

#### AGENDA CITY OF ALLEN PLANNING AND ZONING COMMISSION REGULAR MEETING SEPTEMBER 18, 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 September 11, 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 September 4, 2018, regular meeting.

#### **Regular Agenda**

- 3. Public Hearing Conduct a Public Hearing and consider a request for a Replat for Allen Business Center II, Lot 3R, Block A; generally located north of Bethany Drive and west of Greenville Avenue. (PL-090618-0055) [Allen Business Center II]
- 4. Public Hearing Conduct a Public Hearing and consider a request for a Replat for Stacy Green, Lots 1R & 2R, Block A; generally located at the southwest corner of the intersection of Stacy Road and U.S. Highway 75. (PL-082718-0049) [Stacy Green]
- 5. Public Hearing Conduct a Public Hearing and consider a request for a Replat for Stacy Green, Lots 3R & 4R, Block A; generally located south of Stacy Road and west of U.S. Highway 75. (PL-082718-0050) [Stacy Green]
- 6. Public Hearing Conduct a Public Hearing and consider a request for a Replat for Stacy Green, Lots 5R & 6R, Block A; generally located south of Stacy Road and west of U.S. Highway 75. (PL-082718-0051) [Stacy Green]
- 7. Public Hearing Conduct a Public Hearing and consider a request for a Replat for

Stacy Green, Lots 7R, 8R, & 9R, Block A; generally located south of Stacy Road and west of U.S. Highway 75. (PL-082718-0052) [Stacy Green]

8. Public Hearing - Conduct a Public Hearing and consider a request for a Replat for Stacy Green, Lots 5R & 6R, Block B; generally located south of Stacy Road and west of Chelsea Boulevard right-of-way. (PL-082718-0053) [Stacy Green]

#### **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, September 14, 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.

AGENDA DATE:

SUBJECT:

**STAFF RESOURCE:** 

September 18, 2018

Action taken on the Planning and Zoning Commission items by City Council at the September 11, 2018, regular meeting.

Marc Kurbansade, AICP Director of Community Development

#### **BACKGROUND**

• The request to conduct a Public Hearing and adopt an Ordinance to amend Planned Development No. 108 and amend the Concept Plan and Building Elevations, for Bossy Boots Retail, was approved.

AGENDA DATE:

SUBJECT:

**STAFF RESOURCE:** 

September 18, 2018

Approve minutes from the September 4, 2018, regular meeting.

Hayley Angel, AICP Candidate Planner

#### **ATTACHMENTS:**

Minutes from the September 4, 2018, Regular Meeting

#### PLANNING AND ZONING COMMISSION

REGULAR MEETING September 4, 2018

#### **ATTENDANCE:**

#### **Commissioners Present:**

Ben Trahan, Chair Stephen Platt, Jr., 1<sup>st</sup> Vice-Chair Michael Orr, 2<sup>nd</sup> 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 Hayley Angel, AICP Candidate Kevin Laughlin, 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 Director discussed the action taken on the Planning & Zoning Commission items by City Council at the August 28, 2018, 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 August 21, 2018, regular meeting.
  - Motion: Upon a motion by Commissioner Autrey, and a second by Commissioner Ogrizovich, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.

#### The motion carried.

#### **Regular Agenda**

 Public Hearing – Conduct a Public Hearing and consider a request for a Replat for THR Allen, being 34.823± acres; generally located south of Exchange Parkway and west of U.S. Highway 75. (PL-080318-0048) [THR Allen]

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

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

Planning and Zoning Commission September 4, 2018 Page 2

Chairman Trahan opened the public hearing.

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

# Motion: Upon a motion by 1<sup>st</sup> Vice-Chair Platt, and a second by 2<sup>nd</sup> Vice-Chair Orr, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Replat for THR Allen, being 34.823± acres; generally located south of Exchange Parkway and west of U.S. Highway 75.

#### The motion carried.

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]

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 and one card were received providing comments on the item:

- Nancy Hamilton, 825 Heritage Parkway, Allen, Texas, SUPPORT
- Guila Turville, 850 S. Allen Heights, Allen, Texas, SUPPORT

Chairman Trahan closed the public hearing.

The Commission discussed parking ratios for different uses.

Motion: Upon a motion by Commissioner Metevier, and a second by 1<sup>st</sup> Vice-Chair Platt, the Commission voted 6 IN FAVOR, and 0 OPPOSED 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.

#### The motion carried.

 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]

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

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

Planning and Zoning Commission September 4, 2018 Page 3

Chairman Trahan opened the public hearing.

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

The Commission discussed vehicular and pedestrian access and the maximum number of kiosks allowed on the property at one time. Additionally, the Commission asked if the kiosks would need permission from surrounding restaurants to operate.

Motion: Upon a motion by 2<sup>nd</sup> Vice-Chair Orr, 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 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.

#### The motion carried.

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]

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 comments for the item:

- Joel Lunde, 1609 Wood Creek Lane, Allen, Texas

Chairman Trahan closed the public hearing.

The Commission discussed the distance between the proposed signage and the nearby residential subdivision, sign regulations, and the illumination of the signs.

Motion: Upon a motion by Commissioner Autrey, and a second by Commissioner Ogrizovich, the Commission voted 6 IN FAVOR, and 0 OPPOSED 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.

#### The motion carried.

Executive Session (As Needed)

The Executive Session was not held.

Planning and Zoning Commission September 4, 2018 Page 4

#### **Adjournment**

The meeting adjourned at 7:23 p.m.

These minutes approved this \_\_\_\_\_day of \_\_\_\_\_2018.

\_\_\_\_

Ben Trahan, Chairman

Hayley Angel, AICP Candidate

AGENDA DATE:	September 18, 2018
SUBJECT:	Conduct a Public Hearing and consider a request for a Replat for Allen Business Center II, Lot 3R, Block A; generally located north of Bethany Drive and west of Greenville Avenue. (PL-090618-0055) [Allen Business Center II]
STAFF RESOURCE:	Hayley Angel, AICP Candidate Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	Planned Development PD No. 3 - Adopted October, 1981 General Development Plan - Approved March, 2009 Preliminary Plat - Approved April, 2009 Planned Development PD No. 3 - Amended July, 2015 Final Plat - Approved January, 2016
LEGAL NOTICES:	None.
ANTICIPATED COUNCIL DATE:	None.

#### **BACKGROUND**

The property is generally located north of Bethany Drive and west of Greenville Avenue. The properties to the north and south are zoned Planned Development PD No. 3 Light Industrial LI. The property to the west is zoned Planned Development PD No. 3 Shopping Center SC. To the east (across Greenville Avenue), the property is zoned Planned Development PD No. 46 Community Facilities CF.

A Preliminary Plat was approved in April 2009. A PD Concept Plan for the property (called the Tech Center at Greenville) was approved in July 2015. A Final Plat was approved in January 2016. The Replat is the last step in the development process.

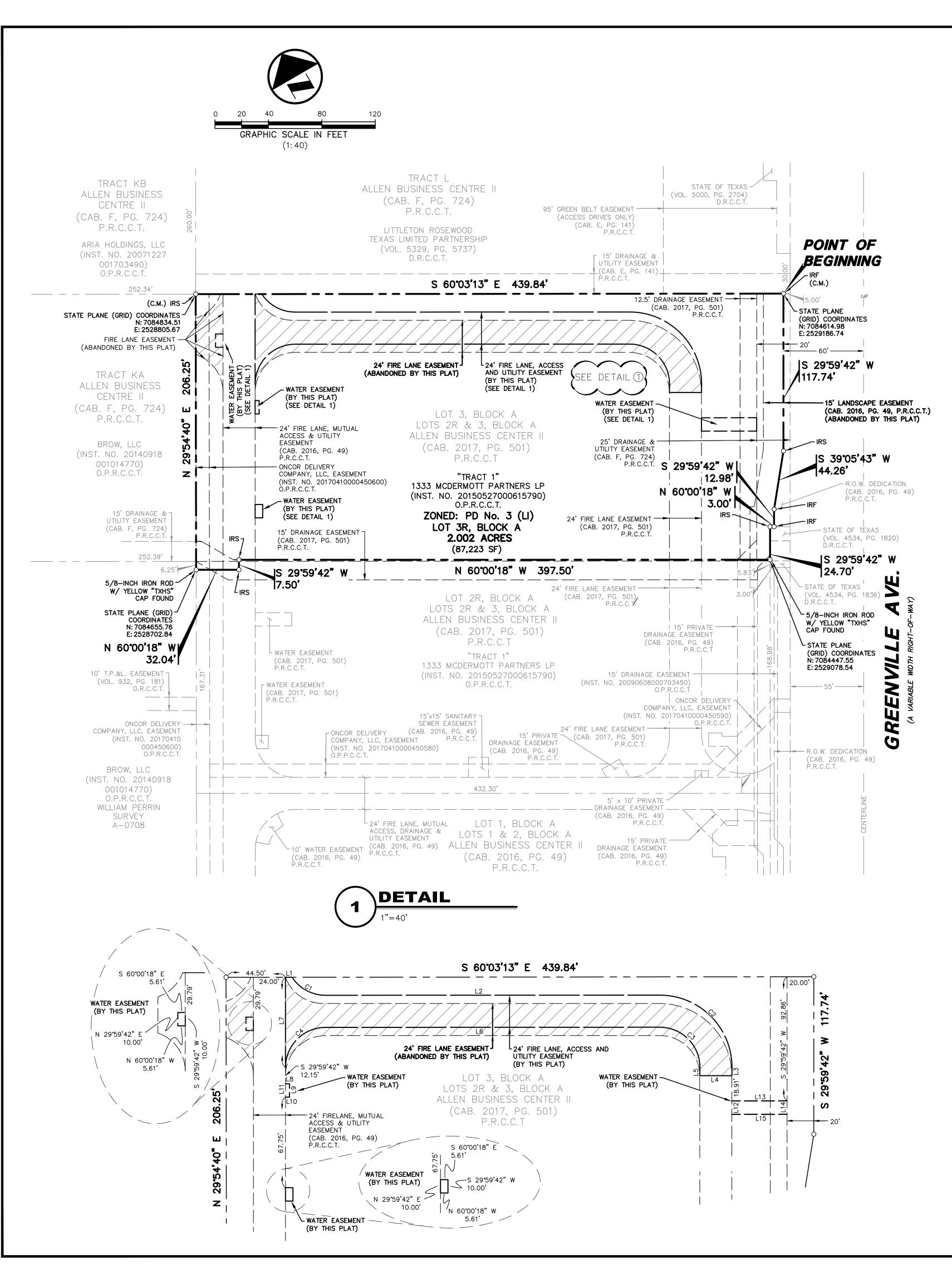
The Replat shows one lot at approximately  $2.002\pm$  acres. There are a total of three access points into the property; all three through a Fire Lane Access and Utility Easement. The plat also shows various easements required for development of the property.

The Replat has been reviewed by the Technical Review Committee and meets the standards of the <u>Allen Land</u> <u>Development Code</u>.

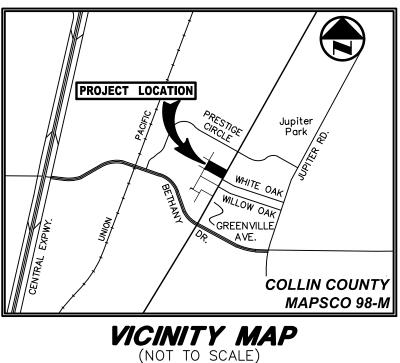
#### **STAFF RECOMMENDATION**

I make a motion to approve the Replat for Allen Business Center II, Lot 3R, Block A; generally located north of Bethany Drive and west of Greenville Avenue.

#### **ATTACHMENTS:**



	LINE TABLE							
LINE	BEARING	LENGTH						
L1	N 60°03'13" W	4.95'						
L2	N 60°01'26" W	250.07'						
L3	N 31°25'28" E	6.24'						
L4	S 60°00'18" E	24.00'						
L5	N 31°25'35" E	6.23'						
L6	N 60°01'26" W	250.16'						
L7	N 29 <b>°</b> 59'42" E	67.50 <b>'</b>						
L8	N 60°00'18" W	3.00'						
L9	N 29 <b>°</b> 59'42" E	10.00'						
L10	S 60°00'18" E	3.00'						
L11	S 29 <b>°</b> 59'42" W	10.00'						
L12	S 29 <b>°</b> 59'17" W	10.01'						
L13	N 60°00'22" W	41.35'						
L14	N 29 <b>°</b> 59'42" E	10.00'						
L15	S 60°01'26" E	41.35'						



LEGEND 

----- EXISTING EASEMENT LINE ----- NEW EASEMENT LINE IRS 5/8-INCH IRON ROD W/"PACHECO KOCH" CAP SET IRF 5/8-INCH IRON ROD W/"PACHECO KOCH" CAP FOUND (C.M.) CONTROLLING MONUMENT

			CURVE	TABLE	
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BE
C1	56•37'58"	30.00'	29.65'	16.16'	S 31*42'27
C2	90'00'00"	54.00'	84.82'	54.00'	N 15°01'26
C3	90'00'00"	30.00'	47.12'	30.00'	N 15°01'26
C4	90°00'00"	30.00'	47.12'	30.00'	S 74 <b>°</b> 58'34

### SURVEYOR'S CERTIFICATE

THAT I, Michael C. Clover, do hereby 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.

> PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY

PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMEN RELEASED 9/13/18.

> Michael C. Clover Registered Professiona Land Surveyor No. 5225

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael C. Clover, 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 purposes and consideration therein expressed.

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

Notary Public in and for the State of Texas

Planning and Zoning Commission

\_\_\_\_ , 2018

Executed Pro Forma

The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Replat of Lot 3R. Block A, Allen Business Center II Subdivision or Addition to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the \_\_\_\_ day of \_\_\_\_\_\_, 2018.

City Secretary, City of Allen

SURVEYOR / ENGINEER: PACHECO KOCH, LLC 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TEXAS 75231 PH: 972-235-3031 CONTACT: MICHAEL C. CLOVER

OWNER: 1333 MCDERMOTT PARTNERS, L.P. 780 N. WATTERS ROAD, SUITE 120 ALLEN, TEXAS 75013-5088 PH: (214) 495-8581 CONTACT: BRUCE HELLER

Planning and Zoning Commissior

EARING CHORD 27"E 28.46' 26"W 76.37**'** 26"W 42.43' 34"W 42.43'

**OWNER'S CERTIFICATE** 

STATE OF TEXAS § COUNTY OF COLLIN §

WHEREAS, 1333 McDermott Partners, LP is the owner of a 2.002 acre tract of land situated in the William Perrin Survey, Abstract No. 708, City of Allen, Collin County, Texas; said tract being all of Lot 3, Block A, Allen Business Center II, an addition to the City of Allen, Texas recorded in Instrument No. 20170628010003130 of the Official Public Records of Collin County, Texas and part of that certain tract of land described in Special Warranty Deed to 1333 McDERMOTT PARTNERS, L.P. recorded in Instrument No. 20150527000615790 of said Official Public Records; said 2.002 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner in the northwest right-of-way line of Greenville Avenue (State Highway 5, a variable width right-of-way); said point being the easternmost corner of said Lot 3, and in the southwest line of Tract L, Allen Business Center II, an addition to the City of Allen, Texas according to the plat record in Cabinet F, Page 724 of the Plat Records of Collin County, Texas;

THENCE, in a southwesterly direction, departing the said southwest line of Tract L and along the said northwest line of Greenville Avenue, the following five (5) calls:

South 29 degrees, 59 minutes, 42 seconds West, a distance of 117.74 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for conrner;

South 39 degrees, 05 minutes, 43 seconds West, a distance of 44.26 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner;

South 29 degrees, 59 minutes, 42 seconds West, a distance of 12.98 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner;

North 60 degrees, 00 minutes, 18 seconds West, a distance of 3.00 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

South 29 degrees, 59 minutes, 42 seconds West, a distance of 24.70 feet to a 5/8—inch iron rod with yellow "TXHS" cap found for corner; said point being the easternmost corner of Lot 2R, Block A, of said Allen Business Center II:

THENCE, departing said northwest line of Greenville Avenue and along the northeast line of said Lot 2R, the following three (3) calls:

North 60 degrees, 00 minutes, 18 seconds West, a distance of 397.50 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

South 29 dearees. 59 minutes, 42 seconds West, a distance of 7.50 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

North 60 degrees, 00 minutes, 18 seconds West, a distance of 32.04 feet to a 5/8-inch iron rod with yellow "TXHS" cap found for corner said point being the northernmost corner of said Lot 2R in the southeast line of that certain tract of land described as Tract I in General Warranty Deed to BROW, LLC recorded in Instrument No. 20140918001014770, of said Official Public Records;

THENCE, North 29 degrees, 54 minutes, 40 seconds East, along the said southeast line of the BROW tract, at a distance of 6.25 feet passing the easternmost corner of the BROW tract and the southernmost corner of Tract KA of said Allen Business Centre II, then continuing along the southeast line of said Tract KA, in all a total distance of 206.25 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the easternmost corner of said Tract KA, the southernmost corner of Tract KB, of said Allen Business Centre II and the westernmost corner of said Tract L;

THENCE, South 60 degrees, 03 minutes, 13 seconds East, along the said southwest line of Tract L, a distance of 439.84 feet to the POINT OF BEGINNING:

CONTAINING, 87,221 square feet or 2.002 acres of land, more or less.

### **OWNER'S DEDICATION**

STATE OF TEXAS § COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

That, 1333 MCDERMOTT PARTNERS, L.P., through the undersigned authority, does hereby adopt this plat designating the described property as LOT JR, BLOCK A, ALLEN BUSINESS CENTER II, an addition to the City of Allen, Collin County, 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 t 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

1333 MCDERMOTT PARTNERS, L.P.

Bruce R. Heller (Manager)

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Bruce R. Heller, 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 purposes and consideration therein expressed

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

Notary Public in and for the State of Texas

### NOTES

- Basis of bearing for this survey is derived from the State Plane Coordinate System, North American Datum o 1983 (2011), Texas North Central Zone (4202).
- The purpose of this replat is to abandon a portion of an existing fire lane, to abandon a 15-foot wide landscape 2. easement, to create new portion of a fire lane, access and utility easement and to create four (4) new water easements, in a previously platted lot to facilitate new development.
- Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State Platting Statutes and is subject to fines and withholding of utilities and building certificates.
- Coordinates shown hereon are based on the State Plane Coordinate System, North American Datum of 1983 4. (2011), Texas North Central Zone (4202), on Grid Coordinate Values, no scale and no projection.

REPLAT

# LOT 3R, BLOCK A **ALLEN BUSINESS CENTER II**

BEING A REPLAT OF LOT 3, BLOCK A, ALLEN BUSINESS CENTER II CONTAINING 87,221 SF / 2.002 ACRES SITUATED IN THE WILLIAM PERRIN SURVEY, ABSTRACT NO. 708, CITY OF ALLEN, COLLIN COUNTY, TEXAS

**DEVELOPER:** JARYCO DEVELOPMENT 780 N. WATTERS ROAD, SUITE 120 ALLEN, TEXAS 75013-5088 PH: (214) 495-8581 CONTACT: BRUCE HELLER

Pa	achec	o Koc	DALLAS, TX 752 TX REG. ENGINEE	ROAD, SUITE 1400 31 972.235.3031 ERING FIRM F-14439 ING FIRM LS-10193805
<i>drawn by</i>	<i>Checked by</i>	<i>SCALE</i>	<i>DATE</i>	<i>Job NUMBER</i>
DMG	MCC	1"=40'	SEPT. 2018	1829—18—150

AGENDA DATE:	September 18, 2018
SUBJECT:	Conduct a Public Hearing and consider a request for a Replat for Stacy Green, Lots 1R & 2R, Block A; generally located at the southwest corner of the intersection of Stacy Road and U.S. Highway 75. (PL-082718-0049) [Stacy Green]
STAFF RESOURCE:	Hayley Angel, AICP Candidate Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	Planned Development No. 45 - Adopted July, 1987 Planned Development No. 45 - Amended October, 2017 Preliminary Plat - Approved March, 2018 Final Plat - Approved June, 2018
LEGAL NOTICES:	None.
ANTICIPATED COUNCIL DATE:	None.

#### **BACKGROUND**

The property is generally located at the southwest corner of the intersection of Stacy Road and U.S. Highway 75. The properties to the north (across Stacy Road) are zoned Planned Development PD No. 78 Corridor Commercial CC. The properties to the west and south are zoned Planned Development PD No. 45 Shopping Center SC. To the east (across US Highway 75), the properties are zoned Planned Development PD No. 73 Shopping Center SC.

A Planned Development amendment was approved in October 2017. A Final Plat was approved in June 2018. A Site Plan for Lot 1R, Block A is currently under review. Platting is the last step in the development process.

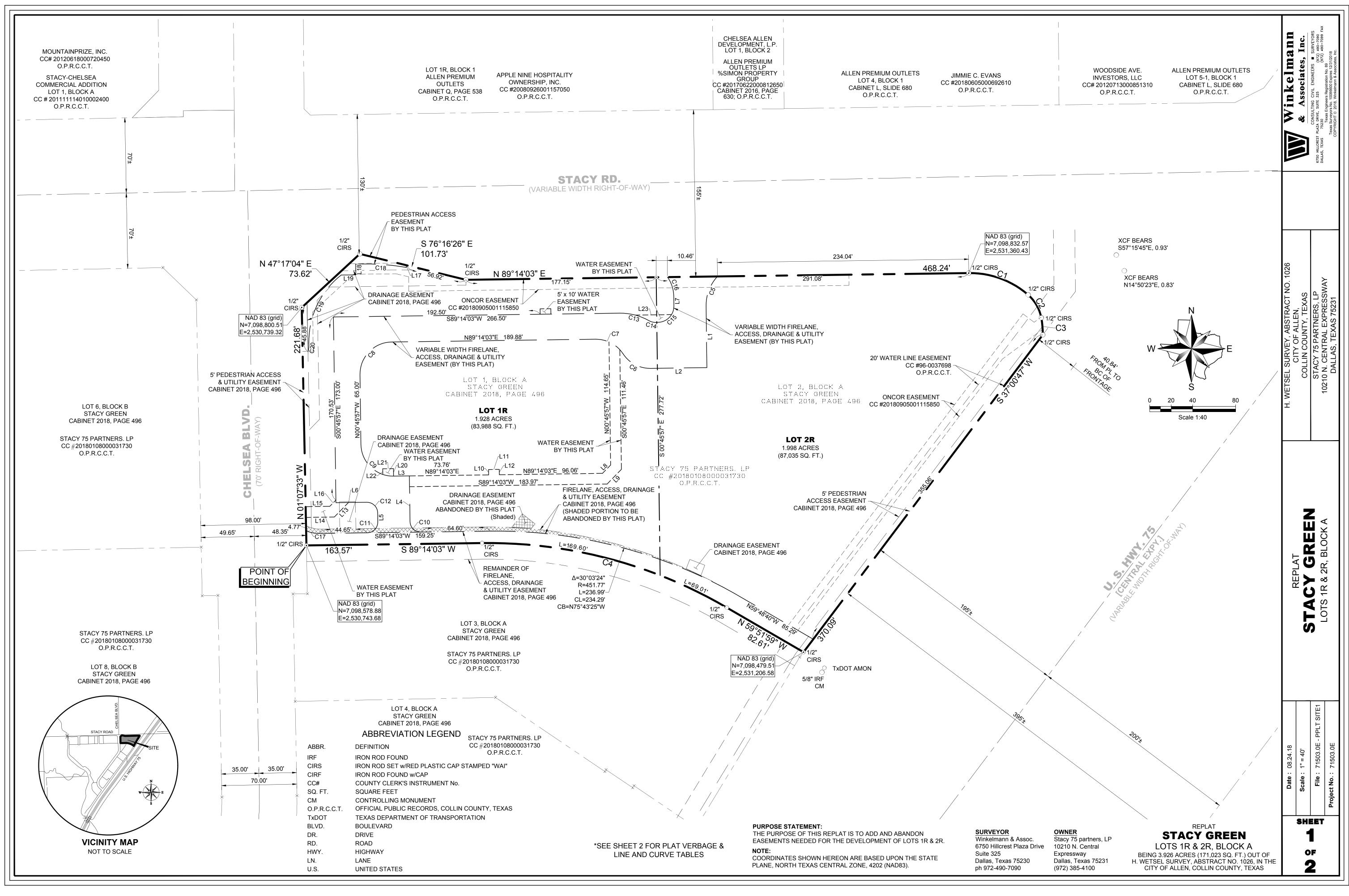
The Replat shows two lots at approximately  $3.926\pm$  acres. There are a total of four access points into the development; one on Stacy Road, one on U.S. Highway 75 Service Road, one on Chelsea Boulevard right-of-way, and one through an internal access drive. The plat also shows various easements required for development of the property.

The Replat has been reviewed by the Technical Review Committee and meets the standards of the <u>Allen Land</u> <u>Development Code</u>.

#### **STAFF RECOMMENDATION**

I make a motion to approve the Replat for Stacy Green, Lots 1R and 2R, Block A; generally located at the southwest corner of the intersection of Stacy Road and U.S. Highway 75.

#### **ATTACHMENTS:**



5\03\0E\SURVEY\Plats\71503.0E - PPLT SITE1.dwg

OWNERS CERTIFICATE

STATE OF TEXAS COUNTY OF COLLIN

WHEREAS, We, Stacy 75 partners, LP, are the sole owners of a tract of land situated in the H. WETSEL SURVEY, ABSTRACT NO. 1026, in the City of Allen, Collin County, Texas, being all of Lots 1 and 2, Block A, of Stacy Green, an addition to the City of Allen, Collin County, Texas, according to the Plat thereof recorded in Cabinet 2018, Page 496, Official Public Records, Collin County, Texas, and being a portion of a tract of land described in deed to Stacy 75 partners, LP as recorded in County Clerk's Instrument No. 20180108000031730, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the Southwest corner of said Lot 1 and the Northwest corner of Lot 3, Block A, of said Stacy Green on the East right-of-way of Chelsea Boulevard, a 98-foot right-of-way;

THENCE North 01 deg 07 min 33 sec West, along the East right-of-way of said Chelsea Boulevard and the West line of said Lot 1, a distance of 221.68 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner at the Southwest end of a corner clip at the intersection of the East right-of-way of said Chelsea Boulevard with the South right-of-way of Stacy Road, a variable width right-of-way;

THENCE North 47 deg 17 min 04 sec East, along the Northwest line of said Lot 1 and said corner clip, a distance of 73.62 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set on the South right-of-way of said Stacy Road;

THENCE South 76 deg 16 min 26 sec East, along South right-of-way of said Stacy Road and the North line of said Lot 1, a distance of 101.73 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 89 deg 14 min 03 sec East, continuing along the South right-of-way of said Stacy Road and the North lines of said Lots 1 and 2, a distance of 468.24 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner at the beginning of a radial corner clip at the intersection of the South right-of-way of said Stacy Road with the Northwest right-of-way of U. S. Highway 75 (Central Expressway), a variable width right-of-way, said point being the beginning of a curve to the right having a radius of 82.50 feet, a central angle of 41 deg 50 min 59 sec, a chord bearing of South 69 deg 50 min 28 sec East, and a chord length of 58.93 feet;

THENCE along said radial corner clip and the Northeasterly lines of said Lot 2, the following courses and distances:

Along said curve to the right, an arc distance of 60.26 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the right having a radius of 37.50 feet, a central angle of 38 deg 16 min 20 sec, a chord bearing of South 29 deg 46 min 48 sec East, and a chord length of 24.59 feet;

Along said curve to the right, an arc distance of 25.05 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the right having a radius of 82.50 feet, a central angle of 11 deg 06 min 33 sec, a chord bearing of South 05 deg 05 min 22 sec East, a chord length of 15.97 feet:

Along said curve to the right, an arc distance of 16.00 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner on the Northwest right-of-way of said U. S. Highway 75;

THENCE South 37 deg 00 min 47 sec West, along the Northwest right-of-way of said U. S. Highway 75 and the Southeast line of said Lot 2, a distance of 370.09 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the Southeast corner of said Lot 2 and the Northeast corner of said Lot 3;

THENCE North 59 deg 51 min 59 sec West, departing the Northwest right-of-way of said U. S. Highway 75, along the Southeast line of said Lot 2 and the Northeast line of said Lot 3, a distance of 82.61 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the left having a radius of 440.00 feet, a central angle of 31 deg 04 min 16 sec, a chord bearing of North 75 deg 13 min 50 sec West, and a chord length of 235.70 feet;

THENCE along the North line of said Lot 3, the South lines of said Lots 2 and 1, and said curve to the left, an arc distance of 238.61 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 89 deg 14 min 03 sec West, along the South line of said Lot 1 and the North line of said Lot 3, a distance of 163.57 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 171,023 square feet or 3.926 acres of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 10th day of August, 2016, utilizing a G.P.S. measurement (NAD 83, Grid) from the GeoShack VRS network.

KNOW ALL MEN BY THESE PRESENTS:

That Stacy 75 partners, LP, through the undersigned authority, does hereby adopt this plat designating the described property as "**STACY GREEN**", Lots 1R & 2R, Block A, an addition to the City of Allen, Texas, and does hereby dedicate to the public use forever the streets and alleys thereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

Stacy 75 partners, LP,

a Texas limited partnership By: STACY 75 PARTNERS GP LLC a Texas limited liability company

BY: PRA GP NO.2. INC.. a Texas corporation its manager

BY: \_\_\_\_\_

it general partner

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Julian Hawes, Jr., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Stacy 75 partners, LP and that he executed the same as the act of such Stacy 75 partners, LP for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for State of \_\_\_\_\_

My Commission Expires:

SURVEYORS CERTIFICATE

I, Leonard J. Lueker, do hereby 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.

Leonard J. Lueker Registered Professional Land Surveyor

Texas Registration No. 5714 Winkelmann & Associates, Inc. 6750 Hillcrest Plaza Drive, Suite 325 Dallas, Texas 75230 (972) 490-7090

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Leonard J. Lueker, 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 purposes and considerations therein.

Notary Public in and for the State of Texas

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.

Julian Hawes, Jr., Vice President

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ , 2018.

		CUR	VE TAB
NO.	DELTA	RADIUS	LENGTH
C1	41°50'59"	82.50'	60.26'
C2	38°16'20"	37.50'	25.05'
C3	11°06'33"	82.50'	16.00'
C4	31°04'16"	440.00'	238.61'
C5	43°25'55"	40.00'	30.32'
C6	57°34'16"	30.00'	30.14'
C7	57°34'16"	30.00'	30.14'
C8	90°00'00"	30.00'	47.12'
C9	89°56'48"	30.01'	47.12'
C10	90°00'00"	10.00'	15.71'
C11	90°00'00"	10.00'	15.71'
C12	88°08'58"	10.00'	15.38'
C13	30°19'55"	54.00'	28.59'
C14	30°19'55"	12.00'	6.35'
C15	90°00'00"	15.00'	23.56'
C16	35°41'05"	30.00'	18.68'
C17	23°57'05"	30.00'	12.54'
C18	12°32'04"	216.10'	47.28'
C19	52°59'49"	78.54'	72.65'
C20	16°47'51"	28.33'	8.31'

Chai Plani Date Exec Mayo The foreg subm day d

Dallas, Texas 75230

ph 972-490-7090

Dallas, Texas 75231

(972) 385-4100

H. WETSEL SURVEY, ABSTRACT NO. 1026, IN THE

CITY OF ALLEN, COLLIN COUNTY, TEXAS

01	JRVEYOF	<b><u>R</u></b> 1 & Assoc.	OWNEF	<b>R</b> 5 partners	. LP	STA		EN				EET <b>2</b>	<u> </u>
										Date: 08.24.18	Scale : N/A	File : 71503.0E - PPLT SITE1	Project No.: 71503.0E
												Ē1	
	8.28'	N05°48'49"E		L20	S00°45'57"E	7.00'	J						
	70.09'	S25°24'22"W		L19	N89°15'36"E	13.63'							
,	47.18'	N86°24'23"W		L18	N00°56'47"W	9.90'	-				-		
	18.38' 12.45'	N18°36'32"W		L16 L17	N09°51'39"E	2.00'						- ` 7	L
	21.21'	N44°14'03"E		L15 L16	S89°14'03"W S44°14'03"W	22.44' 8.19'							
	6.28'	S75°36'00"E		L14	S89°14'03"W	26.52'					L		É
	28.25'	N75°36'00"W		L13	S44°14'03"W	18.83'							ð
	13.91'	N44°50'26"W		L12	N00°45'57"W	5.00'	]					ם מ	
_	14.14' 14.14'	S45°45'57"E N44°14'03"E		L10	S89°14'03"W	10.00'							
_	42.43'	S45°45'57"E		L9 L10	S44°14'03"W S00°45'57"E	19.14' 5.00'							5
	42.43'	S44°14'03"W		L8	N44°14'03"E	10.86'							ſ
	28.89'	N61°58'49"W		L7	S00°45'57"E	9.53'	1						
+	29.60	S20°57'02"W S61°58'49"E		L5 L6	N89°14'40"E	29.06'							
'	235.70' 29.60'	N75°13'50"W S20°57'02"W		L4 L5	N00°45'57"W S00°45'57"E	42.43' 8.43'							
	15.97'	S05°05'22"E		L3	S89°14'03"W	14.74'							
	24.59'	S29°46'48"E		L2	N89°14'03"E	52.58'	-						
	58.93'	S69°50'28"E		L1	N00°45'57"W	57.33'							
+	CH. L	CH. B		LINE #	BEARING	DISTANCE	1			Η			
BL	E				LINE TABL	E	]			H. WETSEL			101
for sul day	egoing Re omitted to y of	gned, the City Se eplat of " <b>STACY</b> the Planning and , 2018.	GREEN Zoning	I", Lots 1F	R & 2R, Block A,	to the City of A	Allen was		No. DATE	L SURVEY, ABSTRACT NO. 1026	COLLIN COUNTY, TEXAS	STACY 75 PARTNERS, LP	N. CENTRAL EAFRESSWAT DALLAS, TEXAS, 75231
Th	e undersig	gned, the City Se	cretary o	of the City of	of Allen, Texas, I	nereby certifies	s that the					6750 HI DALLAS,	
	ecuted Pro	o-forma			Date				REVISIO	W I	S A	CONSULTING 6750 HILLCREST PLAZA DRIVE, SUITE DALLAS, TEXAS 75230	Texas Engine Texas Surveyors No. COPVRIGHT © 2018
Da	te				Date				z	n ke	ssoci	CIVIL 325	ers Registration 10086600 Ex Winkelmann
	airman Inning and	Zoning Commis	sion		Secret Planni	tary ng and Zoning	Commission			lma	sociates, ]	ENGINEERS SI (972) ( 972) (	in No. 89 bires 12/31/2018 & Associates Inc.
Ар	proved				Attest				APPROV	uu	[nc.	SURVEYORS 972) 490-7090 972) 490-7099 FAX	

AGENDA DATE:	September 18, 2018
SUBJECT:	Conduct a Public Hearing and consider a request for a Replat for Stacy Green, Lots 3R & 4R, Block A; generally located south of Stacy Road and west of U.S. Highway 75. (PL-082718-0050) [Stacy Green]
STAFF RESOURCE:	Hayley Angel, AICP Candidate Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	Planned Development No. 45 - Adopted July, 1987 Planned Development No. 45 - Amended October, 2017 Preliminary Plat - Approved March, 2018 Final Plat - Approved June, 2018
LEGAL NOTICES:	None.
ANTICIPATED COUNCIL DATE:	None.

#### **BACKGROUND**

The property is generally located south of Stacy Road and west of U.S. Highway 75. The properties to the north, west (across Chelsea Boulevard right-of-way), and south are zoned Planned Development PD No. 45 Shopping Center SC. To the east (across US Highway 75), the properties are zoned Planned Development PD No. 73 Shopping Center SC.

A Planned Development amendment was approved in October 2017. A Final Plat was approved in June 2018. A Site Plan for Lots 3R and 4R, Block A are currently under review. Platting is the last step in the development process.

The Replat shows two lots at approximately 3.288± acres. There are a total of eight access points into the development; two on U.S. Highway 75 Service Road, two on Chelsea Boulevard right-of-way, and four through internal access drives. The plat also shows various easements required for development of the property.

The Replat has been reviewed by the Technical Review Committee and meets the standards of the <u>Allen Land</u> <u>Development Code</u>.

#### **STAFF RECOMMENDATION**

I make a motion to approve the Replat for Stacy Green, Lots 3R and 4R, Block A; generally located south of Stacy Road and west of U.S. Highway 75.

#### **ATTACHMENTS:**

VICINITY MAP NOT TO SCALE
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STACY 75 PARTNERS, LP CC #20180108000031730 O.P.R.C.C.T.

	CURVE TABLE							
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B			
C1	22°53'15"	200.00'	79.89'	79.36'	N64°25'51"W			
C2	15°15'05"	235.00'	62.55'	62.37'	N06°29'59"E			
C3	31°04'16"	440.00'	238.61'	235.70'	S75°13'50"E			
C4	15°22'17"	40.00'	10.73'	10.70'	S62°59'30"E			
C5	89°59'51"	30.00'	47.12'	42.43'	S10°52'37"E			
C6	90°34'22"	30.00'	47.42'	42.64'	N79°24'32"E			
C7	97°36'42"	30.01'	51.13'	45.17'	N13°44'27"W			
C8	86°03'59"	30.00'	45.06'	40.95'	S77°09'20"W			
C9	30°05'48"	419.50'	220.36'	217.83'	N75°43'03"W			
C10	8°55'04"	24.50'	3.81'	3.81'	S84°46'31"W			
C11	17°54'44"	208.51'	65.19'	64.92'	N64°15'43"W			
C12	4°14'12"	208.51'	15.42'	15.41'	N59°11'37"W			
C13	4°32'03"	200.00'	15.83'	15.82'	N64°26'14"W			
C14	31°02'53"	29.54'	16.01'	15.81'	S64°11'08"E			

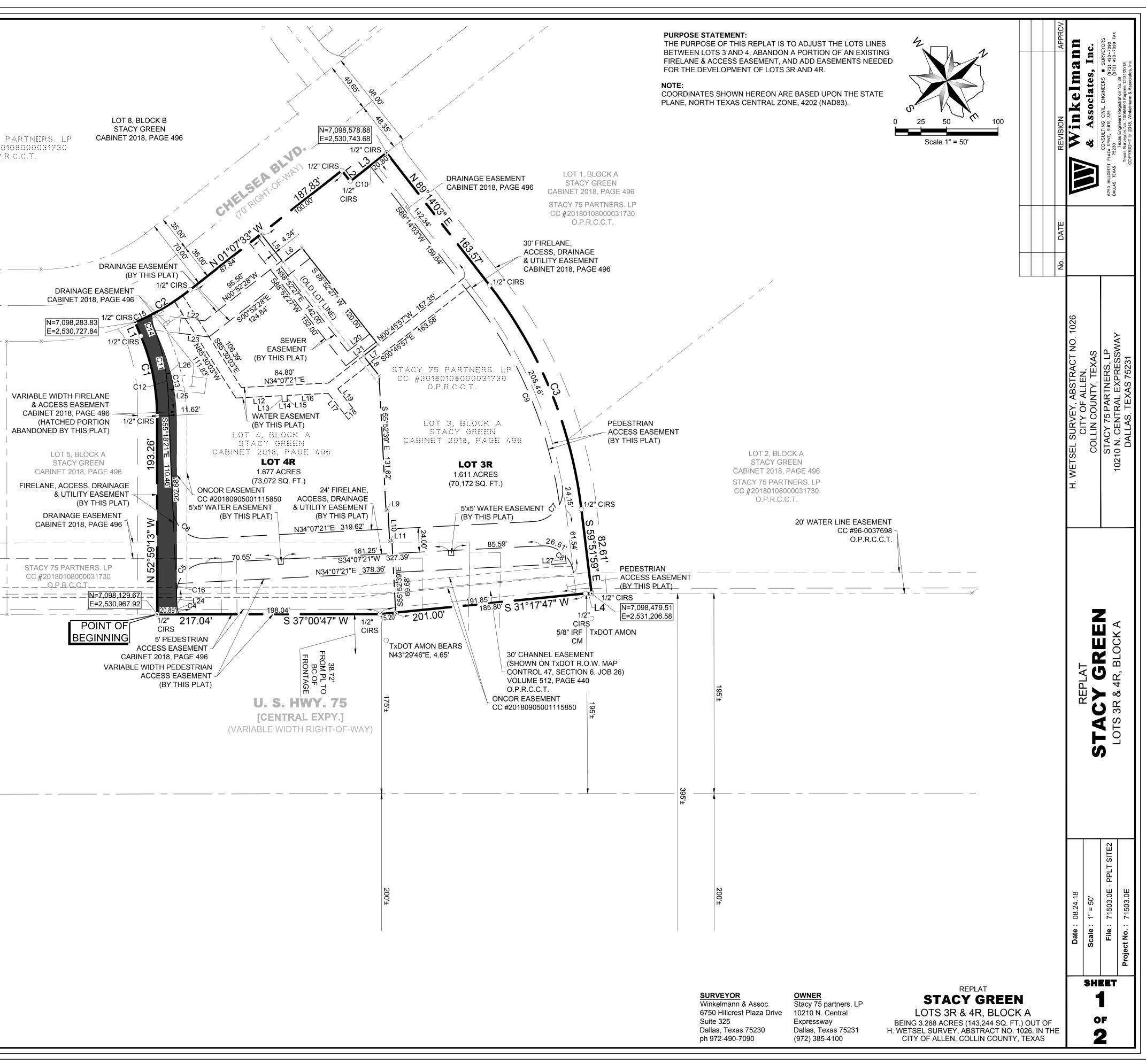
	LINE TABLE					
LINE #	BEARING	DISTANCE				
L1	N75°52'28"W	14.61'				
L2	N88°52'27"E	13.35'				
L3	N01°07'33"W	45.02'				
L4	S37°00'47"W	5.98'				
L5	N88°52'27"E	35.00'				
L6	N01°07'33"W	23.00'				
L7	S01°07'33"E	18.00'				
L8	N88°52'27"E	24.53'				
L9	N34°07'21"E	2.00'				
L10	S55°52'39"E	30.00'				
L11	N34°07'21"E	2.31'				
L12	S34°07'21"W	44.79'				
L13	N55°52'39"W	6.00'				
L14	S34°07'21"W	5.00'				
L15	S55°52'39"E	6.00'				

LINE TABLE					
LINE #	BEARING	DISTANCE			
L16	S34°07'21"W	40.22'			
L17	S89°14'03"W	25.82'			
L18	S00°45'57"E	10.00'			
L19	N89°14'03"E	23.66'			
L20	N01°07'33"W	27.34'			
L21	N01°07'33"W	37.34'			
L22	N44°07'32"E	23.26'			
L23	S44°07'32"W	29.47'			
L25	S44°07'32"W	6.01'			
L26	N44°07'32"E	4.55'			

STACY 75 PARTNERS. LP \_\_\_\_\_O.P.R.C.C.T\_\_\_\_ \_\_\_\_\_\_N=7,098,129.67 \_\_\_\_\_\_\_E=2,530,967.92

### ABBREVIATION LEGEND

ABBR. DEFINITION	
IRF IRON ROD FOUND	
CIRS IRON ROD SET w/RED PLASTIC CAP STAMPED "V	VAI"
CIRF IRON ROD FOUND w/CAP	
CC# COUNTY CLERK'S INSTRUMENT No.	
SQ. FT. SQUARE FEET	
CM CONTROLLING MONUMENT	
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, T	EXAS
TxDOT TEXAS DEPARTMENT OF TRANSPORTATION	
BLVD. BOULEVARD	
DR. DRIVE	
RD. ROAD	
HWY. HIGHWAY	
LN. LANE	
U.S. UNITED STATES	



OWNERS CERTIFICATE

STATE OF TEXAS COUNTY OF COLLIN §

WHEREAS, We, Stacy 75 partners, LP, are the sole owners of a tract of land situated in the H. WETSEL SURVEY, ABSTRACT NO. 1026, in the City of Allen, Collin County, Texas, being all of Lots 3 and 4, Block A, of Stacy Green, an addition to the City of Allen, Collin County, Texas, according to the Plat thereof recorded in Cabinet 2018, Page 496, Official Public Records, Collin County, Texas, and being a portion of a tract of land described in deed to Stacy 75 partners, LP as recorded in County Clerk's Instrument No. 20180108000031730, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for South corner of said Lot 4 and the East corner of Lot 5, Block A, of said Stacy Green on the Northwest right-of-way of U. S. Highway 75 (Central Expressway), a variable width right-of-way;

THENCE departing the Northwest right-of-way of said U.S. Highway 75, along the Southwest lines of said Lot 4 and the Northeast lines of said Lot 5, the following courses and distances:

North 52 deg 59 min 13 sec West, a distance of 193.26 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set, said point being the beginning of a curve to the left having a radius of 200.00 feet, a central angle of 22 deg 53 min 15 sec, a chord bearing of 64 deg 25 min 51 sec West, and a chord length of 79.36 feet;

Along said curve to the left, an arc distance of 79.89 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

North 75 deg 52 min 28 sec West, a distance of 14.61 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the West corner of said Lot 4 and the North corner of said Lot 5 on the East right-of-way of Chelsea Boulevard, a 70-foot right-of-way at this point, said point being the beginning of a non-tangent curve to the left having a radius of 235.00 feet, a central angle of 15 deg 15 min 05 sec, a chord bearing of North 06 deg 29 min 59 sec East, and a chord length of 62.37 feet;

THENCE along the East right-of-way of said Chelsea Boulevard and the West lines of said Lots 4 and 3, the following courses and distances:

Along said non-tangent curve to the left, an arc distance of 62.55 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

North 01 deg 07 min 33 sec West, a distance of 187.83 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

North 88 deg 52 min 27 sec East, a distance of 13.35 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner on the East right-of-way of said Chelsea Boulevard, a 98-foot right-of-way at this point;

North 01 deg 07 min 33 sec West, a distance of 45.02 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the Northwest corner of said Lot 3 and the Southwest corner of Lot 1, Block A, of said Stacy Green;

THENCE departing the East right-of-way of said Chelsea Boulevard, along the North lines of said Lot 3, the following courses and distances;

North 89 deg 14 min 03 sec East, along the South line of said Lot 1, a distance of 163.57 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set, said point being the beginning of a curve to the right having a radius of 440.00 feet, a central angle of 31 deg 04 min 16 sec, a chord bearing of South 75 deg 13 min 50 sec East, and a chord length of 235.70 feet;

Along said curve to the right, the South line of said Lot 1, and the South line of Lot 2, Block A, of said Stacy Green, an arc distance of 238.61 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner:

South 59 deg 51 min 59 sec East, along the Southwest line of said Lot 2, a distance of 82.61 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the Southeast corner of said Lot 2 and the Northeast corner of said Lot 3 on the Northwest right-of-way of said U. S. Highway 75;

THENCE along the Northwest right-of-way of said U.S. Highway 75 and the Southeast lines of said Lots 3 and 4, the following courses and distances:

South 37 deg 00 min 47 sec West, a distance of 5.98 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

South 31 deg 17 min 47 sec West, a distance of 201.00 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 37 deg 00 min 47 sec West, continuing along the Northwest right-of-way of said U. S. Highway 75 and the Southeast line of said Lot 4, a distance of 217.04 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 143,244 square feet or 3.288 acres of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 10th day of August, 2016, utilizing a G.P.S. measurement (NAD 83, Grid) from the GeoShack VRS network.

KNOW ALL MEN BY THESE PRESENTS:

That Stacy 75 partners, LP, through the undersigned authority, does hereby adopt this plat designating the described property as "**STACY GREEN**", Lots 3R & 4R, Block A, an addition to the City of Allen, Texas, and does hereby dedicate to the public use forever the streets and alleys thereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

Stacy 75 partners, LP, a Texas limited partnership

By: STACY 75 PARTNERS GP LLC a Texas limited liability company it general partner

BY: PRA GP NO.2, INC., a Texas corporation its manager

BY: \_\_\_\_\_

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Julian Hawes, Jr., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Stacy 75 partners, LP and that he executed the same as the act of such Stacy 75 partners, LP for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for State of \_\_\_\_\_

My Commission Expires:

SURVEYORS CERTIFICATE

I, Leonard J. Lueker, do hereby 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.

Leonard J. Lueker Registered Professional Land Surveyor Texas Registration No. 5714 Winkelmann & Associates, Inc. 6750 Hillcrest Plaza Drive, Suite 325 Dallas, Texas 75230

STATE OF TEXAS COUNTY OF DALLAS §

(972) 490-7090

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Leonard J. Lueker, 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 purposes and considerations therein.

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.

Julian Hawes, Jr., Vice President

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

Ma foi

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hairman anning and Zoning Comm	ission	Secretary Planning and Zoning Commission		mann tes, Inc.	■ (972) (972) (1/201 tes, I
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ayor		Date			CONSULTING CIVIL ENGINEERS 6750 HILLCREST PLAZA DRIVE, SUITE 325 DALLAS, TEXAS 75230 Texas Engineers Registration No. 89 Texas Surveyors No. 10086600 Expires 12/3 COPYRIGHT © 2018, Winkelmann & Associa
ne undersigned, the City S	ecretary of the City of Allen,	Texas, hereby certifies that the			6750 F
regoing Replat of "STAC	<b>Y GREEN</b> ", Lots 3R & 4R, E nd Zoning Commission and a	Block A, to the City of Allen was approved by it on the	DATE		
			, Z		
ity Secretary, City of Allen					
				). 1026	٨
				H. WETSEL SURVEY, ABSTRACT NO. 10 CITY OF ALLEN, COLLIN COUNTY. TEXAS	STACY 75 PARTNERS, LP 10210 N. CENTRAL EXPRESSWAY DALLAS, TEXAS 75231
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				08.24.18 N/A	71503.0E - 71503.0E
				Date : 08.24.18 Scale : N/A	File : 7
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S <mark>URVEYOR</mark> Vinkelmann & Assoc.	<u>OWNER</u> Stacy 75 partners, LP	REPLAT STACY GREI	EN		EET <b>2</b>
vinkeimann & Assoc. 750 Hillcrest Plaza Drive suite 325 vallas, Texas 75230 h 972-490-7090	Stacy 75 partners, LP 10210 N. Central Expressway Dallas, Texas 75231 (972) 385-4100	LOTS 3R & 4R, BLO BEING 3.288 ACRES (143,244 SQ. H. WETSEL SURVEY, ABSTRACT N CITY OF ALLEN, COLLIN COUN	CK A FT.) OUT OF D. 1026, IN THE		of 2
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AGENDA DATE:	September 18, 2018
SUBJECT:	Conduct a Public Hearing and consider a request for a Replat for Stacy Green, Lots 5R & 6R, Block A; generally located south of Stacy Road and west of U.S. Highway 75. (PL-082718-0051) [Stacy Green]
STAFF RESOURCE:	Hayley Angel, AICP Candidate Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	Planned Development No. 45 - Adopted July, 1987 Planned Development No. 45 - Amended October, 2017 Preliminary Plat - Approved March, 2018 Final Plat - Approved June, 2018
LEGAL NOTICES:	None.
ANTICIPATED COUNCIL DATE:	None.

#### **BACKGROUND**

The property is generally located south of Stacy Road and west of U.S. Highway 75. The properties to the north, west (across Chelsea Boulevard right-of-way), and south are zoned Planned Development PD No. 45 Shopping Center SC. To the east (across US Highway 75), the properties are zoned Planned Development PD No. 73 Shopping Center SC.

A Planned Development amendment was approved in October 2017. A Final Plat was approved in June 2018. A Site Plan for Lots 5R and 6R, Block A are currently under review. Platting is the last step in the development process.

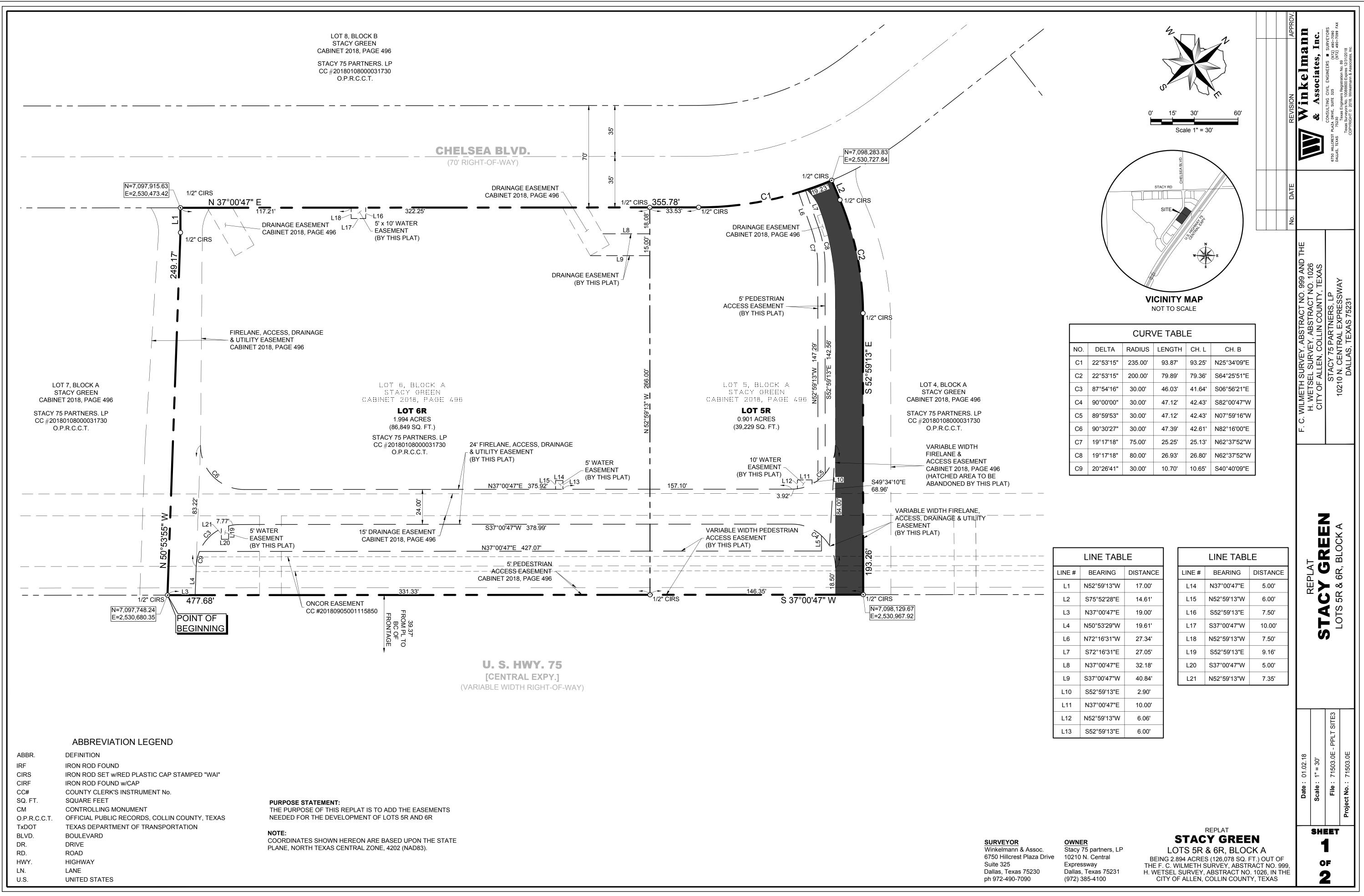
The Replat shows two lots at approximately  $2.894\pm$  acres. There are a total of seven access points into the development; two on U.S. Highway 75 Service Road, two on Chelsea Boulevard right-of-way, and three through internal access drives.

The plat also shows various easements required for development of the property. The Replat has been reviewed by the Technical Review Committee and meets the standards of the <u>Allen Land Development Code</u>.

#### **STAFF RECOMMENDATION**

I make a motion to approve the Replat for Stacy Green, Lots 5R and 6R, Block A; generally located south of Stacy Road and west of U.S. Highway 75.

#### **ATTACHMENTS:**



OWNERS CERTIFICATE

STATE OF TEXAS COUNTY OF COLLIN

WHEREAS, We, Stacy 75 partners, LP, are the sole owners of a tract of land situated in the F. C. WILMETH SURVEY, ABSTRACT NO. 999 and the , H. WETSEL SURVEY, ABSTRACT NO. 1026, in the City of Allen, Collin County, Texas, being all of Lots 5 and 6, Block A, of Stacy Green, an addition to the City of Allen, Collin County, Texas, according to the Plat thereof recorded in Cabinet 2018, Page 496, Official Public Records, Collin County, Texas, and being a portion of a tract of land described in deed to Stacy 75 partners, LP as recorded in County Clerk's Instrument No. 20180108000031730, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the South corner of said Lot 6 and the East corner of Lot 7, Block A, of said Stacy Green on the Northwest right-of-way of U. S. Highway [Central Expressway], a variable width right-of-way as established by right-of-way dedication #3 per Plat of said Stacy Green;

THENCE North 50 deg 53 min 55 sec West, departing the Northwest right-of-way of said U. S. Highway 75, along the Southwest line of said Lot 6 and the Northeast line of said Lot 7, a distance of 249.17 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 52 deg 59 min 13 sec West, continuing along the Southwest line of said Lot 6 and the Northeast line of said Lot 7, a distance of 17.00 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner on the Southeast right-of-way of Chelsea Boulevard, a 70-foot right-of-way;

THENCE North 37 deg 00 min 47 sec East, along the Southeast right-of-way of said Chelsea Boulevard and the Northwest lines of said Lots 5 and 6, a distance of 355.78 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set corner, said point being the beginning of a curve to the left having a radius of 235.00 feet, a central angle of 22 deg 53 min 15 sec, a chord bearing of North 25 deg 34 min 09 sec East, and a chord length of 93.25 feet;

THENCE continuing along the Southeast right-of-way of said Chelsea Boulevard, along the Northwest line of said Lot 5 and said curve to the left, an arc distance of 93.87 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set the North corner of said Lot 5 and the West corner of Lot 4, Block A, of said Stacy Green;

THENCE South 75 deg 52 min 28 sec East, departing the Southeast right-of-way of said Chelsea Boulevard, along the Northeast line of said Lot 5 and the Southwest line of said Lot 4, a distance of 14.61 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the right having a radius of 200.00 feet, a central angle of 22 deg 53 min 15 sec, a chord bearing of South 64 deg 25 min 51 sec East, and a chord length of 79.36 feet;

THENCE continuing along the Northeast line of said Lot 5, the Southwest line of said Lot 4 and said curve to the right, an arc distance of 79.89 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 52 deg 59 min 13 sec East, continuing along the Northeast line of said Lot 5 and the Southwest line of said Lot 4, a distance of 193.26 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the East corner of said Lot 5 and the South corner of said Lot 4 on the Northwest right-of-way of said U. S. Highway 75;

THENCE South 37 deg 00 min 47 sec West, along the Northwest right-of-way of said U. S. Highway 75 and the Southeast lines of said Lots 5 and 6, a distance of 477.68 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 126,078 square feet or 2.894 acres of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 10th day of August, 2016, utilizing a G.P.S. measurement (NAD 83, Grid) from the GeoShack VRS network.

### KNOW ALL MEN BY THESE PRESENTS:

That Stacy 75 partners, LP, through the undersigned authority, does hereby adopt this plat designating the described property as "STACY GREEN", Lots 5R & 6R, Block A, an addition to the City of Allen, Texas, and does hereby dedicate to the public use forever the streets and alleys thereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

Stacy 75 partners, LP, a Texas limited partnership

By: STACY 75 PARTNERS GP LLC a Texas limited liability company it general partner

BY: PRA GP NO.2, INC., a Texas corporation its manager

BY: \_\_\_\_\_

## STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Julian Hawes, Jr., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Stacy 75 partners, LP and that he executed the same as the act of such Stacy 75 partners, LP for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for State of \_\_\_\_

My Commission Expires:\_\_\_\_

SURVEYORS CERTIFICATE

I, Leonard J. Lueker, do hereby 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.

Leonard J. Lueker Registered Professional Land Surveyor Texas Registration No. 5714 Winkelmann & Associates, Inc. 6750 Hillcrest Plaza Drive, Suite 325 Dallas, Texas 75230 (972) 490-7090

STATE OF TEXAS COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Leonard J. Lueker, 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 purposes and considerations therein.

Notary Public in and for the State of Texas

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.

Julian Hawes, Jr., Vice President

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

pproved		Attest			APPROV.	u		EIURS -7090 -7099 FAX	
hairman lanning and Zoning Commis	ssion	Secretary Planning and Zoning Commission				5	<u>^</u> '	(972) (972)	es 12/31/2018 Associates, Inc.
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xecuted Pro-forma					REVISION	Wi)		ZA DRIVE, SUITE 5230 Texas Engine	Texas Surveyors No. COPYRIGHT © 2018,
ayor		Date						6750 MILLCREST PLAZA DRIVE, SUITE 325 DALLAS, TEXAS 75230 Texas Findmeers Redistration No. 89	COPY
		Texas, hereby certifies that the Block A, to the City of Allen was						675( DALI	
ubmitted to the Planning and ay of, 2018	d Zoning Commission and a	pproved by it on the			DATE				
ity Secretary, City of Allen					No.				
						F. C. WILMETH SURVEY, ABSTRACT NO. 999 AND THE H. WETSEL SURVEY, ABSTRACT NO. 1026	CITY OF ALLEN, COLLIN COUNTY, TEXAS	STACY 75 PARTNERS, LP 10210 N. CENTRAL EXPRESSWAY	DALLAS, TEXAS 75231
						REPLAT	STACY GREEN	5R & 6R. BLO	
						Date : 01.02.18	Scale : N/A	File: 71503.0E - PPLT SITE3	Project No.: 71503.0E
<b>SURVEYOR</b> Vinkelmann & Assoc. 6750 Hillcrest Plaza Drive Guite 325 Dallas, Texas 75230 ch 972-490-7090	OWNER Stacy 75 partners, LP 10210 N. Central Expressway Dallas, Texas 75231 (972) 385-4100	REPLAT <b>STACY GREE</b> LOTS 5R & 6R, BLOO BEING 2.894 ACRES (126,078 SQ. F THE F. C. WILMETH SURVEY, ABSTR H. WETSEL SURVEY, ABSTRACT NO CITY OF ALLEN, COLLIN COUNT	CK A T.) OU RACT N . 1026,	0. 999 IN TH	9, E	\$	HE 2 01 2	F	

AGENDA DATE:	September 18, 2018
SUBJECT:	Conduct a Public Hearing and consider a request for a Replat for Stacy Green, Lots 7R, 8R, & 9R, Block A; generally located south of Stacy Road and west of U.S. Highway 75. (PL-082718-0052) [Stacy Green]
STAFF RESOURCE:	Hayley Angel, AICP Candidate Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	Planned Development No. 45 - Adopted July, 1987 Planned Development No. 45 - Amended October, 2017 Preliminary Plat - Approved March, 2018 Final Plat - Approved June, 2018
LEGAL NOTICES:	None.
ANTICIPATED COUNCIL DATE:	None.

#### **BACKGROUND**

The property is generally located south of Stacy Road and west of U.S. Highway 75. The properties to the north, west (across Chelsea Boulevard right-of-way), and south (across Chelsea Boulevard right-of-way) are zoned Planned Development PD No. 45 Shopping Center SC. To the east (across US Highway 75), the properties are zoned Planned Development PD No. 73 Shopping Center SC.

A Planned Development amendment was approved in October 2017. A Final Plat was approved in June 2018. A Site Plan for Lots 7R, 8R, and 9R, Block A are currently under review. Platting is the last step in the development process.

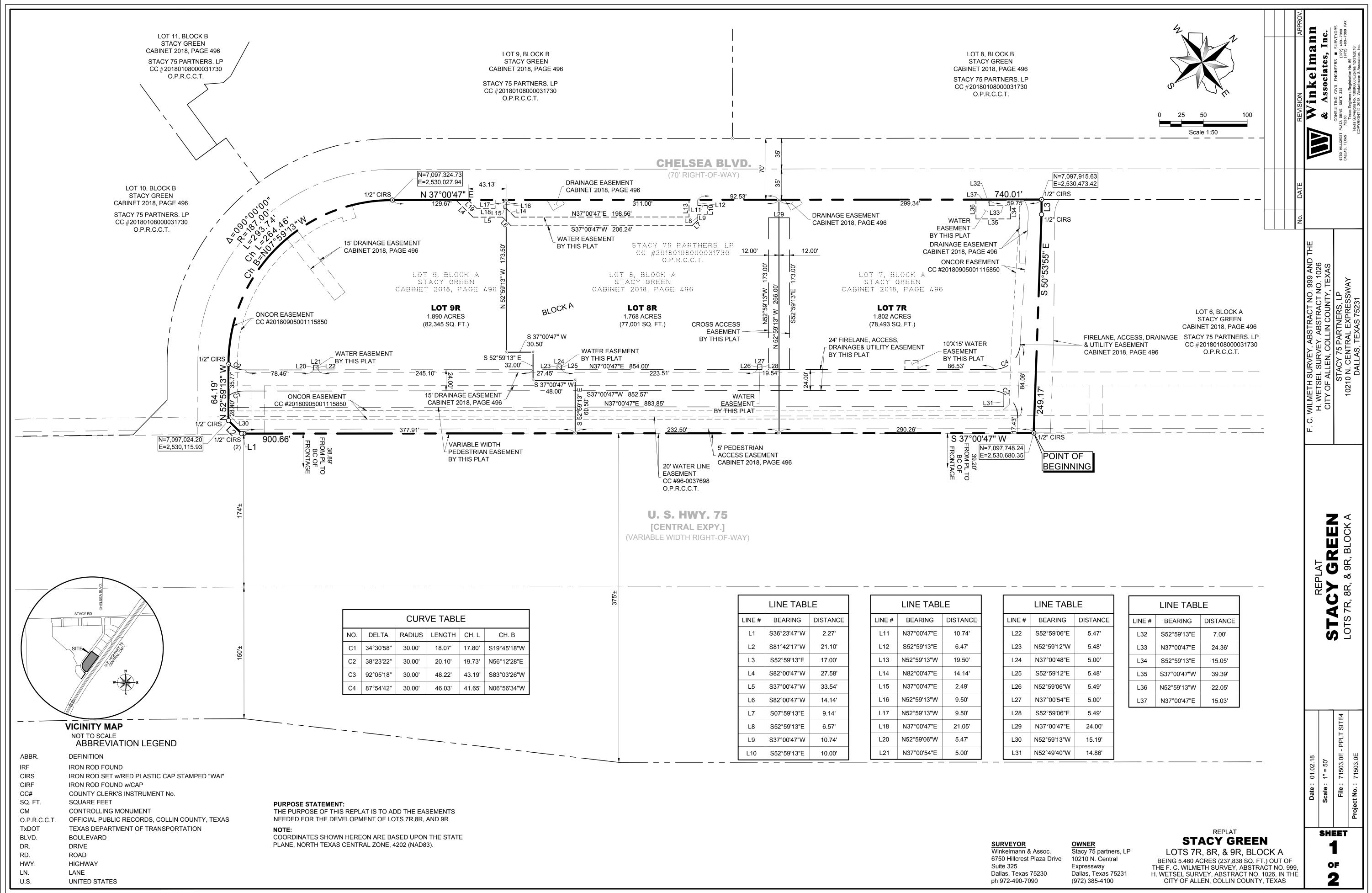
The Replat shows three lots at approximately  $5.460\pm$  acres. There are a total of seven access points into the development; one on U.S. Highway 75 Service Road, four on Chelsea Boulevard right-of-way, and two through internal access drives. The plat also shows various easements required for development of the property.

The Replat has been reviewed by the Technical Review Committee and meets the standards of the <u>Allen Land</u> <u>Development Code</u>.

#### **STAFF RECOMMENDATION**

I make a motion to approve the Replat for Stacy Green, Lots 7R, 8R, and 9R, Block A; generally located south of Stacy Road and west of U.S. Highway 75.

#### **ATTACHMENTS:**



OWNERS CERTIFICATE

STATE OF TEXAS COUNTY OF COLLIN

WHEREAS, We, Stacy 75 partners, LP, are the sole owners of a tract of land situated in the F. C. WILMETH SURVEY, ABSTRACT NO. 999 and the , H. WETSEL SURVEY, ABSTRACT NO. 1026, in the City of Allen, Collin County, Texas, being all of Lots 7, 8, and 9, Block A, of Stacy Green, an addition to the City of Allen, Collin County, Texas, according to the Plat thereof recorded in Cabinet 2018, Page 496, Official Public Records, Collin County, Texas, and being a portion of a tract of land described in deed to Stacy 75 partners, LP as recorded in County Clerk's Instrument No. 20180108000031730, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the East corner of said Lot 7 and the South corner of Lot 6, Block A, of said Stacy Green on the Northwest right-of-way of U. S. Highway 75 [Central Expressway], a variable width right-of-way as established by right-of-way dedication #3 per Plat of said Stacy Green;

THENCE South 37 deg 00 min 47 sec West, along the Southeast lines of said Lots 7, 8, and 9 and the Northwest right-of-way of said U. S. Highway 75, a distance of 900.66 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 36 deg 23 min 47 sec West, continuing along the Southeast line of said Lot 9 and the Northwest right-of-way of said U. S. Highway 75, a distance of 2.27 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner at the East end of a corner clip at the intersection of said U. S. Highway 75 and the Northeast right-of-way of Chelsea Boulevard, a 70-foot right-of-way;

THENCE South 81 deg 42 min 17 sec West, along said corner clip, a distance of 21.10 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner on the Northeast right-of-way of said Chelsea Boulevard;

THENCE North 52 deg 59 min 13 sec West, along the Northeast right-of-way of said Chelsea Boulevard, a distance of 64.19 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the right having a radius of 187.00 feet, a central angle of 90 deg 00 min 00 sec, a chord bearing of North 07 deg 59 min 13 sec West, and a chord length of 264.46 feet;

THENCE along the Easterly right-of-way of said Chelsea Boulevard, an arc distance of 293.74 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner on the Southeast right-of-way of said Chelsea Boulevard and the Northwest line of said Lot 9;

THENCE North 37 deg 00 min 47 sec East, along the Southeast right-of-way of said Chelsea Boulevard and the Northwest lines of said Lots 9, 8, and 7, a distance of 740.01 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set the North corner of said Lot 7 and the West corner of said Lot 6;

THENCE South 52 deg 59 min 13 sec East, departing the Southeast right-of-way of said Chelsea Boulevard, along the Northeast line of said Lot 7 and the Southwest line of said Lot 6, a distance of 17.00 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set;

THENCE South 50 deg 53 min 55 sec East, continuing along the Northeast line of said Lot 7 and the Southwest line of said Lot 6, a distance of 249.17 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 237,838 square feet or 5.460 acres of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 10th day of August, 2016, utilizing a G.P.S. measurement (NAD 83, Grid) from the GeoShack VRS network.

KNOW ALL MEN BY THESE PRESENTS:

That Stacy 75 partners, LP, through the undersigned authority, does hereby adopt this plat designating the described property as "STACY GREEN", Lots 7R, 8R, & 9R, Block A, an addition to the City of Allen, Texas, and does hereby dedicate to the public use forever the streets and alleys thereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

Stacy 75 partners, LP, a Texas limited partnership

By: STACY 75 PARTNERS GP LLC a Texas limited liability company it general partner

BY: PRA GP NO.2, INC., a Texas corporation its manager

BY: \_\_\_\_\_

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Julian Hawes, Jr., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Stacy 75 partners, LP and that he executed the same as the act of such Stacy 75 partners, LP for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for State of \_\_\_\_\_

My Commission Expires:\_\_\_\_\_

SURVEYORS CERTIFICATE

I, Leonard J. Lueker, do hereby 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.

Leonard J. Lueker Registered Professional Land Surveyor Texas Registration No. 5714 Winkelmann & Associates, Inc. 6750 Hillcrest Plaza Drive, Suite 325 Dallas, Texas 75230 (972) 490-7090

STATE OF TEXAS COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Leonard J. Lueker, 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 purposes and considerations therein.

Notary Public in and for the State of Texas

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.

Julian Hawes, Jr., Vice President

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

pproved		Attest	APPROV.			:YORS 7090 7099 FAX	
hairman lanning and Zoning Commi	ission	Secretary Planning and Zoning Commission		lman	ites, Inc.	HEERS ■ SURVEYORS (972) 490-7090 (972) 490-7099 1	n No. 89 ires 12/31/2018 & Associates, Inc.
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he undersigned the City Si	ecretary of the City of Allen	, Texas, hereby certifies that the				6750 HILL DALLAS, T	
reasing Deplet of "CTAC)		a 9R, Block A, to the City of Allen was approved by it on the	DATE				
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ity Secretary, City of Allen				Щ Щ			
				F. C. WILMETH SURVEY, ABSTRACT NO. 999 AND THE	uzo (AS		
				WILMETH SURVEY, ABSTRACT NO. 999 ANI	CITY OF ALLEN, COLLIN COUNTY, TEXA	LP	1
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Vinkelmann & Assoc. 750 Hillcrest Plaza Drive Suite 325 Dallas, Texas 75230	Stacy 75 partners, LP 10210 N. Central Expressway Dallas, Texas 75231	LOTS 7R, 8R, & 9R, B BEING 5.460 ACRES (237,838 SC THE F. C. WILMETH SURVEY, ABS H. WETSEL SURVEY, ABSTRACT N	). FT.) OUT OF TRACT NO. 999,		0	F	
h 972-490-7090	(972) 385-4100	CITY OF ALLEN, COLLIN COU				2	

AGENDA DATE:	September 18, 2018
SUBJECT:	Conduct a Public Hearing and consider a request for a Replat for Stacy Green, Lots 5R & 6R, Block B; generally located south of Stacy Road and west of Chelsea Boulevard right-of-way. (PL-082718-0053) [Stacy Green]
STAFF RESOURCE:	Hayley Angel, AICP Candidate Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	Planned Development No. 45 - Adopted July, 1987 Planned Development No. 45 - Amended October, 2017 Preliminary Plat - Approved March, 2018 Final Plat - Approved June, 2018
LEGAL NOTICES:	None.
ANTICIPATED COUNCIL DATE:	None.

#### **BACKGROUND**

The property is generally located south of Stacy Road and west of Chelsea Boulevard right-of-way. The properties to the north (across Stacy Road) are zoned Planned Development PD No. 92 Shopping Center SC. The properties to the west, south, and east (across Chelsea Boulevard right-of-way) are zoned Planned Development PD No. 45 Shopping Center SC.

A Planned Development amendment was approved in October 2017. A Final Plat was approved in June 2018. A Site Plan for Lot 6R, Block B is currently under review. Platting is the last step in the development process.

The Replat shows two lots at approximately  $3.855\pm$  acres. There are a total of five access points into the development; one on Chelsea Boulevard (right-of-way) and four through internal access drives. The plat also shows various easements required for development of the property.

The Replat has been reviewed by the Technical Review Committee and meets the standards of the <u>Allen Land</u> <u>Development Code</u>.

#### **STAFF RECOMMENDATION**

I make a motion to approve the Replat for Stacy Green, Lots 5R and 6R, Block B; generally located south of Stacy Road and west of Chelsea Boulevard right-of-way.

#### **ATTACHMENTS:**

