



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 4, 2018 - 7:00 PM
CITY 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 and Zoning Commission items by City Council at the August 28, 2018, 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 August 21, 2018, regular meeting.

Regular Agenda

3. Public Hearing - Conduct a Public Hearing and consider a request for a Replat for THR Allen, Lots 1-3, Block A, being 34.823± acres; generally located south of Exchange Parkway and west of U.S. Highway 75. (PL-080318-0048) [THR Allen]
4. Public Hearing - Conduct a Public Hearing and consider a request to amend the Development Regulations of a portion of Tract 2 of Planned Development "PD" No. 22 Shopping Center SC to add "Medical or Dental Office" and "Office" as permitted uses on Lot 1R, Block A, The Learning Experience; generally located south of Bethany Drive and west of Allen Heights Drive. (ZN-080318-0026) [The Learning Experience Phase II]
5. Public Hearing - Conduct a Public Hearing and consider a request to amend the Development Regulations of Planned Development "PD" No. 78 Corridor Commercial CC for Lot 1, Block 2, Allen Premium Outlets; generally located north of Stacy Road and west of U.S. Highway 75. (ZN-081718-0028) [Allen Premium Outlets - Kiosks]
6. Public Hearing - Conduct a Public Hearing and consider a request to amend the

Development Regulations of Planned Development "PD" No. 73 Shopping Center SC for Lot 3, Block A, The Village at Allen; generally located south of Stacy Road and west of Andrews Parkway. (ZN-080318-0027) [Allen Event Center - Signage]

Executive Session (As needed)

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

Adjournment

This notice was posted at Allen City Hall, 305 Century Parkway, Allen, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, August 31, 2018 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.

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:

September 4, 2018

SUBJECT:

Action taken on the Planning and Zoning Commission items by City Council at the August 28, 2018, regular meeting.

STAFF RESOURCE:

Marc Kurbansade, AICP
Director of Community Development

BACKGROUND

- The request to adopt *Allen Land Development Code* amendments, including provisions relating to private clubs, massage parlors, and street light fees, was tabled to the September 25, 2018, City Council meeting.

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:

September 4, 2018

SUBJECT:

Approve minutes from the August 21, 2018, regular meeting.

STAFF RESOURCE:

Hayley Angel, AICP Candidate
Planner

ATTACHMENTS:

Minutes from the August 21, 2018, Regular Meeting

PLANNING AND ZONING COMMISSION

REGULAR MEETING

August 21, 2018

ATTENDANCE:

Commissioners Present:

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

City Staff Present:

Marc Kurbansade, AICP, Director of Community Development
Brian Bristow, RLA, Assistant Director of Parks and Recreation
Joseph Cotton, P.E., Assistant Director of Engineering
Madhuri Mohan, AICP, LEED Green Associate, Senior Planner
Hayley Angel, AICP Candidate, Planner
Alexis Allen, City Attorney

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chairman Trahan called the meeting to order at 7:00 p.m. in the City Hall Council Chambers Room at Allen City Hall, 305 Century Parkway, Allen, Texas, 75013.

Director's Report

1. The action taken on the Planning & Zoning Commission items by City Council at the August 14, 2018, regular meeting was provided to the Commissioners.

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 August 7, 2018, regular meeting.
3. Final Plat – Consider a request for a Final Plat for Montgomery Ridge Phase III, being 4.095± acres located in the Thomas G. Kennedy Survey, Abstract No. 500; generally located south of Bethany Drive and east of Montgomery Boulevard. (PL-060818-0046) [Montgomery Ridge Phase III]

Motion: **Upon a motion by Commissioner Metevier, and a second by 1st Vice-Chair Platt, the Commission voted 6 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 to amend the Development Regulations of a portion District H of Planned Development “PD” No. 108 Mixed Use MIX and to adopt a Concept Plan and Building Elevations for a 2.393± acre tract of land located in the John Fyke Survey, Abstract No. 325; generally located at the northeast corner of the intersection of Exchange Parkway and Bossy Boots Drive. (ZN-050418-0020) [Bossy Boots Retail]

Hayley Angel, Planner, presented the item to the Commission.

Ms. Angel noted that staff is in support of the agenda item.

Chairman Trahan opened the public hearing.

Chairman Trahan noted that one letter was received providing comment on the item:

- Danny Haisler, Twin Creeks Business Park, Allen, TX

With no one speaking, Chairman Trahan closed the public hearing.

The Commission discussed the permitted uses and definition of “teaser parking”.

Motion: **Upon a motion by 1st Vice-Chair Platt, and a second by Commissioner Autrey, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval of the request to amend the Development Regulations of a portion of District H of Planned Development “PD” No. 108 Mixed Use MIX and to adopt a Concept Plan and Building Elevations for a 2.393± acre tract of land; generally located at the northeast corner of the intersection of Exchange Parkway and Bossy Boots Drive, for Bossy Boots Retail.**

The motion carried.

Executive Session *(As Needed)*

The Executive Session was not held.

Adjournment

The meeting adjourned at 7:10 p.m.

These minutes approved this _____ day of _____ 2018.

Ben Trahan, Chairman

Hayley Angel, AICP Candidate

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:	September 4, 2018
SUBJECT:	Conduct a Public Hearing and consider a request for a Replat for THR Allen, Lots 1-3, Block A, being 34.823± acres; generally located south of Exchange Parkway and west of U.S. Highway 75. (PL-080318-0048) [THR Allen]
STAFF RESOURCE:	Hayley Angel, AICP Candidate Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	Final Plat - Approved March, 1987 Planned Development No. 54 - Approved May, 1993 Specific Use Permit - Approved December, 1997 Replat - Approved March, 2005
LEGAL NOTICES:	None.
ANTICIPATED COUNCIL DATE:	None.

BACKGROUND

The property is generally located south of Exchange Parkway and west of U.S. Highway 75. The properties to the north (across Exchange Parkway) are zoned Planned Development PD No. 108 Mixed Use MIX and Planned Development PD No. 54 Corridor Commercial CC. The properties to the east (across U.S. Highway 75) are zoned Planned Development PD No. 21 Garden Office GO and Single-Family Residential R-4. The property to the south (across Allen Drive) is zoned Planned Development PD No. 108 Mixed-Use MIX. To the west (across Raintree Circle), the properties are zoned Planned Development PD No. 108 Office O and Planned Development PD No. 54 Industrial Technology IT.

The property is zoned Planned Development PD No. 54 Commercial Corridor CC. A Revised Site Plan for the expansion of the Texas Health Allen Hospital (on Lot 1, Block A) was approved in August 2018. Platting is the last step in the development process.

The Replat shows 34.823± acres of land subdivided into three commercial lots, combined into a new subdivision.

There are five points of access into the development: two access points on Exchange Parkway, two access points on the U.S. Highway 75 Access Road, and one access point on Raintree Circle. The Replat also shows various easements and right-of-way dedication required for development of the property.

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

STAFF RECOMMENDATION

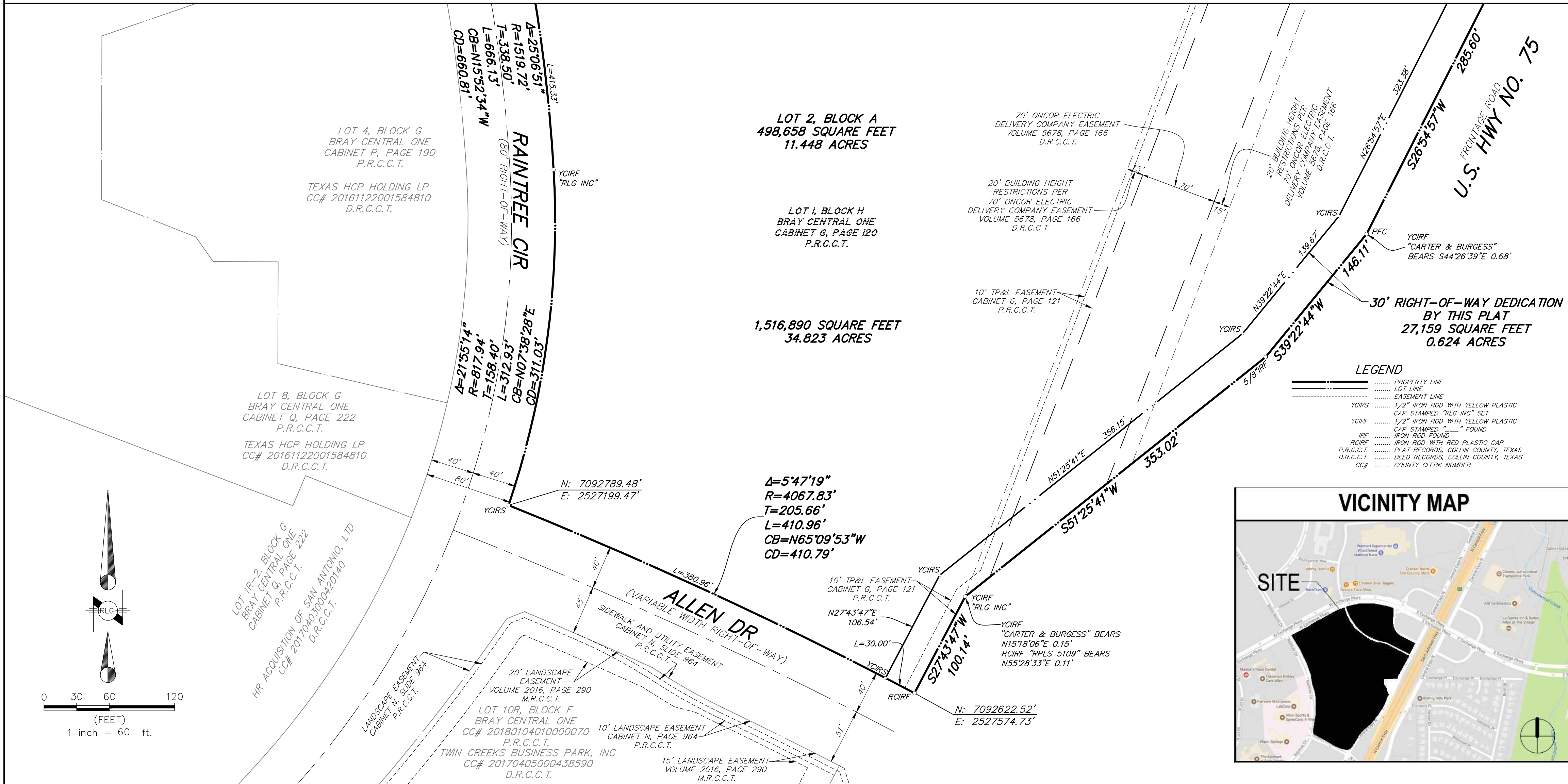
Staff recommends approval.

MOTION

I make a motion to approve the Replat for THR Allen, Lots 1-3, Block A; generally located south of Exchange Parkway and west of U.S. Highway 75.

ATTACHMENTS:

Replat



Approved

Attest

Chairperson
Planning & Zoning CommissionSecretary
Planning & Zoning Commission

Date

Date

Executed Pro-forma

Mayor

Date

NOTES:

1. BASIS OF BEARINGS: THE SOUTH LINE OF EXCHANGE PARKWAY PER PLAT RECORDED IN CABINET Q, PAGE 236, MAP RECORDS, COLLIN COUNTY, TEXAS.
2. THE PURPOSE OF THIS REPLAT IS TO ABANDON AND DEDICATE EASEMENTS TO ALLOW NEW CONSTRUCTION AND TO COMBINE LOTS INTO A NEW SUBDIVISION.
3. SEE SHEET 3 FOR ADDITIONAL EASEMENTS BEING DEDICATED BY THIS PLAT.
4. COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM OF 1983, ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011), EPOCH 2010.00, BASED ON REAL-TIME KINEMATIC OBSERVATIONS UTILIZING WESTERN DATA SYSTEMS VIRTUAL REFERENCE NETWORK.

SURVEYOR'S CERTIFICATE:

That I, Dale R. White, do certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon shall be properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Allen, Texas.

Dated this _____ day of _____, 2018.

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

Dale R. White
Texas Registered Professional Land Surveyor No. 4762

State of Texas §
County of Dallas §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Dale R. White, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

Notary Public in and for the State of Texas
My commission expires:

REPLAT THR ALLEN LOTS 1-3, BLOCK A 34.823 ACRES 0.927 ACRES RIGHT-OF-WAY DEDICATION REPLAT

PHS AMBULATORY CARE CENTER
LOT 1R, BLOCK A
BRAY CENTRAL ONE
LOT 1 AND LOT 2R, BLOCK H
JOHN FYKES SURVEY, ABSTRACT NO. 325
L.K. PEGUES SURVEY, ABSTRACT NO. 702
W.J. JACKSON SURVEY, ABSTRACT NO. 484
CITY OF ALLEN, COLLIN COUNTY, TEXAS

SCALE: 1" = 60'

DATE: AUGUST 3, 2018

OWNER/DEVELOPER:

TEXAS HEALTH PRESBYTERIAN
HOSPITAL ALLEN
612 E. LAMAR BOULEVARD, STE 660
ARLINGTON, TEXAS 76011
214-345-8431
C/O CHERYL OLLMAN

OWNER/DEVELOPER:

TEXAS HEALTH RESOURCES
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlg@rlginc.com
TX PE REC #F-493
TBPLS REC #100341-00

SURVEYOR:

RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlg@rlginc.com
TX PE REC #F-493
TBPLS REC #100341-00

RECORDED	INST#	—	JOB NO.	1711.091	E-FILE	1711.091.dwg	DWG NO.	26,898W
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OWNER'S CERTIFICATE

COUNTY OF COLLIN §
STATE OF TEXAS §

Whereas, TEXAS HEALTH RESOURCES and TEXAS HEALTH PRESBYTERIAN HOSPITAL ALLEN are the owners of a tract of land situated in the W. J. Jackson Survey, Abstract No. 484, the John Fykes Survey, Abstract No. 325 and the L. K. Pegues Survey, Abstract No. 702 in the City of Allen, Collin County, Texas, as conveyed by deed recorded in Volume 05211, Page 03275, and by deed recorded in Volume 04121, Page 00301, Deed Records, Collin County, Texas, and being all of Lot 1, Block H, of the Replat of Bray Central One, an addition to the City of Allen, Collin County, Texas, according to the plat recorded in Cabinet G, Slide 120, all of Lot 2R, Block H, Bray Central One, an addition to the City of Allen according to the plat recorded in Cabinet 2017, Slide 314, all of Lot 1R, Block A, PHS Ambulatory Care Center, an addition to the City of Allen according to the plat recorded in Cabinet Q, Slide 236, Plat Records, Collin County, Texas:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set at the intersection of the southeast right-of-way line of Exchange Parkway (variable width right-of-way, 125' wide at this point) and the cut-off line between the southeast right-of-way line of Exchange Parkway and the northeast right-of-way line of Raintree Circle (80' right-of-way), as shown of said plat of Lot 2R;

THENCE along the southeast right-of-way line of said Exchange Parkway and the northwest line of said Lot 2R the following courses and distances:

North 61° 23' 48" East a distance of 21.81 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set;

North 16° 23' 48" East a distance of 4.95 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set;

North 61° 23' 48" East a distance of 222.15 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set at the northeast corner of said Lot 2R and in the east line of said Lot 1R, Block A;

THENCE along the southeast right-of-way line of said Exchange Parkway and the northwest line of said Lot 1R, Block A the following courses and distances:

North 30° 09' 09" West a distance of 0.50 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set at the northwest corner of said Lot 1R, Block A;

North 61° 23' 48" a distance of 175.07 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found;

South 30° 09' 09" East a distance of 6.51 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found;

North 61° 23' 48" a distance of 87.24 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set at the beginning of a tangent curve to the right;

In a northeasterly direction along said tangent curve to the right whose chord bears North 84° 43' 24" East a distance of 734.53 feet, having a radius of 927.50 feet, a central angle of 46° 39' 13", and an arc length of 755.22 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set at the end of said tangent curve to the right, and the beginning of a compound curve to the right;

In a southeasterly direction along said compound curve to the right whose chord bears South 36° 53' 46" East a distance of 37.91 feet, having a radius of 33.00 feet, a central angle of 70° 06' 26", and an arc length of 40.38 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set at the end of said compound curve to the right, and the beginning of a compound curve to the right;

THENCE along the westerly right-of-way line of said Exchange Parkway and the easterly line of said Lot 1R, Block A the following courses and distances:

In a southwesterly direction along said compound curve to the right whose chord bears South 07° 35' 39" West a distance of 74.76 feet, having a radius of 228.00 feet, a central angle of 18° 52' 23", and an arc length of 75.10 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set at the end of said compound curve to the right, and the beginning of a reverse curve to the left;

In a southeasterly direction along said reverse curve to the left whose chord bears South 23° 01' 35" East a distance of 242.62 feet, having a radius of 188.50 feet, a central angle of 80° 06' 50", and an arc length of

rod being the southwest corner of said Lot 1, Block H, and the beginning of a non-tangent curve to the left;

THENCE along the easterly right-of-way line of said Raintree Circle and the westerly line of said Lot 1, Block H the following courses and distances:

In a northeasterly direction, departing said northeasterly right-of-way line of said Allen Drive and along said non-tangent curve to the left, whose chord bears North 07° 38' 28" East a distance of 311.03 feet, having a radius of 817.94 feet, a central angle of 21° 55' 14", and an arc length of 312.93 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found at the end of said non-tangent curve to the left and the beginning of a compound curve to the left;

In a northwesterly along said compound curve to the left, whose chord bears North 15° 52' 34" West a distance of 660.81 feet, having a radius of 1519.72 feet, a central angle of 25° 06' 51", passing at an arc distance of 415.33 feet the northwest corner of said Lot 1, Block H and the southwest corner of said Lot 2R, continuing for a total arc length of 666.13 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found at the end of said compound curve to the left;

THENCE North 28° 26' 00" West continuing along the northeasterly right-of-way line of said Raintree Circle and the southwesterly line of said Lot 2R a distance of 252.40 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set at the intersection of the northeasterly right-of-way line of said Raintree Circle and said cut-off line between said northwesterly right-of-way line of Raintree Circle and the southeasterly right-of-way line of said Exchange Parkway;

THENCE North 16° 28' 54" East along said cut-off line and the westerly line of said Lot 2R a distance of 35.41 feet to the **POINT OF BEGINNING**, containing 1,516,890 square feet or 34.823 acres, more or less.

Know all men by these presents: That Texas Health Resources and Texas Health Presbyterian Hospital Allen, through the undersigned authority, does hereby adopt this plat designating the described property as THR ALLEN, Lots 1-3, Block A, an addition to the City of Allen, Texas, and does hereby dedicate to the public use forever the street and alleys thereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Allen, Texas.

Witness my hand this _____ day of _____, 2018.

By:

Brian Holmes
Senior Vice President, Texas Health Resources
Texas Health Presbyterian Hospital Allen

State of Texas §
County of Collin §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Brian Holmes, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

Notary Public in and for the State of Texas
My commission expires:

263.57 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set at the end of said reverse curve to the left;

South 63° 05' 00" East a distance of 150.50 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set at the beginning of a tangent curve to the right;

In a southeasterly direction along said tangent curve to the right whose chord bears South 29° 23' 36" East a distance of 36.61 feet, having a radius of 33.00 feet, a central angle of 67° 22' 48", and an arc length of 38.81 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set at the end of said tangent curve to the right and the beginning of a compound curve to the right;

In a southwesterly direction along said compound curve to the right whose chord bears South 15° 36' 24" West a distance of 89.43 feet, having a radius of 228.00 feet, a central angle of 22° 37' 12", and an arc length of 90.01 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set in the westerly line of U.S. Highway No. 75 (a 300' right-of-way), at the end of said compound curve to the right;

THENCE South 26° 50' 53" West, along the northwesterly right-of-way line of said U.S. Highway No. 75 and the southeasterly line of said Lot 1R, Block A, a distance of 320.21 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set in the north line of a 2.749 acre tract of land conveyed to the State of Texas by deed recorded in Volume 509, Page 272, Deed Records, Collin County, Texas, said rod being the southeast corner of said Lot 1R;

THENCE North 89° 25' 00" West, along the north line of said State of Texas tract and the south line of said Lot 1R, a distance of 111.03 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found;

THENCE North 00° 17' 00" West, along the north line of said State of Texas tract and the south line of said Lot 1R, a distance of 5.50 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found;

THENCE South 89° 50' 51" West, along the north line of said State of Texas tract and the south line of said Lot 1R, Block A, a distance of 24.40 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set at the northeast corner of said Lot 1, Block H, from which a found 1/2" iron rod bears South 16° 41' 03" East a distance of 0.86 feet;

THENCE South 00° 41' 20" East, departing the south line of said Lot 1R, Block A, and along the westerly line of said State of Texas tract and the easterly line of said Lot 1, Block H, a distance of 25.00 feet to point, from which a found iron rod with yellow plastic cap stamped "Carter Burgess" bears South 71° 39' 22" East a distance of 0.15 feet;

THENCE South 09° 14' 19" East continuing along the westerly line of said Lot 1, Block H and the easterly line of said State of Texas tract a distance of 189.90 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found in the northwesterly line of said U.S. Highway No. 75;

THENCE along the northwesterly right-of-way line of said U.S. Highway No. 75 and the southeasterly line of said Lot 1, Block H the following courses and distances:

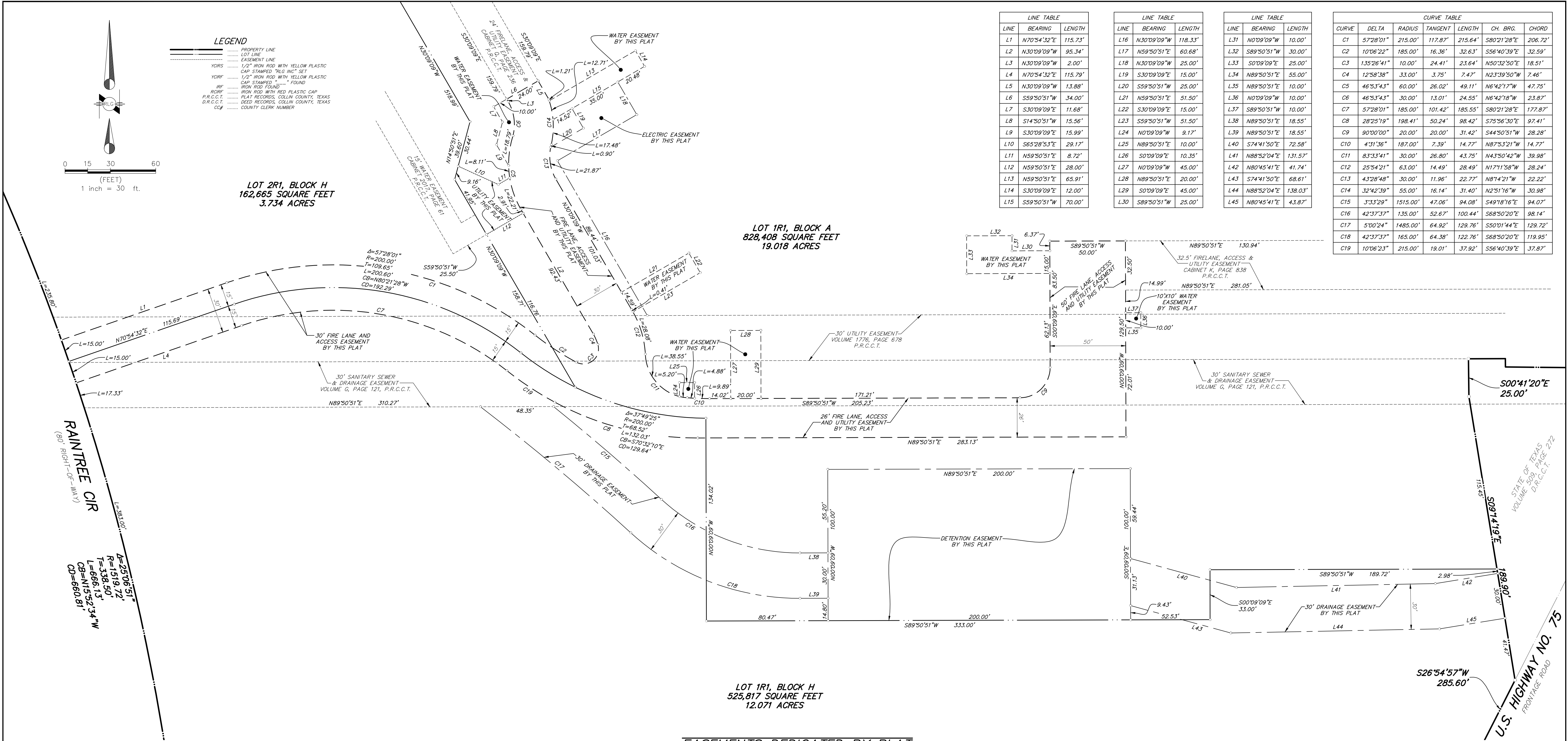
South 26° 54' 57" West a distance of 285.60 feet to point, from which a found iron rod with yellow plastic cap stamped "Carter Burgess" bears South 44° 26' 39" East a distance of 0.68 feet;

South 39° 22' 44" West a distance of 146.11 feet to a 5/8" iron rod found;

South 51° 25' 41" West a distance of 353.02 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found, from which a found iron rod with yellow plastic cap stamped "Carter Burgess" bears North 15° 18' 06" West a distance of 0.15 feet, and a found 1/2" iron rod with red plastic cap stamped "RPLS 5109" bears North 55° 28' 33" East a distance of 0.11 feet;

South 27° 43' 47" West a distance of 100.14 feet to an iron rod with red plastic cap (illegible) found at the intersection of the westerly right-of-way line of said U.S. Highway No. 75 and the northeasterly right-of-way line of Allen Drive (an 80' right-of-way) as dedicated by said plat recorded in Cabinet G, Slide 120, Plat Records, Collin County, Texas, said rod being the most southerly southeast corner of said Lot 1, Block H, and the beginning of a non-tangent curve to the left;

THENCE in a northwesterly direction along the northwesterly right-of-way line of said Allen Drive and the southwesterly line of said Lot 1, Block H, and along said non-tangent curve to the left whose chord bears North 65° 09' 53" West a distance of 410.79 feet, having a radius of 4067.83 feet, a central angle of 05° 47' 19", and an arc length of 410.96 feet to 1/2" iron rod with yellow plastic cap stamped "RLG INC" set at the intersection of northeasterly right-of-way line of said Allen Drive and the easterly right-of-way line of said Raintree Circle, said



EASEMENTS DEDICATED BY PLAT

REPLAT
THR ALLEN
LOTS 1-3, BLOCK A
34.823 ACRES
0.927 ACRES RIGHT-OF-WAY DEDICATION
REPLAT
OF
PHS AMBULATORY CARE CENTER
LOT 1R, BLOCK A
BRAY CENTRAL ONE
LOT 1 AND LOT 2R, BLOCK H
JOHN FYKES SURVEY, ABSTRACT NO. 325
L.K. PEGUES SURVEY, ABSTRACT NO. 702
W.J. JACKSON SURVEY, ABSTRACT NO. 484
CITY OF ALLEN, COLLIN COUNTY, TEXAS

SCALE: 1" = 30' DATE: AUGUST 3, 2018

OWNER/DEVELOPER:
TEXAS HEALTH PRESBYTERIAN
HOSPITAL ALLEN
612 E. LAMAR BOULEVARD, STE 660
ARLINGTON, TEXAS 76011
214-345-8431
C/O CHERYL OLLMAN

OWNER/DEVELOPER:
TEXAS HEALTH RESOURCES
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlg@rlginc.com
TX PE REC #P-493
TBPLS REC #100341-00

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
612 E. LAMAR BOULEVARD, STE 300
DALLAS, TX 75243
214-739-8100
rlg@rlginc.com
TX PE REC #P-493
TBPLS REC #100341-00

- NOTES:
1. BASIS OF BEARINGS: THE SOUTH LINE OF EXCHANGE PARKWAY PER PLAT RECORDED IN CABINET Q, PAGE 236, MAP RECORDS, COLLIN COUNTY, TEXAS.
 2. THE PURPOSE OF THIS REPLAT IS TO ABANDON AND DEDICATE EASEMENTS TO ALLOW NEW CONSTRUCTION AND TO COMBINE LOTS INTO A NEW SUBDIVISION.
 3. SEE SHEET 3 FOR ADDITIONAL EASEMENTS BEING DEDICATED BY THIS PLAT.
 4. COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM OF 1983, ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011), EPOCH 2010.00, BASED ON REAL-TIME KINEMATIC OBSERVATIONS UTILIZING WESTERN DATA SYSTEMS VIRTUAL REFERENCE NETWORK.

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
--

AGENDA DATE:	September 4, 2018
SUBJECT:	Conduct a Public Hearing and consider a request to amend the Development Regulations of a portion of Tract 2 of Planned Development "PD" No. 22 Shopping Center SC to add "Medical or Dental Office" and "Office" as permitted uses on Lot 1R, Block A, The Learning Experience; generally located south of Bethany Drive and west of Allen Heights Drive. (ZN-080318-0026) [The Learning Experience Phase II]
STAFF RESOURCE:	Hayley Angel, AICP Candidate Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	Planned Development No. 22 - Approved June, 1992 Combination Plat - Approved January, 2016 Replat - Approved September, 2017
LEGAL NOTICES:	Public Hearing Sign - Installed August 24, 2018 Public Hearing Letters - Mailed August 24, 2018
ANTICIPATED COUNCIL DATE:	September 25, 2018

BACKGROUND

The property is generally located south of Bethany Drive and west of Allen Heights Drive. The properties to the north and south are zoned Planned Development PD No. 22 Shopping Center SC. The properties to the east (across Allen Heights Drive) are zoned Floodplain/Shopping Center FP/SC. The properties to the west are zoned Planned Development PD No. 22 Community Facilities CF.

The property (Lot 1R, Block A, The Learning Experience) is currently zoned Planned Development PD No. 22 Shopping Center SC. The applicant is requesting to amend the Development Regulations, attached, to allow a "Medical or Dental Office" and "Office" use by right. These two uses are proposed in addition to the uses already permitted by the Planned Development.

The Planned Development request has been reviewed.

STAFF RECOMMENDATION

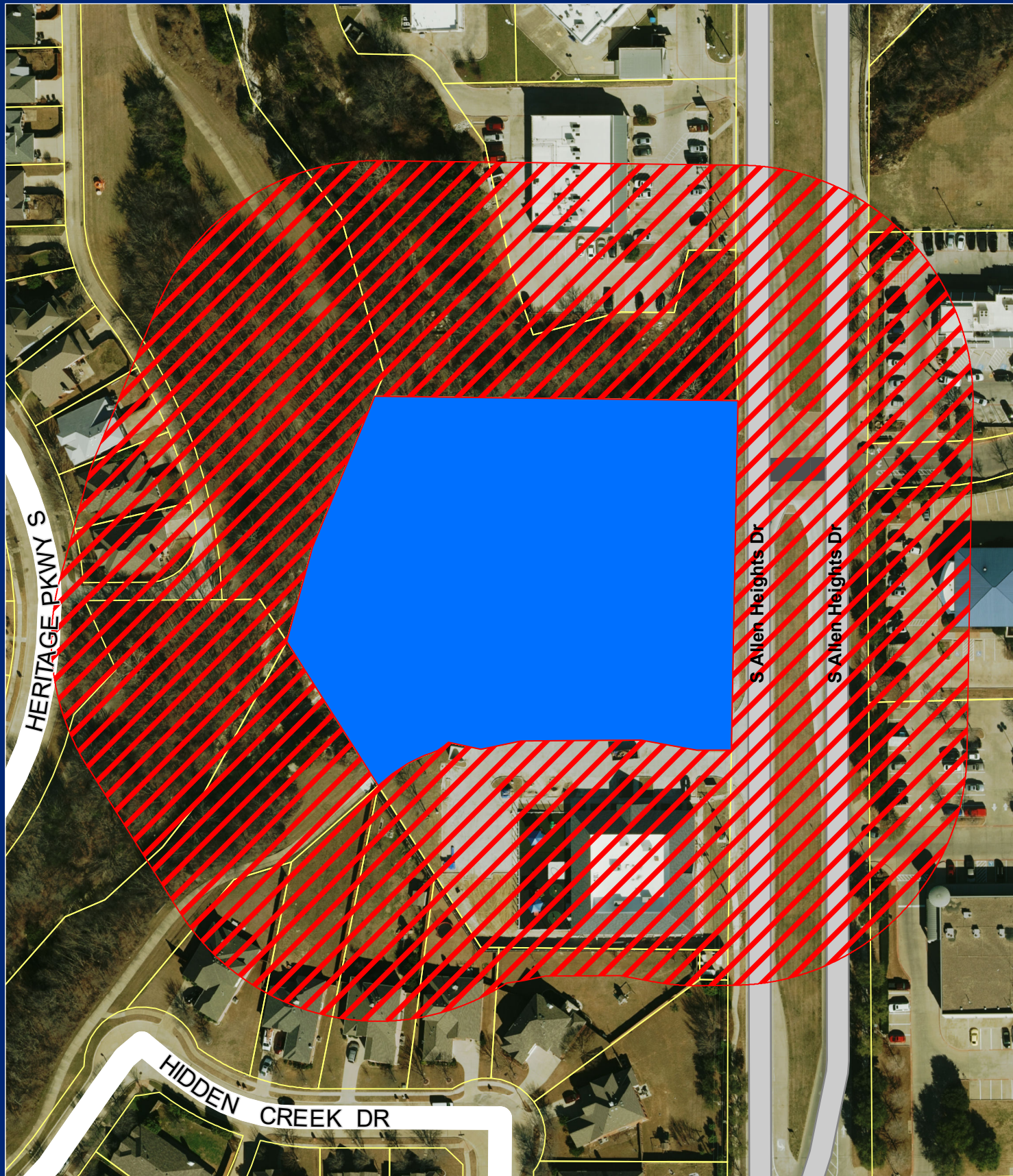
Staff recommends approval.

MOTION

I make a motion to recommend approval of the request to amend the Development Regulations of a portion of Tract 2 of Planned Development No. 22 Shopping Center SC to add "Medical or Dental Office" and "Office" as permitted uses on Lot 1R, Block A, The Learning Experience; generally located south of Bethany Drive and west of Allen Heights Drive.

ATTACHMENTS:





Property Notification Map
Development Regulations

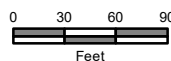


Property Ownership Notification

The Learning Experience II

Map Legend

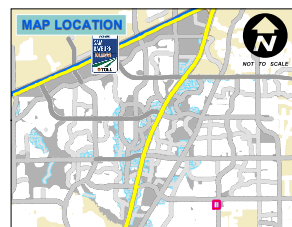
-  PropertyNotificationBuffer
-  PropertyNotificationLayer
-  Railroad
-  CollinCAD Parcels



Community Development - Planning

Date Saved: 8/30/2018

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



DRAFT OF PROPOSED DEVELOPMENT REGULATIONS FOR
THE LEARNING EXPERIENCE PHASE II

The Property shall be developed and used in accordance with the provisions of the Allen Land Development Code, as amended, (“ALDC”) and, to the extent applicable to the Property, the use and development regulations of Planned Development PD No. 22, as amended; provided, however, the Property may also be used and developed for a “Medical or Dental Office” and “Office” use.

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
--

AGENDA DATE:	September 4, 2018
SUBJECT:	Conduct a Public Hearing and consider a request to amend the Development Regulations of Planned Development "PD" No. 78 Corridor Commercial CC for Lot 1, Block 2, Allen Premium Outlets; generally located north of Stacy Road and west of U.S. Highway 75. (ZN-081718-0028) [Allen Premium Outlets - Kiosks]
STAFF RESOURCE:	Hayley Angel, AICP Candidate Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	Planned Development No. 78 - Approved December, 1998 Planned Development No. 78 - Amended September, 1999 Planned Development No. 78 - Amended November, 2011 Planned Development No. 78 - Amended April, 2016 Preliminary Plat - Approved June, 2016 Final Plat - Approved June, 2016
LEGAL NOTICES:	Public Hearing Sign - Installed August 24, 2018 Public Hearing Letters - Mailed August 24, 2018
ANTICIPATED COUNCIL DATE:	September 25, 2018

BACKGROUND

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

The property is currently zoned Planned Development PD No. 78 Corridor Commercial CC for the Allen Premium Outlets. The applicant is requesting to amend the Development Regulations to add an additional section of the property where kiosks would be permitted and increase the overall number of kiosks allowed in approved locations.

The Planned Development currently allows six sections of the property to have kiosks, and there is a maximum of 12 kiosks allowed on the property at one time.

The applicant is proposing to add a seventh section and increase the maximum number of kiosks allowed on the property. The proposed section, as shown in the attached Kiosk Site Plan, is located along the main access road from Stacy Road. The applicant is proposing to increase the maximum number of kiosks allowed on the property at one time to a total of 15.

The Planned Development Amendment request has been reviewed.

STAFF RECOMMENDATION

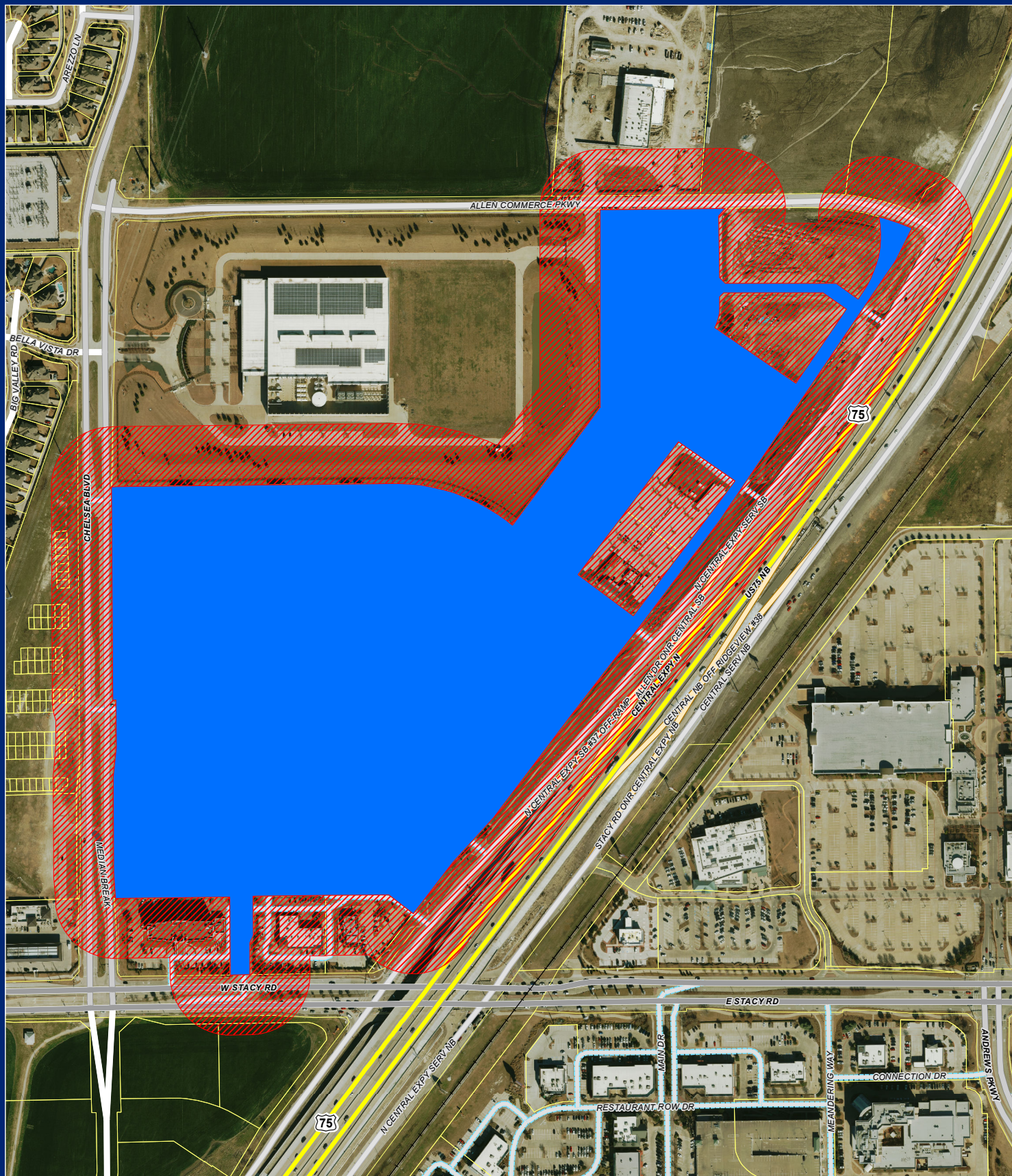
Staff recommends approval.

MOTION





I make a motion to recommend approval of the request to amend the Development Regulations of Planned Development No. 78 Corridor Commercial CC for Lot 1, Block 2, Allen Premium Outlets; generally located north of Stacy Road and west of U.S. Highway 75.

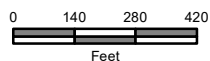
ATTACHMENTS:

Property Notification Map
Development Regulations
Kiosk Site Plan



Map Legend

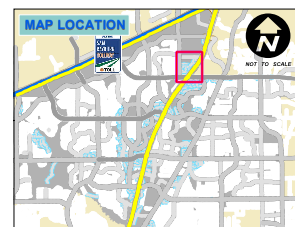
-  PropertyNotificationBuffer
-  PropertyNotificationLayer
-  Railroad
-  CollinCAD Parcels



Community Development - Planning

Date Saved: 8/21/2018

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



DRAFT OF PROPOSED DEVELOPMENT REGULATIONS FOR
ALLEN PREMIUM OUTLETS

SECTION 1. The Allen Land Development Code Zoning Regulations and the Zoning Map of the City of Allen, Collin County, Texas, as previously amended, be further amended by amending the use and development of Planned Development No. 78 (PD-78) for Commercial Corridor as set forth in Section 2 of Ordinance No. 3375-4-16 (“the PD 78 Ordinance”) as follows:

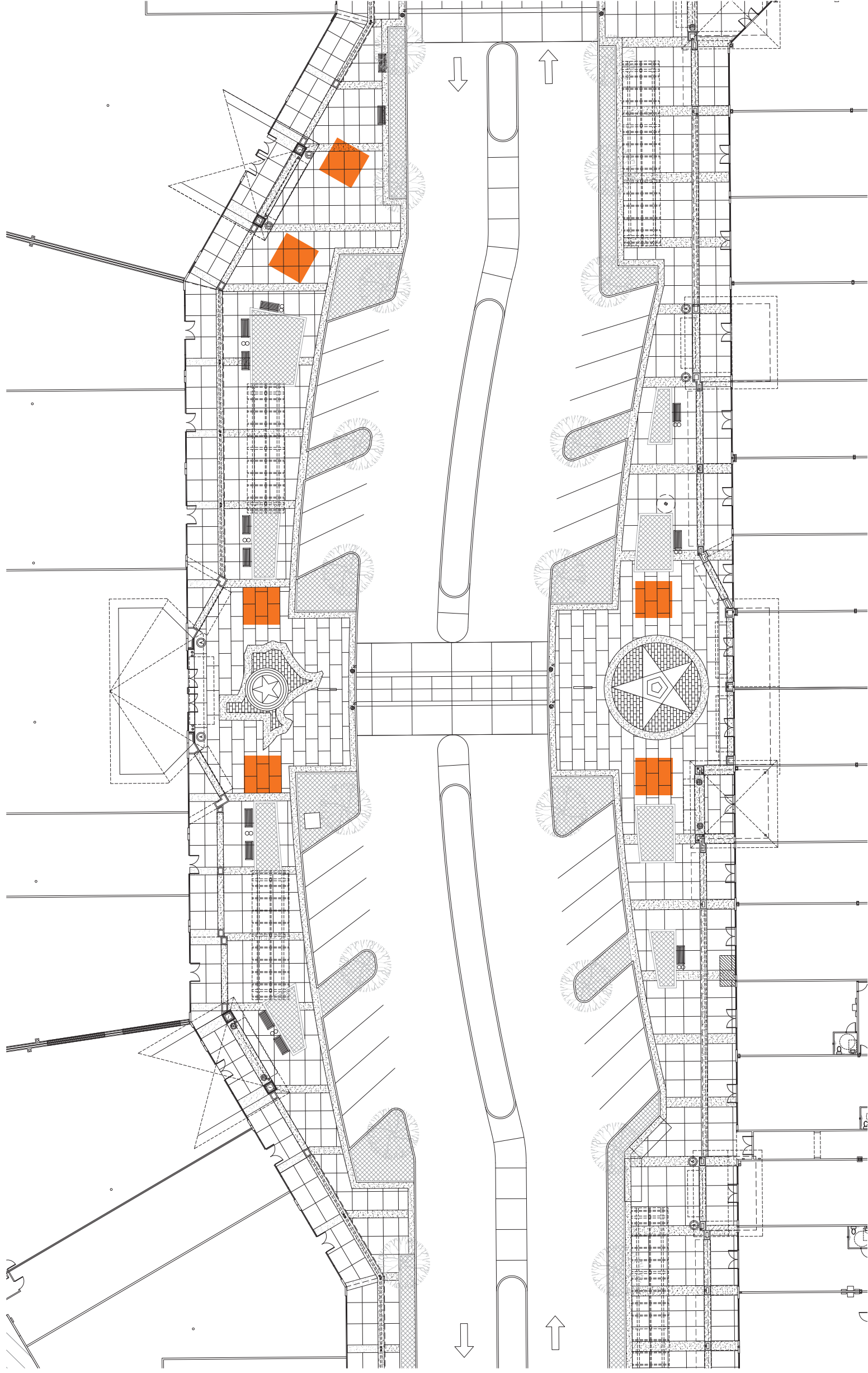
A. Section 2.N. “Kiosks” of the PD-78 Ordinance is amended to read as follows:

N. KIOSKS:

- (1) A maximum of **fifteen (15)** outdoor kiosks used for the sale of retail goods and food may be located on the Property in the locations shown on the Kiosks Site Plan attached hereto as Exhibit “**F-1**.”
- (2) Kiosk locations may not obstruct fire lanes/emergency access.

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

12'-0"
12'-0"
Carts or Kiosks not to exceed
a 12'x12' footprint

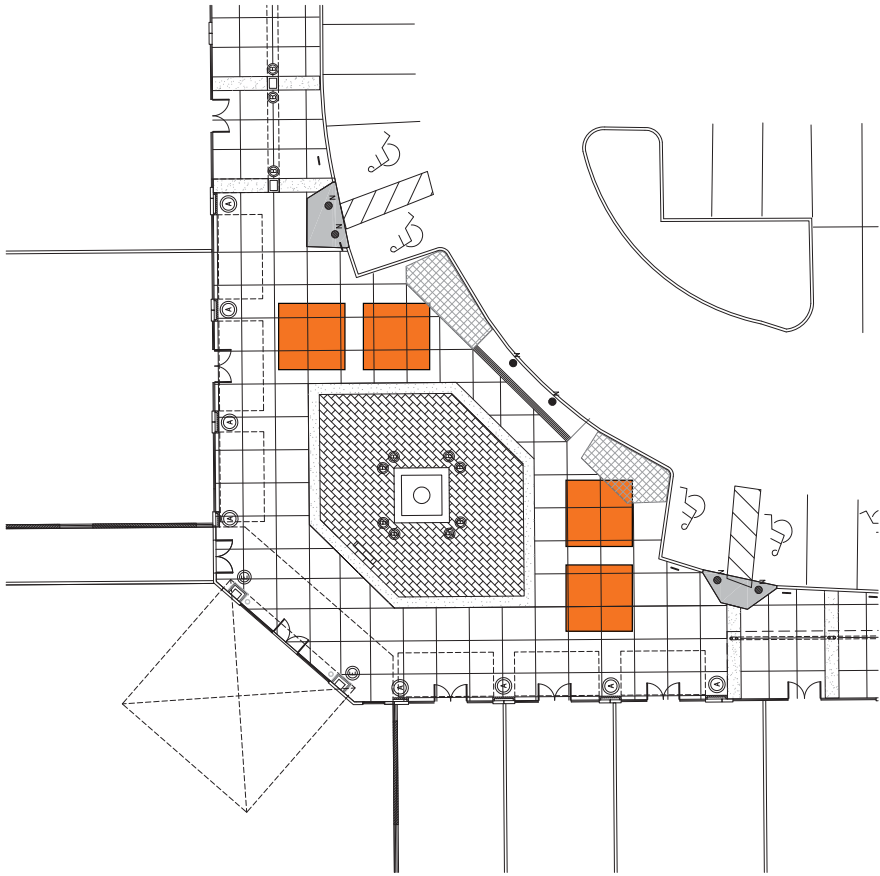


CARTS / KIOSKS LOCATION A

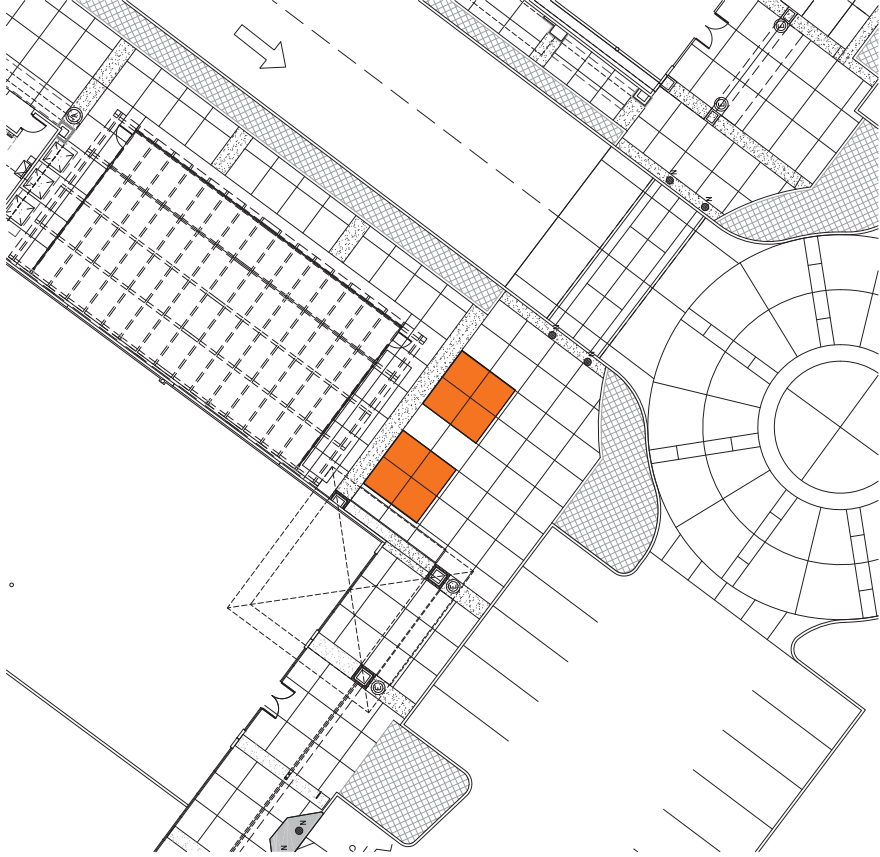


04-07-16

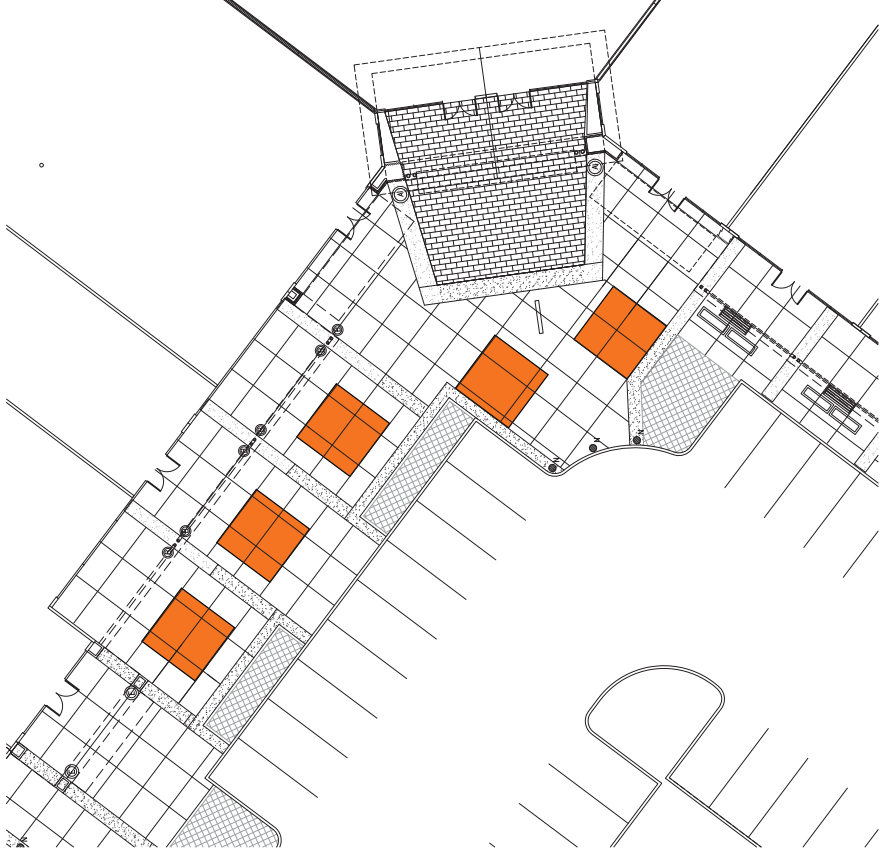
2013-269



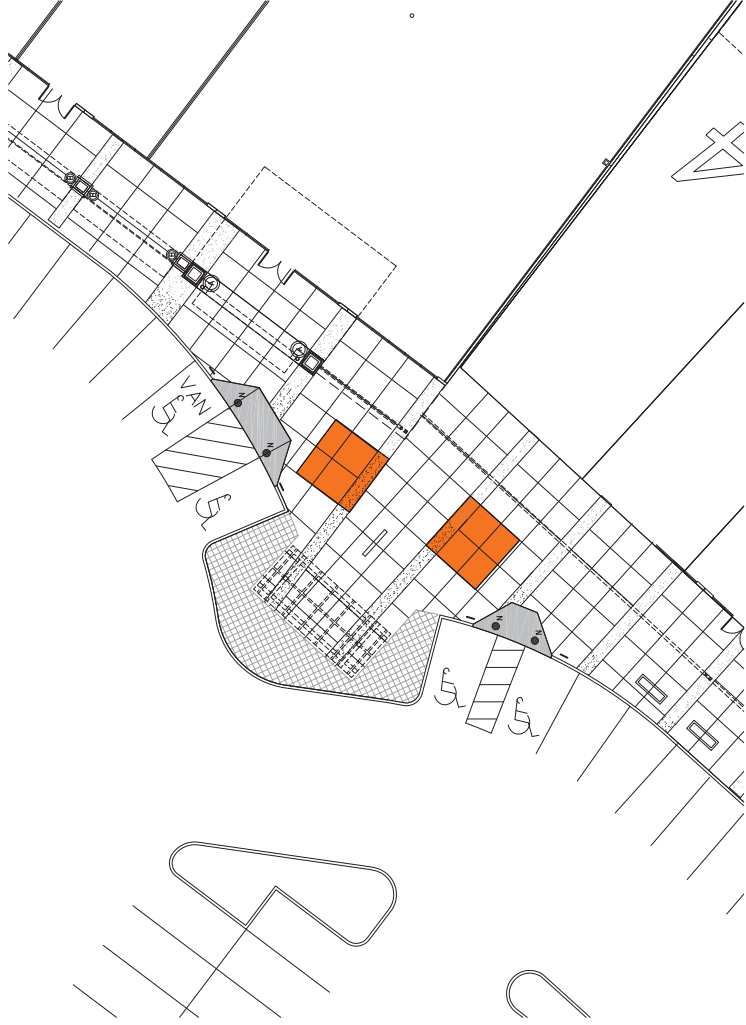
CARTS / KIOSKS LOCATION B



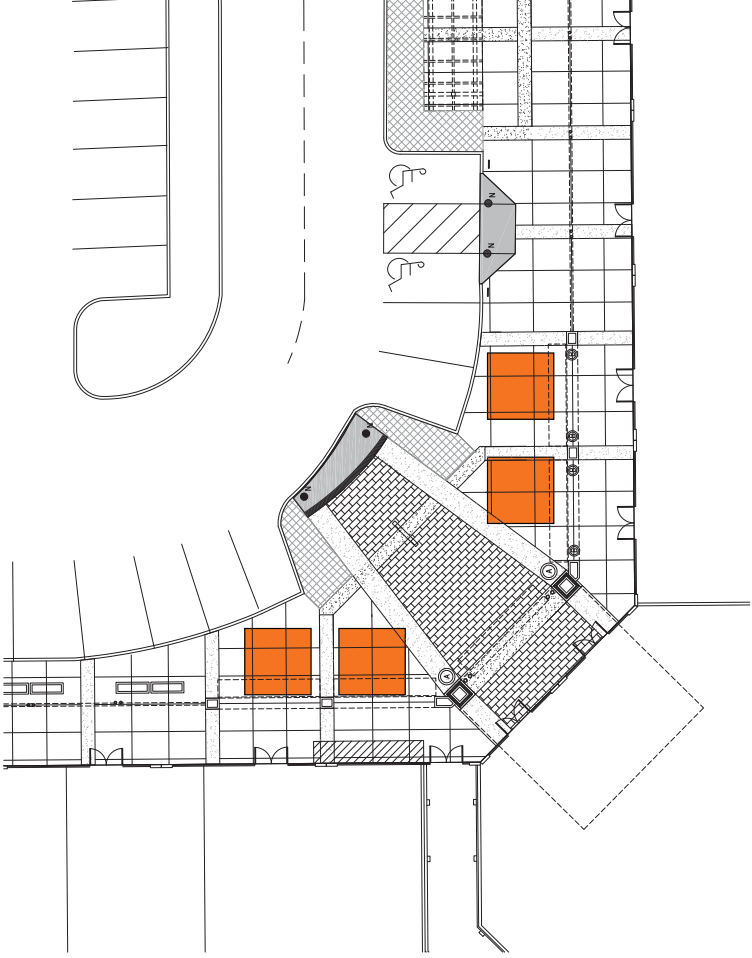
CARTS / KIOSKS LOCATION C



CARTS / KIOSKS LOCATION D



CARTS / KIOSKS LOCATION E



CARTS / KIOSKS LOCATION F

12'-0" 12'-0"

Carts or Kiosks not to exceed a 12'x12' footprint



2013-269

04-07-16

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
--

AGENDA DATE:	September 4, 2018
SUBJECT:	Conduct a Public Hearing and consider a request to amend the Development Regulations of Planned Development "PD" No. 73 Shopping Center SC for Lot 3, Block A, The Village at Allen; generally located south of Stacy Road and west of Andrews Parkway. (ZN-080318-0027) [Allen Event Center - Signage]
STAFF RESOURCE:	Hayley Angel, AICP Candidate Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	Planned Development No. 73 - Approved October, 2007 Final Plat - Approved February, 2008 Replat - Approved October, 2008
LEGAL NOTICES:	Public Hearing Signs - Installed August 24, 2018 Public Hearing Letters - Mailed August 24, 2018
ANTICIPATED COUNCIL DATE:	September 25, 2018

BACKGROUND

The property is generally located south of Stacy Road and west of Andrews Parkway. The properties to the north, east (across Andrews Parkway), south, and west are zoned Planned Development PD No. 73 Shopping Center SC.

The property is currently zoned Planned Development PD No. 73 Shopping Center SC. The applicant is requesting to amend the Development Regulations for the Allen Event Center by amending the Sign Schedule to authorize the installation of two Identification Signs with Electronic Message Boards in compliance with the attached Elevations and a Location Map.

The attached Sign Location Map shows the proposed locations of the two additional Identification Signs proposed with this amendment. Sign A3 is proposed along Andrews Parkway, and Sign A4 is proposed along the south side the of Allen Event Center near the pedestrian access from the parking garage.

The attached Elevations and Sign Schedule show the proposed specifications of the signs. Sign A3 (located along Andrews Parkway) is proposed to be 26 feet tall with an overall structure area of 501 square feet. The proposed copy area for Sign A3 is 130 square feet. Sign A4 (located along the pedestrian access from the parking garage) is proposed to be 26 feet tall with an overall structure area of 364 square feet. The proposed copy area for Sign A4 is 107 square feet.

The Planned Development Amendment request has been reviewed.

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to recommend approval of the request to amend the Development Regulations of Planned Development PD No. 73 Shopping Center SC for Lot 3, Block A, The Village at Allen; generally located south of Stacy Road and west of Andrews Parkway.

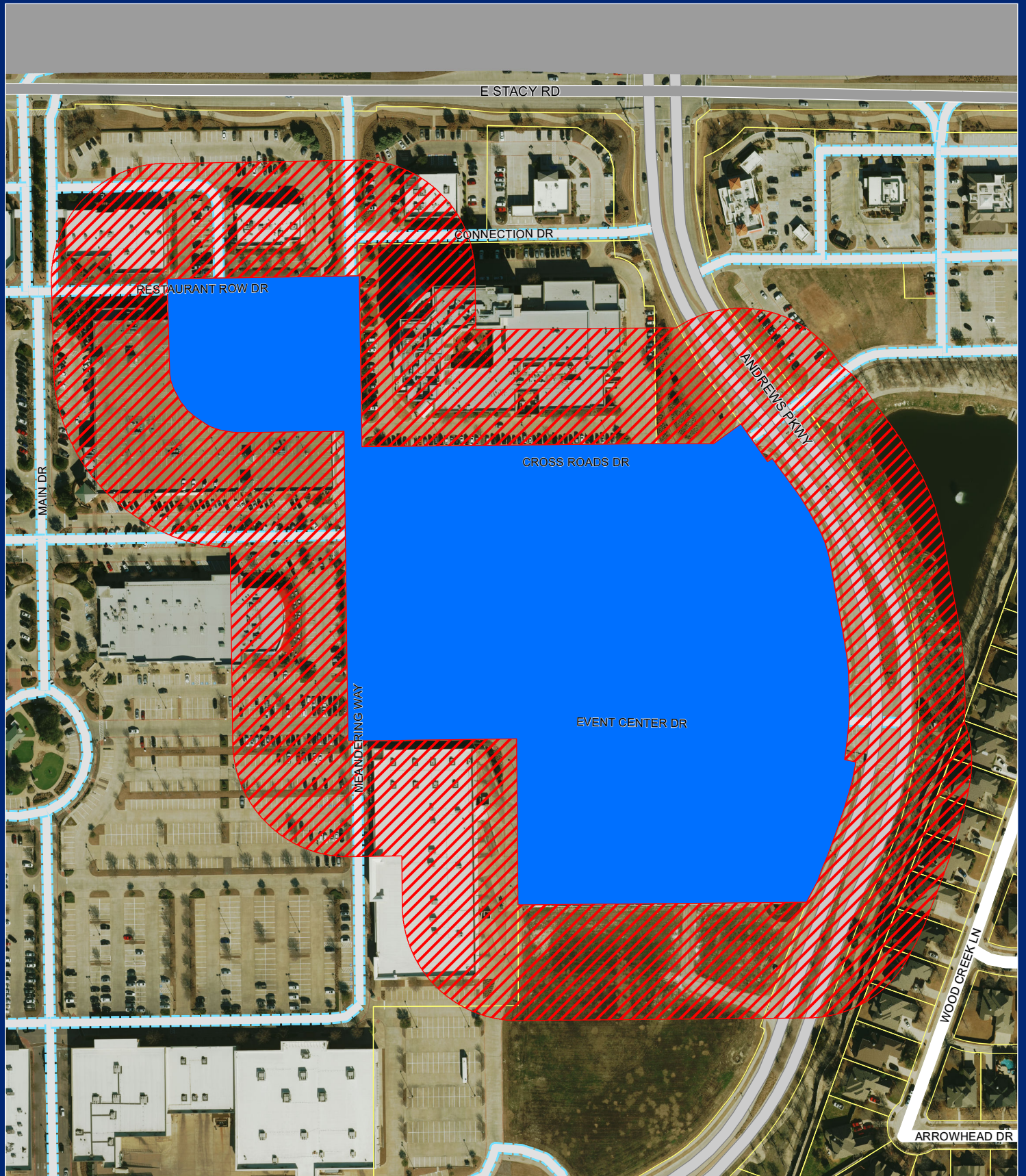
ATTACHMENTS:

Property Notification Map





Sign Location Plan

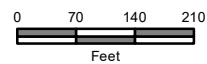
Sign Schedule

Sign Elevations



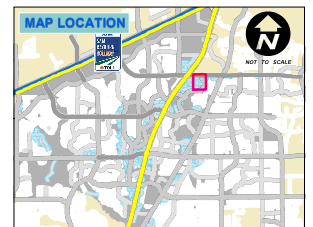
Map Legend

-  PropertyNotificationBuffer
-  PropertyNotificationLayer
-  Railroad
-  CollinCAD Parcels

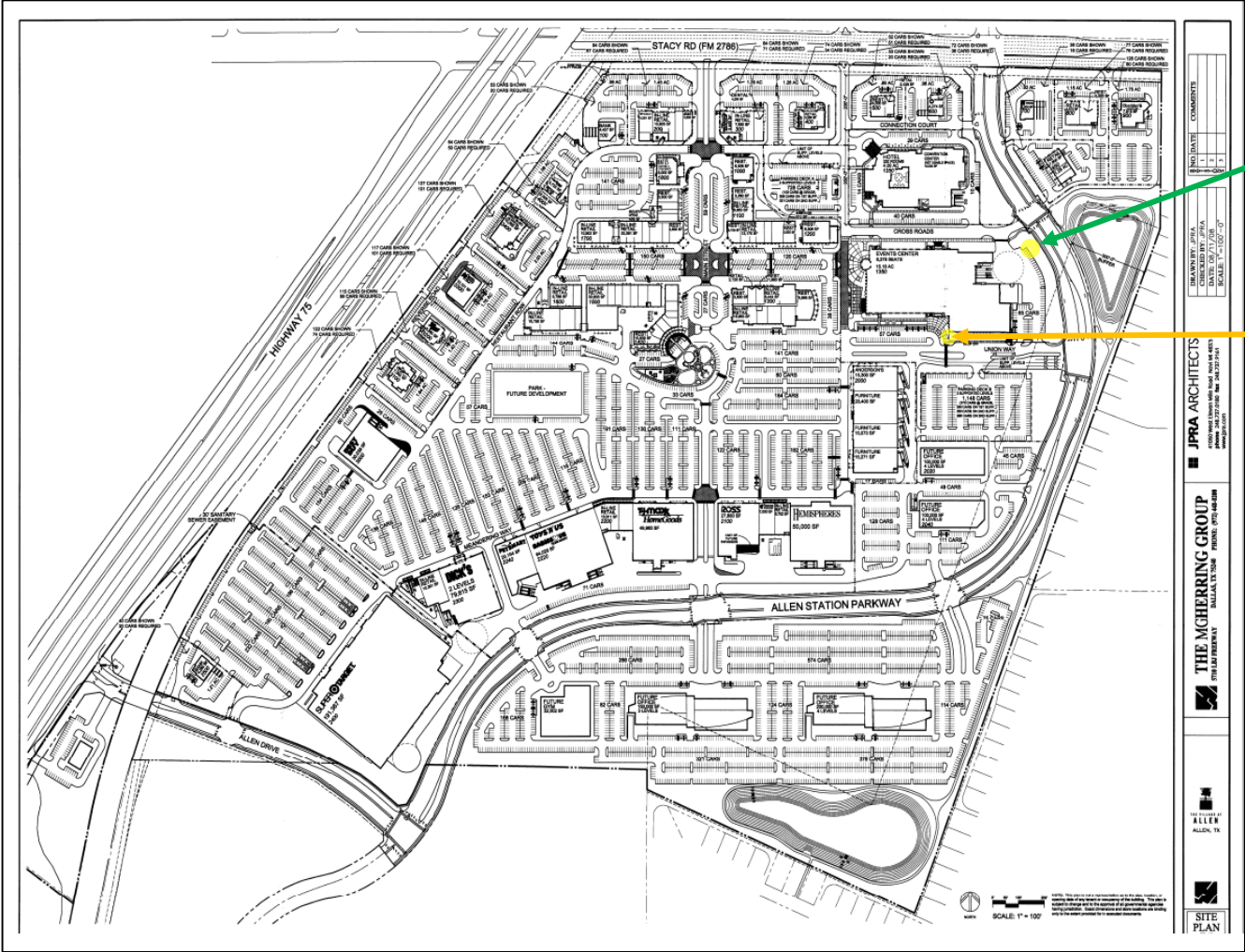


Community Development - Planning
Date Saved: 8/14/2018

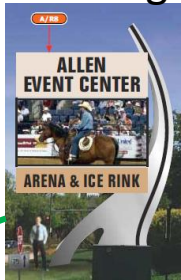
NOTE: This map is only for illustration purpose only, please contact the City of Allen Planning & Development Department for specific rules and regulations.



Sign Location Plan



Sign A3



Sign A4



Sign Schedule

Sign Type	Maximum Height	Maximum Width	Maximum Depth	Maximum Electronic Copy Area (Square Feet per Slide)	Maximum Copy Area (Electronic and Static)	Maximum Structure (Includes Copy Area)	Maximum Number	Minimum Spacing	Setback (min. in Feet), Typically is 8-10 feet from curb	Additional Provisions/Comments
Allen Event Center										
Sign A3										
ID Sign w/ Electronic Message Board	26 FT	20 FT	3 FT	130 SF	261 SF	501 SF	1	N/A		North Facing Electronic Message Board and South facing Static Signage
Sign A4										
ID Sign w/ Electronic Message Board	26 FT	14 FT	4 FT	45 SF	107 SF	364 SF	1	N/A		Electronic Message Board
Logo Does Not Count As Part of The Maximum Copy Area on Any Sign Type*										

Sign A3 Elevation

© 2018 Comet Signs



■ Proposal Drawing
□ Final Drawing

Client: Allen Event Center
Location: 200 E Stacy Rd.,
Allen, TX 75002
Salesperson: Jim Chappel
Prj. Mngr.: Michelle Corbin
Date: 03/22/2018
Designer: David Gamez
File Name: 39398 Allen
Event Center R9
Proposal #: 39398
Job #:

Revisions

R1/3-28-18/DG. Internal modification.
R2/4-3-18/DG. Sign 'A': revised (added hole on pole cover). Sign 'C':
revised & relocated. Added sign 'D'.
R3/4-20-18/DG. Sign 'A': increased size; repositioned. Sign 'C':
repositioned.
R4/4-25-18/DG. Layout revisions on
all signs. New concept on sign 'D'.
R5/5-1-18/DG. Revised layout on
sign 'D'.
R6/6-19-18/DG. rev sign 'A'; del
signs 'C' & 'D'.
R7/7-18-18/DG. rev. sign 'A' &
placement.
R8/7-19-18/DG. rev. sign 'A'.
R9/7-23-18/DG. rev. sign 'B'.



TDLR #: 18010

Corporate Office
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San Antonio, TX 78216
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Irving, TX 75060
Ph.: (972) 870-1594

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2906 Greenhouse Rd.
Houston, TX 77084
Ph.: (281) 492-6581

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LAWS.



PHOTO ILLUSTRATION

Scale: 1/8"=1'-0"

Sign A3 Elevation

© 2018 Comet Signs



TOP VIEW

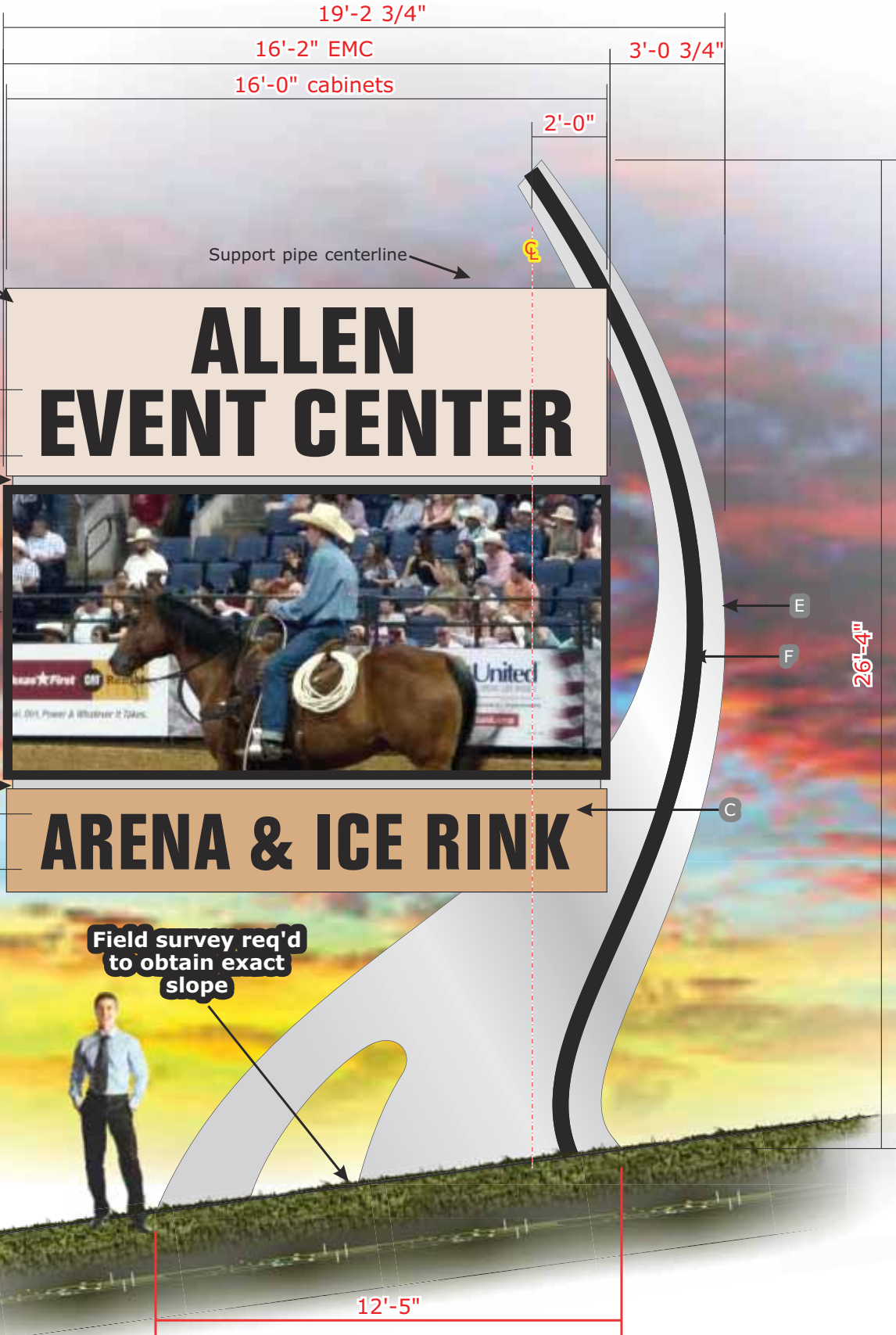
Scale: 1/8"=1'-0"

- A D/F Aluminum cabinet; bleed-face flex face with digital-print graphics; internally illuminated by LED. Back-side to be identical to front side.
- B S/F Daktronics, Inc. G56-140x300-15.85-RGB-SF color electronic message center with 140 pixel high x 300 pixel long presentation matrix; common aluminum filler.
- C D/F Aluminum cabinet; bleed-face flex face with digital-print graphics; internally illuminated by LED. Back-side to have blank flat aluminum face.
- D Aluminum spacers.
- E Aluminum pole cover.
- F Black vinyl.

THIS SIDE FACES STREET

COLORS

- Top sign: copy- black; face background & fillers- match building.
- EMC sign: standard black with black fillers.
- Bottom sign: copy- black; face background & fillers- Pms # 728.
- Reveals- Akzo-Noble B81-P silver.
- Pole cover: background & filler- Akzo-Noble B81-P silver; curved line- black.



Field survey req'd to obtain exact slope

A/R8

D/F - S/F DISPLAY (SEE BACK SIDE LAYOUT FOR CLARIFICATION)

QTY: 1

Scale: 1/4"=1'-0"

REVISION # 8

- Match building.
- Pms # 728.
- Black.
- Akzo-Noble B81-P silver

Color description is for reference only. Samples provided upon request after order placement.



Proposal Drawing
Final Drawing

Client: Allen Event Center
Location: 200 E Stacy Rd., Allen, TX 75002
Salesperson: Jim Chappel
Prj. Mngr.: Michelle Corbin
Date: 03/22/2018
Designer: David Gamez
File Name: 39398 Allen Event Center R9
Proposal #: 39398
Job #:

Revisions

R1/3-28-18/DG. Internal modification.
R2/4-3-18/DG. Sign 'A': revised (added hole on pole cover). Sign 'C': revised & relocated. Added sign 'D'.
R3/4-20-18/DG. Sign 'A': increased size; repositioned. Sign 'C': repositioned.
R4/4-25-18/DG. Layout revisions on all signs. New concept on sign 'D'.
R5/5-1-18/DG. Revised layout on sign 'D'.
R6/6-19-18/DG. rev sign 'A'; del signs 'C' & 'D'.
R7/7-18-18/DG. rev. sign 'A' & placement.
R8/7-19-18/DG. rev. sign 'A'.
R9/7-23-18/DG. rev. sign 'B'.



TDLR #: 18010

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Sign A4 Elevation

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- Proposal Drawing
- Final Drawing

Client: Allen Event Center
Location: 200 E Stacy Rd., Allen, TX 75002
Salesperson: Jim Chappel
Prj. Mngr.: Michelle Corbin
Date: 03/22/2018
Designer: David Gamez
File Name: 39398 Allen Event Center R9
Proposal #: 39398
Job #:

Revisions

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R5/5-1-18/DG. Revised layout on sign 'D'.
R6/6-19-18/DG. rev sign 'A'; del signs 'C' & 'D'.
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TDLR #: 18010

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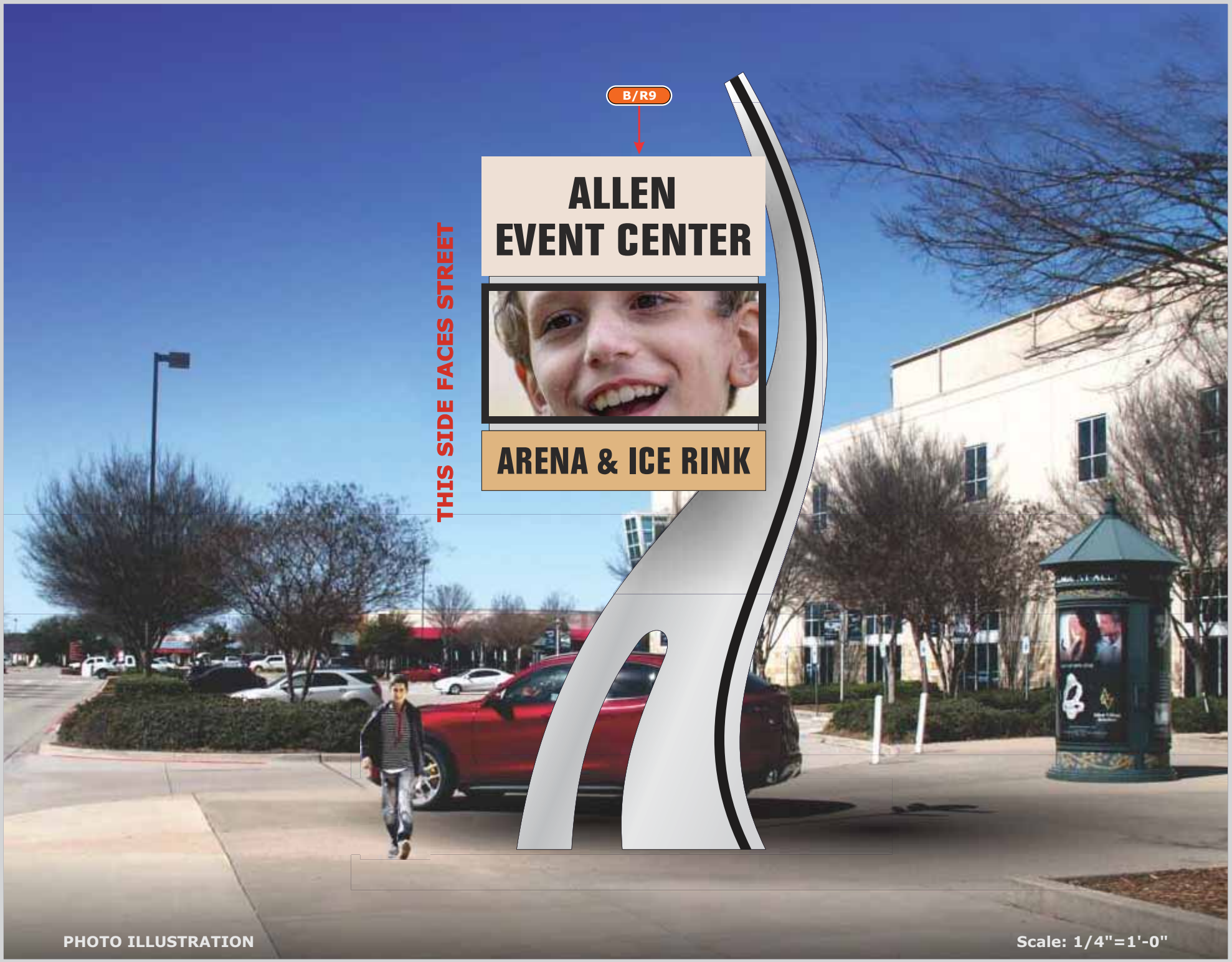


PHOTO ILLUSTRATION

Scale: 1/4"=1'-0"

Sign A4 Elevation



■ Proposal Drawing
□ Final Drawing

Client: Allen Event Center

Location: 200 E Stacy Rd.,
Allen, TX 75002

Salesperson: Jim Chappel

Prj. Mngr.: Michelle Corbin

Date: 03/22/2018

Designer: David Gamez

File Name: 39398 Allen

Event Center R9

Proposal #: 39398

Job #:

Revisions

R1/3-28-18/DG. Internal modification.
R2/4-3-18/DG. Sign 'A': revised (added hole on pole cover). Sign 'C':
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R4/4-25-18/DG. Layout revisions on
all signs. New concept on sign 'D'.

R5/5-1-18/DG. Revised layout on
sign 'D'.

R6/6-19-18/DG. rev sign 'A'; del
signs 'C' & 'D'.

R7/7-18-18/DG. rev. sign 'A' &
placement.

R8/7-19-18/DG. rev. sign 'A'.

R9/7-23-18/DG. rev. sign 'B'.



TDLR #: 18010

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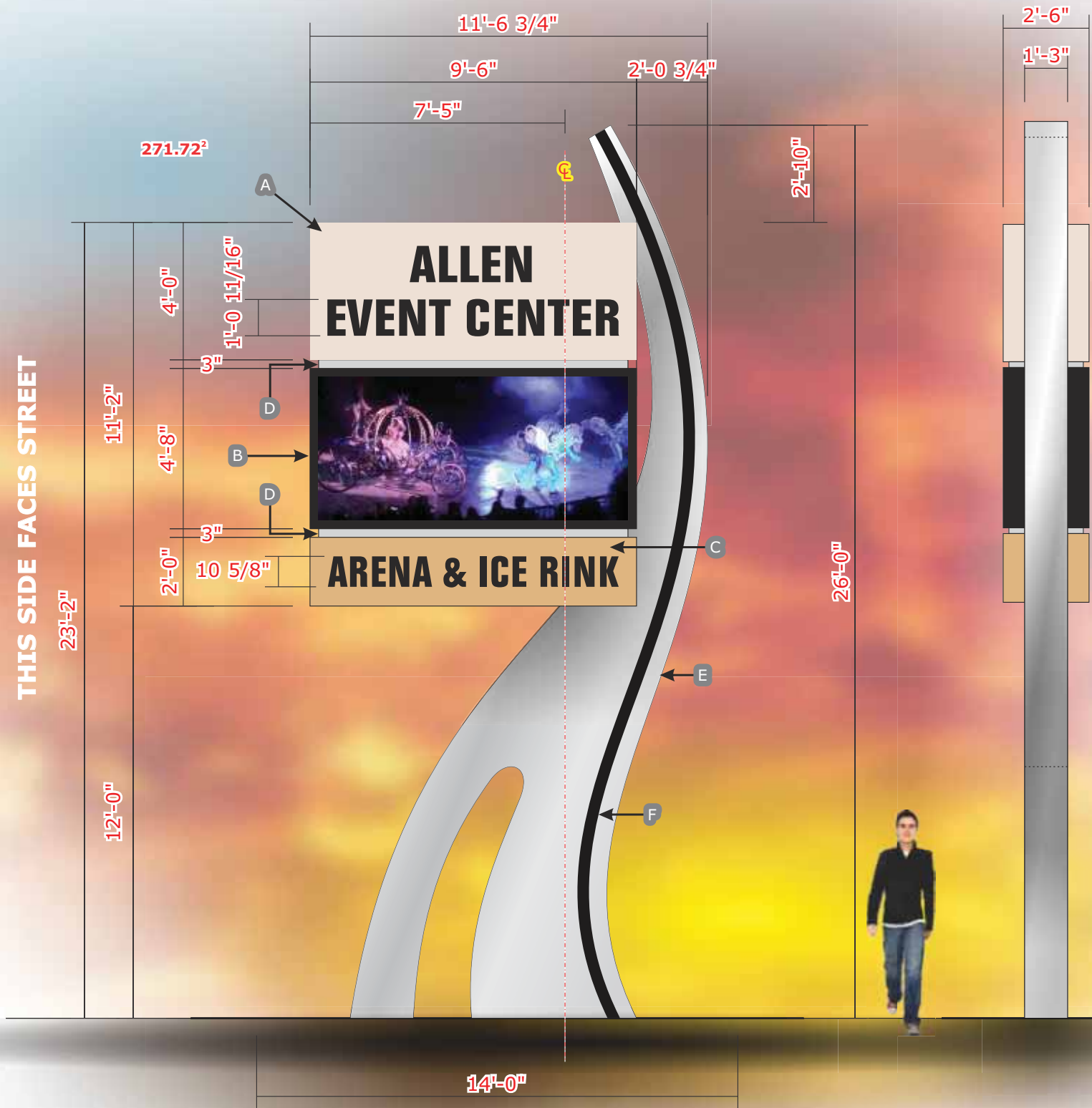
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LAWS.



- A** Aluminum cabinet; bleed-face flex face with digital-print graphics; internally illuminated by LED.
- B** Daktronics, Inc. G56-80x175-15.85-RGB-2V color electronic message center with 80 pixel high x 175 pixel long presentation matrix; common aluminum filler.
- C** Aluminum cabinet; bleed-face flex face with digital-print graphics; internally illuminated by LED.
- D** Aluminum spacers.
- E** Aluminum pole cover.
- F** Black vinyl.

COLORS

- Top sign: copy- black; face background & fillers- match building.
- EMC sign: standard black with black fillers.
- Bottom sign: copy- black; face background & fillers- Pms # 728.
- Reveals- Akzo-Noble B81-P silver.
- Pole cover: background & filler- Akzo-Noble B81-P silver; curved line- black.

B/R9

D/F DISPLAY

QTY: 1

Scale: 1/4"=1'-0"

REVISION # 9

Match building. Pms # 728. Black. Akzo-Noble B81-P silver

Color description is for reference only.
Samples provided upon request after order
placement.