



**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.

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: September 18, 2018

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

STAFF RESOURCE: 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.

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:

September 18, 2018

SUBJECT:

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

STAFF RESOURCE:

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., 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
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.

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.

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

3. 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.

Chairman Trahan opened the public hearing.

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

Motion: **Upon a motion by 1st Vice-Chair Platt, and a second by 2nd 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 1st 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.

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]

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.

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 2nd 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.

Adjournment

The meeting adjourned at 7:23 p.m.

These minutes approved this _____ day of _____ 2018.

Ben Trahan, Chairman

Hayley Angel, AICP Candidate

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION

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± 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 Allen Land Development Code.

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

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:

Replat



PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION

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± 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 Allen Land Development Code.

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

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:

Replat

MOUNTAINPRIZE, INC.
CC# 20120618000720450
O.P.R.C.C.T.

STACY-CHELSEA
COMMERCIAL ADDITION
LOT 1, BLOCK A
CC # 20111114010002400
O.P.R.C.C.T.

LOT 1R, BLOCK 1
ALLEN PREMIUM
OUTLETS
CABINET Q, PAGE 538
O.P.R.C.C.T.

APPLE NINE HOSPITALITY
OWNERSHIP, INC.
CC #20080926001157050
O.P.R.C.C.T.

CHELSEA ALLEN
DEVELOPMENT, L.P.
LOT 1, BLOCK 2

ALLEN PREMIUM
OUTLETS LP
%SIMON PROPERTY
GROUP
CC #20170622000812650
CABINET 2018, PAGE
630; O.P.R.C.C.T.

ALLEN PREMIUM OUTLETS
LOT 4, BLOCK 1
CABINET L, SLIDE 680
O.P.R.C.C.T.

JIMMIE C. EVANS
CC #20180605000892610
O.P.R.C.C.T.

WOODSIDE AVE.
INVESTORS, LLC
CC# 20120713000851310
O.P.R.C.C.T.

ALLEN PREMIUM OUTLETS
LOT 5-1, BLOCK 1
CABINET L, SLIDE 680
O.P.R.C.C.T.



Winkelmann & Associates, Inc.
SURVEYORS & ENGINEERS
6750 HILLCREST PLAZA, SUITE 325
DALLAS, TEXAS 75230
TEL: (972) 485-7099 FAX: (972) 485-7099
Texas Surveyor No. 1008800 Expires 12/31/2018
Professional Engineer Registration No. 120102018
CORPORATE # 2014, Incorporated in Texas

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
LOTS 1R & 2R, BLOCK A

Date : 08.24.18

Scale : 1" = 40'

File : 71503.0E - PPLT SITE1

Project No. : 71503.0E

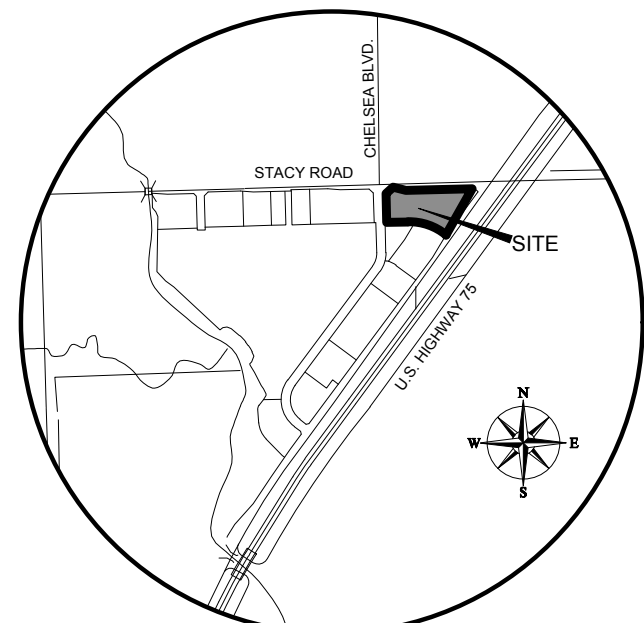
SHEET
1
2

LOT 6, BLOCK B
STACY GREEN
CABINET 2018, PAGE 496

STACY 75 PARTNERS, LP
CC #20180108000031730
O.P.R.C.C.T.

STACY 75 PARTNERS, LP
CC #20180108000031730
O.P.R.C.C.T.

LOT 8, BLOCK B
STACY GREEN
CABINET 2018, PAGE 496



VICINITY MAP
NOT TO SCALE

CHELSEA BLVD.
(70' RIGHT-OF-WAY)

STACY RD.
(VARIABLE WIDTH RIGHT-OF-WAY)

U.S. HWY. 75
(CENTRAL EXPY.)
(VARIABLE WIDTH RIGHT-OF-WAY)

POINT OF BEGINNING

LOT 4, BLOCK A
STACY GREEN
CABINET 2018, PAGE 496

ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRS	IRON ROD SET w/RED PLASTIC CAP STAMPED "WAI"
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, TEXAS
TxDOT	TEXAS DEPARTMENT OF TRANSPORTATION
BLVD.	BOULEVARD
DR.	DRIVE
RD.	ROAD
HWY.	HIGHWAY
LN.	LANE
U.S.	UNITED STATES

LOT 3, BLOCK A
STACY GREEN
CABINET 2018, PAGE 496

STACY 75 PARTNERS, LP
CC #20180108000031730
O.P.R.C.C.T.

*SEE SHEET 2 FOR PLAT VERBAGE &
LINE AND CURVE TABLES

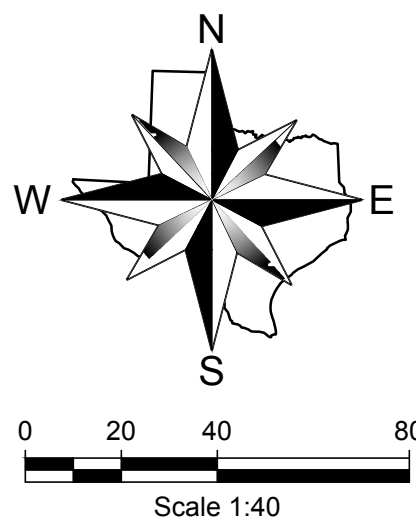
PURPOSE STATEMENT:
THE PURPOSE OF THIS REPLAT IS TO ADD AND ABANDON
EASEMENTS NEEDED FOR THE DEVELOPMENT OF LOTS 1R & 2R.

NOTE:
COORDINATES SHOWN HEREON ARE BASED UPON THE STATE
PLANE, NORTH TEXAS CENTRAL ZONE, 4202 (NAD83).

SURVEYOR
Winkelmann & Assoc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, Texas 75230
ph 972-490-7090

OWNER
Stacy 75 partners, LP
10210 N. Central
Expressway
Dallas, Texas 75231
(972) 385-4100

REPLAT
STACY GREEN
LOTS 1R & 2R, BLOCK A
BEING 3.928 ACRES (171,023 SQ. FT.) OUT OF
H. WETSEL SURVEY, ABSTRACT NO. 1026, IN THE
CITY OF ALLEN, COLLIN COUNTY, TEXAS



U.S. HWY. 75
(CENTRAL EXPY.)
(VARIABLE WIDTH RIGHT-OF-WAY)

40.84'
FROM RL TO
BC OF
FRONTAGE

XCF BEARS
S57°15'45"E, 0.93'

XCF BEARS
N14°50'23"E, 0.83'

Scale 1:40

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION

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 Allen Land Development Code.

STAFF RECOMMENDATION

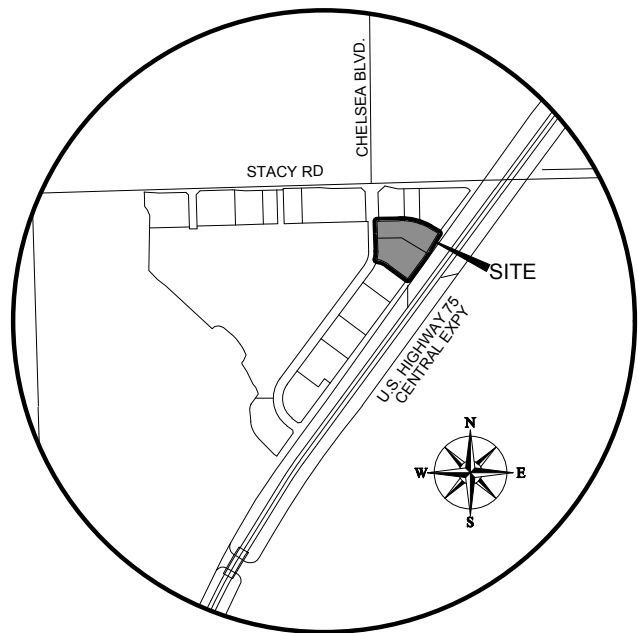
Staff recommends approval.

MOTION

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:

Replat



VICINITY MAP
NOT TO SCALE

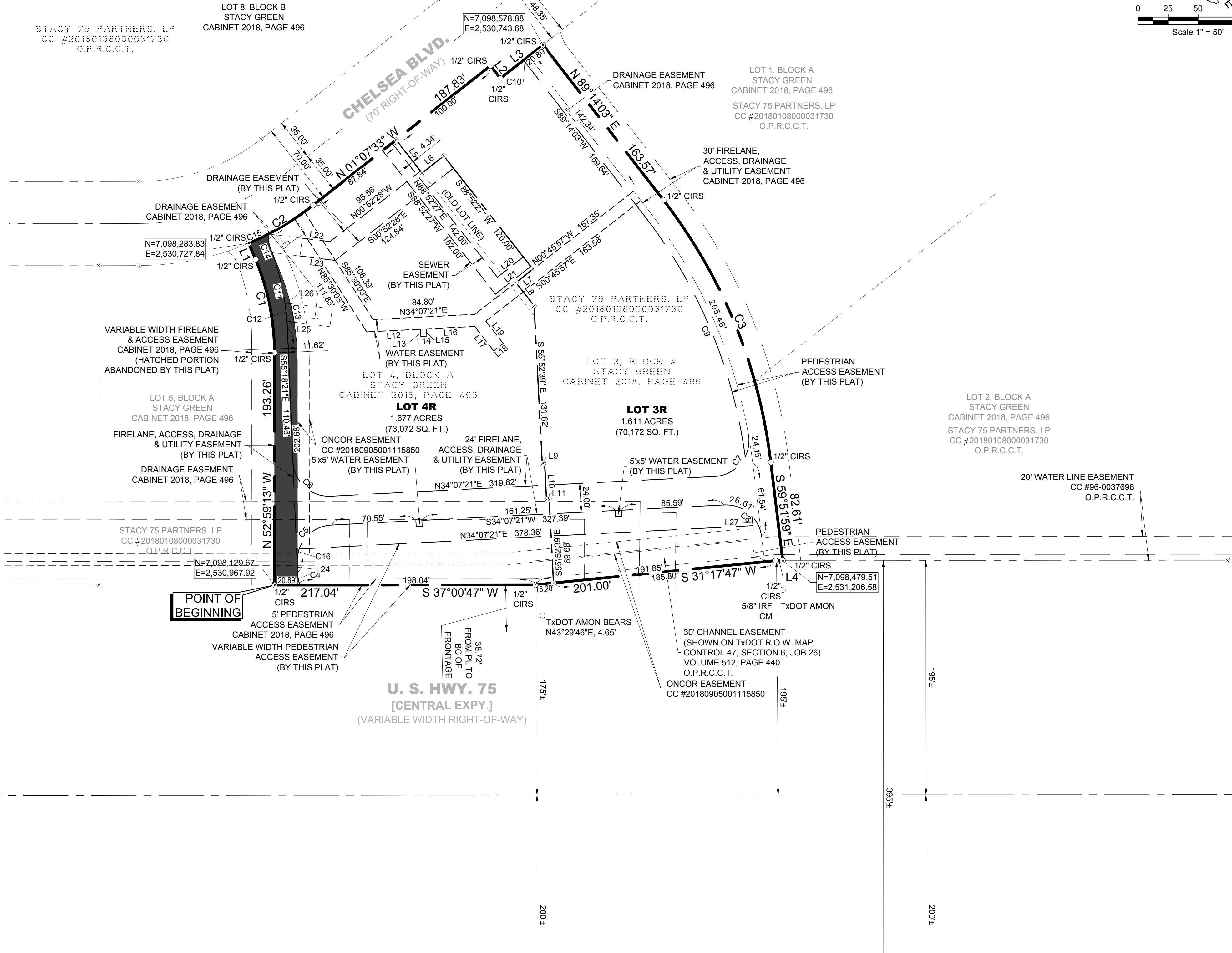
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	22°53'15"	200.00'	79.89'	79.36'	N64°25'51"W
C2	15°15'05"	235.00'	62.55'	62.37'	N06°29'59"E
C3	31°04'16"	440.00'	238.61'	235.70'	S75°13'50"E
C4	15°22'17"	40.00'	10.73'	10.70'	S62°59'30"E
C5	89°59'51"	30.00'	47.12'	42.43'	S10°52'37"E
C6	90°34'22"	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'

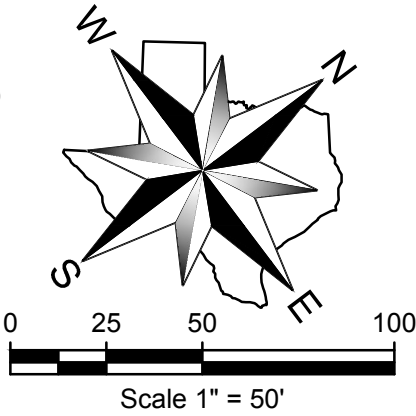
ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRS	IRON ROD SET w/RED PLASTIC CAP STAMPED "WAI"
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, TEXAS
TxDOT	TEXAS DEPARTMENT OF TRANSPORTATION
BLVD.	BOULEVARD
DR.	DRIVE
RD.	ROAD
HWY.	HIGHWAY
LN.	LANE
U.S.	UNITED STATES



PURPOSE STATEMENT:
THE PURPOSE OF THIS REPLAT IS TO ADJUST THE LOTS LINES BETWEEN LOTS 3 AND 4, ABANDON A PORTION OF AN EXISTING FIRELANE & ACCESS EASEMENT, AND ADD EASEMENTS NEEDED FOR THE DEVELOPMENT OF LOTS 3R AND 4R.

NOTE:
COORDINATES SHOWN HEREON ARE BASED UPON THE STATE PLANE, NORTH TEXAS CENTRAL ZONE, 4202 (NAD83).



REVISION		APPROV.
No.	DATE	

Winkelmann & Associates, Inc.
SURVEYORS & ENGINEERS
6750 HILLCREST PLAZA, SUITE 325
DALLAS, TEXAS 75230
TEL: (972) 485-1999 FAX: (972) 485-1999
O.P.R.C.C.T. # 20180108000031730

H. WETSEL SURVEY, ABSTRACT NO. 1026
CITY OF ALLEN,
COLLIN COUNTY, TEXAS
STACY GREEN
STACY 75 PARTNERS, LP
10210 N. CENTRAL EXPRESSWAY
DALLAS, TEXAS 75231

REPLAT
STACY GREEN
LOTS 3R & 4R, BLOCK A

Date : 08/24/18
Scale : 1" = 50'
File : 71503.0E - PPLT SITE2
Project No. : 71503.0E

SHEET
1
2

SURVEYOR
Winkelmann & Assoc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, Texas 75230
ph 972-490-7090

OWNER
Stacy 75 partners, LP
10210 N. Central
Expressway
Dallas, Texas 75231
(972) 385-4100

REPLAT
STACY GREEN
LOTS 3R & 4R, BLOCK A
BEING 3.288 ACRES (143,244 SQ. FT.) OUT OF
H. WETSEL SURVEY, ABSTRACT NO. 1026, IN THE
CITY OF ALLEN, COLLIN COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF COLLIN §

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;

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. 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.H.E.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 23 min 59 sec East, and a chord length of 62.37 feet;

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;

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;

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;

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.

That Stacy V5 partners, L.P., through the undersigned authority, does hereby adopt this plan 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 improvements shall be the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growth 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 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.

Witness my hand this _____ day of _____, 2018.

Stacy 75 partners, LP,
a Texas limited partnership

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

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

BY: _____
Julian Hawes, Jr., Vice President

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:_____

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.

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

Notary Public in and for the State of Texas

Approved

Attest

Chairman
Planning and Zoning Commission

Secretary
Planning and Zoning Commission

Date _____

Date _____

Executed Pro-forma

Mayor

Date _____

The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Replat of **"STACY GREEN"**, Lots 3R & 4R, Block A, 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

SHEET

SURVEYOR
Winkelmann & Assoc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, Texas 75230
ph 972-490-7090

OWNER
Stacy 75 partners, LF
10210 N. Central
Expressway
Dallas, Texas 75231
(972) 385-4100

REPLAT
STACY GREEN
LOTS 3R & 4R, BLOCK A
BEING 3.288 ACRES (143,244 SQ. FT.) OUT OF
H. WETSEL SURVEY, ABSTRACT NO. 1026, IN THE
CITY OF ALLEN, COLLIN COUNTY, TEXAS

G:\715\03\0E\SURVEY\Plats\71503.0E - PPLT SITE2.dwg

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION

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± 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 Allen Land Development Code.

STAFF RECOMMENDATION

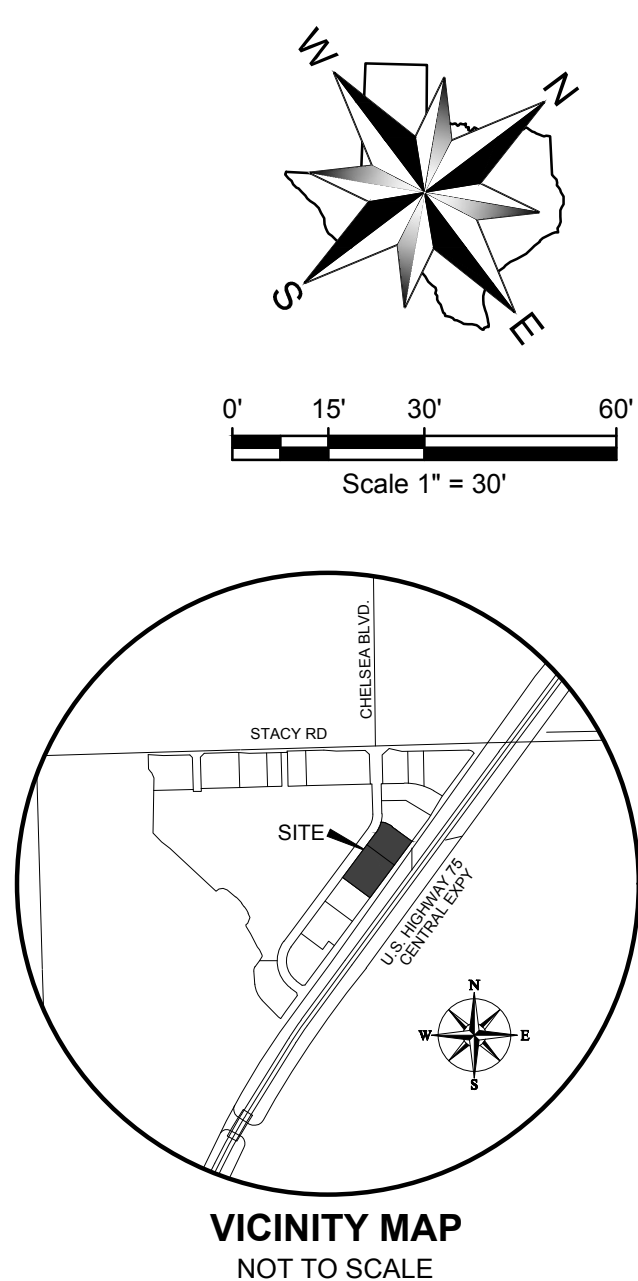
Staff recommends approval.

MOTION

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:

Replat



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N52°59'13"W	17.00'
L2	S75°52'28"E	14.61'
L3	N37°00'47"E	19.16'
L4	N50°53'29"W	19.61'
L6	N72°16'31"W	27.34'
L7	S72°16'31"E	27.05'
L8	N37°00'47"E	32.18'
L9	S37°00'47"W	40.84'
L10	S52°59'13"E	2.90'
L11	N37°00'47"E	10.00'
L12	N52°59'13"W	6.06'
L13	S52°59'13"E	6.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L14	N37°00'47"E	5.00'
L15	N52°59'13"W	6.00'
L16	S52°59'13"E	7.50'
L17	S37°00'47"W	10.00'
L18	N52°59'13"W	7.50'
L19	S52°59'13"E	9.16'
L20	S37°00'47"W	5.00'
L21	N52°59'13"W	7.35'

PURPOSE STATEMENT:
THE PURPOSE OF THIS REPLAT IS TO ADD THE EASEMENTS
NEEDED FOR THE DEVELOPMENT OF LOTS 5R AND 6R

SURVEYOR
Winkelmann & Assoc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, Texas 75230
ph 972-490-7090

OWNER
Stacy 75 partners, LP
10210 N. Central
Expressway
Dallas, Texas 75231
(972) 385-4100

REPLAT
STACY GREEN
LOTS 5R & 6R, BLOCK A
BEING 2.894 ACRES (126,078 SQ. FT.) OUT OF
THE F. C. WILMETH SURVEY, ABSTRACT NO. 999,
H. WETSEL SURVEY, ABSTRACT NO. 1026, IN THE
CITY OF ALLEN, COLLIN COUNTY, TEXAS

[illegible]

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION

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± 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 Allen Land Development Code.

STAFF RECOMMENDATION

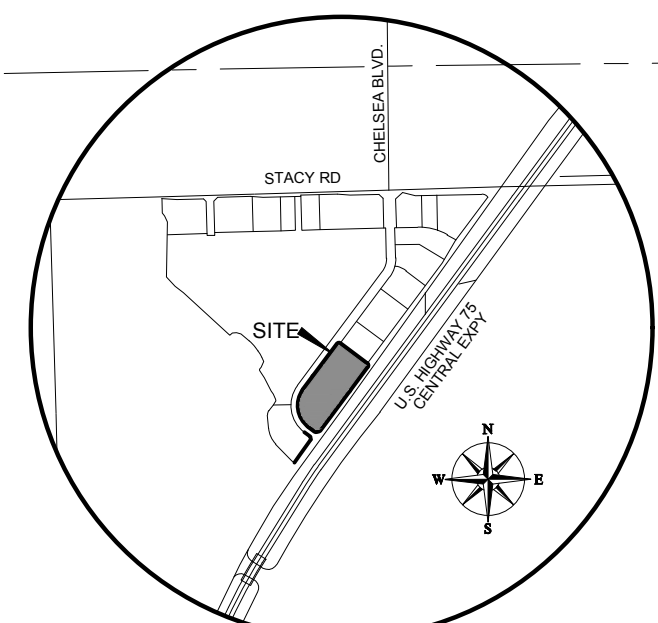
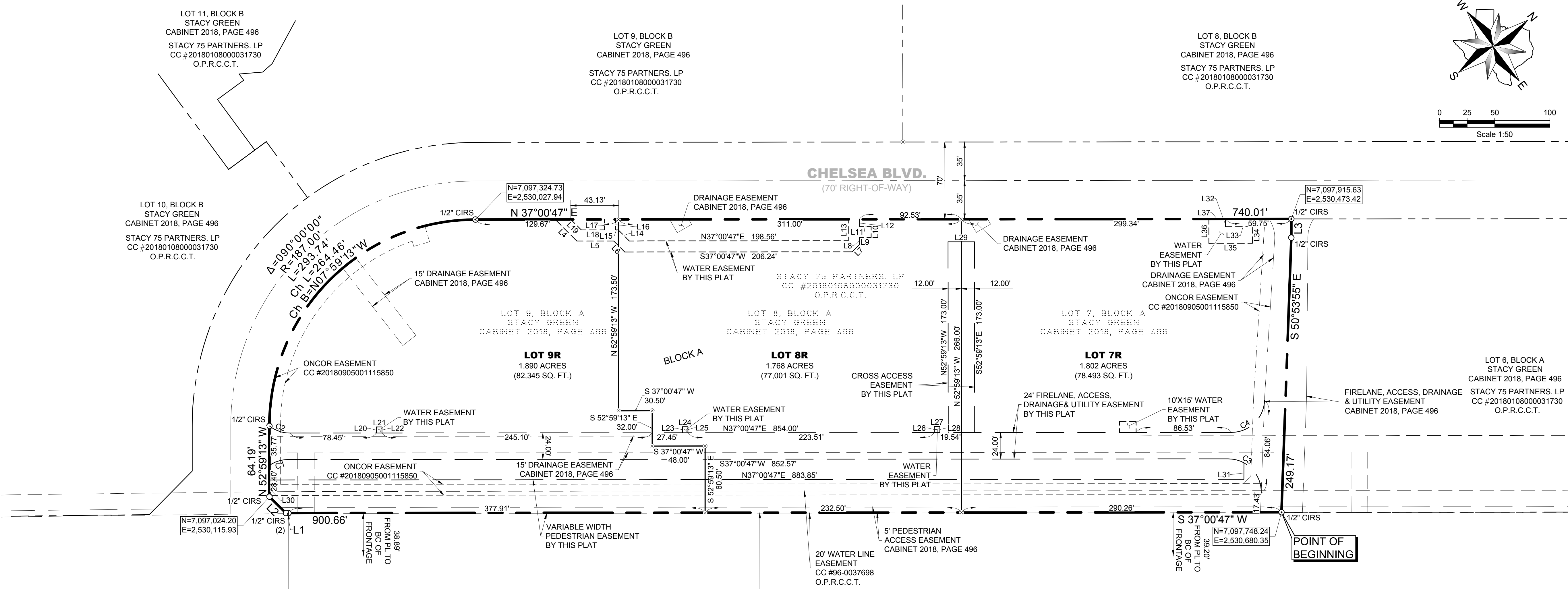
Staff recommends approval.

MOTION

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:

Replat



VICINITY MAP
NOT TO SCALE

ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRS	IRON ROD SET w/RED PLASTIC CAP STAMPED "WAI"
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, TEXAS
TxDOT	TEXAS DEPARTMENT OF TRANSPORTATION
BLVD.	BOULEVARD
DR.	DRIVE
RD.	ROAD
HWY.	HIGHWAY
LN.	LANE
U.S.	UNITED STATES

PURPOSE STATEMENT:
THE PURPOSE OF THIS REPLAT IS TO ADD THE EASEMENTS NEEDED FOR THE DEVELOPMENT OF LOTS 7R, 8R, AND 9R

NOTE:
COORDINATES SHOWN HEREON ARE BASED UPON THE STATE PLANE, NORTH TEXAS CENTRAL ZONE, 4202 (NAD83).

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	34°30'58"	30.00'	18.07'	17.80'	S19°45'18"W
C2	36°23'22"	30.00'	20.10'	19.73'	N56°12'28"E
C3	92°05'18"	30.00'	48.22'	43.19'	S83°03'26"W
C4	87°54'42"	30.00'	46.03'	41.65'	N06°56'34"W

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S36°23'47"W	2.27'
L2	S81°42'17"W	21.10'
L3	S52°59'13"E	17.00'
L4	S82°00'47"W	27.58'
L5	S37°00'47"W	33.54'
L6	S82°00'47"W	14.14'
L7	S07°59'13"E	9.14'
L8	S52°59'13"E	6.57'
L9	S37°00'47"W	10.74'
L10	S52°59'13"E	10.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L11	N37°00'47"E	10.74'
L12	S52°59'13"E	6.47'
L13	N52°59'13"W	19.50'
L14	N82°00'47"E	14.14'
L15	N37°00'47"E	2.49'
L16	N52°59'13"W	9.50'
L17	N52°59'13"W	9.50'
L18	N37°00'47"E	21.05'
L20	N52°59'06"W	5.47'
L21	N37°00'54"E	5.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L22	S52°59'06"E	5.47'
L23	N52°59'12"W	5.48'
L24	N37°00'48"E	5.00'
L25	S52°59'12"E	5.48'
L26	N52°59'06"W	5.49'
L27	N37°00'54"E	5.00'
L28	S52°59'06"E	5.49'
L29	N37°00'47"E	24.00'
L30	N52°59'13"W	15.19'
L31	N52°49'40"W	14.86'

LINE TABLE		
LINE #	BEARING	DISTANCE
L32	S52°59'13"E	7.00'
L33	N37°00'47"E	24.36'
L34	S52°59'13"E	15.05'
L35	S37°00'47"W	39.39'
L36	N52°59'13"W	22.05'
L37	N37°00'47"E	15.03'

SURVEYOR
Winkelmann & Assoc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, Texas 75230
ph 972-490-7090

OWNER
Stacy 75 partners, LP
10210 N. Central
Expressway
Dallas, Texas 75231
(972) 385-4100

REPLAT
STACY GREEN
LOTS 7R, 8R, & 9R, BLOCK A
BEING 5.480 ACRES (237,838 SQ. FT.) OUT OF
THE F. C. WILMETH SURVEY, ABSTRACT NO. 999,
H. WETSEL SURVEY, ABSTRACT NO. 1026, IN THE
CITY OF ALLEN, COLLIN COUNTY, TEXAS

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 LOTS 7R, 8R, & 9R, BLOCK A		DATE: 01.02.18 Scale: 1" = 50' File: 71503.0E - PPLT SITE4 Project No.: 71503.0E	
SHEET 1 2		Winkelmann & Associates, Inc. 6750 HILLCREST PLAZA, SUITE 325 DALLAS, TEXAS 75230 TEL: (972) 490-7090 FAX: (972) 490-7099 www.winkelmannandassociates.com	

STATE OF TEXAS §
COUNTY OF COLLIN §

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 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. 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 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 52 deg 59 min 13 sec West, and a chord length of 264.46 feet;

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 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. measurement (NAD 83, Grid) from the GeoShack VRS network.

That Stacy T5 partners, L.P., Lots 7R, 8R, & 9R, Block A, now hereby add to 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 on any of these easement strips in any way endangering or interfering with the construction 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.

Witness my hand this _____ day of _____, 2018.

Stacy 75 partners, LP,
a Texas limited partnership

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

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

BY: _____
Julian Hawes, Jr., Vice President

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:_____

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.

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

Notary Public in and for the State of Texas

Approved

Attest

Chairman
Planning and Zoning Commission

Secretary
Planning and Zoning Commission

Date _____

Date _____

Executed Pro-forma

Mayor

Date _____

The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Replat of **"STACY GREEN"**, Lots 7R, 8R, & 9R, Block A, 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
Winkelmann & Assoc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, Texas 75230
ph 972-490-7090

OWNER
Stacy 75 partners, LP
10210 N. Central
Expressway
Dallas, Texas 75231
(972) 385-4100

REPLAT
STACY GREEN
LOTS 7R, 8R, & 9R, BLOCK A
BEING 5.460 ACRES (237,838 SQ. FT.) OUT OF
THE F. C. WILMETH SURVEY, ABSTRACT NO. 999,
H. WETSEL SURVEY, ABSTRACT NO. 1026, IN THE
CITY OF ALLEN, COLLIN COUNTY, TEXAS

REPLAT
STACY GREEN
LOTS 7R, 8R, & 9R, BLOCK A

STACY 75 PARTNERS, LP
10210 N. CENTRAL EXPRESSWAY
DALLAS, TEXAS 75231

SHEET
2
OF
2

Winkelmann
& Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
7550 HILLCREST PLAZA, SUITE 325
DALLAS, TEXAS 75231
(972) 400-7099
(972) 400-7099 FAX
Texas Engineer Registration No. 912
Texas Surveyor No. 1006800 Expires 12/31/2018
COPYRIGHT © 2018, Winkelmann & Associates, Inc.

A

File: 71503.0E - PPLT SITE4

Project No.: 71503.0E

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION

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± 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 Allen Land Development Code.

STAFF RECOMMENDATION

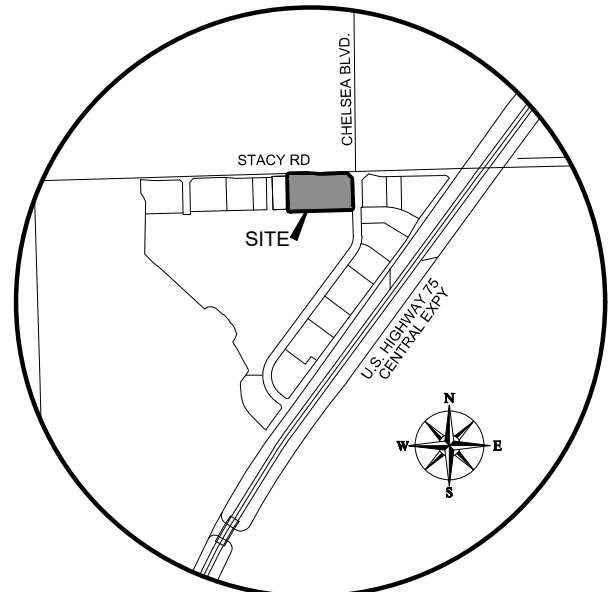
Staff recommends approval.

MOTION

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:

Replat



VICINITY MAP
NOT TO SCALE

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S46°07'33"E	43.35'
L2	N01°07'33"W	5.00'
L3	N88°52'27"E	10.00'
L4	S01°07'33"E	5.00'
L5	N01°07'33"W	5.00'
L6	N88°52'27"E	10.00'
L7	S01°07'33"E	5.00'
L8	S01°07'33"E	7.27'
L9	S46°20'43"E	57.18'

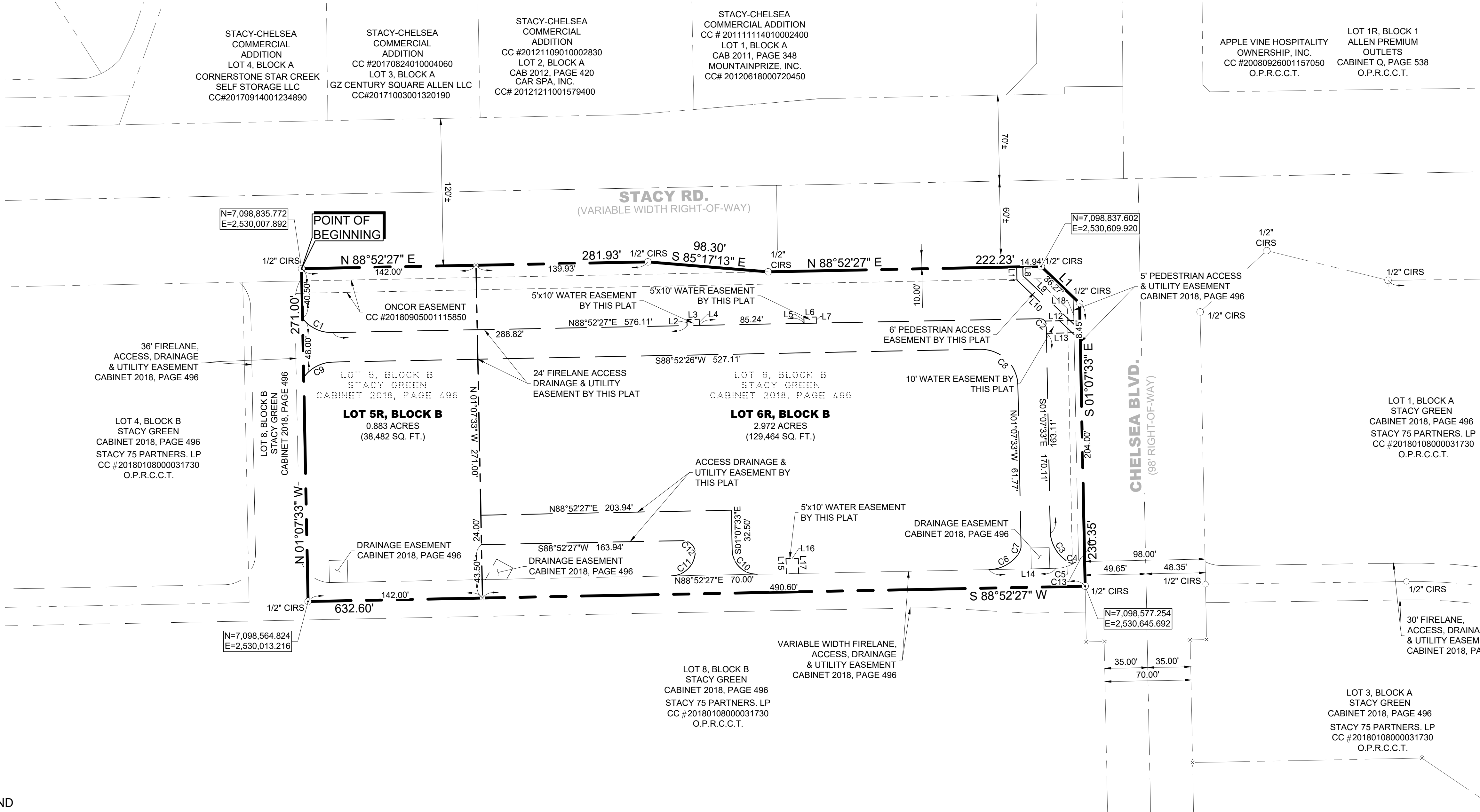
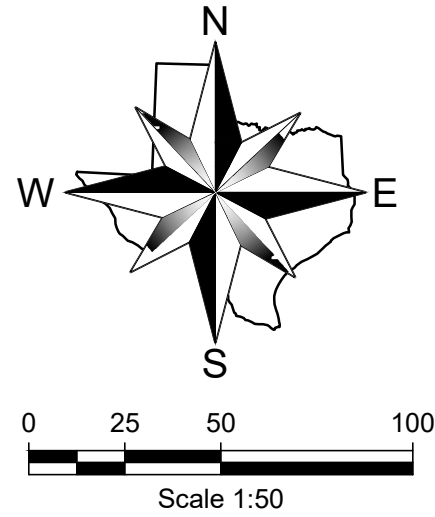
LINE TABLE		
LINE #	BEARING	DISTANCE
L10	N46°20'43"W	64.22'
L11	N01°07'33"W	10.76'
L12	N88°52'27"E	23.49'
L13	S88°52'27"W	22.49'
L14	S88°52'27"W	54.50'
L15	N01°07'33"W	12.28'
L16	N88°52'27"E	10.00'
L17	S01°07'33"E	12.28'
L18	S01°07'33"E	18.85'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	53°07'48"	30.00'	27.82'	26.83'	S64°33'39"E
C2	90°00'00"	5.00'	7.85'	7.07'	N46°07'33"W
C3	55°09'34"	30.32'	29.19'	28.08'	S33°08'51"E
C4	62°42'18"	5.00'	5.47'	5.20'	N87°46'13"E
C5	32°27'23"	30.00'	16.99'	16.77'	N72°38'46"E
C6	54°54'02"	30.00'	28.75'	27.66'	N61°25'27"E
C7	32°09'12"	11.61'	6.52'	6.43'	N16°40'18"E
C8	90°00'00"	30.00'	47.12'	42.43'	N46°07'33"W

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C9	53°07'44"	30.00'	27.82'	26.83'	S62°18'30"W
C10	90°00'00"	20.00'	31.42'	28.28'	S46°07'33"E
C11	81°22'24"	20.00'	28.40'	26.08'	N48°11'16"E
C12	97°58'15"	10.00'	17.10'	15.09'	N41°29'12"W
C13	19°06'38"	30.00'	10.01'	9.96'	N46°51'45"E

PURPOSE STATEMENT:
THE PURPOSE OF THIS REPLAT IS TO ADD THE EASEMENTS NEEDED FOR THE DEVELOPMENT OF LOTS 5R & 6R AND ABANDON DRAINAGE EASEMENTS THAT ARE NO LONGER NEEDED.

NOTE:
COORDINATES SHOWN HEREON ARE BASED UPON THE STATE PLANE, NORTH TEXAS CENTRAL ZONE, 4202 (NAD83).



ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRS	IRON ROD SET w/RED PLASTIC CAP STAMPED "WAI"
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, TEXAS
TxDOT	TEXAS DEPARTMENT OF TRANSPORTATION
BLVD.	BOULEVARD
DR.	DRIVE
RD.	ROAD
HWY.	HIGHWAY
LN.	LANE
U.S.	UNITED STATES

SURVEYOR
Winkelmann & Assoc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, Texas 75230
ph 972-490-7090

OWNER
Stacy 75 partners, LP
10210 N. Central
Expressway
Dallas, Texas 75231
(972) 385-4100

REPLAT
STACY GREEN
LOTS 5R & 6R, BLOCK B
BEING 3.855 ACRES (171,023 SQ. FT.) OUT OF
THE F. C. WILMETH SURVEY, ABSTRACT NO. 999,
and the H. WETSEL SURVEY, ABSTRACT NO. 1026,
IN THE CITY OF ALLEN, COLLIN COUNTY, TEXAS

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