northwest corner of Main Street and Angel Parkway. (PL-Pre-050817-0002) [Main Angel Addition]
5. Revised Preliminary Plat – Consider a request for a Revised Preliminary Plat for Stacy Chelsea Commercial Addition, Lots 3-5, Block A, being 14.5041± acres of land situated in the Francis Dosser Survey Abstract No. 280; generally located north of Stacy Road and west of Chelsea Boulevard. (PL-Pre-060817-0004) [Stacy Chelsea Commercial Addition]
6. **CASE WITHDRAWN BY APPLICANT** - Tabled Item/Public Hearing – Conduct a Public Hearing and consider a request to establish a Planned Development zoning district with a base zoning of Shopping Center SC and to adopt Development Regulations, a Concept Plan, and Building Elevations for an 8.472± acre tract of land situated in the William Perrin Survey,

Abstract No. 706 and the Rufus Sewell Survey, Abstract No. 875; generally located at the southwest corner of the intersection of Bethany Drive and Greenville Avenue. (ZN-050417-0004) [Bethany Greenville Retail Center]

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 28, 2017, at 5:00 pm.

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 7/25/2017 City Council Meeting

- The request to conduct a Public Hearing and adopt an Ordinance to amend the Development Regulations of District D of Planned Development No. 108 and adopt a Concept Plan, Screening Plan, Roadway Plan, and Building Elevations relating to a 33.66± acre tract of land generally located southwest of Exchange Parkway and Watters Road, for the Village at Twin Creeks Phase 4, was approved.
- The request to conduct a Public Hearing and adopt an Ordinance to amend the base zoning of a portion of Planned Development 54 from Industrial Technology to Community Facilities, and adopt Development Regulations, a Concept Plan, and Building Elevations for a tract of land generally located south of Exchange Parkway and west of Junction Drive, for the Ground Storage Tanks, was approved.



PLANNING AND ZONING COMMISSION

Regular Meeting

July 18, 2017

ATTENDANCE:

Commissioners Present:

Jeff Cocking, Chair
Ben Trahan, 1st Vice-Chair
Stephen Platt, Jr., 2nd Vice-Chair
Luke Hollingsworth
John Ogrizovich

Absent:

Michael Orr

City Staff Present:

Lee Battle, Acting Director of Community Development, AICP, LEED AP
Joseph Cotton, PE, Assistant Director of Engineering
Madhuri Mohan, AICP, Senior Planner
Hayley Angel, Planner
Julie Doshier, City Attorney

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chairman Cocking called the meeting to order at 7:02 p.m. in the City Hall Council Chambers Room at Allen City Hall, 305 Century Parkway.

Directors Report

1. Action taken on the Planning & Zoning Commission items by City Council at the July 11, 2017, regular meeting, attached.

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 July 5, 2017, special called meeting.
3. Capital Improvement Program (CIP) Status Report.

Motion: **Upon a motion by 2nd Vice-Chair Platt, and a second by 1st Vice-Chair Trahan, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.**

The motion carried.

Regular Agenda

4. Public Hearing – Conduct a Public Hearing and consider a request for a Residential Replat of Lot 1, Block Y, Twin Creeks Phase 7A-1, being 28.378± acres of land; generally located southwest of the intersection of Ridgeview Drive and Exchange Parkway. (PL-061217-0009) [Walnut Springs at Twin Creeks]

Ms. Madhuri Mohan, Senior Planner, presented the item to the Commission. She stated that the item is a Public Hearing and a Residential Replat for Walnut Springs at Twin Creeks. She stated that the property is generally located southwest of the intersection of Ridgeview Drive and Exchange Parkway. The property to the north (across Ridgeview Drive) is zoned Planned Development PD No. 101 Corridor Commercial CC. The property to the west is zoned Planned Development PD No. 54 Medium Density Single-Family MDSF. The properties to the south (across Marshall Drive) are zoned Single-Family Residential R-5 and Planned Development PD No. 54 Single-Family SF. The property to the east (across Exchange Parkway) is zoned Planned Development PD No. 54 Community Facilities CF.

Ms. Mohan noted that a Concept Plan for the property amending the base zoning to Single-Family Residential R-6 was approved in May 2017 for a new residential community. Platting is the final step in the development process.

Ms. Mohan stated that the property is approximately 28.378± acres. She stated that the purpose of the replat is to subdivide one residential lot into 110 single family lots and four open space lots. She stated that there are a total of six access points into the development; one on Ridgeview Drive, one on Exchange Parkway, three on Marshall Drive, and one on Walnut Springs Drive. She noted that the plat also shows various easements and right-of-way required for development.

The Residential Replat has been reviewed by the Technical Review Committee, is consistent with the Concept Plan, and meets the standards of the Allen Land Development Code.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Motion: **Upon a motion by Commissioner Hollingsworth, and a second by Commissioner Ogrizovich, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the Residential Replat for Lot 1, Block Y, Twin Creeks Phase 7A-1; generally located southwest of the intersection of Ridgeview Drive and Exchange Parkway, for Walnut Springs at Twin Creeks.**

The motion carried.

5. Public Hearing – Conduct a Public Hearing and consider a request for a Replat of Lot 2A, Block B, The Village at Allen, being 38.0481± acres of land; generally located southeast of Andrews Parkway. (PL-040717-0003) [Saint Andrews Park Addition]

Ms. Madhuri Mohan, Senior Planner, presented the item to the Commission. She stated the item is a Public Hearing and a Replat for the Saint Andrews Park Addition. She stated that the property is generally located southeast of Andrews Parkway. The properties to the north and west (across Andrews Parkway) are zoned Planned Development PD. No. 73 Shopping Center SC. The properties to the south are zoned Planned

Development PD No. 58 Multi-Family Residential MF-18 and Single-Family Residential R-5. The properties to the east are zoned Single-Family Residential R-5.

Ms. Mohan stated that the property is currently zoned Planned Development PD No. 73 Shopping Center SC and Planned Development PD No. 73 Single-Family Residential R-7. She noted that a PD Amendment for Saint Andrews Park for a single-family residential subdivision was approved in November 2016. Platting is the last step in the development process.

Ms. Mohan stated the Replat shows approximately 30.0481± acres of land subdivided into 62 Residential Lots, 10 HOA Lots, and two existing Commercial Lots. She stated that there are three access points for the residential development; two primary access points on Andrews Parkway and one gated, emergency access drive on Andrews Parkway. She stated that the plat also shows various easements and right-of-way dedication required for development.

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

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Motion: **Upon a motion by 1st Vice-Chair Trahan, and a second by 2nd Vice-Chair Platt, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the Replat of Lot 2A, Block B, The Village at Allen; generally located southeast of the intersection of Stacy Road and Andrews Parkway, for Saint Andrews Park Addition.**

The motion is carried.

6. Public Hearing – Conduct a Public Hearing and consider a request for a Replat for Lots 2-R-1 & 2-R-2, Block A, Allen Commerce Center Addition, being 22.53± acres of land; generally located northwest of the intersection of US Highway 75 and Allen Commerce Parkway. (PL-062617-0010) [Allen Commerce Center Addition]

Ms. Madhuri Mohan, Senior Planner, presented the item to the Commission. She stated the item is a Public Hearing and a Replat for the Allen Commerce Center Addition. She stated that the property is generally located northwest of the intersection of US Highway 75 and Allen Commerce Parkway. The property to the north is zoned Community Facilities CF. The property to the west is zoned Planned Development PD No. 124 Corridor Commercial CC. The property to the south (across Allen Commerce Parkway) is zoned Planned Development PD No. 78 Commercial Corridor CC. The property to the east (across US Highway 75) is the Town of Fairview.

Ms. Mohan stated that the property is currently zoned Commercial Corridor CC and Planned Development PD No. 129 Corridor Commercial CC. She noted that a PD Amendment for the DFW II Data Center was approved in May 2017 and that a Site Plan for the DFW II Data Center is currently under review. Platting is the last step in the development process.

Ms. Mohan stated that the Replat shows two lots at approximately 22.53± acres. She stated that there are two access points into the development; both on Allen Commerce Parkway for Lot 2-R-1 (DFW II Data Center). She noted that the plat also shows easements required for development.

Ms. Mohan stated that the Replat has been reviewed by the Technical Review Committee and meets the standards of the Allen Land Development Code.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Motion: **Upon a motion by 2nd Vice-Chair Platt, and a second by Commissioner Hollingsworth, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the Replat for Lots 2-R-1 and 2-R-2, Block A, Allen Commerce Center Addition; generally located northwest of the intersection of US Highway 75 and Allen Commerce Parkway, for Allen Commerce Center Addition.**

The motion is carried.

7. Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Fitness and Health Center use for an approximately 4,144± square foot portion of a building located on Lot 7R, Greenway-Allen Retail Addition; generally located south of McDermott Drive and west of Century Parkway (and commonly known as 503 W. McDermott Drive, Suite 100). (SUP-070317-0002) [Title Boxing Club]

Ms. Madhuri Mohan, Senior Planner, presented the item to the Commission. She stated the item is a Public Hearing and a Specific Use Permit for Title Boxing Club. She stated that the property is generally located south of McDermott Drive and west of Century Parkway (and commonly known as 503 W. McDermott Drive, Suite 100). The properties to the north, west, and south are zoned Shopping Center SC. The property to the east (across Century Parkway) is zoned Central Business District CBD.

Ms. Mohan stated that the applicant is proposing to tenant a 4,144± square foot portion in an existing building for a fitness studio facility. She noted that staff categorizes this type of use as a Fitness and Health Center use. She explained that the property is zoned Shopping Center SC and that the Allen Land Development Code requires a Specific Use Permit (SUP) for a Fitness and Health Center use within the SC zoning district.

Ms. Mohan stated that the applicant submitted a business summary in conjunction with the SUP application. She noted that the business summary described the use as a full body boxing and kickboxing workout. She noted that the average class size will be approximately 18 attendees per class. Additionally, she stated that the proposed business is open seven days a week.

Ms. Mohan stated that the parking on site complies with the Allen Land Development Code standards and that the surrounding uses were shown on a SUP Suite Plan to illustrate that the parking meets the Code. She stated that there are no proposed changes to the exterior of the building and that no activity related to the business will occur outside the building.

Ms. Mohan stated that the Specific Use Permit request has been reviewed by the Technical Review Committee and meets the standards of the ALDC.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Chairman Cocking noted Fitness Connection, 605 W. McDermott Drive, submitted a letter of support for the request.

Motion: **Upon a motion by Commissioner Hollingsworth, and a second by 2nd Vice-Chair Platt, the Commission voted 5 IN FAVOR, and 0 OPPOSED to recommend approval of a Specific Use Permit SUP request for a Fitness and Health Center use; generally located south of McDermott Drive and west of Century Parkway (and commonly known as 503 W. McDermott Drive, Suite 100), for Title Boxing Club.**

The motion is carried.

8. Public Hearing – Conduct a Public Hearing and consider a request to establish a Planned Development zoning district with a base zoning of Shopping Center SC and to adopt a Development Regulations, a Concept Plan and Building Elevations for a 8.472± acre tract of land situated in the William Perrin Survey, Abstract No. 708 and the Rufus Sewell Survey, Abstract No. 875; generally located at the southwest corner of the intersection of Bethany Drive and Greenville Avenue. (ZN-050417-0004) [Bethany Greenville Retail Center]

Chairman Cocking stated that the Commission received a letter from the applicant requesting that their item be tabled until the August 1, 2017, Planning and Zoning Commission meeting.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Motion: **Upon a motion by Chairman Cocking, and a second by 2nd Vice-Chair Platt, the Commission voted 5 IN FAVOR, and 0 OPPOSED to table the request to establish a Planned Development zoning district with a base zoning of Shopping Center SC and to adopt a Development Regulations, a Concept Plan and Building Elevations, land situated in the William Perrin Survey, Abstract No. 708 and the Rufus Sewell Survey, Abstract No. 875; generally located at the southwest corner of the intersection of Bethany Drive and Greenville Avenue, date certain to the August 1, 2017, Planning and Zoning Commission Meeting.**

The motion is carried.

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.

July 18, 2017

Adjournment

The meeting adjourned at 7:19 p.m.

These minutes approved this _____ day of _____ 2017.

Ben Trahan, 1st Vice-Chair

Hayley Angel, Planner

Director's Report from 7/11/2017 City Council Meeting

- The request to conduct a Public Hearing and adopt an Ordinance amending the Development Regulations and adopting a Concept Plan, Building Elevations, and Open Space Exhibit for a portion of Planned Development No. 121; generally located north of Montgomery Boulevard and west of US Highway 75, for Davis at Montgomery Ridge, was approved.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: August 1, 2017

SUBJECT: Consider a request for a Final Plat for Huntington Villas, being 11.277± acres of land situated in the James T. Roberts Survey, Abstract No. 777 and the Henry Wetsel Survey, Abstract No. 1026; generally located south of Stacy Road and east of Greenville Avenue. (PL-071317-0012) [Huntington Villas]

STAFF RESOURCE: Madhuri Mohan, AICP
Senior Planner

PREVIOUS COMMISSION/COUNCIL ACTION: General Development Plan – Approved October, 2003
Preliminary Plat – Approved November, 2003
Revised Preliminary Plat – Approved August, 2009
Revised Preliminary Plat – Approved July, 2011
Revised General Development Plan – Approved December, 2014
PD Amendment – Approved January, 2017
Preliminary Plat – Approved March, 2017

LEGAL NOTICES: None.

ANTICIPATED COUNCIL DATE: None.

BACKGROUND

The property is generally located south of Stacy Road and east of Greenville Avenue. The property to the north is zoned Shopping Center SC. The properties to the east are zoned Community Facilities CF and Single-Family Residential R-7. To the south, the property is zoned Single-Family Residential R-7. The properties to the west are zoned Shopping Center SC, and further west (across Greenville Avenue), zoned Shopping Center SC and Single-Family Residential R-5.

A Planned Development amendment was approved by City Council in January 2017 for a townhome development (called Stacy Villas). The Preliminary Plat was approved in March 2017. The Final Plat is the last step in the development process.

The Final Plat shows 11.277± acres of land subdivided into 88 Residential Lots, six HOA Lots, and one commercial lot. There are two (2) primary access points into the development; one on Greenville Avenue, and one on Stacy Road through Firelane, Mutual Access, and Utility Easement. The plat also shows various easements required and right-of-way to be dedicated 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 Preliminary Plat, and meets the requirements of the Allen Land Development Code.

STAFF RECOMMENDATION

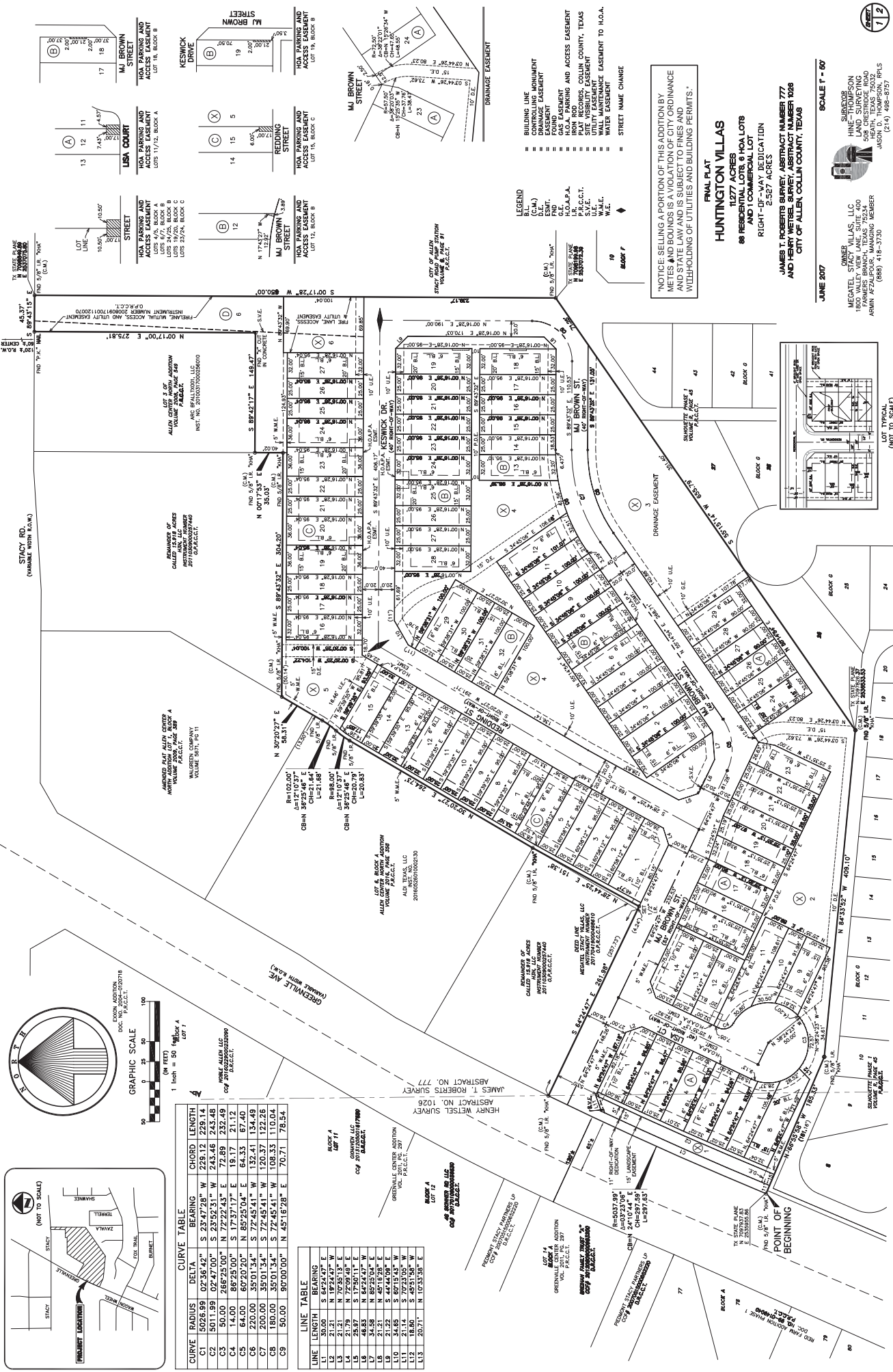
Staff recommends approval.

MOTION

I make a motion to approve the Final Plat for Huntington Villas; generally located south of Stacy Road and east of Greenville Avenue.

ATTACHMENTS

Final Plat



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: August 1, 2017

SUBJECT: Consider a request for a Preliminary Plat for Main Angel Addition, Lots 1-4, Block A, being 11.242± acres of land situated in the Witsaul Fisher Survey, Abstract No. 323; generally located at the northwest corner of Main Street and Angel Parkway. (PL-Pre-050817-0002) [Main Angel Addition]

STAFF RESOURCE: Hayley Angel
Planner

**PREVIOUS BOARD/
COUNCIL ACTION:** Planned Development No. 42 SC – Approved October, 1986
SUP for Fueling Station – Approved January, 2017

LEGAL NOTICES: None.

ANTICIPATED COUNCIL DATE: None.

BACKGROUND

The property is generally located at the northwest corner of Main Street and Angel Parkway. The properties to the north and west are zoned Single-Family Residential R-7. The property to the south (across Main Street) is zoned Planned Development PD No. 44 Shopping Center SC. The property to the east (across Angel Parkway) is the City of Lucas.

The property is zoned Planned Development PD No. 42 Shopping Center SC. A Specific Use Permit was adopted and approved by City Council in January 2017 for a fueling station on Lot 4. A Site Plan for the property was approved in April 2017. Preliminary platting is the next step in the development process.

The Preliminary Plat shows 11.242± acres of land subdivided into four (4) commercial lots. There are three (3) points of access into the development; one (1) on Main Street and two (2) on Angel Parkway. The plat also shows various easements and right-of-way dedication required for development of the site.

The Preliminary Plat has been reviewed by the Technical Review Committee and meets the requirements of the Allen Land Development Code.

STAFF RECOMMENDATION

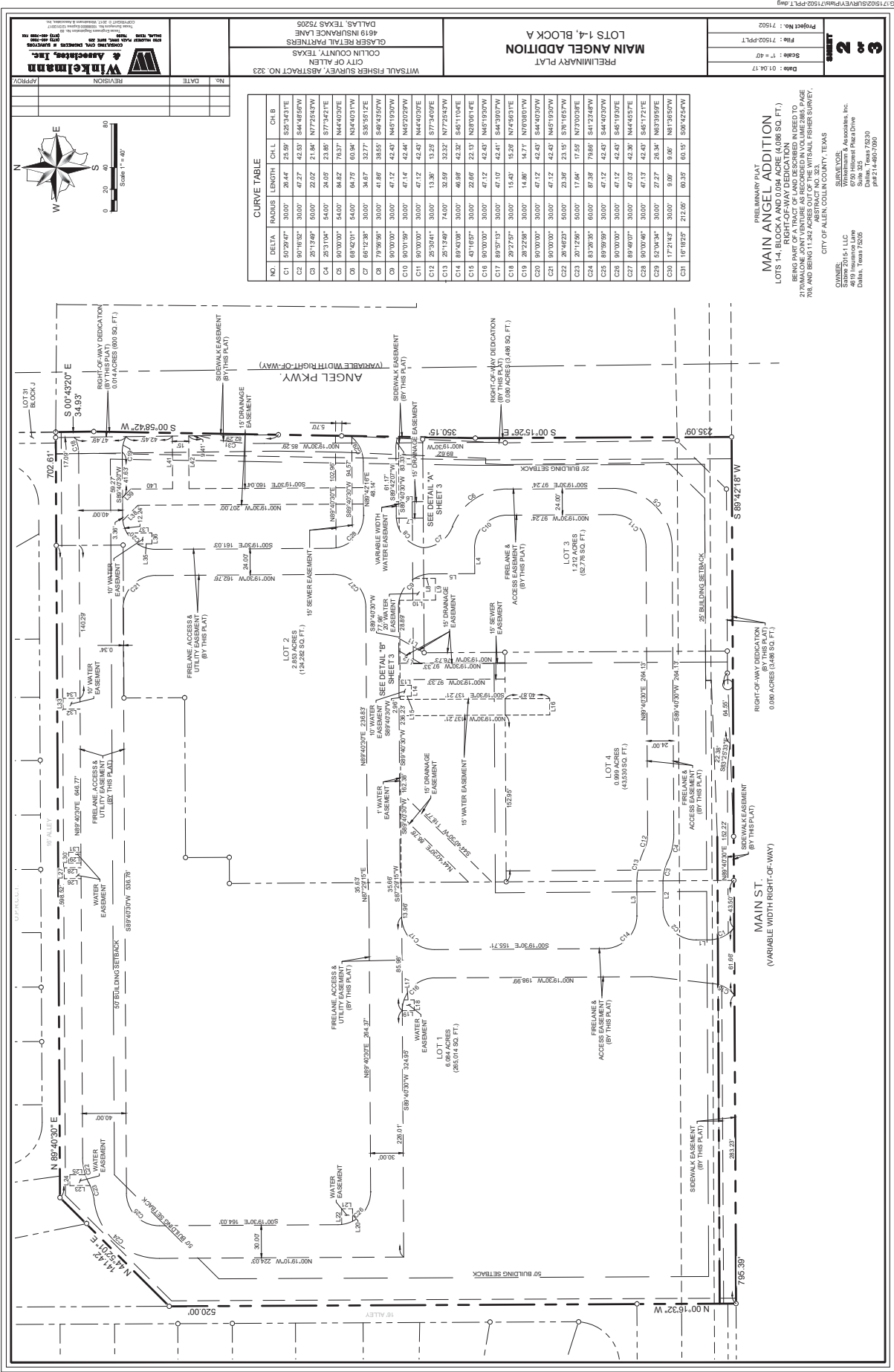
Staff recommends approval.

MOTION

I make a motion to approve the Preliminary Plat for Main Angel Addition, Lots 1-4, Block A; generally located at the northwest corner of Main Street and Angel Parkway.

ATTACHMENTS

Preliminary Plat



WITSAUL FISHER SURVEY ABSTRACT NO. 323	GLASSER RETAIL PARTNERS 4619 INSURANCE LANE DALLAS, TEXAS 75205	Winkelman & Associates, Inc. 10000 W. LBJ Fwy, Suite 1000 Dallas, Texas 75241 Phone: 214-460-1800 Fax: 214-460-1801
REVISION	DATE	APPROVED

Winkelmann

APPROX

REVISION

DATE

No.

<

PRELIMINARY PLAT
MAIN ANGEL ADDITION
LOTS 1-4, BLOCK A (14.06 SQ. FT.)
BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO
WITSAUL FISHER SURVEY ABSTRACT NO. 323, DALLAS COUNTY, TEXAS
70A AND BEING 11.342 ACRES OUT OF THE WITSAUL FISHER SURVEY,
DALLAS COUNTY, TEXAS

CITY OF ALLEN, DALLAS COUNTY, TEXAS

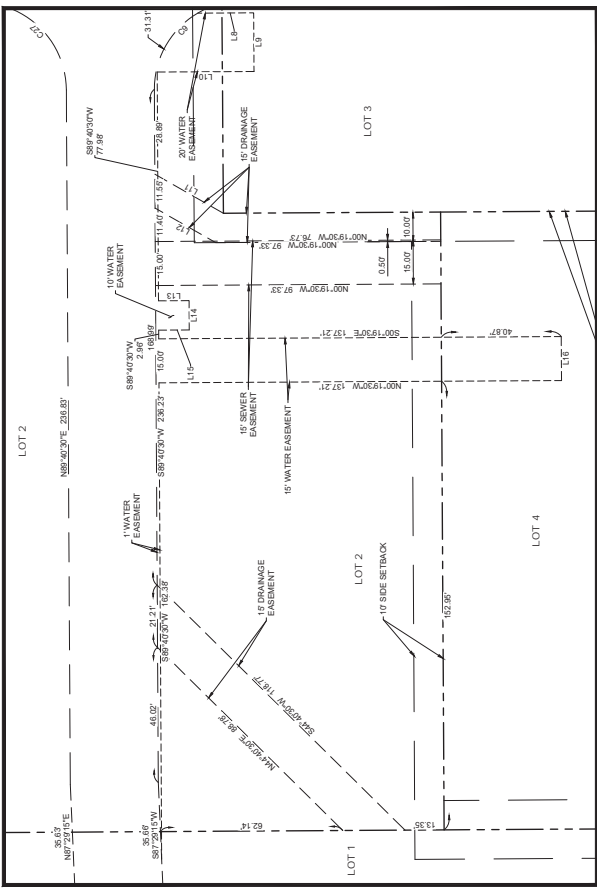
OWNER:
Winkelman & Associates, Inc.
10000 W. LBJ Fwy, Suite 1000
Dallas, Texas 75241
Phone: 214-460-1800
Fax: 214-460-1801

SUBDIVISION:
Winkelman & Associates, Inc.
10000 W. LBJ Fwy, Suite 1000
Dallas, Texas 75241
Phone: 214-460-1800
Fax: 214-460-1801

CITY OF ALLEN
COLLIN COUNTY, TEXAS
GLASSER RETAIL PARTNERS
4619 INSURANCE LANE
DALLAS, TEXAS 75205

[illegible]

LINE TABLE		
BEARING	DISTANCE	
400°19'37"W	11.98'	
N89°57'22"E	21.96'	
N89°57'22"E	29.87'	
S89°38'32"W	23.47'	
400°19'30"W	40.11'	
S90°19'30"E	24.68'	
400°19'30"W	24.59'	



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 over and under the same for the purpose of constructing, maintaining and repairing its system.

[illegible]

Sabine 2015-1 LLC, a Texas limited liability company

1990. *Standardized definitions*

that he executed the same for the purposes and considerations therein.

1. *Journal of the American Medical Association*, 1997; 278: 1039-1044.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied

Winkelmarm & Associates, Inc.
Texas Registration No. 5714
6750 Hillcrest Plaza Drive, Suite 205

COUNTY OF DALLAS §

WITNESS MY HAND AND SEAL OF OFFICE THIS 17TH DAY OF _____, 2017.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:	August 1, 2017
SUBJECT:	Consider a request for a Revised Preliminary Plat for Stacy Chelsea Commercial Addition, Lots 3-5, Block A, being 14.5041± acres of land situated in the Francis Dosser Survey, Abstract No. 280; generally located north of Stacy Road and west of Chelsea Boulevard. (PL-Pre-060817-0004) [Stacy Chelsea Commercial Addition]
STAFF RESOURCE:	Madhuri Mohan, AICP Senior Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	General Development Plan – Approved February, 2010 Preliminary Plat – Approved March 2010 Planned Development No. 92 Approved – March, 2004 Planned Development No. 92 Amended – December, 2004 Planned Development No. 92 Amended – February, 2012 Planned Development No. 92 Amended – September 2016
LEGAL NOTICES:	None.
ANTICIPATED COUNCIL DATE:	None.

BACKGROUND

The property is generally located north of Stacy Road and west of Chelsea Boulevard. The property to the north is zoned Planned Development PD No. 92 Single-Family Residential R-7. The property to the west is zoned Planned Development PD No. 92 Single-Family Residential R-7 and Planned Development PD No. 92 Single-Family Residential R-5. To the south (across Stacy Road), the property is zoned Planned Development PD No. 45 Corridor Commercial CC. The property to the east (across Chelsea Boulevard) is zoned Planned Development PD No. 78 Corridor Commercial CC and Planned Development PD No. 102 Corridor Commercial CC.

A Concept Plan for a mini-warehouse/public storage facility and garage condos was approved in September 2016. Site Plans for the mini-warehouse/public storage facility and garage condos are currently being reviewed. A Preliminary Plat for five (5) commercial lots was approved in March 2010. Two of the lots have been final platted.

A Revised Preliminary Plat is the next step in the development process. This approximately 14.5041± acre Revised Preliminary Plat shows a total of three (3) lots with modified access points and internal circulation.

There are a total of six (6) access points into the development; three (3) access points on Chelsea Boulevard, two (2) access points from the southern properties through firelane and access easements, and one (1) access point on Stacy Road. The plat also shows various easements and right-of-way dedication required for development of the site.

The Revised Preliminary 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

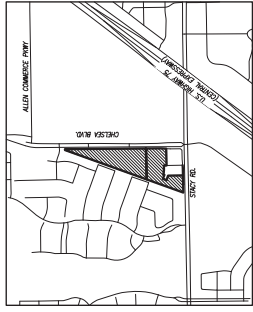
I make a motion to approve the Revised Preliminary Plat for Stacy Chelsea Commercial Addition, Lots 3-5, Block A; generally located north of Stacy Road and west of Chelsea Boulevard.

ATTACHMENTS

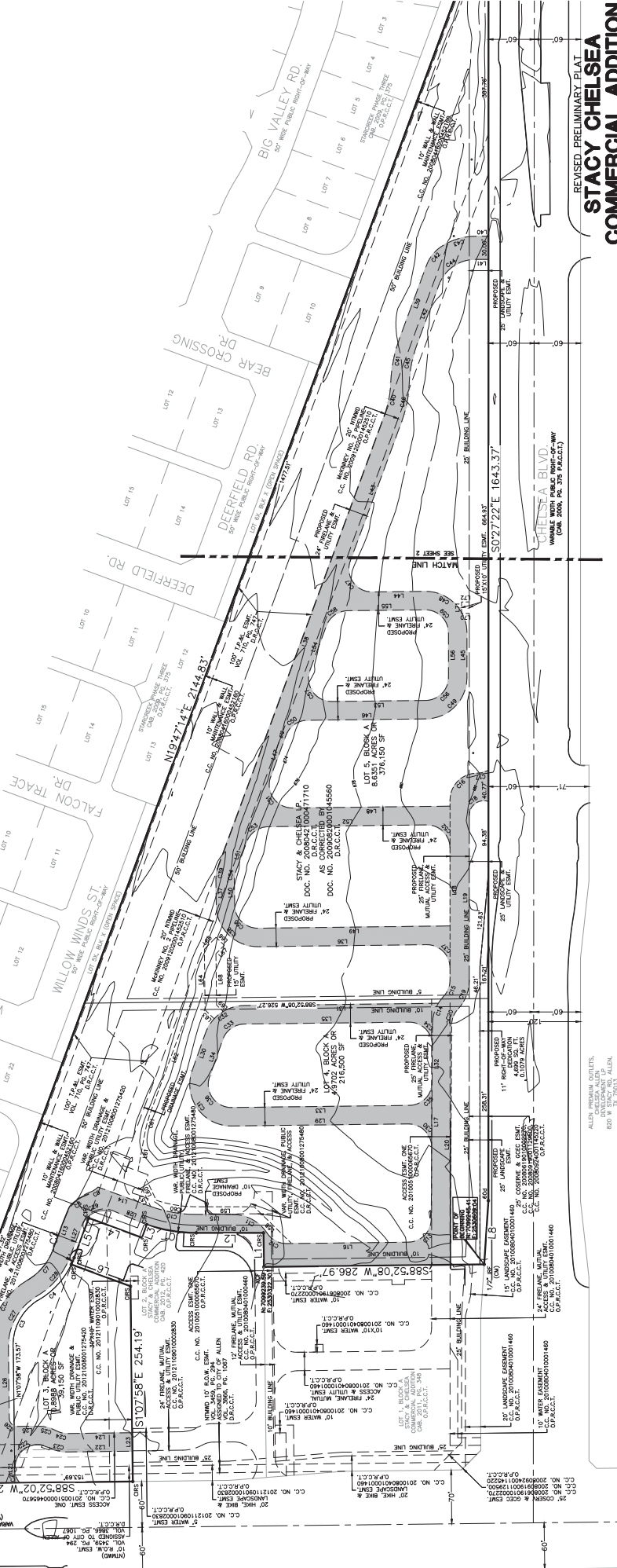
Revised Preliminary Plat



SCALE: 1" = 60'
0' 60' 120' 180'
GRAPHIC SCALE



LOCATION MAP
0' 60' 120' 180'



REVISD PRELIMINARY PLAT STACY CHELSEA COMMERCIAL ADDITION

LOCATED IN THE FRANCIS DOSSER SURVEY A-280
AN ADDITION TO THE CITY OF ALLEN,
COLLIN COUNTY, TEXAS
3 COMMERCIAL LOTS
AND 0.1079 ACRES RIGHT-OF-WAY DEDICATION
SHEET 1 OF 2

PREPARED BY: JDJR ENGINEERS AND CONSULTANTS, INC. 1814 S. FM HWY. 10, SUITE 100 ALLEN, TEXAS 75002 TEL: 972-252-2500 FAX: 972-252-2501	
DATE: JUNE 23, 2017	DRAWN BY: BAC
SCALE: 1" = 60'	CHECKED BY: GB
© COPYRIGHT 2017	

OWNERS:
STACY & CHITSEA LP
7500 SAN JACINTO DRIVE
PLANO, TEXAS 75024
CONTACT:
JAMES F. DUGGAN

DEVELOPER:
CORNERSTONE DEVELOPMENT
5310 HARVEST HILLS ROAD, STE. 297
DALLAS, TEXAS 75232
CONTACT:
FRED GANS

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Stacy & Chelsea, L.P., is the sole owner of a tract of land situated in the FRANKS DOSSER SURVEY ABSTRACT NO. 280, in the City of Allen, Collin County, Texas, and being part of a tract of land described in need to Stacy & Chelsea, L.P., according to the deed recorded in need to Stacy & Chelsea, L.P., recorded in the Public Records of Collin County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found on the west line of Chelsea Boulevard, a variable width public right-of-way, created by the final plat of Storckee Phase Three, an addition to the City of Allen, Texas, recorded in the Public Records of Collin County, Texas, at the intersection of the corner of Lot 1, Block A, Stacy & Chelsea Commercial Addition, an addition recorded in Collin County Public Records, Collin County, Texas;

THENCE South 88 degrees 52 minutes 08 seconds West, a distance of 286.97 feet, along the north line of said Chelsea Boulevard, a variable width public right-of-way, created by the final plat of Storckee Phase Three, an addition to the City of Allen, Texas, recorded in the Public Records of Collin County, Texas;

THENCE North 88 degrees 52 minutes 08 seconds West, a distance of 286.97 feet, along the north line of said Chelsea Boulevard, a variable width public right-of-way, created by the final plat of Storckee Phase Three, an addition to the City of Allen, Texas, recorded in the Public Records of Collin County, Texas;

THENCE North 01 degrees 07 minutes 52 seconds West, a distance of 44.30 feet, along the east line of said Lot 2, to a 5/8 inch iron rod set with yellow cap stamped "JDR" for corner;

THENCE South 88 degrees 32 minutes 30 seconds West, a distance of 87.54 feet, to a 5/8 inch iron rod set with yellow cap stamped "JDR" for corner;

THENCE South 03 degrees 03 minutes 34 seconds West, a distance of 65.32 feet;

THENCE in a northwesterly direction and along said curve to the right 65.62 feet to a 5/8 inch iron rod set with yellow cap stamped "JDR" for corner;

THENCE South 19 degrees 47 minutes 16 seconds West, a distance of 18.06 feet to a 5/8 inch iron rod set with yellow cap stamped "JDR" for corner;

THENCE North 70 degrees 12 minutes 44 seconds East, a distance of 74.00 feet to a 5/8 inch iron rod set with yellow cap stamped "JDR" for corner;

THENCE South 19 degrees 47 minutes 16 seconds West, a distance of 35.02 feet to a 5/8 inch iron rod set with yellow cap stamped "JDR" for corner at the beginning of a curve to the right 18.06 feet to a 5/8 inch iron rod set with yellow cap stamped "JDR" for corner;

THENCE South 22 degrees 17 minutes 35 seconds West, a distance of 9.48 feet;

THENCE in a southwesterly direction and along said curve to the right 9.49 feet to a 5/8 inch iron rod set with yellow cap stamped "JDR" for corner;

THENCE South 70 degrees 12 minutes 44 seconds East, a distance of 82.18 feet to a 5/8 inch iron rod set with yellow cap stamped "JDR" for corner;

THENCE South 01 degrees 07 minutes 58 seconds West, a distance of 254.19 feet, to a 5/8 inch iron rod set with yellow cap stamped "JDR" for corner on the north line of Stacy Road, a variable width public right-of-way;

THENCE North 88 degrees 52 minutes 08 seconds West, a distance of 254.19 feet, along the north line of Stacy Road, a variable width public right-of-way;

THENCE North 19 degrees 47 minutes 16 seconds East, a distance of 214.83 feet to a 5/8 inch iron rod set with yellow cap stamped "JDR" for corner;

THENCE North 89 degrees 31 minutes 23 seconds East, a distance of 15.00 feet to a 5/8 inch iron rod set with yellow cap stamped "JDR" for corner on the west line of said Chelsea Boulevard;

THENCE South 00 degrees 22 minutes 28 seconds East, a distance of 1,643.37 feet to a 60d nail found on the west line of Chelsea Boulevard a variable width public right-of-way;

THENCE South 03 degrees 21 minutes 17 seconds West, a distance of 82.86 feet to the Point of Beginning, and containing a calculated area of 631,800 square feet or 14,5041 acres of land, more or less.

OWNERS CERTIFICATION

STATE OF TEXAS
COUNTY OF DALLAS

THAT I, Gary Bailey, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing plat of the Stacy & Chelsea Commercial Addition, Subdivision or Addition to the City of Allen was submitted to the Planning and Zoning and approved by it on the _____ day of _____, 2017.

ANY PURPOSE OR RELEAD UPON AS A FINAL SURVEY DOCUMENT.

GARY BAILEY - RPLS 4573

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public in and said State on this date personally appeared _____, known to me personally to be the person whose name is subscribed to the foregoing plat of the Stacy & Chelsea Commercial Addition, Subdivision or Addition to the City of Allen, Texas, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____ day of _____, 2017.

Notary Public in and for the State of Texas

_____ day of _____, 2017.

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Notary Public in and for the State of Texas

_____ day of _____, 2017.

GENERAL NOTES

1. Bearings are based on the west line of a tract of land described in need to James F. Duggan, recorded in County Clerk's Number 1, Deed Records, Collin County, Texas.

2. Selling a portion of this addition, by metes and is a violation of city subdivision ordinance and state plotting statutes and is subject to fines and penalties of utilities and building certificates.

3. Bearings shown herein are based on the Texas Coordinate System, North Central Zone (NAD83), and were obtained from GPS observations of the City of Allen Control Network.

CITY APPROVAL

APPROVED _____

ATTEST _____

BY: _____ Secretary, Planning & Zoning Commission

Date: _____

Executed Pro-forma

BY: _____ Mayor

Date: _____

THE UNDERSIGNED, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Revised Preliminary Plat of the Stacy & Chelsea Commercial Addition, Subdivision or Addition to the City of Allen was submitted to the Planning and Zoning and approved by it on the _____ day of _____, 2017.

BY: _____ City Secretary, City of Allen

STATE OF TEXAS
COUNTY OF DALLAS

THAT I, Gary Bailey, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing plat of the Stacy & Chelsea Commercial Addition, Subdivision or Addition to the City of Allen was submitted to the Planning and Zoning and approved by it on the _____ day of _____, 2017.

ANY PURPOSE OR RELEAD UPON AS A FINAL SURVEY DOCUMENT.

GARY BAILEY - RPLS 4573

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public in and said State on this date personally appeared _____, known to me personally to be the person whose name is subscribed to the foregoing plat of the Stacy & Chelsea Commercial Addition, Subdivision or Addition to the City of Allen, Texas, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____ day of _____, 2017.

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_____ day of _____, 2017.

Notary Public in and for the State of Texas

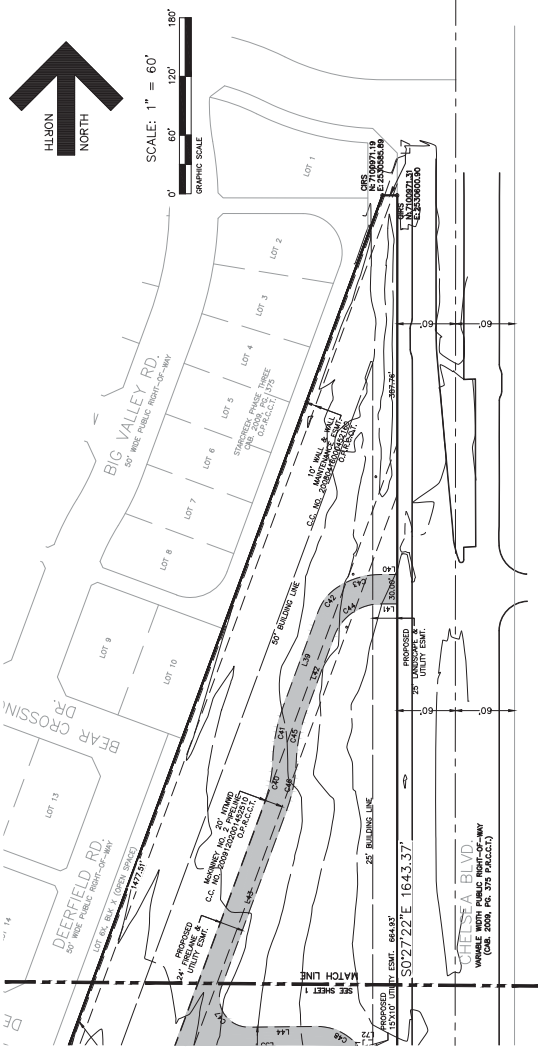
_____ day of _____, 2017.

Notary Public in and for the State of Texas

_____ day of _____, 2017.

Notary Public in and for the State of Texas

_____ day of _____, 2017.



CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEAR	CH. DIST.
C1	20.00	100.00	90.00	141.42	141.42
C2	8.40	42.00	161.99	10.00	10.00
C3	8.40	42.00	161.99	10.00	10.00
C4	73.91	369.55	87.00	125.70	125.70

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEAR	CH. DIST.
C5	21.07	105.35	39.50	39.50	39.50
C6	104.82	524.10	6.00	100.00	100.00
C7	52.53	262.65	39.50	100.00	100.00
C8	46.50	232.50	39.50	100.00	100.00
C9	12.64	63.20	161.99	10.00	10.00

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEAR	CH. DIST.
C10	65.19	325.95	87.00	125.70	125.70
C11	53.49	267.45	39.50	100.00	100.00
C12	30.07	150.35	39.50	100.00	100.00
C13	40.54	202.70	39.50	100.00	100.00
C14	40.54	202.70	39.50	100.00	100.00

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEAR	CH. DIST.
C15	22.70	113.50	39.50	100.00	100.00
C16	54.96	274.80	39.50	100.00	100.00
C17	30.07	150.35	39.50	100.00	100.00
C18	30.07	150.35	39.50	100.00	100.00
C19	30.07	150.35	39.50	100.00	100.00

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEAR	CH. DIST.
C20	41.37	206.85	39.50	100.00	100.00
C21	25.38	126.90	39.50	100.00	100.00
C22	61.91	309.55	87.00	125.70	125.70
C23	26.62	133.10	39.50	100.00	100.00
C24	14.79	73.95	161.99	10.00	10.00

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEAR	CH. DIST.
C25	26.62	133.10	39.50	100.00	100.00
C26	16.48	82.40	161.99	10.00	10.00
C27	79.54	397.70	39.50	100.00	100.00
C28	68.88	344.40	39.50	100.00	100.00
C29	47.48	237.40	39.50	100.00	100.00
C30	47.48	237.40	39.50	100.00	100.00

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEAR	CH. DIST.
C31	103.85	519.25	6.00	100.00	100.00
C32	42.48	212.40	39.50	100.00	100.00
C33	36.17	180.85	39.50	100.00	100.00
C34	10.96	54.80	161.99	10.00	10.00
C35	47.12	235.60	39.50	100.00	100.00
C36	46.77	233.85	39.50	100.00	100.00
C37	58.58	292.90	39.50	100.00	100.00
C38	36.17	180.85	39.50	100.00	100.00
C39	47.48	237.40	39.50	100.00	100.00
C40	53.18	265.90	39.50	100.00	100.00
C41	33.86	169.30	39.50	100.00	100.00

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEAR	CH. DIST.
C42	31.32	156.60	39.50	100.00	100.00
C43	47.48	237.40	39.50	100.00	100.00
C44	61.48	307.40	39.50	100.00	100.00
C45	50.17	250.85	39.50	100.00	100.00
C46	50.17	250.85	39.50	100.00	100.00
C47	36.17	180.85	39.50	100.00	100.00
C48	36.17	180.85	39.50	100.00	100.00
C49	36.17	180.85	39.50	100.00	100.00
C50	36.17	180.85	39.50	100.00	100.00
C51	36.17	180.85	39.50	100.00	100.00
C52	42.48	212.40	39.50	100.00	100.00
C53	36.17	180.85	39.50	100.00	100.00
C54	10.96	54.80	161.99	10.00	10.00
C55	47.12	235.60	39.50	100.00	100.00
C56	46.77	233.85	39.50	100.00	100.00
C57	58.58	292.90	39.50	100.00	100.00
C58	36.17	180.85	39.50	100.00	100.00
C59	47.48	237.40	39.50	100.00	100.00
C60	53.18	265.90	39.50	100.00	100.00
C61	33.86	169.30	39.50	100.00	100.00

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEAR	CH. DIST.
C62	31.32	156.60	39.50	100.00	100.00
C63	47.48	237.40	39.50	100.00	100.00
C64	61.48	307.40	39.50	100.00	100.00
C65	50.17	250.85	39.50	100.00	100.00
C66	50.17	250.85	39.50	100.00	100.00
C67	36.17	180.85	39.50	100.00	100.00
C68	36.17	180.85	39.50	100.00	100.00
C69	36.17	180.85	39.50	100.00	100.00
C70	36.17	180.85	39.50	100.00	100.00
C71	36.17	180.85	39.50	100.00	100.00
C72	42.48	212.40	39.50	100.00	100.00
C73	36.17	180.85	39.50	100.00	100.00
C74	10.96	54.80	161.99	10.00	10.00
C75	47.12	235.60	39.50	100.00	100.00
C76	46.77	233.85	39.50	100.00	100.00
C77	58.58	292.90	39.50	100.00	100.00
C78	36.17	180.85	39.50	100.00	100.00
C79	47.48	237.40	39.50	100.00	100.00
C80	53.18	265.90	39.50	100.00	100.00
C81	33.86	169.30	39.50	100.00	100.00

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEAR	CH. DIST.
C82	31.32	156.60	39.50	100.00	100.00
C83	47.48	237.40	39.50	100.00	100.00
C84	61.48	307.40	39.50	100.00	100.00
C85	50.17	250.85	39.50	100.00	100.00
C86	50.17	250.85	39.50	100.00	100.00
C87	36.17	180.85	39.50	100.00	100.00
C88	36.17	180.85	39.50	100.00	100.00
C89	36.17	180.85	39.50	100.00	100.00
C90	36.17	180.85	39.50	100.00	100.00
C91	36.17	180.85	39.50	100.00	100.00
C92	42.48	212.40	39.50	100.00	100.00

July 26, 2017

Mr. Lee Battle
Acting Director
Community Development
City of Allen
305 Century Parkway
Allen, TX 75013

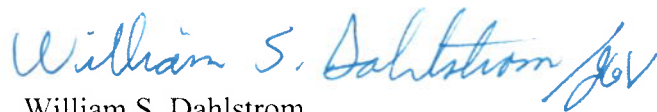
Re: Bethany Greenville Retail Center PD; Withdrawal of Zoning Application

Dear Lee:

Thank you and your team for your efforts in reviewing and working with us on the above-referenced zoning application. Through working with your staff and based on internal discussions with our team, we have decided to resubmit the zoning application with an alternative design for the concept plan. Accordingly, we hereby withdraw the above-referenced zoning application.

Thanks for your assistance with this, and for your work on this application. Please feel free to contact me if you have any questions.

Sincerely,



William S. Dahlstrom