



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION REGULAR MEETING
TUESDAY, AUGUST 2, 2022 – 7:00 PM
CITY COUNCIL CHAMBERS
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013**

1. **Call to Order and Announce a Quorum is Present.**
2. **Pledge of Allegiance.**
3. **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.)
 - 3.1 Receive the Director's Report on action taken on the Planning and Zoning Commission items by City Council at the July 26, 2022, Regular Meeting.
 - 3.2 Approve Minutes from the July 19, 2022, Planning and Zoning Commission Regular Meeting.
 - 3.3 Consider a request for a Final Plat of Lots 2, 3, and 4, Block A, Priya Living Addition, being approximately 6.005 acres located in the John Fyke Survey, Abstract No. 325; generally located east of Bossy Boots Drive and north of Stockton Drive. [PL-071422-0014] (Senior Independent Living)
 - 3.4 Consider a request for a Final Plat for Twin Creeks Watters, being approximately 35.740 acres in the John Fyke Survey, Abstract No. 325; generally located at the northeastern corner of the intersection of Exchange Parkway and Watters Road. [PL-070822-0013] (Twin Creeks Watters)
4. **Regular Agenda.**
 - 4.1 Conduct a Public Hearing and consider a request to amend the development regulations of Parcel 3 of Planned Development No. 68 with a base zoning of Corridor Commercial by adding additional permitted uses relating to the development and use of Lot 3, Block 1, Allen Tech Center Addition; generally located north of Bethany Drive and approximately 440 feet east of Central Expressway, (and commonly known as 604 Bethany Dr.) [ZN-070122-0013] (Bethany Crossing)
 - 4.2 Consider a request for the approval of the 2023-2027 Capital Improvement Program.
5. **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.

6. Adjournment.

This notice was posted at Allen City Hall, 305 Century Parkway, Allen, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, July 29, 2022, 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.

<p>PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA COMMUNICATION</p>

AGENDA DATE:	August 2, 2022
AGENDA CAPTION:	Receive the Director's Report on action taken on the Planning and Zoning Commission items by City Council at the July 26, 2022, Regular Meeting.
STAFF RESOURCE:	Marc Kurbansade, Director of Community Development
STRATEGIC PLANNING GOAL:	Vibrant Community with Lively Destinations and Successful Commercial Centers.

BACKGROUND

At the July 26, 2022, Regular Meeting, City Council approved the request to amend Planned Development No. 54 for the T-Mobile Monopole Conversion.

<p>PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA COMMUNICATION</p>

AGENDA DATE: August 2, 2022

AGENDA CAPTION: Approve Minutes from the July 19, 2022, Planning and Zoning Commission Regular Meeting.

STRATEGIC PLANNING GOAL: Financially Sound and Transparent City Government.

MOTION

I make a motion to approve the minutes from the July 19, 2022, Planning and Zoning Commission Regular Meeting.

ATTACHMENT(S)

[Minutes](#)

PLANNING AND ZONING COMMISSION

REGULAR MEETING

July 19, 2022

ATTENDANCE:

Commissioners Present:

Dan Metevier, Chair
Michael Smiddy, 1st Vice-Chair
Elias Shaikh
Brent Berg
Gary Stocker
Jason Wright

Commissioners Absent:

Kenneth Cook, 2nd Vice-Chair

City Staff Present:

Marc Kurbansade, AICP, Director of Community Development
Hayley Angel, AICP, Planning Manager
Kim Yockey, AICP, Senior Planner
Jessica Johnsen, Planner
Jordan Caudle, Planner
Kaleb Smith, City Attorney

1. Call to Order and Announce a Quorum is Present.

With a quorum of the Commissioners present, Chair Metevier 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.

2. Pledge of Allegiance.

3. 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.)

- 3.1 Received the Director's Report on action taken on the Planning and Zoning Commission items by City Council at the July 12, 2022, Regular Meeting.
- 3.2 Approve Minutes from the July 5, 2022, Planning and Zoning Commission Regular Meeting.
- 3.3 Consider a request for a Replat of Lot 1, Block X, and Lots 1, 2, and 3, Block D, The Farm; generally located at the northeast corner of Alma Drive and Blue Tractor Lane. (PL-062422-0012) [West Lake Park]

Motion: **Upon a motion by Commissioner Berg, and a second by Commissioner Wright, the Commission voted 6 IN FAVOR and 0 OPPOSED to approve the Consent Agenda items as presented.**

The motion carried.

4. Regular Agenda.

- 4.1 Conduct a Public Hearing and consider a request to amend the development regulations in Area 1 of Planned Development No. 3 with a base zoning of Light Industrial to authorize Tract KB, Allen Business Centre II, to be developed and used as a Medical or Dental Office as a permitted use; generally located directly south of Prestige Circle and approximately 500 feet west of Greenville Avenue (and commonly known as 22 Prestige Circle). (ZN-061722-0012) [22 Prestige]

Ms. Johnsen presented the item to the Commission and stated that staff recommends approval of the item.

Chair Metevier opened the public hearing.

With no one speaking, Chair Metevier closed the public hearing.

Motion: **Upon a motion by Commissioner Stocker, and a second by Commissioner Smiddy, the Commission voted 6 IN FAVOR and 0 OPPOSED to recommend approval of an ordinance to amend Planned Development No. 3 with a base zoning of Light Industrial for Lot KB, Allen Business Centre II, as presented.**

The motion carried.

- 4.2 Conduct a Public Hearing and consider a request to amend and restate Specific Use Permit No. 167 authorizing an approximately 4,775 square foot portion of a building located on Lot 1, Block A, Starcreek Village and to remove the section pertaining to change in ownership on property; generally located at the southwestern corner of the intersection of State Highway 121 and Watters Road (and commonly known as 975 State Highway 121, Suite 190). (ZN-062722-0001) [Cigar Lounge]

Ms. Yockey presented the item to the Commission and stated that staff recommends approval of the item.

Chair Metevier opened the public hearing.

With no one speaking, Chair Metevier closed the public hearing.

Motion: **Upon a motion by Commissioner Wright, and a second by Commissioner Berg, the Commission voted 6 IN FAVOR and 0 OPPOSED to recommend approval of the request to amend and restate the development regulations of Specific Use Permit No. 167 with a base zoning of Corridor Commercial, for Lot 1, Block A, Starcreek Village, as presented.**

The motion carried.

5. Executive Session. (As needed)

The Executive Session was not held.

6. Adjournment.

The meeting adjourned at 7:09 p.m.

These minutes were approved this 2nd day of August 2022.

Dan Metevier, CHAIR

Jessica Johnsen, PLANNER

<p style="text-align: center;">PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA COMMUNICATION</p>

AGENDA DATE:	August 2, 2022
AGENDA CAPTION:	Consider a request for a Final Plat of Lots 2, 3, and 4, Block A, Priya Living Addition, being approximately 6.005 acres located in the John Fyke Survey, Abstract No. 325; generally located east of Bossy Boots Drive and north of Stockton Drive. [PL-071422-0014] (Senior Independent Living)
STAFF RESOURCE:	Jordan Caudle, Planner
BOARD/COMMISSION ACTION:	Preliminary Plat - Approved September, 2012 Preliminary Plat - Approved June, 2021 Final Plat - Approved April, 2022
PREVIOUS COUNCIL ACTION:	Planned Development No. 54 - Approved May, 1993 Planned Development No. 108 - Approved July, 2012 Planned Development No. 108 - Approved February, 2021
STRATEGIC PLANNING GOAL:	Vibrant Community with Lively Destinations and Successful Commercial Centers.

BACKGROUND

The subject property is generally located east of Bossy Boots Drive and north of Stockton Drive. The properties to the north are zoned Single-Family Residential (R-6) for the Quail Run Phase I Subdivision. The properties to the west (across Bossy Boots Drive), east, and south are zoned Planned Development No. 108 (PD-108) with a base zoning of Mixed Use (MIX).

In April 2021, City Council adopted a Planned Development for an age-restricted community called Senior Independent Living. A Preliminary Plat was approved in June 2021. A Site Plan was approved for a Senior Independent Living use in November 2021. A Final Plat was approved in April 2022. After Commission approval of the previous plat, a change in ownership occurred. This change requires a new plat to be considered and approved by the Commission. There are no other major changes to the plat.

The Final Plat shows three lots at a total of approximately 6.005 acres. There are two primary points of access to the site--one through Bossy Boots Drive and one from Stockton Drive. There are two future points of access--one that will connect to future development on the subject property's northwestern property line and a second point of access from Stockton Drive. The plat also shows various easements required for development of the property.

The Final Plat has been reviewed by the Technical Review Committee, is generally consistent with the Site Plan, and meets the requirements of the Allen Land Development Code.

STAFF RECOMMENDATION

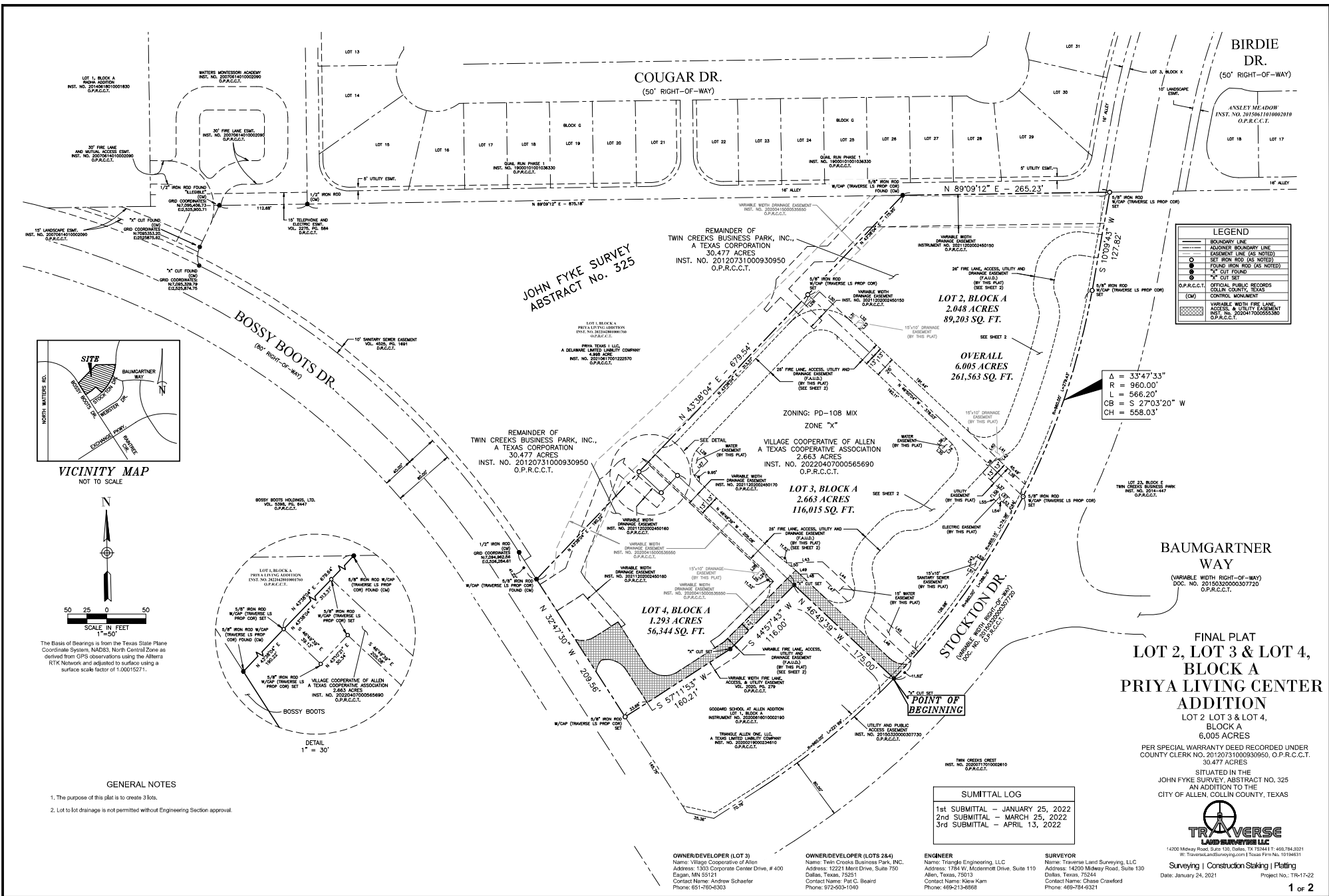
Staff recommends approval.

MOTION

I move to approve the Final Plat of Lots 2, 3, and 4, Block A, Priya Living Addition, as presented.

ATTACHMENT(S)

[Final Plat](#)



OWNERS CERTIFICATE AND DEDICATION

State of Texas §
County of Collin §

Being a 6.005 acre tract of land situated in the John Fyke Survey, Abstract No. 325, City of Allen, Collin County, Texas, being remainder of a 30.477 acre tract of land conveyed to Twin Creeks Business Park, Inc., a Texas Corporation, by Special Warranty Deed, recorded in Instrument No. 20120731000930960, of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being all of a 2.663 acre tract of land conveyed to Village Cooperative of Allen, a Texas Cooperative Association, by Special Warranty Deed, recorded in Instrument No. 2022040700065660, (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a "X" cut in concrete set on the northwesterly right-of-way line of Stockton Drive, (a variable width right-of-way, dedicated by Document No. 2010303000307720), being at the most easterly corner of Lot 1, Block A, of Goddard School at Allen Addition, an addition, to the City of Allen, Collin County, Texas, as in Instrument No. 2020061601002190 of the O.P.R.C.C.T., same being the southeasterly corner of said Village Cooperative of Allen tract; THENCE North 46 degrees 49 minutes 39 seconds East, departing the northwesterly right-of-way line of said Stockton Drive, and the along the common easterly line of said Lot 1, Block A, and the westerly line of said Village Cooperative of Allen tract, a distance of 175.00 feet to an "X" cut in concrete set on the northerly corner of said Lot 1, Block A, and the southeasterly corner of said Twin Creeks Business Park tract;

THENCE South 44 degrees 57 minutes 43 seconds West, along the common northerly line of said Lot 1, Block A, and the southeasterly line of said Twin Creeks Business Park tract, a distance of 116.00 feet to an "X" cut in concrete set on a northerly corner of said Lot 1, Block A, and a southeasterly corner of said Twin Creeks Business Park tract;

THENCE South 57 degrees 11 minutes 53 seconds West, along the common northerly line of said Lot 1, Block A, and the southeasterly line of said Twin Creeks Business Park tract, a distance of 160.21 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set, being the northwest corner of said Lot 1, Block A, being on the northwesterly right-of-way of Bossy Boots Drive (a 80' wide right-of-way), and also being on a southeasterly corner of said Twin Creeks Business Park tract;

THENCE North 32 degrees 47 minutes 30 seconds West, along the common northwesterly right-of-way line of said Bossy Boots Drive, and the westerly line of said Twin Creeks Business Park tract, a distance of 208.36 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" found (controlling monument), being in the northwesterly right-of-way line of said Bossy Boots Drive, and being the most southerly corner of a 4.506 acre tract of land conveyed to Priya Texas LLC, by Special Warranty Deed, recorded in Instrument No. 2021061700122570, of the O.P.R.C.C.T., and the northerly corner of said Twin Creeks Business Park tract;

THENCE North 43 degrees 38 minutes 04 seconds East, departing said right-of-way and along the common southeasterly line of said Priya Texas LLC, and the northerly line of said Twin Creeks Business Park tract, passing the northerly corner of said Village Cooperative of Allen tract, at a distance of 160.22 feet, and continuing a total distance of 679.54 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" found (controlling monument), being the most easterly corner of said Priya Texas LLC, being in the southeasterly subdivision line of said Run Phase 1, recorded in Instrument No. 18000101001036300, of the O.P.R.C.C.T., and being the southerly right-of-way of a 1/4' alley (dedicated by Instrument No. 19000101001036300).

THENCE North 89 degrees 09 minutes 12 seconds East, departing said common corner and along the common southerly subdivision line of said Quail Run Phase 1, and the northerly line of said Twin Creeks Business Park tract, a distance of 265.53 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set in the southerly subdivision line of said Quail Run Phase 1, and being on the easterly right-of-way of said Stockton Drive, and also being on the northerly corner of said Twin Creeks Business Park tract;

THENCE departing the southerly subdivision line of said Quail Run Phase 1, and along the common westerly right-of-way of said Stockton Drive and the southeasterly line of said Twin Creeks Business Park tract, the following two (2) calls:
South 10 degrees 09 minutes 43 seconds West, a distance of 127.82 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set, also being the beginning of a non-circular curve to the right, having a central angle of 33 degrees 47 minutes 33 seconds, a radius of 960.00 feet and being subtended by a chord bearing of South 27 degrees 03 minutes 20 seconds West, a chord distance of 558.03 feet;

Continuing in southeasterly direction, an arc distance of 566.20 feet to the POINT OF BEGINNING and containing 6.005 acres of land (261,563 square feet, more or less).

OWNER'S ACKNOWLEDGEMENT

NOT HEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That, TWIN CREEKS BUSINESS PARK, INC., and VILLAGE COOPERATIVE OF ALLEN, acting as herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the hereinabove described property as LOT 2, LOT 3 & LOT 4 BLOCK A, PRIYA LIVING ADDITION, an addition to the City of Allen, Collin County, Texas, and does hereby dedicate to the public use forever the streets and alleys thereon; and does hereby dedicate the easement strips shown on this 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 use and install any and all part of any buildings, fences, trees, shrubs, or other improvements, or growings 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.

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 _____, 2022.

BY: TWIN CREEKS BUSINESS PARK

Pat C. Beard, President

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2022

Notary Public in and for the State of Texas

Witness my hand this _____ day of _____, 2022.

BY: VILLAGE COOPERATIVE OF ALLEN

Andrew Schaefer, President

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2022

Notary Public in and for the State of Texas

LINE TABLE					
No.	Bearing	Distance	No.	Bearing	Distance
L1	N 32°48'07" W	49.29	L30	S 46°50'04" E	55.49
L2	N 57°43'31" E	35.46	L31	N 43°02'56" E	10.08
L3	S 32°16'29" E	64.84	L32	S 46°50'04" E	15.00
L4	N 57°11'53" E	68.09	L33	S 43°09'36" W	10.06
L5	N 44°57'43" E	67.18	L34	S 43°07'01" W	14.92
L6	N 46°49'39" W	198.82	L35	N 46°52'59" W	10.00
L7	N 47°38'04" E	26.15	L36	N 43°07'01" E	15.05
L8	N 19°46'41" W	7.48	L37	N 46°50'04" W	57.39
L9	N 10°10'38" E	13.15	L38	N 43°09'27" E	26.04
L10	S 87°51'59" E	19.80	L39	S 46°50'04" E	15.00
L11	S 10°09'43" W	30.27	L40	N 43°10'22" E	10.00
L12	N 81°51'59" W	19.94	L41	S 46°50'04" E	15.00
L13	S 10°09'43" E	9.15	L42	S 43°09'36" E	10.00
L14	S 19°46'41" E	7.48	L43	N 88°10'08" E	46.08
L15	S 43°13'11" W	25.83	L44	S 46°49'39" E	56.00
L16	S 46°49'39" E	30.43	L45	S 46°49'39" E	83.66
L17	S 43°10'21" W	47.14	L46	N 46°49'39" W	79.62
L18	S 43°10'20" W	25.67	L47	N 46°49'39" W	51.92
L19	N 46°49'39" W	49.06	L48	S 88°10'08" E	23.33
L20	N 50°59'55" W	26.41	L49	N 46°48'36" W	7.45
L21	S 46°49'39" E	25.52	L50	N 51°00'55" W	14.89
L22	N 43°08'04" E	207.50	L51	N 57°59'35" E	10.00
L23	N 46°22'34" W	26.00	L52	S 57°59'28" E	9.73
L24	S 43°05'52" W	10.00	L53	N 46°50'04" W	17.59
L25	N 46°49'39" W	15.00	L54	S 43°09'36" E	5.00
L26	N 43°05'52" E	10.00	L55	N 46°50'04" W	15.00
L27	N 43°10'59" E	25.15	L56	N 43°09'36" E	15.00
L28	N 46°49'39" W	20.06	L57	S 46°50'04" E	29.85
L29	N 43°41'20" E	55.50			

CURVE TABLE					
Curve No.	Delta	Radius	Length	Chord Bearing	Chord
C1	27°34'29"	30.00	14.44	N 20°58'00" E	14.30
C2	46°30'45"	5.00	3.97	N 57°31'59" E	3.87
C3	66°54'53"	30.00	35.04	S 88°15'24" E	33.06
C4	27°34'29"	30.00	25.84	N 82°02'56" E	25.60
C5	90°31'38"	30.00	47.41	N 77°32'16" E	42.63
C6	127°41'07"	30.00	6.47	N 51°08'21" E	4.42
C7	58°47'22"	30.00	48.06	N 00°55'58" E	43.08
C8	56°40'59"	0.99	0.96	S 68°01'27" E	0.92
C9	39°06'17"	30.00	20.74	N 64°28'44" E	20.52
C10	89°32'29"	56.00	87.52	N 88°23'41" E	78.88
C11	111°03'53"	30.00	38.15	N 77°37'39" E	49.47
C12	33°03'04"	30.00	17.31	N 03°17'08" E	17.23
C13	29°59'19"	56.01	29.31	N 04°49'02" E	28.38
C14	87°37'24"	56.01	85.88	N 54°09'20" E	77.78
C15	12°09'53"	10.44	2.21	S 68°20'54" E	2.21
C16	6°29'47"	10.00	1.13	N 78°37'09" W	1.13
C17	87°58'18"	30.00	46.07	S 54°08'52" E	41.88
C18	28°58'24"	30.00	15.75	S 04°49'02" E	15.52
C19	33°03'20"	56.01	32.31	S 03°17'01" E	31.87
C20	48°11'04"	56.02	45.16	S 40°09'33" E	43.94
C21	25°07'29"	30.00	13.16	S 55°44'04" W	13.05
C22	46°22'11"	56.01	45.33	S 67°02'13" W	44.10
C23	47°00'36"	30.00	24.61	S 68°43'14" W	23.33
C24	58°39'34"	30.00	31.42	S 13°10'23" W	30.00
C25	48°28'36"	56.00	48.30	S 07°58'01" W	46.87
C26	79°21'58"	30.00	41.71	S 07°03'40" E	38.44
C27	48°28'01"	30.00	25.38	S 71°03'40" E	24.63
C28	1°29'36"	960.15	25.11	S 43°19'18" W	25.11
C29	90°27'06"	30.00	47.36	N 01°36'05" E	42.94
C30	89°32'29"	30.00	46.89	N 88°23'41" E	42.26
C31	90°00'28"	30.00	47.13	N 04°49'02" E	42.43
C32	47°04'07"	30.00	24.60	S 68°42'14" W	23.94
C33	47°04'07"	56.01	46.01	S 68°42'14" W	44.75
C34	60°07'11"	56.00	46.73	S 13°13'37" E	46.11
C35	38°05'12"	30.03	19.97	S 01°18'08" W	19.60
C36	46°30'50"	10.00	7.94	S 43°21'21" W	7.74
C37	46°30'50"	30.05	36.11	N 82°21'27" E	33.15
C38	33°57'48"	31.58	1.87	N 48°57'54" W	2.18
C39	37°17'24"	32.48	1.87	N 48°39'56" W	1.87
C40	87°37'36"	950.15	139.20	N 17°40'14" E	138.07
C41	97°14'43"	926.64	149.52	S 17°02'01" W	149.36
C42	07°52'56"	955.97	15.01	S 41°37'16" W	15.01
C43	07°52'56"	936.12	15.00	N 33°04'14" E	15.00
C44	07°37'19"	955.15	10.37	S 27°52'28" W	10.37

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, CHASE CRAWFORD, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the subdivision ordinances of the City of Allen, Texas.

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

Chase Crawford
Registered Professional Land Surveyor
Texas Registration No. 6913

Date:

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2022

Notary Public in and for the State of Texas

OWNER/DEVELOPER (LOT 3)
Name: Village Cooperative of Allen
Address: 12221 Merit Drive, Suite 150
Eagan, MN 55121
Contact Name: Andrew Schaefer
Phone: 651-760-8303

OWNER/DEVELOPER (LOTS 2&4)
Name: Twin Creeks Business Park, Inc.
Address: 12221 Merit Drive, Suite 150
Allen, Texas, 75251
Contact Name: Pat C. Beard
Phone: 972-503-1040

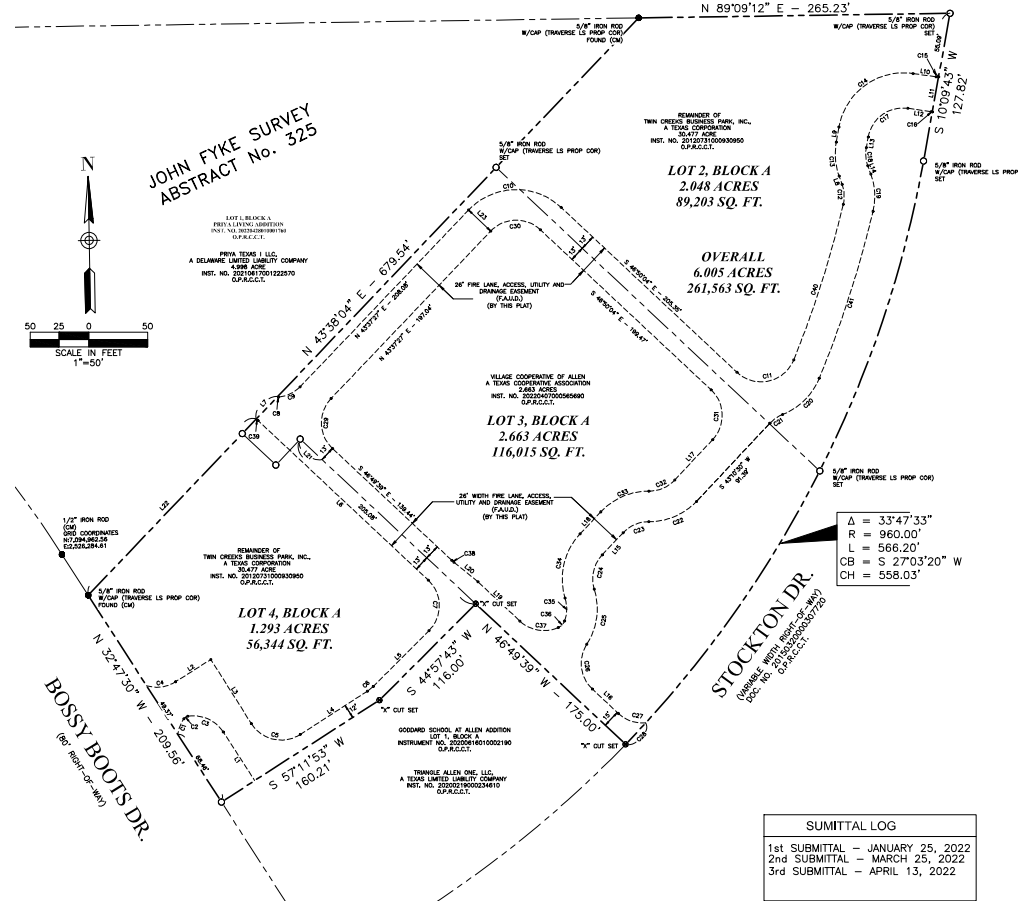
ENGINEER
Name: Trangle Engineering, LLC
Address: 1784 W. Midcort Drive, Suite 110
Allen, Texas, 75213
Contact Name: Kevin Kam
Phone: 469-213-8888

SURVEYOR
Name: Traverse Land Surveying, LLC
Address: 1784 W. Midcort Drive, Suite 130
Dallas, Texas, 75244
Contact Name: Chase Crawford
Phone: 469-784-9321

14200 Midway Road, Suite 130, Dallas, TX 75241 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. TC158581

Surveying | Construction Staking | Platting
Date: January 24, 2022 Project No: TR-17-22

2 of 2



SUMMITAL LOG

1st SUBMITTAL - JANUARY 25, 2022
2nd SUBMITTAL - MARCH 25, 2022
3rd SUBMITTAL - APRIL 13, 2022

FINAL PLAT
LOT 2, LOT 3 & LOT 4,
BLOCK A
PRIYA LIVING CENTER
ADDITION
LOT 2 LOT 3 & LOT 4,
BLOCK A
6.005 ACRES

PER SPECIAL WARRANTY DEED RECORDED UNDER
COUNTY CLERK NO. 20120731000930960, O.P.R.C.C.T.
30.477 ACRES

SITUATED IN THE
JOHN FYKE SURVEY, ABSTRACT NO. 325
AN ADDITION TO THE
CITY OF ALLEN, COLLIN COUNTY, TEXAS



14200 Midway Road, Suite 130, Dallas, TX 75241 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. TC158581

Surveying | Construction Staking | Platting
Date: January 24, 2022 Project No: TR-17-22

<p style="text-align: center;">PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA COMMUNICATION</p>

AGENDA DATE:	August 2, 2022
AGENDA CAPTION:	Consider a request for a Final Plat for Twin Creeks Watters, being approximately 35.740 acres in the John Fyke Survey, Abstract No. 325; generally located at the northeastern corner of the intersection of Exchange Parkway and Watters Road. [PL-070822-0013] (Twin Creeks Watters)
STAFF RESOURCE:	Hayley Angel, Planning Manager
BOARD/COMMISSION ACTION:	Preliminary Plat - Approved April, 2022
PREVIOUS COUNCIL ACTION:	Planned Development No. 54 - Approved May, 1993 Planned Development No. 108 - Approved October, 2011 Planned Development No. 108 - Approved September, 2021 Planned Development No. 108 - Approved March, 2022
STRATEGIC PLANNING GOAL:	Safe and Livable Community for All.

BACKGROUND

The subject property is located at the northeastern corner of Exchange Parkway and Watters Road. The zoning designations of the surrounding properties are as follows:

- North: Community Facilities (CF) and Planned Development No. 108 (PD-108) with a base zoning district of Mixed Use (MIX)
- East: PD-108 with a base zoning of MIX
- South: PD-108 with a base zoning of Office, Planned Development No. 54 with base zoning districts of Industrial Technology, and CF
- West: PD-108 with a base zoning district of MIX

The subject property is currently zoned PD-108 with a base zoning of MIX. City Council adopted a Planned Development Amendment in September 2021 for single-family detached, single-family attached, and commercial uses. A subsequent amendment was adopted in March 2022 to modify the lot widths on a small number of lots throughout the development. A Preliminary Plat was approved in April 2022. Final Platting is the last step in the development process.

The Final Plat shows 59 single-family detached lots, 118 single-family attached lots, 12 open space lots, and two commercial lots. The overall development has three main points of access into the site--one from Bossy Boots Drive, one from Watters Road, and one from Exchange Parkway. The commercial properties have secondary access points on Bossy Boots Drive, Watters Road, and Exchange Parkway. The Final Plat also shows various easements and right-of-way dedications required for the development of the property.

The Final Plat has been reviewed by the Technical Review Committee, is generally consistent with the Concept Plan, and meets the requirements of the Allen Land Development Code.

STAFF RECOMMENDATION

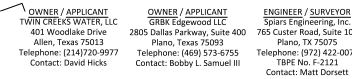
Staff recommends approval.

MOTION

I make a motion to approve the Final Plat for Twin Creeks Watters, as presented.

ATTACHMENT(S)

[Final Plat](#)

[illegible]

Printed by: Dallas Plat Book 7/27/2022 09:48

09:48 AM

Book 5, 2021 08/02/2022 10:00 AM Dallas Plat Book 7/27/2022 09:48

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING a tract of land situated in the J. Fyke Survey, Abstract No. 325, City of Allen, Collin County, Texas, being a portion of a tract conveyed to GRBK EDGEWOOD LLC according to the deed recorded in Document No. 2021115002335590 and TWIN CREEKS WATERS LLC according to the deed recorded in Document No. 2021116002240240 of the Deed Records, Collin County, Texas (DR027), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" Iron rod with plastic cap stamped "SPARSENG" set for the intersection of the south line of Bossy Boots Drive, a called 80-foot right-of-way, with the east line of Walters Road, a called 110-foot right-of-way;

THENCE with the south line of Bossy Boots Drive, a called 110-foot right-of-way, around a curve to the right having a central angle of 55°25'28", a radius of 960.00 feet, a chord of S 60°30'55" E - 892.86 feet, an arc length of 926.65 feet;

THENCE S 32°48'11" E with the west line of Bossy Boots Drive, a called 110-foot right-of-way;

THENCE with the west line of Bossy Boots Drive, a called 110-foot right-of-way, around a curve to the right having a central angle of 01°29'04", a radius of 1960.00 feet, a chord of S 32°54'12" E - 50.78 feet, an arc length of 50.78 feet;

THENCE S 15°23'36" W, 70.50 feet to a point on the north line of Exchange Parkway, a variable width right-of-way, created by a right-of-way deed to the City of Allen, recorded in Document No. 20130722001018440 DR001;

THENCE along the north line thereof;

S 60°33'45" W, 170.04 feet;

S 58°39'12" W, 150.08 feet;

S 60°33'45" W, 423.54 feet;

A tangent curve to the right having a central angle of 15°45'28", a radius of 935.00 feet, a chord of S 68°26'29" W - 256.34 feet, an arc length of 257.15 feet;

A compound curve having a central angle of 13°21'04", a radius of 750.00 feet, a chord of S 82°59'46" W - 174.37 feet, an arc length of 174.77 feet;

S 89°40'18" W, 124.72 feet;

N 45°49'22" W, 71.33 feet;

And S 89°40'18" W, 14.83 feet to the east line of Walters Road;

THENCE N 01°18'07" W, 1765.21 feet along the east line thereof to the POINT OF BEGINNING with the subject tract containing 1,556,837 square feet or 35.740 acres of land.

KNOW ALL MEN BY THESE PRESENTS:

That TWIN CREEKS WATERS, LLC, through the undersigned authority, does hereby adopt this plat designating the described property as Lots 1-39, Block A; Lots 1-38, Block B; Lots 1-45, Block C; Lots 1-34, Block D; Lots 1-10, Block E; Lots 1-11, Block F; Lot 1, Block G; Lot 1, Block H and Lots 1-12, Block X, TWIN CREEKS WATERS, 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.

This plat is approved subject to all plotting ordinances, rules, regulations, and resolutions of the City of Allen, Texas.

Witness my hand this _____ day of _____, 2022

TWIN CREEKS WATERS, LLC

David Hicks, Manager

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared David Hicks, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND and seal of office this _____ day of _____, 2022.

Notary Public

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Splars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of McKinney, Texas.

Dated this the _____ day of _____, 2022.

DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

Notary Public, State of Texas

Approved

Attest

Chair
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 Final Plat of the Twin Creeks Waters Subdivision or Addition to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the ____ day of _____, 20____.

City Secretary, City of Allen

KNOW ALL MEN BY THESE PRESENTS:

That GRBK Edgewood LLC, through the undersigned authority, does hereby adopt this plat designating the described property as Lots 1-39, Block A; Lots 1-38, Block B; Lots 1-45, Block C; Lots 1-34, Block D; Lots 1-10, Block E; Lots 1-11, Block F; Lot 1, Block G; Lot 1, Block H and Lots 1-12, Block X, TWIN CREEKS WATERS, 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.

This plat is approved subject to all plotting ordinances, rules, regulations, and resolutions of the City of Allen, Texas.

Witness my hand this _____ day of _____, 2022

GRBK Edgewood LLC
a Texas limited liability company

By: _____

Its: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND and seal of office this _____ day of _____, 2022.

Notary Public

OWNER / APPLICANT
TWIN CREEKS WATER, LLC
401 Woodlake Drive
Allen, Texas 75013
Telephone: (214)720-9977
Contact: David Hicks

OWNER / APPLICANT
GRBK Edgewood LLC
2805 Dallas Parkway, Suite 400
Allen, Texas 75013
Telephone: (469) 573-6755
Contact: Bobby L. Samuel III

ENGINEER / SURVEYOR
Splars Engineering, Inc.
765 Gunter Road, Suite 100
Piano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Matt Donett

July, 2022 SE1 Job No. 21-272

FINAL PLAT TWIN CREEKS WATERS

Lots 1-39, Block A; Lots 1-38, Block B; Lots 1-45, Block C; Lots 1-34, Block D;
Lots 1-10, Block E; Lots 1-11, Block F; Lot 1, Block G; Lot 1, Block H and Lots 1-12, Block X
59 DETACHED SINGLE-FAMILY LOTS, 118 ATTACHED
TOWNHOME LOTS, 2 COMMERCIAL LOTS,
12 OPEN SPACE / HOA LOTS AND
35.740 GROSS ACRES
8.205 ACRES I.R.O.W.
OUT OF THE
J. FYKE SURVEY - ABSTRACT NO. 325
CITY OF ALLEN
COLLIN COUNTY, TEXAS

Lot Area Table		
Lot #	Block #	Square Feet
1	A	4,776
2	A	4,478
3	A	3,410
4	A	3,410
5	A	3,410
6	A	3,410
7	A	3,410
8	A	3,410
9	A	3,410
10	A	3,410
11	A	3,410
12	A	3,410
13	A	3,410
14	A	3,410
15	A	3,410
16	A	3,410
17	A	3,410
18	A	3,410
19	A	3,410
20	A	3,410

Lot Area Table		
Lot #	Block #	Square Feet
21	A	4,918
22	A	4,478
23	A	3,410
24	A	3,410
25	A	5,957
26	A	6,789
27	A	7,017
28	A	5,632
29	A	3,595
30	A	3,595
31	A	3,595
32	A	3,595
33	A	3,595
34	A	3,595
35	A	3,595
36	A	3,595
37	A	3,595
38	A	3,595
39	A	3,595

Lot Area Table		
Lot #	Block #	Square Feet
1	C	4,110
2	C	2,090
3	C	2,565
4	C	2,565
5	C	2,090
6	C	2,090
7	C	2,090
8	C	2,565
9	C	2,565
10	C	2,090
11	C	2,090
12	C	2,090
13	C	2,565
14	C	2,565
15	C	2,090
16	C	2,090
17	C	2,090
18	C	4,045
19	C	3,960
20	C	2,090

Lot Area Table		
Lot #	Block #	Square Feet
21	C	2,090
22	C	2,565
23	C	2,565
24	C	2,090
25	C	3,960
26	C	3,607
27	C	2,090
28	C	2,090
29	C	2,090
30	C	2,565
31	C	2,565
32	C	2,090
33	C	2,090
34	C	2,090
35	C	2,565
36	C	2,565
37	C	2,090
38	C	2,090
39	C	2,090
40	C	2,565

Lot Area Table		
Lot #	Block #	Square Feet
41	C	2,565
42	C	2,090
43	C	2,090
44	C	2,090
45	C	2,719

Lot Area Table		
Lot #	Block #	Square Feet
1	E	3,325
2	E	2,850
3	E	2,850
4	E	4,203
5	E	3,983
6	E	3,325
7	E	2,850
8	E	2,850
9	E	2,850
10	E	3,325

Lot Area Table		
Lot #	Block #	Square Feet
1	F	4,478
2	F	3,410
3	F	4,111
4	F	7,009
5	F	9,508
6	F	6,320
7	F	3,410
8	F	3,410
9	F	3,410
10	F	4,918
11	F	4,776

Lot Area Table		
Lot #	Block #	Square Feet
1	G	192,047

Lot Area Table		
Lot #	Block #	Square Feet
1	H	245,944

Open Space Area Table			
Lot #	Block #	Area	
1	X	0.427	
2	X	0.435	
3	X	0.361	
4	X	0.187	
5	X	0.157	
6	X	0.117	
7	X	0.234	
8	X	0.106	
9	X	0.805	
10	X	0.923	
11	X	0.030	
12	X	0.273	

Centerline Line Table		
Line #	Length	Direction
L1	97.00'	S 88°41'53" W
L2	229.58'	S 01°18'07" E
L3	185.60'	N 88°41'53" E
L4	97.00'	N 01°18'07" E
L5	144.64'	S 01°18'07" E
L6	82.00'	N 88°41'53" E
L7	97.00'	S 88°41'53" W
L8	619.28'	S 01°18'07" E
L9	143.00'	S 88°41'53" W
L10	125.27'	S 01°18'07" E
L11	8.43'	N 10°44'34" E
L12	11.78'	S 88°41'53" W
L13	46.13'	N 87°57'49" W
L14	238.69'	N 60°33'45" E
L15	215.62'	N 60°33'45" E
L16	24.37'	S 76°07'13" E
L17	42.55'	N 32°48'11" W
L18	443.91'	N 60°33'45" E
L19	128.00'	N 29°26'15" W
L20	128.00'	N 29°26'15" W

Centerline Line Table		
Line #	Length	Direction
L21	128.00'	N 29°26'15" W
L22	128.00'	N 29°26'15" W
L23	262.41'	N 60°33'45" E
L24	76.00'	S 29°26'15" E

Centerline Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	133.12'	275.00'	131.82'	S 15°34'12" E	27°44'06"
C2	133.12'	275.00'	131.82'	N 15°34'12" W	27°44'06"
C3	135.04'	275.00'	133.69'	N 74°37'49" E	28°08'08"
C4	66.76'	42.50'	60.10'	S 46°18'07" E	90°00'01"
C5	82.07'	42.50'	69.90'	S 54°01'18" W	110°38'50"
C6	348.11'	794.00'	345.33'	N 58°05'41" W	25°07'12"
C7	54.82'	42.50'	51.10'	S 82°29'10" E	73°54'10"
C8	59.61'	42.50'	54.84'	N 79°15'26" W	80°21'38"
C9	100.74'	920.00'	100.69'	N 35°56'24" W	6°16'26"
C10	68.26'	42.50'	61.84'	N 13°52'47" E	93°21'56"
C11	99.87'	325.00'	99.48'	N 69°21'57" E	17°36'25"
C12	128.40'	200.00'	126.20'	S 78°57'14" W	36°46'59"
C13	122.63'	175.00'	120.13'	N 77°16'17" E	40°08'55"
C14	72.26'	46.00'	65.05'	S 43°41'53" W	90°00'00"
C15	72.26'	46.00'	65.05'	S 46°18'07" E	90°00'00"
C16	72.26'	46.00'	65.05'	N 43°41'53" E	90°00'00"
C17	72.26'	46.00'	65.05'	N 46°18'07" W	90°00'00"
C18	72.26'	46.00'	65.05'	S 46°18'07" E	90°00'00"
C19	312.35'	165.00'	267.76'	S 52°55'47" W	108°27'48"
C20	476.99'	937.00'	471.85'	N 58°15'19" W	29°10'01"

Centerline Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C21	47.49'	50.00'	45.72'	N 16°27'52" W	54°24'53"
C22	43.29'	100.00'	42.95'	N 78°54'06" W	24°48'03"
C23	295.44'	658.50'	292.97'	N 53°38'53" W	25°42'23"
C24	38.87'	52.00'	37.97'	N 19°22'45" W	42°49'52"
C25	53.12'	52.00'	50.84'	N 31°17'58" E	58°31'34"
C26	25.27'	46.00'	24.95'	N 76°17'58" E	31°28'27"
C27	63.30'	200.00'	63.04'	N 69°37'49" E	18°08'08"
C28	37.80'	50.00'	36.91'	N 54°27'42" E	43°19'02"
C29	74.96'	46.00'	66.94'	N 13°52'47" E	93°27'56"
C30	81.68'	52.00'	73.54'	N 74°26'15" W	90°00'00"

Lot Area Table		
Lot #	Block #	Square Feet
1	B	6,069
2	B	3,410
3	B	3,398
4	B	11,513
5	B	8,502
6	B	3,692
7	B	3,692
8	B	6,390
9	B	3,571
10	B	2,895
11	B	3,567
12	B	3,567
13	B	2,895
14	B	3,571
15	B	3,566
16	B	2,895
17	B	5,561
18	B	7,961
19	B	2,888
20	B	2,850

Lot Area Table		
Lot #	Block #	Square Feet
21	B	5,174
22	B	4,295
23	B	2,850
24	B	2,850
25	B	3,325
26	B	3,325
27	B	2,850
28	B	2,850
29	B	2,850
30	B	3,325
31	B	3,325
32	B	2,850
33	B	2,850
34	B	2,850
35	B	3,325
36	B	3,325
37	B	2,850
38	B	3,332

Lot Area Table		
Lot #	Block #	Square Feet
1	D	3,960
2	D	2,090
3	D	2,090
4	D	2,565
5	D	2,565
6	D	2,090
7	D	3,960
8	D	3,679
9	D	2,090
10	D	2,090
11	D	2,090
12	D	2,565
13	D	2,565
14	D	2,090
15	D	2,090
16	D	2,090
17	D	2,090
18	D	3,040
19	D	2,694
20	D	2,090

Lot Area Table		
Lot #	Block #	Square Feet
21	D	2,090
22	D	2,090
23	D	2,565
24	D	3,595
25	D	2,090
26	D	2,090
27	D	2,090
28	D	2,090
29	D	2,565
30	D	2,565
31	D	2,090
32	D	2,090
33	D	2,090
34	D	3,679

Lot Line Table		
Line #	Length	Direction
L1	7.07'	S 46°18'07" E
L2	7.07'	S 43°41'53" W
L3	7.07'	S 46°18'07" E
L4	7.07'	S 43°41'53" W
L5	6.12'	S 32°45'42" W
L6	23.91'	N 82°17'21" W
L7	21.21'	S 43°41'53" W
L8	28.28'	N 46°18'07" W
L9	8.66'	N 42°05'20" W
L10	8.13'	N 32°20'42" W
L11	20.69'	S 13°40'11" W
L12	7.07'	S 74°26'15" E
L13	7.08'	S 70°10'38" W
L14	7.07'	S 15°33'45" W
L15	7.07'	N 74°26'15" W
L16	21.21'	S 15°33'45" W
L17	21.21'	N 74°26'15" W
L18	7.07'	N 15°33'45" E
L19	5.77'	N 58°03'09" W
L20	10.00'	N 46°45'20" W

Lot Line Table		
Line #	Length	Direction
L21	6.39'	N 48°57'05" E
L22	7.54'	N 42°20'41" W
L23	17.35'	N 53°21'51" E
L24	23.00'	S 79°29'22" E
L25	6.78'	S 13°15'28" W
L26	7.28'	S 76°07'22" E
L27	20.58'	S 13°52'47" W
L28	17.68'	N 55°11'12" W
L29	8.03'	N 59°15'35" E
L30	21.21'	N 74°26'15" W
L31	7.07'	S 15°33'45" W
L32	7.07'	S 74°26'15" E
L33	21.21'	N 15°33'45" E
L34	7.07'	N 15°33'45" E
L35	21.62'	S 76°44'50" E
L36	9.00'	N 29°26'15" W
L37	21.21'	S 15°33'45" W
L38	7.07'	N 74°26'15" W
L39	23.83'	N 36°06'30" E
L40	22.00'	S 72°17'05" E

Lot Line Table		
Line #	Length	Direction
41	21.21'	S 15°33'45" W
42	7.07'	N 46°18'07" W
43	7.07'	S 43°41'53" W
44	21.21'	N 46°18'07" W
45	7.07'	N 43°41'53" E
46	7.07'	N 46°18'07" W
47	28.28'	N 43°41'53" E
48	21.21'	S 46°18'07" E
49	7.07'	S 43°41'53" W
50	7.07'	S 46°18'07" E
51	7.07'	S 46°18'07" E
52	7.07'	N 43°41'53" E
53	21.21'	N 15°33'45" E
54	21.21'	S 74°26'15" E
55	14.92'	N 60°33'45" E
56	10.73'	N 88°41'53" E
57	2.93'	N 43°41'53" E
58	21.21'	N 15°33'45" E
59	21.21'	N 74°26'15" W
60	149.89'	S 64°23'16" W

<p style="text-align: center;">PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA COMMUNICATION</p>

AGENDA DATE:	August 2, 2022
AGENDA CAPTION:	Conduct a Public Hearing and consider a request to amend the development regulations of Parcel 3 of Planned Development No. 68 with a base zoning of Corridor Commercial by adding additional permitted uses relating to the development and use of Lot 3, Block 1, Allen Tech Center Addition; generally located north of Bethany Drive and approximately 440 feet east of Central Expressway, (and commonly known as 604 Bethany Dr.) [ZN-070122-0013] (Bethany Crossing)
STAFF RESOURCE:	Jordan Caudle, Planner
BOARD/COMMISSION ACTION:	Final Plat - Approved July, 1999
PREVIOUS COUNCIL ACTION:	Planned Development No. 68 - Approved July, 1998
STRATEGIC PLANNING GOAL:	Vibrant Community with Lively Destinations and Successful Commercial Centers.

BACKGROUND

The subject property is generally located directly north of Bethany Drive and approximately 440 feet east of Central Expressway (and commonly known as 604 Bethany Drive). The zoning designations of surrounding properties are as follows:

- West and North: Planned Development No. 68 with a base zoning district of Corridor Commercial (CC)
- East: Planned Development No. 134 with a base zoning district of Light Industrial (LI)
- South (across Bethany Drive): LI

The subject property is zoned PD-68 with a base zoning district of CC. The site is already developed and has an existing 22,000± square foot building with multiple suites. The applicant is requesting to add uses from the CC zoning district that are similar to those in the current development regulations.

PD-68 was approved in July 1998 and included a limited number of commercial uses that are allowed on the subject site. At the request of the applicant, the proposed amendment would expand the list of uses allowed by right to include the following:

- Drug Store or Pharmacy
- Fabrics or Needlework Shop
- Massage Establishment
- Personal Service Business
- Retail Store

No physical changes to the site are being proposed with this amendment.

This request has been reviewed by staff, is in general conformance with the future land use map in the adopted Comprehensive Plan, and is compatible with the surrounding uses.

STAFF RECOMMENDATION

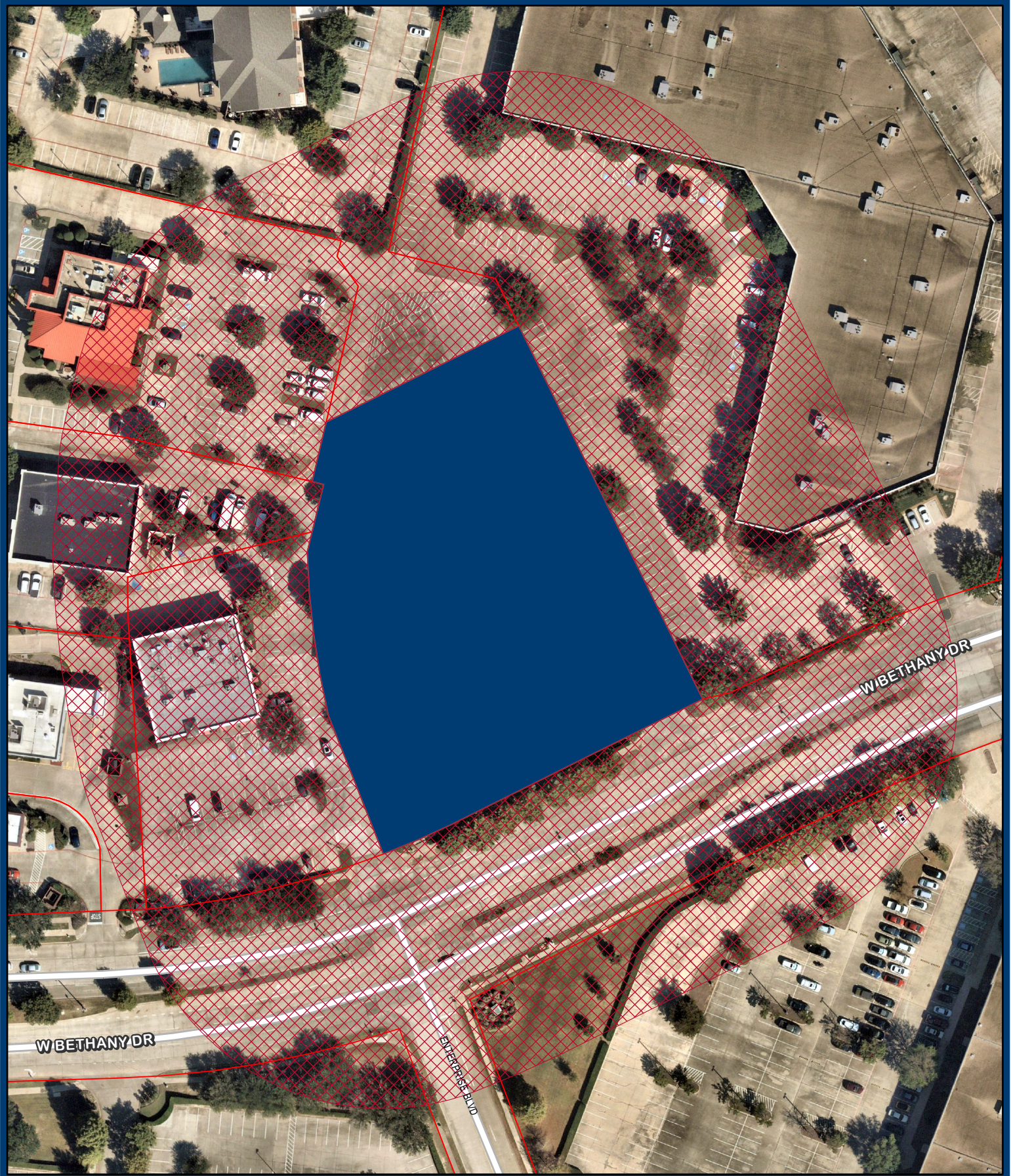
Staff recommends approval.

MOTION

I move to recommend approval of the request to amend the development regulations of Parcel 3 of PD-68 with a base zoning of CC for Lot 3, Block 1, Allen Tech Center Addition as presented.

ATTACHMENT(S)

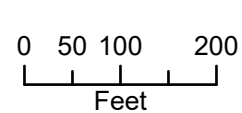
Property Notification Map
Draft Ordinance



Bethany Crossing
604 W. Bethany Dr.

Legend

- Subject_Parcel
- 200' Buffer
- Collin CAD Parcels



Note: This map is for illustrative purposes only please contact Community Development for more details. 214-509-4160

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE AND ZONING MAP, AS PREVIOUSLY AMENDED, BY AMENDING THE REGULATIONS OF PARCEL 3 OF PLANNED DEVELOPMENT PD NO. 68 WITH A BASE ZONING OF CORRIDOR COMMERCIAL “CC” BY ADDING ADDITIONAL PERMITTED USES RELATING TO THE DEVELOPMENT AND USE OF LOT 3, BLOCK 1, ALLEN TECH CENTER ADDITION; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Allen, Texas, in compliance with the laws of the State of Texas and the ordinances of the City of Allen, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as previously amended, should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, THAT:

SECTION 1. The Allen Land Development Code Zoning Regulations and the Zoning Map of the City of Allen, Collin County, Texas, as previously amended, be further amended by amending the development regulations of Parcel 3 of Planned Development “PD” No. 68 with a base zoning of Corridor Commercial “CC,” as amended, relating to the development and use of Lot 3, Block 1, Allen Tech Center Addition, an addition to the City of Allen, Collin County, Texas, according to the plat thereof recorded in Cabinet N, Page 141, Map Records, Collin County, Texas (“the Property”) by authorizing the Property to be developed and used for the following purposes in addition to the uses for which the Property may otherwise be used and developed:

- A.** Drug Store or Pharmacy
- B.** Fabrics or Needlework Shop
- C.** Massage Establishment
- D.** Personal Service Business
- E.** Retail Store

SECTION 2. To the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Allen governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 3. Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance, or the Allen Land Development Code Zoning Regulations, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of the said ordinance or the

Allen Land Development Code Zoning Regulations, as amended hereby, which shall remain in full force and effect.

SECTION 4. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Allen Land Development Code Zoning Regulations, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 5. Any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in Allen Land Development Code Zoning Regulations of the City of Allen, as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense.

SECTION 6. This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Allen, and it is accordingly so ordained.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS THE 23rd DAY OF AUGUST 2022.

APPROVED:

Kenneth M. Fulk, MAYOR

APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, CITY ATTORNEY
(kbl:7/19/2022:130637)

Shelley B. George, TRMC, CITY SECRETARY

<p style="text-align: center;">PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA COMMUNICATION</p>

AGENDA DATE: August 2, 2022

AGENDA CAPTION: Consider a request for the approval of the 2023-2027 Capital Improvement Program.

STAFF RESOURCE: Kevin Bates, Program Manager
Kate Meacham, Director of Parks and Recreation

STRATEGIC PLANNING GOAL: Safe and Livable Community for All.

BACKGROUND

The Planning and Zoning Commission acts in an advisory capacity for the City Council and makes a recommendation regarding approval of the Capital Improvement Program (CIP) each year. In preparation for this recommendation, staff distributed an electronic copy of the 2023-2027 Capital Improvement Program Report on July 19, 2022. City Council approval is scheduled for September 13, 2022. Once approved by City Council, this report will be posted online at: <http://cityofallen.org/Finance>.

Staff will provide an overview and presentation of the 2023-2027 Capital Improvement Program at this meeting.

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion recommending approval of the 2023-2027 Capital Improvement Program.