

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.

<u>Consent Agenda</u> (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 **CASE WITHDRAWN BY APPLICANT** Tabled Item/Public Hearing Conduct a Public Hearing and consider a request to establish a Planned Development zoning district with a base zoning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 Dosher, 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.

<u>Consent Agenda</u> (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 <u>Allen Land Development Code</u>.

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.

Adjournment

The meeting adjourned at 7:19 p.m.		
These minutes approved thisday of	2017.	
Ben Trahan, 1 st 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 COMMISSIONAGENDA 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 $11.277\pm$ 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 <u>Allen Land Development Code.</u>

STAFF RECOMMENDATION

Staff recommends approval.

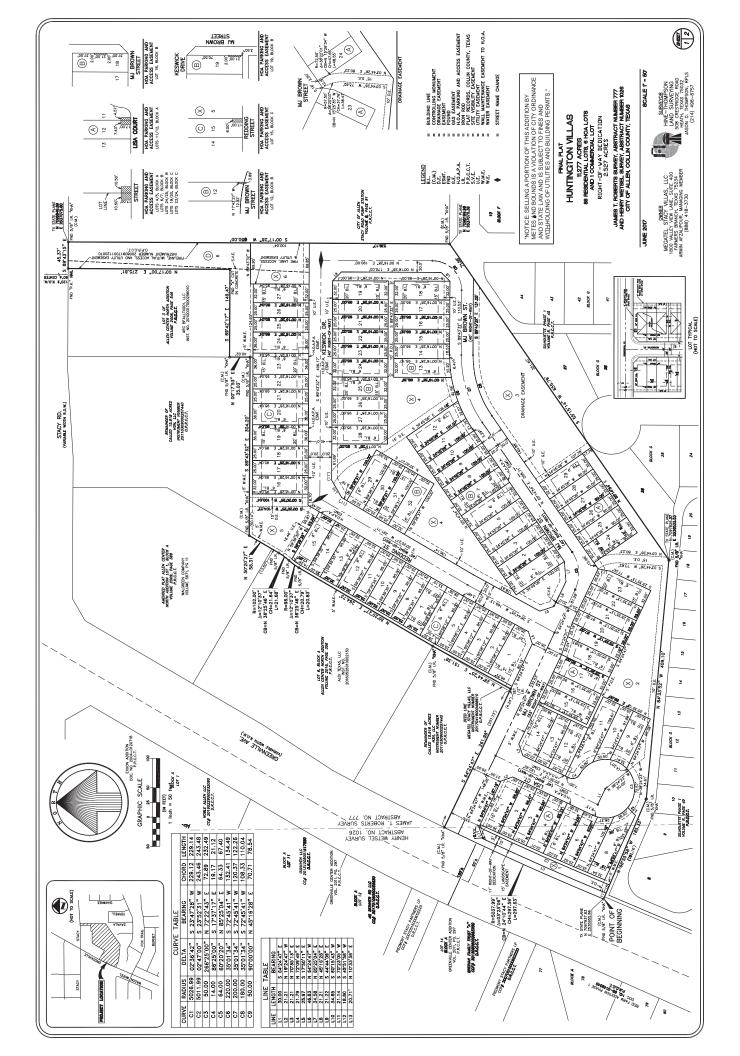
Planning & Zoning Commission August 1, 2017 Huntington Villas Page 2

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



OWNERS CERTIFICATE

WHERGE KRIELL STACY VILLS. (It is the owner of o text of not altered in the demant. Technical Survey, Matterd No. 777 and the thermy Wises Lavey, Astrock No. 1026, City of Men. Colin County, Texts, and their part of o colined 11.287 are treed into described in the deed to WERGEN STACK WISES. (If is exceeded an entrument Number 20/10448001098610 WISES the Deed Records of City County Research Records of City County Research Stack Stack

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THENCE in a Northeasterly direction along said curve to the right and the Southeast right-of-way line of said Oreenville which we have a stamped "New" found for corner of the most Western Not corner of such or corner of the most Western Not corner of said "LT-20" one troot:

THENCE South 6472427 East, along the Northeast line of sold 11.287 ares troot, passing at a distance of 257,73 feet, an inflance ELL content three; income confineing for a total distance of 261,98 feet to a 1/2" fron rod with a blue cop stamped **HK THOMESON** set for conner confineing for a total distance of 261,98 feet to a 1/2" fron rod with a blue cop stamped.

THENCE North 25'44'25. East, a distance of 151.39 feet to a 5/8 from rod with a red cop stomped "KHA" found for comer of the South many of Left, Bloots — A Jettle Center North Addition, an addition to the floy of Meric Colin County, Teacs, co-cording to the Plot therefore recorded in Volume 2016, Tage 358 in the Plot Records of Cellin County, Teacs,

THENCE North 3020/27. East, along the Southeast line of said Lot 6, a distance of 264.73 feet to a 5/8" from rod found to the beginning of a curve, the fight physical and a south of 95.00 feet, a central angle of 12/10/37, and a chord which bears North 367346. East, a distance of 20.79 feet;

HENCE in a Northeastery direction along soid curve to the right, an arc distance of 20.83 feet to a 5/8" from rod found for coroner at the beginning of a wereast curve to the Mit house of 102.00 feet, a central angle of 122.1037", and a coroner which bears North 362546. East, a distance of 21.84 feet, and which bears North 362546. East, a distance of 21.84 feet, an arc distance of 21.88 feet to a 5/8" from rod found for CHRMS.

THENCE North 30'20'27 East, continuing olong the Southeast line of soid Lot 6, possing of a distance of 13.50 feet, the East content extends area bend as South course for homeoff of their open of think ADDIS, and 130 feet, the ordistron to Content of Content and Content of C

Theory Seals 89.43'12" East, slong a lether like 8 1881 1327 connection that a defance of 304.20 test to a 5/6" iron nod here and one already of the slong of the slong slong

THENCE South 89'42'17" East, along the South line of said Lat 3, a distance of 149.47 feet to an "X" cut in concrete found for comer at the Southeast comer thereof;

THENCE North 001700 East, along the East line of said Lot 3, a distance of 275.81 feet to a "P.K." nail found for corner at the Northeast corner thereof, and being in the South right-of-way line of Stacy Road (variable width right-of-way);

TRAKE South 89'43'15' East along the South right-of-way line of soid Stopy Rood, a distance of 45.3' freet to a 5.9' in not as this or net cop stamped Yield found for comer at the Northeest comer of Stopy Rood Funds Studius, or addition to the City of Man. Calin County, Texas, according to the Plat thereof recorded in Youme 6, Page 91 in the Plat Records of Calin County, Texas,

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THENCE in a Westerry direction along the Northerry lines of said Silhouette Phase 1, the following three (3) courses and Sidonhose: Sidonhose: Sostist* West, a distance of 655.79 feet to a 5/8" from rod with a red cap stamped *RRM* found for (1) South 551514* West, a distance of 655.79 feet to a 5/8" from rod with a red cap stamped *RRM* found for (1)

(2)

South SSTS14* West, a distance of 655.79 feet to a 5/8* from rod with a red cop stamped "Relk" found for content. B4X352* West, a distance of 409.10 feet to a 5/8* from rod with a red cop stamped "Polk" found for content. B4X352* West, a distance of 1915 feet, the Notheries corner of and Solatester Pines, and combining for total distance of 1915.10 feet to the PONT OF EGONNAN and containing 11277 access of land. 9

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

designating the described property as HARTNOTON YLLAS, on addition to the City of Men. Teaco, and does hereby decice for the page to the control of th

. 2017. day of WITNESS MY HAND this

STATE OF TEXAS \$
COUNTY OF COLLIN \$

GIVEN UNDER MY HAND AND SEAL OF OFFICE this

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

L. Jacon D. Thorsex, Representations of the language this plot from an actual and accurate survey of the land that be comer innovations of Main, thereon shall be properly placed, under my personal supervision, in accordance with subdivision regulations of Dyy of Allen, thereon.

Registered Professional Land Surveyor State of Texas License #

STATE OF TEXAS \$
COUNTY OF COLLIN \$

BEDOE ME, the undersigned, a Notary Public in and for the south of Texas, on this day personally appeared and one described to the total the executed the some in the capacity benefit idead and for the purposes and considerations therein appeared.

WITNESS MY HAND AND SEAL OF OFFICE, this

2017.

Notary Public in and for the State of Texas

Notation of the Cast line of Amended Polit Alein Center North Addition, Lot 1, Block A on addition for the Chy of Alein. Collin County, Teass, as the Polit thereofd in Notation 2009, Polis 359 in the Polit Record of Calific County, Teass, as the Polit thereofd in Notation 2009, Polis 359 in the Polit Record of Calific County, Teass, as the Polit thereofd in Notation 2009, Politic County and Politic County and Politic County and Politic County Amended to Politic County and Politic County County and Politic County County (Politic County County). As a series of the Alein Amended to Amended to Politic County County

'NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PRRMITS."

CERTIFICATE OF APPROVAL

ATTEST

APPROVED

Secretary, Planning and Zoning Commission Date Chairman, Planning and Zoning Commission Date

EXECUTED PRO-FORMA

Date Mayor, City of Allen The undersigned, the City Secretory of the City of Allen, Texas hereby certifies that the foregoing Final Plat of HUMINGTON VILLS an addition to the City of Allen was abbritted to the Planning and Zoning Commission and approved by it on the Layor of ________ or of ________ solit.

City of Secretary, City of Allen

	Area																															Ш	L
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TABLE	Area	sq.ft.	3,381	2,417	2,406	3,058	3,028	2,343	2,456	3,856	2,909	2,461	4,411	2,880	2,250	3,308	2,880	2,250	2,880	2,943	2,387	2,425	2,425	2,425	3,050	2,880	2,250	2,250	2,250	2,250	2,880		
LOT AREA TABLE		Lot	1	2	3	4	2	9	7	89	6	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	56	27	28	59		
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Block B	Block B		2		Joela	3	Block		
	а	acre	80'0	69'0	29'0	98'0	0.30	0.16	l
REA TABLE	Area	sq.ft.	3,545	30,216	29,279	37,664	12,876	6,989	
HOA LOT AREA TABLE		Fot	1	2	3	4	5	9	
		Block	Block X						

	ile.	COMMERCIAL LOT AREA TABLE	MERCIAL L	COMI
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	90.0	2,500	31	Block B
	90.0	2,500	30	Block B
_	0.07	3,200	67	BIOCK B

11277 ACRES
88 RESIDENTAL LOTS 8 HOA LOTS
AND 1 COMMERCIAL LOT
RCHT-OF-WAY DEDICATION
2027 ACRES **HUNTINGTON VILLAS**

JAMES T. ROBETTS BURNEY, ABSTRACT NUMBER 777
AND HENRY WETSEL, BURNEY, ABSTRACT NUMBER 1028
CITY OF ALLEN, COLLIN COUNTY, TEXAS

OMNER MEGATEL STACY VILLAS, LLC 1800 VALLEY VIEW LANE, SUITE 400 FARMERS BRANCH, TEXAS 78234 ARMIN AFZALPOUR, MANAGING MEMBER (989) 418–3730 JUNE 2017





SCALE 1' - 50'

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 <u>Allen Land Development Code</u>.

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

FISHER SURVEY, ABSTRACT CITY OF ALLEN COLLIN COUNTY, TEXAS 4619 INSURANCE LANE 4619 INSURANCE LANE DALLAS, TEXAS 75205 Project No.: 71502 PRELIMINARY PLAT
LOTS 1-4, BLOCK A WINKE IMPACTOR INC.

WAS ASSOCIATED INC.

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LOTS 4-8 IGNOCA AND ORD ACRE (AND SO TT)

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Winkerham & Associates, in 6750 Hillcrest Plaza Drive Suite 325
Dallas, Texas 75230
on#214-480-7080 OWNER: Sabine 2015-1 LLC 4619 Insurance Lane Datas, Texas 75205 АИСЕ МОТН ВІСНТ-ОF-LOT 3 1.2.12 AGRES (52,776 SQ. FT.) 200-18-30-E 161.03 MAIN ST.
(VARIABLE WIDTH RIGHT-OF-WAY) FIRELANE, ACCESS & UTILITY EASEMENT (BY THIS PLAT) 89°40'30" E 520.00 6.35" W

ABJER SURVEY, ABSTRACT
CITY OF ALLEN
COLLIN COUNTY, TEXES
GLASER RETAIL PARTNERS
4619 INSURANCE LANE
4619 INSURANCE LANE
DALLAS, TEXAS 75205 roject No.: 71502 LOTS 1-4, BLOCK A Winkelmann

A Assectator Inc.

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THE WAY THE SURVEYOR: Winkelmarm & Associates, In-6750 Hillorest Plaza Drive Suite 325 Dallas, Texas 72230 ph#214-490-7090 (YAW-90-ТНЭІЯ НТОІМ ЭЈВАІЯАУ) ANGEL PARKWAY OVINER: Sabine 2015-1 LLC 4619 Insurance Lane Dalas, Texas 75205 VARIABLE WIDTH WATER EASEMENT 40,30. LOT 3 LOT 2 10'WATER EASEMENT 0.50 15' SEWER EASEMENT N89°40'30"E 236.83" LOT 2 n, Texas, hereby certifies that the foregoing Preliminary Plat of the 1, Lots 1-4, Block A, to the City of Allen was submitted to the day of ... , 2017. LOT 4 LOT 2 2121' 889'40'30'W 162.38 LINE TABLE LNE# BEARING D
L1 NO0T1937W
L2 N89'5722E
L3 N89'5722E
L4 N80'19307W
L6 S00'1930TW
L7 N00T1930TW LOT 1 WHERES, W. de Salaine 2014 - Life, care the sed counce of a text of und assibant in the WITSALL FESTER SIRPEN 2014 - CHARCH NO. 231, in the Oxfo of Mem. Chilli County, Texas, and being a hard old indire described in deed to Salaine 2015-LLLC as a coordient forward forcer is temperated. Texas, and being a hard old indire described in deed to Salaine Texas, and being more particularly described at a follows: THENCE North adding 52 min 01 are East, along the Southerly lines of said Lot 12 and Lot 16 Block J. of said Aubus Spings, a detained of 14 of the file by Libborh Into 10 with the plastic cap stemped "Wife red for corner, said point being an analyse point in the Southerly line of said Lot 15. THENCE North 89 dag 40 mh 30 aoc East, along the Estadely South line of said Aubum Springs, a distance of 702 61 (see to a 172-ban) time to with me by being come and the see that the Southeast corner of Lot 31, Block J, of said Aubum Springs or the West Egith G-kway of said Angel Parkway. THENCE North 00 day 16 min 32 sec West, departing the North right-of-way of said Mein Street, along the Southerly East fine said Aubum Sprints, an destine of 250,200 feet or 12-inch inon four with red passic cap stamped "WAT se For the Southwest control of 12, Bods, Lid said Aubum Springs; THENCE South 00 deg 98 min 42 sec West, continuing along the West right-of-way of said Angel Parkway, a dista 350.15 feet to a 1/2-inch iron rod with red plastic cap stamped "WAF" set for corner; THENCE South 89 day 42 min 18 sec West, along the North right-of-way of said 1 at 12-inch inon road with red plastes ap stanged WMT set for the most Southerly best of Auburn Springs. Phase They an addition to the City of Men. Colin County, recorded in Cabherlo, Page 127, Official Public Records, Calin County, Texas. THENCE South 00 dag 43 min 20 sec East, along the West right-of-wa to a 1/2-inch iron rod with red plastic cap stamped "WAF set for comer; WITNESS MY HAND AND SEAL OF OFFICE THIS THE WITNESS MY HAND AND SEAL OF OFFICE THENCE South 00 deg 15 min 28 sec East, 235.09 feet to the POINT OF BEGINNING. KNOW ALL MEN BY THESE PRESENTS Votary Public in and for the State of Texas PRELIMINARY, this document shall upon as a final survey document. Votary Public in and for the State of Name: Brian Glaser Title: Authorized § SURVEYORS CERTIFICATE STATE OF TEXAS §
COUNTY OF COLLIN § STATE OF TEXAS §
COUNTY OF COLLIN § Sabine 2015-1 LLC, a Texas STATE OF TEXAS §

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 $14.5041\pm$ 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 <u>Allen Land Development Code</u>.

Planning & Zoning Commission August 1, 2017 Stacy Chelsea Commercial Addition Page 2

STAFF RECOMMENDATION

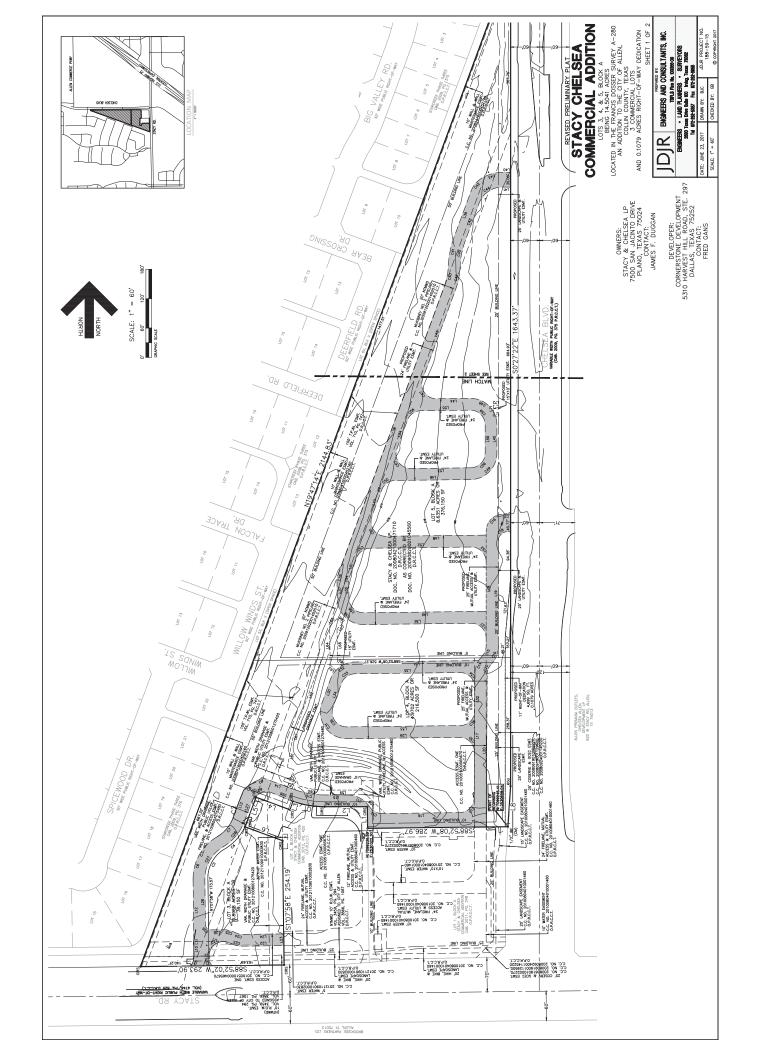
Staff recommends approval.

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



COMMERCIAL ADDITION LOTS 3. 4, & 5, BLOCK A
BEING 14,5041 ACRES
LOCATED IN THE FRANCIS DOSSER SURVEY A-280
AN ADDITION TO THE CITY OF ALLEN,
COLLIN COUNTY, TEXAS | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | 1975 | AND 0.1079 ACRES RIGHT-OF-WAY DEDICATION SHEET 2 OF DIR ENGNEERS AND CONSULTANTS, INC. | The Line And Annual Property | The Line Annual An JDJR PROJECT NC 188-59-15 STACY CHELSEA SCALE: 1" = 60" N 7100871.31 207 297 | 100000 Ref | 01 of off S21105728"W 40.40" S2111546"W 21.87" S20*46'54" 20.18" S57'93'19"W 51.50" DEVELOPER:
CORNERSTONE DEVELOPMENT
5310 HARVEST HILL ROAD, STE. 29
DALLAS, TEXAS 75252
CONTACT
FRED GANS OWNERS:
STACY & CHELSEA LP
7500 SAN JACINTO DRIVE
PLAN. TEXAS 75024
CONTACT:
JAMES F. DUGGAN Theorem Process BIG VALLEY SO BULDING LINE 102 (1997.797) 10270 102 DR. CROSSIN 47.10° 158.73° 253.65° 234.79° 215.01° 312.28° 0.46° 84.44° VARMBLE WIDTH PUBLIC RIGHT-OF-WAY (CAB. 2009, PG. 375 P.R.C.C.T.) 50*27'22"E 1643.37" The undersigned, the CIV, Secretary of the CIV of Allen, Team breely certifier that the foregoing the CIV of Allen was attainfied to the Story Cheese Commercial Addition, Subdivision or Addition to the CIV of Allen was attainfied to the Planning and Zoning and approved by it on the _______ doy of 3. Bearings shown hereon are based on the Texas Coordinate System, North Central Zone (NAD83), and were derived from GPS observations of the City of Allen Control Network. George me, the underlapend, a knotury public in and axisd State on this date personally appeared consistent and assessment on me personally to be the person whose nome is authorithed to the forespond instrument one accommendated to me that he executed the same for the purpose and consideration thereto expressed. 2. Selling a portion of this addition by metes and is a violation of city subdivision ordinance and state platting statues and is subject to fines and withholding of utilities and building certificates. i. Bearings are based on the west line of a tract of land described in deed to James F. Duggan recorded in County, Texas. the Configuration of the Confi 2017. BY: Secretary, Planning & Zoning Commission SURVEYOR'S CERTIFICATION ATTEST Date: GIVEN UNDER MY HAND AND SEAL OF OFFICE the Chairperson, Planning & Zoning Commission Notary Public in and for the State of Texas BY: City Secretary, City of Allen STATE OF TEXAS \$ STATE OF TEXAS \$
COUNTY OF DALLAS \$ Geary Bailey - RPLS 4573 Executed Pro-forma CITY APPROVAL APPROVED Whereas, Story & Chelsea, L.P. is the sole owner of a troat of land situated in the FRANCS of DOSSER SPEEF ASSERVANCY 2000, in the Cyrl of Alen, Chillia Chanty, Teach, and being part of a trace of land searchesin in deed to Story & Chelsea, L.P. according to the deed recorded to that observance in the control of the con 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 "JDJR" for corner on the west line of said Chelsea Boulevard. THENCE SOLID & Sequence 32 committee 0.08 secured West, of dataset of 1886 Nest, along the nearth least of aid List 1 to on "X" found in concrete on the seat line of Lot 2. Block 4, Story & Christon Commercial Addition, an addition to the City of Allen, recorded in Cabinet 2012, Page 420, Official Dataset South, South, Taxoss THENCE in a southwesterly direction and along said curve to the right 9.49 feet to a 5/8 inch iron rad set with yellow cap stamped "JDJR" for corner; THENCE South 01 degrees 07 minutes 58 seconds East, a distance 254.19 feet to a 5/8 inch iron rod set with yellow cog stamped "20.4" for conner on the north line of Stocy Road, a variable width public right-orthway. THENCE South 00 degrees 27 minutes 22 seconds East, a distance of 1,643,37 feet to a 60d nail found on the west line of Chelsaa Boulevard a variable width public right-of-way; Its STOCK QUEST, A Design that undersigned interesting the selection between the designation to design the designation to the designation to the designation to design the designation to the designation to the designation to design the designation to the designation to design the designation to the designation to design the designation to the designation that the designation to the designation that the designation of the design of the designation of the BETORE ME, the undersigned, a housty-public need for said chourty and State, on this day to perevanily opported James F. Duggen, known to me to be the preson whose name is substrated to the foregoing instrument and conswinded to me that he executed the same for the purpose and consideration themis expressed, chousing the same for the purpose and THENCE South 89 degrees 32 minutes 30 seconds West, a distance of 87.54 feet, to a 5/8 inch from date at this yellow and satismed. Also, for the beginning of a curve to the right howing a consist of 200.00 feet, a central maps of 18 degrees 47 minutes 52 seconds, a chord which beers North 81 degrees 03 minutes 34 seconds West, a distance of 65.32 feet, THENCE South 88 degrees 52 minutes 02 seconds West, 283,90 feet along the north line of Stacy and to a 5/8 inch far not alst with yellow ace parimpted "Dus" for the southesst corner of Stacratek Photes Tires, Cabriet 2009, Page 375, Official Public Records, Collin Courty, Texas: IHENCE South 03 degrees 21 minutes 17 seconds West, a distance of 82.96 feet to the Point of legaming, and containing a calculated area of 631,800 square feet or 14,504 cares of land, more per less. 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 "LDA" for corner, THENCE North 19 degrees 47 minutes 14 seconds East, a distance of 2,144,83 feet to a 5/8 inch iron rod set with yellow cap stamped "JDJR" for corner; THENCE North 70 degrees 12 minutes 44 seconds West, a distance of 74.00 feet to a 5/8 inch iron rod set with yellow cap stamped "JDJR" for corner; BECINING at a 1/2 inch from rad found on the west line of Cheleos Boulevard, a variable width inch for inches or woods by the radio of 5 Stronger, Prince Price, and oddition for the City. Allen, recorded in Cohenet, 2008, page 305, page 305, page 100, page THENCE in a northwesterly direction and along solid curve to the right 65.62 feet to a 5/8 inch fron rod set with yellow cap stamped "JDJR" for corner, THENCE South 19 degrees 47 minutes 16 seconds West, a distance of 55.02 feet to a 5/8 inch from ord set with yellow any attempt 4.0% for corner to the beginning of a curve to the right howing a rosale of 10.53 is feet, a central angle of 0.5 degrees 09 minutes 39 seconds, a chard which bears South 22 degrees 17 minutes 35 seconds West, a distance of 9.48 feet; THENCE South 70 degrees 12 minutes 44 seconds East, a distance of 82.18 feet to a 5/8 inch fron rod set with yellow cap stamped "JDJR" for corner; This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Allen, Texas. THENCE South 19 degrees 47 minutes 16 seconds West, a distance of 18.06 feet to a 5/8 inchiron rod set with yellow cap stamped "JDJR" for corner. 2017. OWNER'S DEDICATION NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: General Partner: Duggan Realty Advisors, LLC a Texas Limited Liability Company GIVEN UNDER MY HAND AND SEAL OF OFFICE the day of Notary Public in and for the State of Texas Witness at my hand, this the Owner: Stacy & Chelsea, L.P. STATE OF TEXAS 8
COUNTY OF COLLIN 8 James F. Duggan (CEO) STATE OF TEXAS COUNTY OF COLLIN

61.80 43.01 42.18 42.18 42.68 76.37 18.61 42.89 90.80 90.80 76.87 76.87 76.87 76.87 76.87 76.87



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