



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION REGULAR MEETING
TUESDAY, AUGUST 16, 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 Approve Minutes from the August 2, 2022, Planning and Zoning Commission Regular Meeting.

3.2 Receive the Director's Report on action taken on the Planning and Zoning Commission items by City Council at the August 9, 2022, Regular Meeting.

3.3 Consider a request for a Preliminary Plat for Wind of Changes being approximately 1.4348 acres in the James L. Read Survey Abstract No. 758; generally located on the southeast corner of Coats Drive and Butler Drive. [PL-Pre 062422-0005] (Townhomes)

3.4 Consider a request for a Preliminary Plat of The Avenue Addition, being approximately 12.53 acres located James W. Parsons Survey, Abstract No. 705; North of Ridgeview Drive and West of Alma Road. [PL-072222-0006] (The Avenue Single Family Subdivision)

3.5 Consider a Request for a Final Plat for Lot 1, Block A, and Lot 1, Block X, Allen Gateway Addition, Being 12.513 Acres in the S. Jackson Survey, Abstract No. 489, Generally Located at the Northwestern Corner of the Intersection of Ridgeview Drive and Exchange Parkway. [PL-051322-0008] (Allen Gateway Addition)

3.6 Consider a request for a Final Plat of Lots 1 - 3, Block A, 121 Technology Park, being 84.3632 acres located in the George Fitzhugh Survey, Abstract No. 321 and Francis Dosser Survey, Abstract No. 280; generally located at the southwestern corner of State Highway 121 and Chelsea Boulevard. [PL-072222-0015] (121 Technology Park)

4. Regular Agenda.

4.1 Conduct a Public Hearing and consider a request to amend the Development Regulations of PD-73 relating to the development and use of the Property to increase the maximum height of

certain structures (net poles) allowed from 160 feet to 170 feet and adopt the related Concept Plan relating to the development and use of Lot 2RA, Block B, Saint Andrews Park Addition located at 1500 Andrews Parkway. [ZN-052722-0010] (Top Golf)

- 4.2 Conduct a Public Hearing and consider a request to amend the Development Regulations of Planned Development No. 63 with a Base Zoning of Local Retail and Community Facilities; relating to the development and use of 17.145± acres located in the Jesse H. Gough Survey, Abstract No. 347, and the Chadrick Jackson Survey, Abstract No. 489 generally located directly south of Ridgeview Drive and directly east of Custer Road. [ZN-041522-0006] (Advantage Storage Ridgeview).

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, August 12, 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 16, 2022

AGENDA CAPTION: Approve Minutes from the August 2, 2022, Planning and Zoning Commission Regular Meeting.

STAFF RESOURCE: Jessica Johnsen, Planner

STRATEGIC PLANNING GOAL: Financially Sound and Transparent City Government.

MOTION

I make a motion to approve the minutes from the August 2, 2022, Planning and Zoning Commission Regular Meeting.

ATTACHMENT(S)

[Minutes](#)

PLANNING AND ZONING COMMISSION

REGULAR MEETING

August 2, 2022

ATTENDANCE:

Commissioners Present:

Michael Smiddy, 1st Vice-Chair

Kenneth Cook, 2nd Vice-Chair

Elias Shaikh

Brent Berg

Gary Stocker

Jason Wright

Commissioners Absent:

Dan Metevier, Chair

City Staff Present:

Marc Kurbansade, AICP, Director of Community Development

Hayley Angel, AICP, Planning Manager

Kim Yockey, AICP, Senior Planner

Jordan Caudle, Planner

Kevin Bates, Program Manager

Kate Meacham, Director of Parks and Recreation

Kevin Laughlin, City Attorney

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

With a quorum of the Commissioners present, 1st Vice-Chair Smiddy 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 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)

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 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)

Mr. Caudle presented the item to the Commission and stated that staff recommends approval of the item.

1st Vice-Chair Smiddy opened the public hearing.

With no one speaking, 1st Vice-Chair Smiddy closed the public hearing.

Motion: **Upon a motion by Commissioner Shaikh, and a second by Commissioner Berg, the Commission voted 6 IN FAVOR and 0 OPPOSED to recommend approval of an ordinance 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.**

The motion carried.

- 4.2 Consider a request for the approval of the 2023-2027 Capital Improvement Program.

Mr. Bates and Ms. Meacham presented the item to the Commission and stated that staff recommends approval of the item.

The Commission discussed the following:

- Ridgeview Drive improvements;
- Replacement of city owned building roofs;
- Improvements at Allen Drive and US Highway 75;
- Water and sewer improvements;
- Smart water meter replacement;
- Shade structures program; and
- Programming at new parks.

Motion: **Upon a motion by Commissioner Stocker, and a second by Commissioner Berg, the Commission voted 6 IN FAVOR and 0 OPPOSED to recommend approval of the 2023-2027 Capital Improvement Program as presented.**

The motion carried.

5. Executive Session. *(As needed)*

The Executive Session was not held.

6. Adjournment.

The meeting adjourned at 8:07 p.m.

These minutes were approved this 16th day of August 2022.

Dan Metevier, CHAIR

Jessica Johnsen, PLANNER

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

AGENDA DATE:	August 16, 2022
AGENDA CAPTION:	Receive the Director's Report on action taken on the Planning and Zoning Commission items by City Council at the August 9, 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 August 9, 2022, Regular Meeting, City Council approved the request to amend Planned Development No. 73 for 22 Prestige Circle and approved a request to amend Specific Use Permit No. 167 for Hero Training LLC.

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

AGENDA DATE: August 16, 2022

AGENDA CAPTION: Consider a request for a Preliminary Plat for Wind of Changes being approximately 1.4348 acres in the James L. Read Survey Abstract No. 758; generally located on the southeast corner of Coats Drive and Butler Drive. [PL-Pre 062422-0005] (Townhomes)

STAFF RESOURCE: Kim Yockey, AICP, Senior Planner

PREVIOUS COUNCIL ACTION: May 24, 2022 - Specific Use Permit No. 183 Approved - Ordinance No. 3916-5-22

STRATEGIC PLANNING GOAL: Safe and Livable Community for All.

BACKGROUND

The subject property comprises the entire block at the northeast corner of the intersection of Butler Drive and Boyd Drive. The subject site and surrounding properties are in the Central Business District (CBD).

In May 2022, City Council adopted Specific Use Permit No. 183 to establish design standards for the townhome community called Wind of Changes.

The Preliminary Plat shows approximately 1.4348 acres of land subdivided into 16 attached single-family lots and six HOA lots. All townhomes are rear-loaded from an alley in the center of the property. Vehicular access to each driveway via the alley is accessible from Coats Drive and Boyd Drive. The lot area ranges from 2,400 square feet to 3,137 square feet, exceeding the zoning district's minimum lot area of 2,160 square feet. The Preliminary Plat also shows various easements and right-of-way dedications required for the development of the property.

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

STAFF RECOMMENDATION

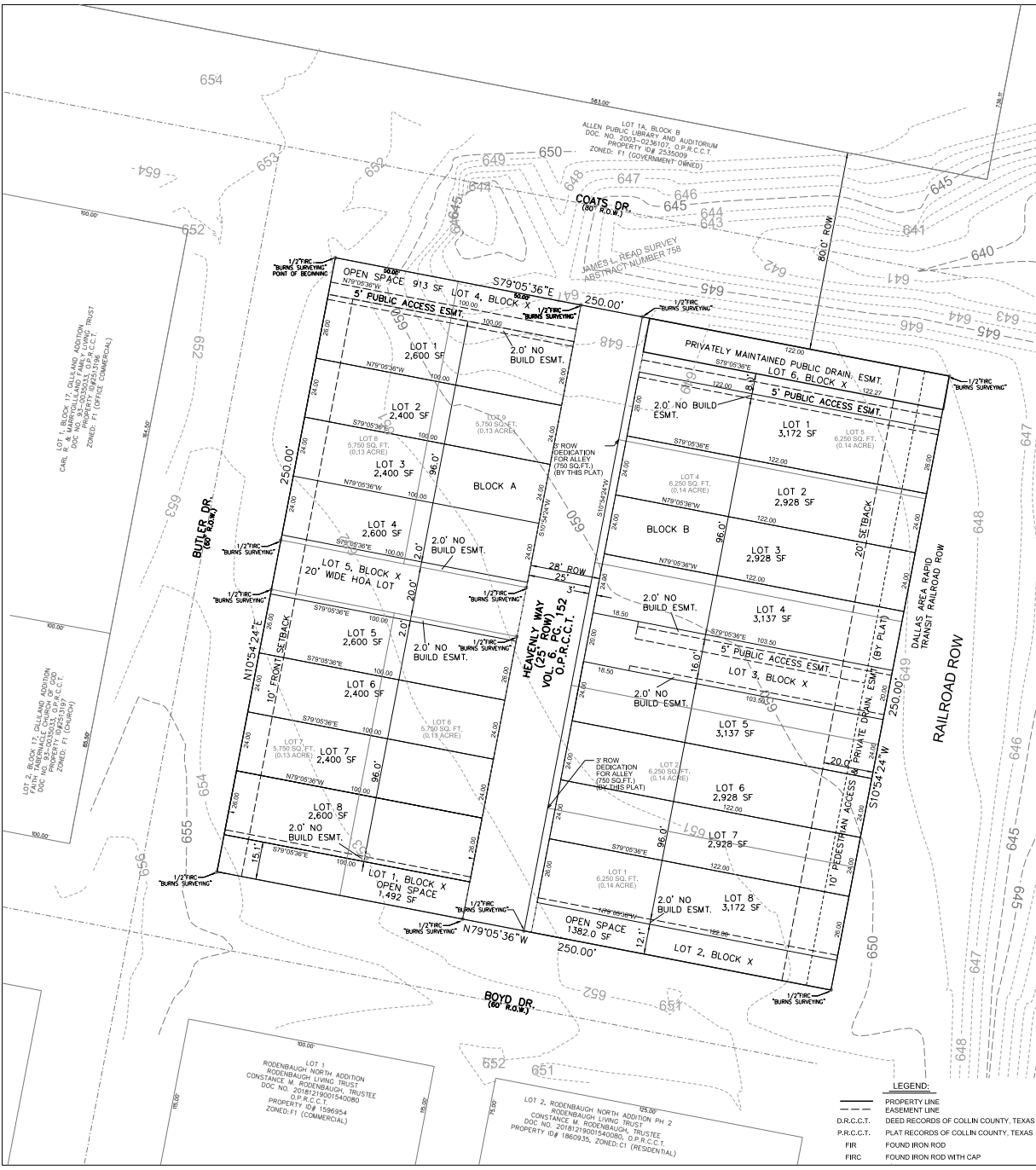
Staff recommends approval.

MOTION

I move to approve the Preliminary Plat for Wind of Changes, as presented.

ATTACHMENT(S)

[Preliminary Plat](#)

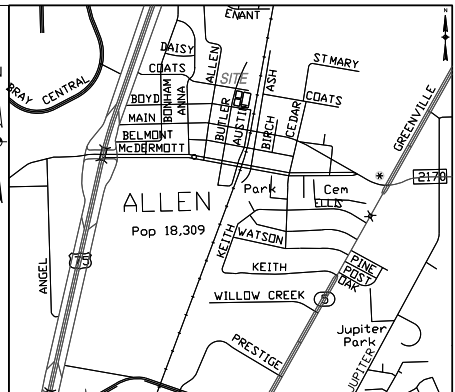


GENERAL NOTES:

1. The Basis of Bearings is the Texas Coordinate System of 1983, North Central Zone (4202).
2. The purpose of this plat is to create a subdivision addition to the City of Allen for development.
3. This survey was prepared without the benefit of a Title Commitment.
4. Based upon graphical plotting the subject property is located within Zone "X" (unshaded), being defined as those areas determined to be outside the 0.2% annual chance floodplain, as delineated on Flood Insurance Rate Map, Number 48085C0385J, dated June 02, 2009.
5. Only lots classified as Block X are considered open space. All open space and common properties shall be owned and maintained by a properly/homeowners' association established in accordance with Allen Land Development Code Sections 8.20.2 and 8.20.4.

NOTES:

1. Applicant shall comply with City Ordinance, Chapter 6, Health and Environment; Article III, Solid Waste Sections 6-31 to Section 6-40.
2. Applicant shall comply with all regulation regulations in V.T.C.A. Administrative Code Title 30, Chapter 344 rules established by the State of Texas; and requirements for irrigation design and water conservation set in the Allen Land Development Code Section 7.05.6, and the City of Allen Water Conservation and Drought Contingency and Emergency Response Plan.
3. The H.O.A. shall own and maintain all neighborhood reserve areas and common areas to include Lots 1-6, Block X.
4. The H.O.A. shall own and maintain all screening walls and shall maintain all enclosed parking spaces and loading.
5. Garage doors must be a minimum of 20' from the street or alley right-of-way to face of structure.
6. No landscaping improvements over 24" in height will be allowed in the sight triangle.
7. Total H.O.W. Area dedicated to the City of Allen = 0.0172 AC. (750 sq.ft.)
8. No lot lot drainage will be allowed.
9. The appurtenant access easels including 24' alleys dedicated as the lanes shall extend to within 150' of all portions of the exterior walls of the buildings as measured by the hose lay from the single-line easement around the exterior of the buildings. The hose lay distance may be increased to 250' if buildings are equipped throughout with an approved automatic sprinkler system installed per applicable codes including but not limited to NFPA 13, 13R, or 13D.
10. Individual property owner will maintain water and sanitary sewer service lines that extend across a HOA common lot to serve their property.
11. Selling a portion of this section by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.



Surveyor's Certificate:

THAT I, Joel C. Howard, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown therein shall be properly placed, under my personal supervision. In accordance with the subdivision regulations of the City of Allen, Texas.

JOEL C. HOWARD
RPLS NO. 6287
(SEAL)



NOTARY BLOCK
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 Joel C. Howard 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 the capacity therein stated.

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

Notary Public, State of Texas

Approved _____
Chairperson
Planning & Zoning Commission
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 WIND OF CHANGES LOTS 1-16, BLOCK A, 164-LOTS, 6-OPEN SPACE LOTSSubdivision 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

OWNER AND DEVELOPER:
AKM HUG
ADDRESS: 3713 BELLAVISTA DRIVE
PLANO, TX 75074
PHONE# 469-450-5851
EMAIL: HUGAKM@YAHOO.COM

CIVIL ENGINEER:
MR. NAMI UDON KHAN
ND & ASSOCIATES, LLC
603 CHERRY TREE LANE
WYOMING, TX 75086
PHONE# 214-233-7181
EMAIL: NAMT2007@YAHOO.COM

SURVEYOR:
GEONAV, LLC
JOEL C. HOWARD, RPLS, PLS
3410 MIDCOURT RD., STE 110
CARROLLTON, TX 75006
1-972-246-2409

GEONAV

SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD., SUITE 110 CARROLLTON, TEXAS 75006
SCALE 1"=20' (370)243-2409 PROJECT NUMBER: 2285
DATED: AUGUST 8, 2022 DRAWN BY: LEO

SHEET 1 OF 2

PRELIMINARY PLAT
WIND OF CHANGES
LOTS 1-8, BLOCK A,
LOTS 1-8, BLOCK B
AND LOTS 1-8, BLOCK X
16-LOTS
6-OPEN SPACE LOTS
1,348 ACRES
SITUATED IN
JAMES L. READ SURVEY
ABSTRACT NUMBER 758
CITY OF ALLEN,
COLLIN COUNTY, TEXAS
PROJECT NO. PP2022-__

OWNERS DEDICATION
State of Texas
County of Collin

WHEREAS AKM MONIRUL HUQ is the owner of a 1.4348 acre tract of land situated in the James L. read Survey, Abstract Number 758, City of Allen, Collin County, Texas and being all of Block 6 of the Original Donation, Town of Allen, as recorded in Volume 6, Page 152 of the Plat Records of Collin County, Texas, and being all of that tract of land described in deed to AKM MONIRUL HUQ, as recorded in Document Number 2021122002058395 of the Deed Records to Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "Burns Surveying" found for the most northerly northwest corner of said Block 6 and for the northwest of Lot 8 of said Block 6, said corner being the intersection of the southeasterly right-of-way line of North Butler Drive (a 60-foot wide public right-of-way) with the southerly right-of-way line of West Coats Drive (a 50-foot wide public right-of-way);

THENCE South 79 degrees 05 minutes 36 seconds East, along the common said southerly right-of-way line of West Coats Drive and the northerly line of said Block 6, a distance of 250.00 feet to a 1/2-inch iron rod with cap stamped "Burns Surveying" found for the most easterly northeast corner of said Block 6 and for the northeast corner of Lot 5 of said Block 6, said corner being the intersection of said southerly right-of-way line with the northwesterly right-of-way line of a railroad right-of-way;

THENCE South 10 degrees 54 minutes 24 seconds West, along the common said northwesterly right-of-way line and the southeasterly line of said Block 6, a distance of 250.00 feet to a 1/2-inch iron rod with cap stamped "Burns Surveying" found for the most southerly southeast corner of said Block 6, and for the southeast corner of Lot 1 of said Block 6, said corner being the intersection of said northwesterly right-of-way line with the northeasterly right-of-way line of West Boyd Avenue (a 60-foot wide public right-of-way);

THENCE North 79 degrees 05 minutes 36 seconds West, along the common southwesterly line of said Block 6 and said northeasterly right-of-way line, a distance of 250.00 feet to a 1/2-inch iron rod with cap stamped "Burns Surveying" found for the most westerly southwest corner of said Block 6 and the southwest corner of Lot 7 of said Block 6, said corner being the intersection of said northeasterly right-of-way line of West Boyd Drive with said southeasterly right-of-way line of North Butler Drive;

THENCE North 10 degrees 54 minutes 24 seconds East, along the common northwesterly line of said Block 6 and said southeasterly right-of-way line, a distance of 250.00 feet to the POINT OF BEGINNING AND CONTAINING 62,500 square feet or 1.4348 acres of land, more or less.

KNOW ALL MEN BY THESE PRESENTS:

That AKM MONIRUL HUQ, through the undersigned authority, does hereby adopt this plat designating the described property as LOTS 1-8, BLOCK A, LOTS 1-8, BLOCK B AND LOTS 1-8, BLOCK X, WIND OF CHANGES Subdivision, an addition to the City of Allen, Texas, and does hereby dedicate to the public use forever the street and alleys thereon, and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities dealing 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, 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 _____, 20_____.

Owner

Title

NOTARY BLOCK

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 _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me he executed the same for the purposes and considerations therein expressed and the capacity therein stated.

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

Notary Public, State of Texas

OWNER AND DEVELOPER:
AKM HUQ
ADDRESS: 3713 BELLAVISTA DRIVE
PLANO, TX, 75074
PHONE# 686-450-5851
EMAIL: hujakm@yahoo.com

CIVIL ENGINEER:
MR. NAM UDON IGHAN
ND & ASSOCIATES, LLC
603 CHERRY TREE LANE
WYDE, TX 75086
PHONE# 214-233-7181
EMAIL: NAM1207@yahoo.com

SURVEYOR:
GEONAV, LLC
JOEL C. HOWARD, RPLS, PLS
3410 MIDCOURT RD., STE 110
CARROLLTON, TX 75006
T: 972-243-2409

GEONAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD., SUITE 110 CARROLLTON, TEXAS 75006
SCALE 1"=20' (870) 243-2409 PROJECT NUMBER: 2285
TPLS FIRM NO. 10194205

DATED: AUGUST 058, 2022 DRAWN BY: LEO

SHEET 1 OF 2

PRELIMINARY PLAT
WIND OF CHANGES
LOTS 1-8, BLOCK A,
LOTS 1-8, BLOCK B
AND LOTS 1-8, BLOCK X
16-LOTS
6-OPEN SPACE LOTS
1.4348 ACRES
SITUATED IN
JAMES L. READ SURVEY
ABSTRACT NUMBER 758
CITY OF ALLEN
COLLIN COUNTY, TEXAS
PROJECT NO. PP2022-____

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

AGENDA DATE:	August 16, 2022
AGENDA CAPTION:	Consider a request for a Preliminary Plat of The Avenue Addition, being approximately 12.53 acres located James W. Parsons Survey, Abstract No. 705; North of Ridgeview Drive and West of Alma Road. [PL-072222-0006] (The Avenue Single Family Subdivision)
STAFF RESOURCE:	Kim Yockey, AICP, Senior Planner
BOARD/COMMISSION ACTION:	May 4, 2021 - Preliminary Plat Approved
PREVIOUS COUNCIL ACTION:	February 11, 2020 - Planned Development No. 142 Approved - Ordinance No. 3732-2-20 March 23, 2021 - Planned Development No. 142 Approved - Ordinance No. 3813-3-21
STRATEGIC PLANNING GOAL:	Safe and Livable Community for All.

BACKGROUND

The subject property is generally located north of Ridgeview Drive, east of Collin College Technical Campus, and west of Alma Drive. The zoning designations of the surrounding properties are as follows:

- North: Planned Development No. 142 with a base zoning of Mixed Use.
- East: Planned Development No. 142 with a base zoning of Mixed Use.
- South: Planned Development No. 67 with a base zoning of Townhome, Planned Development No. 98 with a base zoning of Single-Family Residential (R-7), and Planned Development No. 98 with a base zoning of Single-Family Residential (R-5).
- West: Planned Development No. 135 with a base zoning of Commercial Corridor.

The property is in the Planned Development No. 142 zoning district with a base zoning of Mixed Use. A Concept Plan for the proposed preliminary plat was approved in March 2021. Section 8.03.3.6 of the Allen Land Development Code (ALDC) regarding Preliminary Plats states that they expire one year after the date of commission action on the application unless a final plat is submitted and approved for the property. The previous Preliminary Plat expired May 4, 2022. As a result, the applicant is required to submit a new application for Preliminary Plat approval.

The Preliminary Plat shows approximately 12.53 acres of land subdivided into 94 single-family lots and 16 HOA lots. The site is accessible off Ridgeview Drive with interior streets to accommodate each lot. The lot area ranges from 2,047 square feet to 2,992 square feet, exceeding the zoning district's minimum lot area of 1,800 square feet. The Preliminary Plat also shows various easements and right-of-way dedications required for the development of the property.

The 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

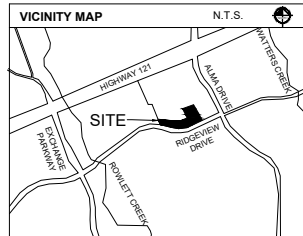
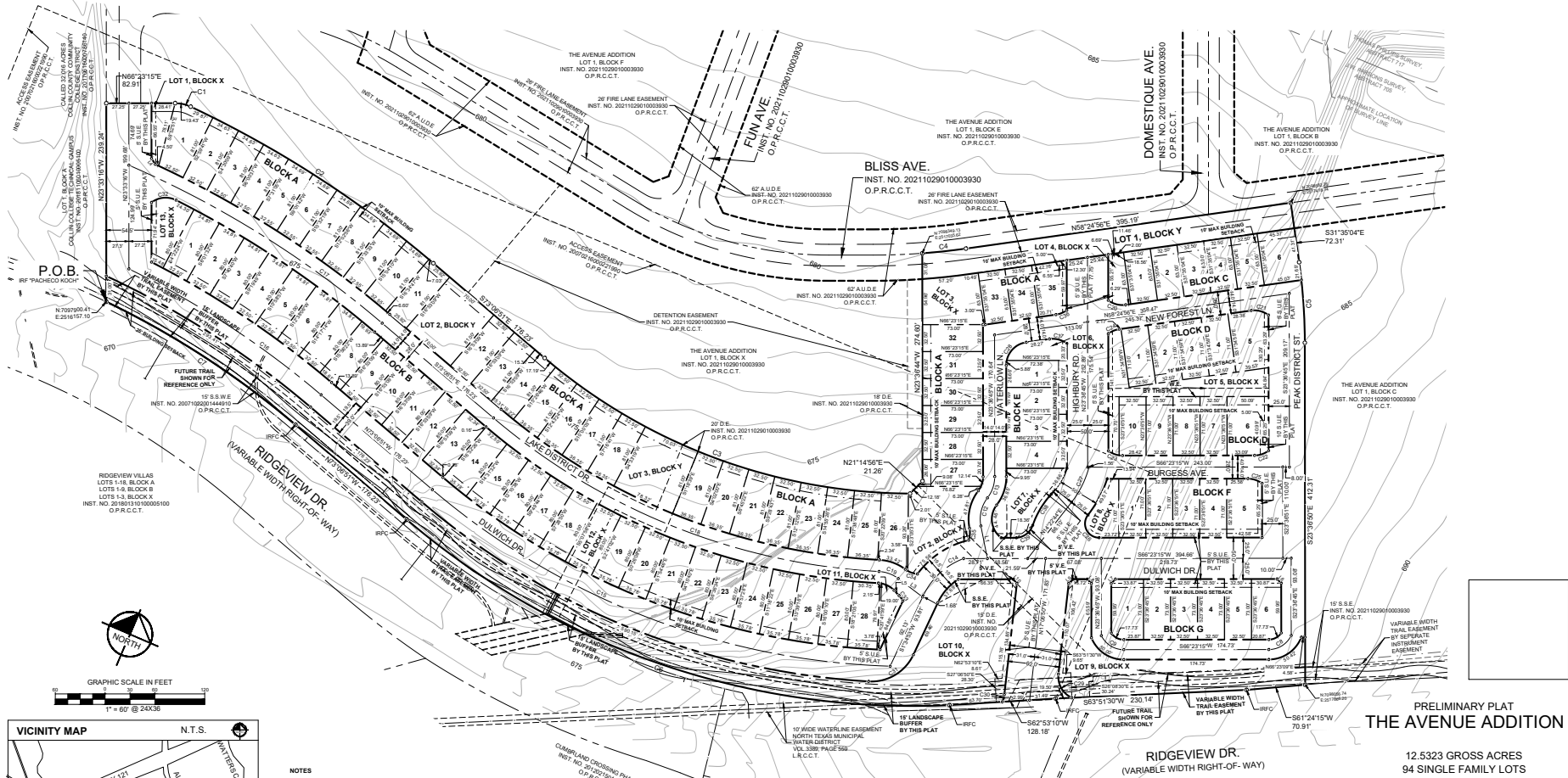
Staff recommends approval.

MOTION

I make a motion to approve the Preliminary Plat of The Avenue Addition, as presented.

ATTACHMENT(S)

Preliminary Plat



LEGEND:

P.O.B. = POINT OF BEGINNING
 SQ. FT. = SQUARE FEET
 IRF = IRON ROD FOUND
 IRFC = 5/8" IRON ROD WITH PLASTIC CAP STAMPED "IRF" FOUND
 IRF "PACHICO KOCH" = 5/8" IRON ROD WITH PLASTIC CAP STAMPED "PACHICO KOCH" FOUND
 U.D.E. = UTILITY AND DRAINAGE EASEMENT
 A.U.D.E. = ACCESS, UTILITY & DRAINAGE EASEMENT
 F.A.U.D.E. = FIRE LANE, ACCESS, UTILITY & DRAINAGE EASEMENT
 S.S.E. = SANITARY SEWER EASEMENT
 S.U.E. = SIDEWALK AND UTILITY EASEMENT
 W.E. = WATER EASEMENT
 V.E. = VISIBILITY EASEMENT
 VOL. = VOLUME
 PG. = PAGE
 INST. NO. = INSTRUMENT NUMBER
 M.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
 M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

- NOTES**
1. LINE AND AREA TABLES CAN BE FOUND ON SHEET 2.
 2. ALL MONUMENTS ARE 5/8" IRON ROD WITH PLASTIC CAP STAMPED "IRF" SET UNLESS OTHERWISE NOTED.
 3. ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS OTHERWISE STATED.
 4. THE PURPOSE OF THIS PLAT IS TO CREATE 94 SINGLE FAMILY LOTS AND 16 HOA LOTS FROM A PORTION OF A TRACT OF LAND AND TO DEDICATE EASEMENTS FOR DEVELOPMENT.
 5. THE GRID COORDINATES SHOWN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 6. ALL LOTS LOCATED IN BLOCK X ARE CONSIDERED OPEN SPACE. LOT 5, BLOCK X IS NOT TO BE INCLUDED IN THE OPEN SPACE CALCULATIONS AS DEFINED IN SECTION 1.2.2 OF ORDINANCE NO. 3703-20.
 7. ALL LOTS LOCATED IN BLOCK Y ARE HOA LOTS.
 8. ALL OPEN SPACE AND COMMON PROPERTIES SHALL BE OWNED AND MAINTAINED BY A PROPERTY/HOMEOWNERS ASSOCIATION ESTABLISHED IN ACCORDANCE WITH ALLEN LAND DEVELOPMENT CODE SECTIONS 8.2.0.2 AND 8.2.0.4.
 9. TRAFFIC CALMING MEASURES SHALL BE ADDED TO THE ENGINEERING PLANS IN ORDER TO CALM SPEEDS ON LAKE DISTRICT DRIVE. THE MEASURES SHALL BE DETERMINED DURING ENGINEERING DESIGN REVIEW.
 10. SEE SHEET 2 FOR LOT TYPICAL DETAIL.

OWNER:
 THE AVENUE IN ALLEN LLC
 6850 TPC DRIVE, SUITE 108
 MCKINNEY, TEXAS 75070
 PHONE: 972-465-8501
 CONTACT: SAJIMIL THAKKAR

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD, TWO GALLERIA OFFICE
 TOWER, SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300
 CONTACT: JONATHAN KERBY, PE

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD, TWO GALLERIA OFFICE
 TOWER, SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300
 CONTACT: J. ANDY DOBBS, RPLS

Kimley»Horn					
5750 Genesis Court, Suite 200 Frisco, Texas 75034		FIRM # 10193822		Tel. No. (972) 335-3580 Fax No. (972) 335-3779	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MGB	JAD	JULY 2022	064569600	1 OF 2

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS The Avenue in Allen LLC is the owner of a tract of land situated in the J.W. Parsons Survey, Abstract No. 705, City of Allen, Collin County, Texas, and being a portion of a tract of land described in Special Warranty Deed to The Avenue in Allen LLC, recorded in Instrument No. 20211029010003930, Official Public Records of Collin County, Texas, and being all of Lot 1, Block D, The Avenue Addition an addition to the City of Allen according to the plat thereof recorded in Instrument No. 20211029010003930, Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "KOH" found for the east corner of Lot 1, Block A, Collin College Technical Campus an addition to the City of Allen according to the plat thereof recorded in Instrument No. 2018106010005100, of said Official Public Records and being in the north right-of-way line of Ridgeway Drive (a variable width right-of-way);

THENCE departing said north right-of-way line of Ridgeway Drive and with the northeast line of said Lot 1, Block A, North 23°33'16" West, a distance of 230.24 feet to a 5/8" iron rod with plastic cap stamped "KOH" set for corner;

THENCE departing said northeast line of Lot 1, Block A and with the north line of said Lot 1, Block D, the following courses and distances:

North 60°23'15" East, a distance of 82.91 feet to a 5/8" iron rod with plastic cap stamped "KOH" set at the beginning of a tangent curve to the right having a central angle of 25°18'25", a radius of 44.00 feet, a chord bearing and distance of North 79°02'28" East, 19.28 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 19.43 feet to a 5/8" iron rod with plastic cap stamped "KOH" set at the beginning of a compound curve to the right having a central angle of 15°11'23", a radius of 1316.00 feet, a chord bearing and distance of South 80°42'30" East, 347.80 feet;
In a southeasterly direction, with said curve to the right, an arc distance of 348.92 feet to a 5/8" iron rod with plastic cap stamped "KOH" set for corner;
South 73°06'51" East, a distance of 176.23 feet to a 5/8" iron rod with plastic cap stamped "KOH" set at the beginning of a tangent curve to the left having a central angle of 40°08'41", a radius of 684.03 feet, a chord bearing and distance of North 80°49'44" East, 466.53 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 479.27 feet to a 5/8" iron rod with plastic cap stamped "KOH" set for corner;
North 21°14'50" East, a distance of 21.26 feet to a 5/8" iron rod with plastic cap stamped "KOH" set for corner;
North 23°36'44" West, a distance of 274.60 feet to a 5/8" iron rod with plastic cap stamped "KOH" set at the beginning of a non-tangent curve to the left having a central angle of 3°47'13", a radius of 800.00 feet, a chord bearing and distance of North 60°18'33" East, 52.87 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 52.88 feet to a 5/8" iron rod with plastic cap stamped "KOH" set for corner;
North 62°35'50" East, a distance of 395.19 feet to a 5/8" iron rod with plastic cap stamped "KOH" set for corner;
South 31°35'04" East, a distance of 72.31 feet to a 5/8" iron rod with plastic cap stamped "KOH" set at the beginning of a tangent curve to the right having a central angle of 7°58'13", a radius of 700.00 feet, a chord bearing and distance of South 27°35'57" East, 97.30 feet;
In a southeasterly direction, with said curve to the right, an arc distance of 97.30 feet to a 5/8" iron rod with plastic cap stamped "KOH" set for corner;
South 23°36'50" East, a distance of 412.31 feet to a 5/8" iron rod with plastic cap stamped "KOH" set for corner in said north right-of-way line of Ridgeway Drive;

THENCE with said north right-of-way line the following courses and distances:

South 61°24'15" West, a distance of 70.91 feet to a 5/8" iron rod with plastic cap stamped "KOH" found for corner;
South 63°51'30" West, a distance of 230.14 feet to a 5/8" iron rod with plastic cap stamped "KOH" found for corner;
South 62°53'10" West, a distance of 128.18 feet to a 5/8" iron rod with plastic cap stamped "KOH" found at the beginning of a non-tangent curve to the right having a central angle of 43°07'19", a radius of 940.00 feet, a chord bearing and distance of South 85°19'29" West, 690.88 feet;
In a southeasterly direction, with said curve to the right, an arc distance of 707.46 feet to a 5/8" iron rod with plastic cap stamped "KOH" found for corner;
North 73°06'51" West, a distance of 176.23 feet to a 5/8" iron rod with plastic cap stamped "KOH" found at the beginning of a tangent curve to the left having a central angle of 14°44'14", a radius of 1060.00 feet, a chord bearing and distance of North 80°29'13" West, 272.05 feet;
In a northeasterly direction with said curve to the left, an arc distance of 272.80 feet to the POINT OF BEGINNING and containing 12.5323 acres or 545,908 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

BLOCK A			BLOCK B			BLOCK C		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.

1	0.076	3,392	1	0.062	2,692	1	0.047	2,047
2	0.062	2,719	2	0.062	2,692	2	0.047	2,047
3	0.062	2,719	3	0.062	2,692	3	0.047	2,047
4	0.062	2,719	4	0.062	2,692	4	0.047	2,047
5	0.063	2,723	5	0.062	2,692	5	0.047	2,047
6	0.063	2,723	6	0.062	2,692	6	0.066	2,856

BLOCK D		
LOT NO.	ACRES	SQ. FT.

7	0.063	2,723	7	0.062	2,692
8	0.063	2,723	8	0.061	2,650
9	0.063	2,723	9	0.060	2,600
10	0.063	2,723	10	0.060	2,600
11	0.061	2,651	11	0.060	2,600
12	0.060	2,632	12	0.060	2,600
13	0.060	2,632	13	0.060	2,601
14	0.062	2,715	14	0.063	2,731
15	0.064	2,789	15	0.063	2,731
16	0.064	2,789	16	0.063	2,731
17	0.064	2,789	17	0.063	2,731
18	0.064	2,789	18	0.063	2,731
19	0.064	2,789	19	0.063	2,731
20	0.064	2,789	20	0.063	2,731
21	0.064	2,789	21	0.063	2,731
22	0.064	2,789	22	0.063	2,731
23	0.064	2,789	23	0.063	2,731
24	0.064	2,789	24	0.063	2,731
25	0.064	2,789	25	0.063	2,731
26	0.067	2,925	26	0.063	2,731
27	0.065	2,963	27	0.063	2,731
28	0.064	2,973	28	0.063	2,731
29	0.064	2,973			
30	0.064	2,973			
31	0.064	2,973			
32	0.064	2,973			
33	0.047	2,048			
34	0.047	2,047			
35	0.055	2,402			

BLOCK E			BLOCK X		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.

1	0.063	2,731	1	0.063	2,731
2	0.064	2,732	2	0.064	2,732
3	0.064	2,732	3	0.064	2,732
4	0.064	2,732	4	0.064	2,732
5	0.142	6,145			
6	0.036	1,549			
7	0.107	4,676			
8	0.048	2,085			
9	0.355	15,473			
10	0.085	47,258			
11	0.031	1,338			
12	0.063	2,731			
13	0.063	2,742			

BLOCK F			BLOCK Y		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.

1	0.053	2,308	1	0.330	13,958
2	0.053	2,308	2	0.130	5,670
3	0.053	2,308	3	0.138	6,006
4	0.053	2,308			
5	0.069	2,982			

BLOCK G			BLOCK Z		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.

1	0.064	2,789	1	0.330	13,958
2	0.064	2,737	2	0.130	5,670
3	0.064	2,737	3	0.138	6,006
4	0.064	2,737			
5	0.064	2,737			
6	0.069	2,975			

LINE TABLE			CURVE TABLE		
NO.	BEARING	LENGTH	NO.	DELTA	RADIUS

L1	N24°02'00"W	40.94'	C1	20°18'25"	44.00'
L2	E10°01'00"E	36.81'	C2	15°11'23"	1316.00'
L3	E10°01'00"E	36.81'	C3	40°08'41"	684.03'
L4	N68°11'14"W	8.42'	C4	40°08'41"	684.03'
L5	S67°18'19"E	8.87'	C5	3°47'13"	800.00'
L6	S68°38'40"E	7.07'	C6	43°07'19"	940.00'
L7	N21°12'15"E	7.07'	C7	14°44'14"	1060.00'
L8	N68°38'40"W	7.07'	C8	64°03'29"	30.00'
L9	S24°38'12"W	7.46'	C9	64°03'29"	30.00'
L10	N65°21'14"W	6.66'	C10	64°03'29"	30.00'

BLOCK D			BLOCK E		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.

1	0.063	2,707	1	0.063	2,707
2	0.063	2,707	2	0.063	2,707
3	0.063	2,707	3	0.063	2,707
4	0.063	2,707	4	0.063	2,707
5	0.071	3,103	5	0.071	3,103
6	0.081	3,525	6	0.081	3,525
7	0.053	2,308	7	0.053	2,308
8	0.053	2,308	8	0.053	2,308
9	0.053	2,308	9	0.053	2,308
10	0.053	2,307	10	0.053	2,307

BLOCK X			BLOCK Y		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.

1	0.031	1,370	1	0.031	1,370
2	0.144	6,261	2	0.144	6,261
3	0.086	4,190	3	0.086	4,190
4	0.032	1,361	4	0.032	1,361
5	0.142	6,145	5	0.142	6,145
6	0.036	1,549	6	0.036	1,549
7	0.107	4,676	7	0.107	4,676
8	0.048	2,085	8	0.048	2,085
9	0.355	15,473	9	0.355	15,473
10	0.085	47,258	10	0.085	47,258
11	0.031	1,338	11	0.031	1,338
12	0.063	2,731	12	0.063	2,731
13	0.063	2,742	13	0.063	2,742

KNOW ALL MEN BY THESE PRESENTS:

That The Avenue in Allen, LLC, through the undersigned authority, does hereby adopt this plat designating the described property as **THE AVENUE ADDITION**, 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, inspection, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity and 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 _____, 20____.

The Avenue in Allen LLC

Saumli Thakkar
Owner

STATE OF _____ §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE the _____ day of _____, 20____.

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 Preliminary Plat of The Avenue Addition, 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

SURVEYOR'S STATEMENT

I, Andy Dobbs, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were found and/or placed under my personal supervision in accordance with Platting Rules and regulations of the City of Allen, Texas.

Dated the _____ day of _____, 20____.

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. 972-770-1300
andy.dobbs@kimley-horn.com

STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE the _____ day of _____, 20____.

Notary Public in and for the State of Texas

PRELIMINARY

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

PRELIMINARY PLAT THE AVENUE ADDITION

12.5323 GROSS ACRES
94 SINGLE FAMILY LOTS

LOTS 1-35, BLOCK A
LOTS 1-28, BLOCK B
LOTS 1-6, BLOCK C
LOTS 1-10, BLOCK D
LOTS 1-5, BLOCK E
LOTS 1-5, BLOCK F
LOTS 1-13, BLOCK X
LOTS 1-3, BLOCK Y

16 HOMEOWNERS' ASSOCIATION LOTS (2,679 ACRES)

RIGHT-OF-WAY (4,130 ACRES)

BEING A REPLAT OF LOT 1, BLOCK D, THE AVENUE ADDITION

BEING 12.532 ACRES OR 545,908 SQUARE FEET

OF LAND OUT OF THE

JAMES W. PARSONS SURVEY, ABSTRACT NO. 705

CITY OF ALLEN, COLLIN COUNTY, TEXAS

SUBMISSION DATE: JULY 22, 2022

Kimley»Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale Drawn by Checked by Date Project No. Sheet No.
NA MGB JAD JULY 2022 064569600 2 OF 2

OWNER:
THE AVENUE IN ALLEN LLC
6850 TP DRIVE, SUITE 108
MCKINNEY, TEXAS 75070
PHONE: 972-465-8501
CONTACT: SAUMLI THAKKAR

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE
TOWER, SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1370
CONTACT: JONATHAN KERBY, PE

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE
TOWER, SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1370
CONTACT: J. ANDY DOBBS, RPLS

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

AGENDA DATE:	August 16, 2022
AGENDA CAPTION:	Consider a Request for a Final Plat for Lot 1, Block A, and Lot 1, Block X, Allen Gateway Addition, Being 12.513 Acres in the S. Jackson Survey, Abstract No. 489, Generally Located at the Northwestern Corner of the Intersection of Ridgeview Drive and Exchange Parkway. [PL-051322-0008] (Allen Gateway Addition)
STAFF RESOURCE:	Hayley Angel, Planning Manager
BOARD/COMMISSION ACTION:	April 2022 - Preliminary Plat Approved June 2022 - Final Plat Approved
PREVIOUS COUNCIL ACTION:	January 23, 2007 - Planned Development No. 101 Approved - Ordinance No. 2586-1-07 January 28, 2020 - Planned Development No. 141 Approved - Ordinance No. 3730-1-20 January 11, 2022 - Planned Development No. 141 Approved - Ordinance No. 3886-1-22
STRATEGIC PLANNING GOAL:	Vibrant Community with Lively Destinations and Successful Commercial Centers.

BACKGROUND

The subject property is generally located at the northwest corner of Ridgeview Drive and Exchange Parkway. The zoning designations of the surrounding properties are as follows:

- North and West - Planned Development No. 141 (PD-141) with a base zoning of Mixed Use (MIX)
- South - Planned Development No. 54 with a base zoning district of Single Family Residential 6
- East (across Exchange Parkway) - PD-141 with a base zoning of MIX

In January 2020, City Council adopted a Planned Development for Allen Gateway, a mixed-use development comprised of approximately 74.877 acres. In January 2022, City Council subsequently adopted some minor amendments for the same property. A Preliminary Plat for the entire development was approved by the Planning and Zoning Commission in April 2022. A Site Plan for the subject site, which is a portion of the overall development, showed the first phase of Urban Residential and the Gateway Forest open space area. It was approved in April 2022. In June 2022, the Final Plat for the property was approved. A change in ownership occurred, and a new plat application is required to be submitted and approved. The subject Final Plat shows only changes related to the two owners and otherwise remains unchanged from the previously approved plat.

The subject Final Plat shows 12.513± acres of land subdivided into two lots. There are three major points of access into the site--two from Ridgeview Drive and a future access point on Exchange Parkway. The plat shows all necessary easements and right-of-way dedications for development of this

phase.

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 Allen Gateway Addition, as presented.

ATTACHMENT(S)

[Final Plat](#)

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

AGENDA DATE: August 16, 2022

AGENDA CAPTION: Consider a request for a Final Plat of Lots 1 - 3, Block A, 121 Technology Park, being 84.3632 acres located in the George Fitzhugh Survey, Abstract No. 321 and Francis Dosser Survey, Abstract No. 280; generally located at the southwestern corner of State Highway 121 and Chelsea Boulevard. [PL-072222-0015] (121 Technology Park)

STAFF RESOURCE: Jordan Caudle, Planner

PREVIOUS COUNCIL ACTION: July 3, 1986 - Planned Development No. 37
Approved - Ordinance No. 708-7-86
March 23, 2004 - Planned Development No. 92
Approved - Ordinance No. 2272-3-04
November 22, 2005 - Planned Development No. 92
Approved - Ordinance No. 2463-11-05
October 26, 2021 - Planned Development No. 147
Approved - Ordinance No. 3917-10-21
May 24, 2022 - Planned Development No. 147A
Approved - Ordinance No. 3917-5-22

STRATEGIC PLANNING GOAL: Vibrant Community with Lively Destinations and Successful Commercial Centers.

BACKGROUND

The subject property is generally located at the southwest corner of State Highway 121 and Chelsea Boulevard. The zoning designations of the surrounding properties are as follows:

- North (across State Highway 121) - City of McKinney
- West - Planned Development No. 92 with a base zoning of Corridor Commercial (CC)
- South - Planned Development No. 130 with base zoning districts of Residential (R-5) and Residential (R-6)
- East - Planned Development No. 139 with a base zoning of CC and Light Commercial

In October 2021, City Council adopted a Planned Development for 121 Technology Park, a light industrial development. In May 2022, City Council subsequently amended the planned development to add requirements for the corridor commercial and townhome portions of this development along with minor revisions to the previously established zoning. A site plan for Lot 1 was approved in June 2022 for a warehouse use.

The Final Plat shows 84.3632± acres of land subdivided into three lots. There are two major points of access to the site--one from Ridgeview Drive and one from State Highway 121. Additional points of access for Lots 2 and 3 off of Chelsea Boulevard will be dedicated at time of replat for each of these

lots. The plat shows all necessary easements for the development of Lot 1.

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

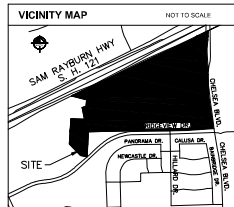
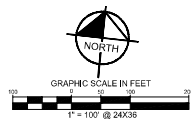
Staff recommends approval.

MOTION

I make a motion to approve the Final Plat for 121 Technology Park, as presented.

ATTACHMENT(S)

[Final Plat](#)



NOTES

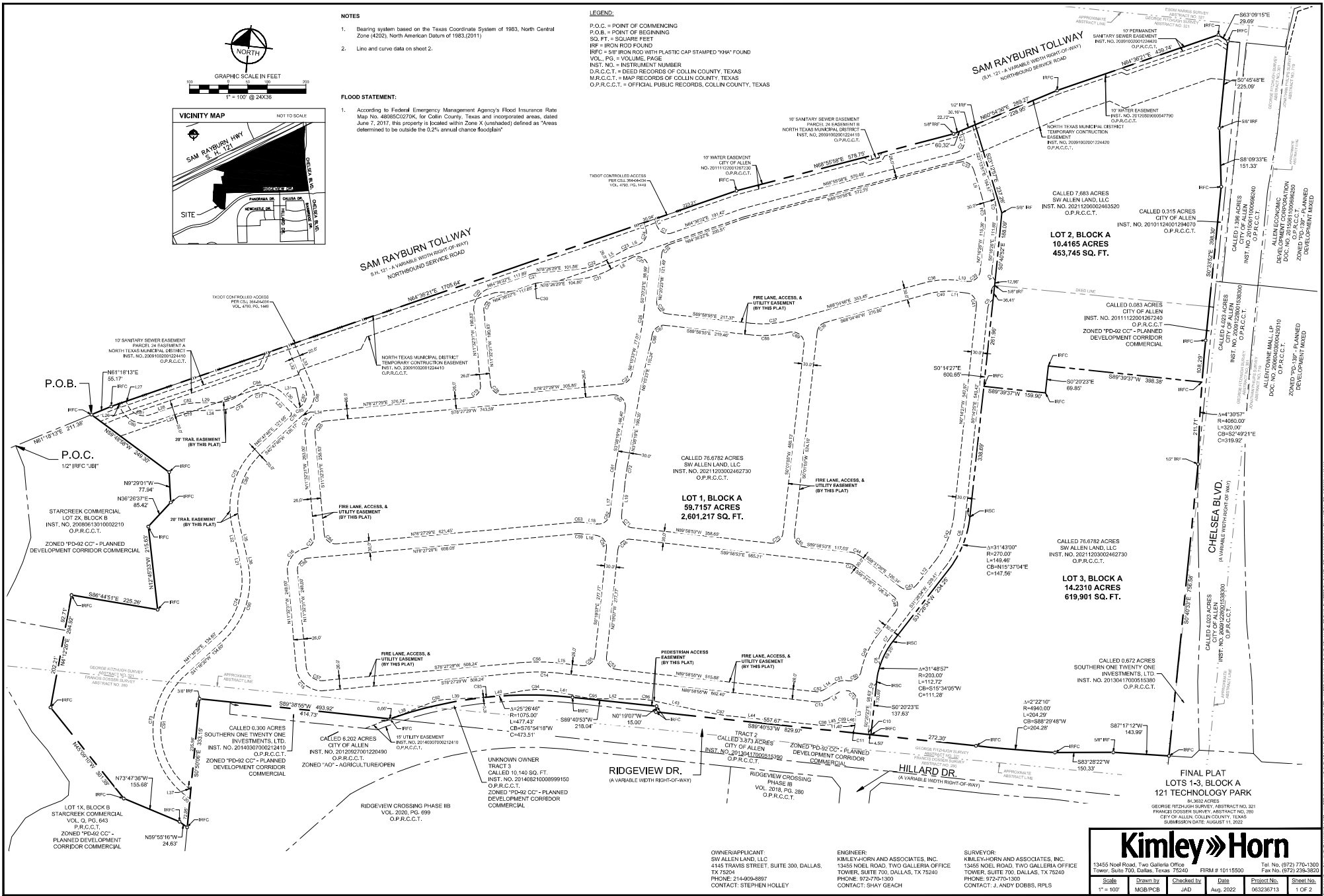
- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).
- Line and curve data on sheet 2.

FLOOD STATEMENT:

- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 480602070K, for Collin County, Texas and incorporated areas, dated June 7, 2017, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance flood."

LEGEND:

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
SQ. FT. = SQUARE FEET
RF = IRON ROD FOUND
VOL. PG. = VOLUME, PAGE
INST. NO. = INSTRUMENT NUMBER
D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS



Kimley»Horn

13456 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240
FIRM # 10115500
Tel No. (972) 776-1300
Fax No. (972) 258-3520

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MCB/PCB	JAD	Aug. 2022	063236713	1 OF 2

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS SW ALLEN LAND, LLC is the owner of a tract of land situated in the George Fitzgugh Survey, Abstract No. 321 and Francis Dooser Survey, Abstract No. 285, City of Allen, Collin County, Texas and being all of a called 76.6762 acre tract of land described in Special Warranty Deed to SW ALLEN LAND, LLC recorded in Instrument No. 2021120200246270, Official Public Records, Collin County, Texas, and being all of a called 7.683 acre tract of land described in Special Warranty Deed to SW ALLEN LAND, LLC recorded in Instrument No. 2021120602463520, of said Official Public Records and being more particularly described as follows:

COMMENCING at a 1/2" iron rod with yellow plastic cap stamped "181" found for the northwest corner of Lot 2X, Block B, Starcorec Commercial, an addition to the City of Allen according to the plat recorded in Instrument No. 20060813010002210, of said Official Public Records and being in the southeast right-of-way line of the northbound service road of State Highway 121 (a variable width right-of-way);

THENCE with said southwest right-of-way line, North 61°16'13" East, a distance of 211.39 feet to a point for the north corner of said Lot 2X and being the POINT OF BEGINNING;

THENCE continuing with said southeast right-of-way line, the following courses and distances:

North 61°16'13" East, a distance of 55.17 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
North 64°30'21" East, a distance of 1705.64 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
North 68°55'56" East, a distance of 578.75 feet to a 5/8-inch iron rod found for corner;
North 64°30'21" East, a distance of 228.95 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
North 64°30'21" East, a distance of 450.74 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the northwest corner clip of said State Highway 121 and Chelsea Boulevard (a variable width right-of-way);

THENCE departing said southeast right-of-way line of State Highway 121 and with said right-of-way corner clip, South 63°09'15" East, a distance of 29.89 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the southeast right-of-way corner clip of State Highway 121 and Chelsea Boulevard;

THENCE with the west right-of-way line of said Chelsea Boulevard, the following courses and distances:

South 00°46'48" East, a distance of 225.09 feet to a 5/8-inch iron rod found for corner;
South 08°06'33" East, a distance of 151.33 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
South 00°33'52" East, a distance of 398.30 feet to a point at the beginning of a tangent curve to the left having a central angle of 4°30'57", a radius of 4060.00 feet, a chord bearing and distance of South 2°49'21" East, 316.92 feet;
In a southeasterly direction, with said curve to the left, an arc distance of 320.00 feet to a 1/2" iron rod found for the north corner of a called 0.572 acre tract of land described in Special Warranty Deed to Southern One Twenty One Investments, Ltd. recorded in Instrument No. 20130417000515380, of said Official Public Records;

THENCE departing said west right-of-way line and with the west line of said 0.672 acre tract, South 0°40'33" East, a distance of 756.58 feet to a point for corner in the north right-of-way line of Ridgeway Drive (a variable width right-of-way);

THENCE with said north right-of-way line, the following courses and distances:

South 57°12'17" West, a distance of 143.59 feet to a 5/8-inch iron rod found for corner;
South 83°28'22" West, a distance of 150.33 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a central angle of 2°22'10", a radius of 4540.00 feet, a chord bearing and distance of South 88°29'48" West, 204.28 feet;
In a southeasterly direction, with said curve to the right, an arc distance of 204.29 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
South 89°40'53" West, a distance of 829.97 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the southeast corner of "Tract 3" a tract of land described in Special Warranty Deed, Instrument No. 20140821000899150, of said Official Public Records;

THENCE with the north lines of said Tract 3, the following courses and distances:

North 0°19'07" West, a distance of 15.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
South 89°40'53" West, a distance of 218.04 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left having a central angle of 25°20'40", a radius of 1075.00 feet, a chord bearing and distance of South 78°58'48" West, 473.51 feet;
In a southeasterly direction, with said curve to the left, an arc distance of 477.43 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner in the north line of a called 0.300 acre tract of land described in Correction Special Warranty Deed to Southern One Twenty One Investments, Ltd. recorded in Instrument No. 20140307000212410, of said Official Public Records;

THENCE with the north line of said 0.300 acre tract, South 89°38'55" West, passing the northwest corner of said 0.300 acre tract at a distance of 414.73, continuing with said north right-of-way line of Ridgeway Drive, in all a distance of 459.92 feet to a 3/8" iron rod found for corner;

THENCE continuing with said north right-of-way line, South 0°50'06" East, a distance of 333.15 feet to a point for the most easterly northeast corner of Lot 1X, Block B, Starcorec Commercial, an addition to the City of Allen, according to the plat recorded in Volume Q, Page 643, Plat Records, Collin County, Texas;

THENCE departing said north right-of-way line and with the east lines of said Lot 1X and said 2X, the following courses and distances:

North 59°56'16" West, a distance of 24.63 feet to a point for corner;
North 73°47'36" West, a distance of 155.68 feet to a point for corner;
North 45°09'10" West, a distance of 301.38 feet to a point for corner;
North 1°12'05" East, passing the south corner of said Lot 2X at a distance of 202.21 feet, continuing in all a distance of 294.92 feet to a point for corner;
South 86°44'51" East, a distance of 225.26 feet to a point for corner;
North 1°24'53" West, a distance of 215.63 feet to a point for corner;
North 36°26'37" East, a distance of 65.42 feet to a point for corner;
North 9°29'01" West, a distance of 77.34 feet to a point for corner;
North 59°48'56" West, a distance of 249.30 feet to the POINT OF BEGINNING and containing 84.3632 acres or 3,674.863 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.(2011)

STATE OF _____ §
COUNTY OF _____ §

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 Preliminary Plat of The Avenue Addition, 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 SW ALLEN LAND, LLC, through the undersigned authority, does hereby adopt this plat designating the described property as **LOTS 1-3, BLOCK A, 121 TECHNOLOGY PARK**, 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 or 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, painting, 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 _____, 20____.

SW ALLEN LAND, LLC

Stephen Holley
Owner

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the _____ day of _____, 20____.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, J. Andy Dobbs, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown therein were found and/or placed under my personal supervision in accordance with Platting Rules and regulations of the City of Allen, Texas.

Dated the _____ day of _____, 20____.

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. 972-770-1300
andy.dobbs@kimley-horn.com

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

STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE the _____ day of _____, 20____.

Notary Public in and for the State of Texas

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE					
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH			
L1	S24°23'22"E	17.87	L3	N23°13'35"W	74.26	L7	N69°10'07"W	74.26	L11	S88°27'54"W	68.39	L15	S20°34'46"E	122.77	L19	S84°47'07"E	177.22
L2	N10°17'51"W	26.57	L4	N22°13'01"W	22.41	L8	S40°22'52"W	42.35	L12	N44°53'20"E	86.16	L16	S40°22'52"W	36.96	L20	N87°55'51"E	97.85
L3	S60°30'22"E	62.89	L11	N69°14'56"W	35.73	L19	N69°10'07"W	74.23	L27	S26°41'56"E	7.70	L33	S16°51'46"E	86.73	L44	S40°22'52"W	152.64
L4	S20°34'46"E	34.59	L12	S31°26'41"E	76.26	L20	N68°24'46"W	26.51	L28	N68°27'54"E	66.36	L35	S10°33'09"E	36.27	L45	N89°26'07"E	229.69
L5	N44°53'20"E	86.16	L13	S31°28'41"W	70.64	L21	N°32°36'50"W	25.81	L29	N26°51'12"E	50.54	L37	S36°28'46"E	12.34	L46	N71°52'09"E	16.81
L6	N44°53'22"E	16.67	L14	S32°14'46"W	32.33	L22	N°38°48'16"W	66.31	L30	S60°04'06"E	45.09	L38	N61°55'11"E	116.60	L48	N89°38'37"E	125.01
L7	N24°31'13"W	18.60	L15	N69°36'52"W	56.51	L23	N60°04'08"W	44.73	L31	N47°32'22"E	9.09	L39	N60°34'46"E	89.67			
L8	N44°53'22"E	61.88	L16	N87°40'53"E	41.84	L24	S67°51'12"W	30.54	L32	N28°37'41"W	123.95	L40	N13°43'41"E	68.07			
CURVE TABLE			CURVE TABLE			CURVE TABLE			CURVE TABLE			CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	9°10'10"	30.00	47.65	S89°53'37"E	42.80	C34	27°26'24"	167.50	75.23	N11°44'09"W	74.72	C37	86°10'44"	36.00	45.04	N47°00'16"E	46.97
C2	30°09'49"	30.00	46.58	N22°31'07"E	21.22	C35	87°34'11"	30.00	37.54	N44°16'09"E	42.89	C38	19°36'49"	260.00	102.28	N89°10'38"E	103.78
C3	27°59'24"	215.00	87.77	N11°44'09"W	36.69	C36	27°52'29"	360.00	103.88	S70°03'21"W	93.37	C39	103°54'59"	36.00	57.65	S46°36'24"E	46.17
C4	51°46'49"	30.00	26.91	S25°38'47"E	25.73	C37	21°56'16"	276.20	103.38	N76°02'56"E	102.79	C40	56°03'02"	36.00	47.12	N45°10'16"E	42.43
C5	51°12'18"	30.00	26.91	S25°21'43"W	25.57	C38	69°39'41"	30.00	40.94	S40°03'59"E	42.29	C41	86°38'46"	36.00	46.89	N60°09'09"W	42.30
C6	31°15'07"	260.20	143.83	S10°37'05"W	142.10	C39	68°03'41"	30.00	35.61	S44°02'59"W	33.88	C42	31°27'28"	870.00	82.50	N01°24'36"E	82.49
C7	14°30'07"	216.00	59.47	S34°10'55"W	59.33	C40	17°21'46"	211.85	64.80	S77°03'39"W	64.59	C43	01°46'20"	216.00	366.20	N07°36'40"W	316.42
C8	57°01'12"	30.00	26.19	S08°07'22"E	25.37	C41	64°42'22"	30.00	49.68	N47°05'38"W	43.78	C44	57°52'29"	190.00	191.81	N12°21'17"E	183.77
C9	43°24'44"	30.00	22.72	S21°21'59"W	22.19	C42	31°50'49"	230.31	126.16	N10°43'26"E	126.53	C45	58°48'24"	216.00	216.03	N14°54'58"E	209.24
C10	26°36'39"	30.00	19.07	S14°03'41"E	14.81	C43	69°00'00"	30.00	47.12	N76°28'14"E	42.43	C46	92°50'49"	6.00	5.72	N69°39'56"W	5.88
C11	21°46'58"	30.00	16.09	N4°42'50"E	14.87	C44	37°17'29"	60.00	32.34	N26°10'09"W	25.57	C47	66°19'49"	16.00	16.00	S66°48'49"W	42.19
C12	88°58'01"	21.76	16.68	N47°26'57"E	15.86	C45	68°59'58"	30.00	47.12	S44°03'49"E	42.43	C48	41°14'18"	116.60	83.46	S62°14'53"W	83.73
C13	37°29'19"	36.00	36.64	N71°02'51"E	35.98	C46	69°22'12"	30.00	47.30	N44°06'56"E	43.69	C49	17°22'19"	144.00	55.84	S74°09'53"W	55.63
C14	11°33'37"	560.00	100.88	S84°14'17"W	100.71	C47	31°12'28"	30.00	16.42	S74°12'06"E	16.21	C50	87°06'09"	166.00	161.18	N70°37'52"W	91.56
C15	30°00'07"	66.00	102.67	S38°32'31"E	93.34	C48	69°00'00"	30.00	47.12	N13°31'29"W	42.43	C51	67°00'07"	46.00	70.50	S70°37'02"E	63.81
C16	83°58'33"	56.00	88.06	S30°27'36"W	74.64	C49	25°23'28"	240.00	106.98	S18°32'11"W	107.48	C52	17°23'19"	204.00	61.81	N74°09'35"E	61.67
C17	83°38'33"	30.00	43.88	N30°27'36"E	45.19	C50	64°25'10"	30.00	44.20	N47°48'37"E	43.31	C53	41°14'18"	166.00	66.10	N61°40'03"E	67.61
C18	69°00'00"	66.00	87.73	N30°27'36"E	78.20	C51	38°42'28"	56.42	39.15	S12°21'17"W	38.33	C54	88°18'58"	78.00	121.75	N83°45'58"E	110.59
C19	30°00'00"	30.00	47.17	N37°29'19"E	42.43	C52	37°29'19"	30.00	18.63	S71°16'58"W	18.68	C55	68°37'29"	6.00	5.86	N81°34'57"E	6.44
C20	70°58'53"	66.00	74.43	N26°21'55"E	66.07	C53	68°38'46"	30.00	46.38	S46°16'01"E	42.43	C56	66°36'59"	36.00	47.20	N62°47'22"E	36.78
C21	27°51'07"	54.00	13.68	N71°07'59"E	13.67	C54	69°00'00"	30.00	47.12	N46°07'09"W	42.43	C57	66°36'59"	36.00	46.42	S36°54'27"E	47.36
C22	21°38'14"	167.00	86.26	N67°10'57"E	74.63	C55	69°22'12"	30.00	47.30	N44°06'56"E	42.43	C58	58°48'24"	216.00	198.17	S10°54'59"W	198.31
C23	1°43'01"	1133.07	19.16	S99°44'51"W	19.14	C56	113°33'07"	616.00	106.13	S46°14'17"W	106.99	C59	67°02'59"	216.00	212.09	S12°21'17"W	203.11
C24	80°30'35"	30.00	46.67	N20°02'54"E	42.10	C57	69°00'00"	40.00	62.83	N68°32'11"W	56.57	C61	67°46'22"	190.00	342.22	S07°38'46"E	288.29
C25	124°48'17"	30.00	66.32	N67°43'31"W	53.17	C58	69°00'00"	30.00	47.12	N32°17'22"E	42.43	C62	16°19'21"	116.60	37.10	N71°25'04"E	36.94
C26	6°38'56"	870.00	100.20	S02°15'38"W	100.18	C59	11°13'24"	30.00	5.88	N84°04'11"E	5.87	C63	61°11'41"	196.60	23.43	N77°09'18"E	23.42
C27	72°11'55"	30.00	37.82	S42°12'13"W	35.35	C60	104°40'51"	30.00	64.81	S40°12'06"E	47.50	C64	21°29'59"	216.00	81.00	N84°28'29"E	80.57
C28	69°00'00"	30.00	47.12	S46°32'31"E	42.43	C61	32°27'28"	600.00	54.31	S01°24'36"W	54.30	C65	1				

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

AGENDA DATE:	August 16, 2022
AGENDA CAPTION:	Conduct a Public Hearing and consider a request to amend the Development Regulations of PD-73 relating to the development and use of the Property to increase the maximum height of certain structures (net poles) allowed from 160 feet to 170 feet and adopt the related Concept Plan relating to the development and use of Lot 2RA, Block B, Saint Andrews Park Addition located at 1500 Andrews Parkway. [ZN-052722-0010] (Top Golf)
STAFF RESOURCE:	Jessica Johnsen, Planner
BOARD/COMMISSION ACTION:	March 2009 - Final Plat Approved June 2017 - Replat Approved
PREVIOUS COUNCIL ACTION:	November 28, 2006 - Planned Development No. 73 Approved – Ordinance No. 2577-11-06 July 13, 2010 - Planned Development No. 73 Approved – Ordinance No. 2930-7-10 September 28, 2010 - Specific Use Permit Approved – Ordinance No. 2955-9-10
STRATEGIC PLANNING GOAL:	Vibrant Community with Lively Destinations and Successful Commercial Centers.

BACKGROUND

The subject property is approximately 13.80 acres, generally located directly south and east of Andrews Parkway (commonly known as 1500 Andrews Parkway). The surrounding properties are zoned as follows:

- North: Planned Development No.73 (PD-73) with a base zoning of Shopping Center (SC)
- South: Planned Development No. 58 with a base zoning of Multi-Family 18 (MF-18)
- East: PD-73 with a base zoning of Single Family Residential (R-7)
- West: PD-73 with a base zoning of SC

The subject property is zoned PD-73 with a base zoning of SC. The applicant is requesting to amend the Development Regulations of PD-73 by increasing the maximum height of the netting poles by 10 feet and adopting the related Concept Plan.

The Concept Plan shows the site with the exterior netting poles located on the north, east, and south portion of the property. The current maximum height in the zoning district is 12 stories and/or 160 feet. An increase in maximum height is being requested to install taller netting at the Top Golf facility from 160 feet to 170 feet.

This request has been reviewed by the Technical Review Committee.

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I move to recommend approval of the request to amend the development regulations of PD-73 with a base zoning of SC for Lot 2RA, Block B, Saint Andrews Park Addition, as presented

ATTACHMENT(S)

[Property Notification Map](#)
[Draft Ordinance](#)



Legend

- Collin CAD Parcels
- Subject_Parcel
- 200' Buffer

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 RELATING TO THE DEVELOPMENT AND USE OF LOT 2RA, BLOCK 9, SAINT ANDREWS PARK ADDITION, CURRENTLY ZONED PLANNED DEVELOPMENT 73 WITH A BASE ZONING OF SHOPPING CENTER “SC” AND SUBJECT TO SPECIFIC USE PERMIT NO. 112 TO INCREASE THE AUTHORIZED MAXIMUM HEIGHT OF CERTAIN STRUCTURES ON SAID PROPERTY AND ADOPTING A FENCING EXHIBIT; PROVIDING 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 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, the City Council has concluded that the Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as previously amended, should be further amended as follows:

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 Zoning Map of the City of Allen, Texas, as amended, be further amended by amending the regulations of Planned Development “PD” No. 73 as set forth in Ordinance No. 2930-7-10 (the “PD-73 Regulations”) relating to the development and use of Lot 2RA, Block B, Saint Andrews Park Addition, Collin County, Texas, according to the plat thereof recorded in Volume 2009, Page 76, Plat Records, Collin County, Texas (“the Property”) by authorizing the pole structures holding the safety nets located on the Property to be (i) 170 feet in height notwithstanding Section 2.C of the PD 73 Regulations and (ii) generally located as set forth in the Fencing Exhibit attached hereto as Exhibit “A” and incorporated herein by reference.

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, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said Ordinance or the Allen Land Development Code, 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 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 of the caption 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 13TH DAY OF SEPTEMBER 2022.

APPROVED:

Kenneth M. Fulk, MAYOR

APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, CITY ATTORNEY
(kbl:8/4/2022:130886)

Shelley B. George, CITY SECRETARY

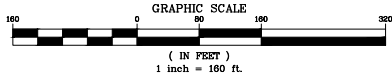
DRAFT

SITE SUMMARY TABLE (PART OF LOT 2A, BLOCK "B")		
TOTAL LOT SIZE: (LOT 2A, BLOCK "B")	1,657,376 SF 38.048 ACRES	
LEASED AREA: (PART OF LOT 2A, BLOCK "B")	578,075 SF 13.291 ACRES	
BUILDINGS		
BUILDING HEIGHT:	3 STORIES 52'-3"	
BUILDING GROSS FLOOR AREA:		
FLOOR 1	24,881 SF	
FLOOR 2	25,352 SF	
FLOOR 3	20,842 SF	
TOTALS	71,075 SF	
FLOOR AREA RATIO (F.A.R.) (71,075 S.F.-TOTAL FLOOR AREA) (RATIO BASED ON LEASED AREA)	0.04:1	
*OPEN SPACE	SQUARE FOOTAGE PERCENTAGE OF TOTAL SITE AREA	350,139 SF 21.1%
PARKING PROVIDED		
REGULAR SPACES	316	
HANDICAP SPACES	7	
TOTAL SPACES	323	

POLE ID	HEIGHT (ft)	TOP ELEVATION (ft)
14.5	170	847.00
15.5	170	847.00
16.5	170	847.00
17.5	170	847.00
18.5	170	847.00
19.5	170	847.00
20.5	170	847.00
21.5	170	847.00
22.5	170	847.00
23.5	170	847.00
24.5	170	847.00
25.5	170	847.00
26.5	170	847.00
27.5	150	827.00
28.5	130	807.00

DATUM:	NAD83
EXISTING GRADE ANDREWS PKWY	677.00

SITE DATA TABLE		
	Required / Existing	Proposed
Base Zoning	PD-73 SC	PD-73 SC
Permitted Uses	Commercial Golf Entertainment	Commercial Golf Entertainment
Minimum Setbacks		
Front Yard	None	> 0 feet
Side Yard	0 feet	> 0 feet
Rear Yard	0 feet	> 0 feet
Minimum Lot Width	None	> 0 feet
Minimum Lot Depth	None	> 0 feet
Minimum Lot Area	None	> 0 feet
Maximum Height	160 feet	170 feet



TOPGOLF - ALLEN		
1500 ANDREWS PKWY, ALLEN, TEXAS 75002		
CONCEPTUAL SITE PLAN		
DRAWN BY:	DATE:	SCALE:
MAA	7/14/2022	1"=160'

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

AGENDA DATE:	August 16, 2022
AGENDA CAPTION:	Conduct a Public Hearing and consider a request to amend the Development Regulations of Planned Development No. 63 with a Base Zoning of Local Retail and Community Facilities; relating to the development and use of 17.145± acres located in the Jesse H. Gough Survey, Abstract No. 347, and the Chadrick Jackson Survey, Abstract No. 489 generally located directly south of Ridgeview Drive and directly east of Custer Road. [ZN-041522-0006] (Advantage Storage Ridgeview).
STAFF RESOURCE:	Hayley Angel, Planning Manager
PREVIOUS COUNCIL ACTION:	October 2, 1997 - Planned Development No. 63 Approved – Ordinance No. 1536-10-97
STRATEGIC PLANNING GOAL:	Vibrant Community with Lively Destinations and Successful Commercial Centers.

BACKGROUND

The subject property is approximately 17.145 acres, generally located directly south of Ridgeview Drive and directly east of Custer Road. The zoning designations of the surrounding properties are as follows:

- North: Planned Development No. 63 (PD-63) with a base zoning of Local Retail (LR), PD-63 with a base zoning of Multi-Family (MF), and Community Facilities (CF).
- South: Planned Development No. 88 with a base zoning of Single Family Residential (R-5).
- East: PD-63 with a base zoning of Single Family Residential (R-7).
- West: City of Plano

This property is zoned PD-63 with a base zoning of LR and PD-63 with a base zoning of CF. The applicant is requesting to amend the Development Regulations of PD-63 by changing the base zoning of Local Retail and Community Facilities to Local Retail, increasing allowable building stories from 2.5 stories to 3 stories, adding alternative screening, and adding Mini-Warehouse/Self-Storage as a permitted use.

The Concept Plans show an approximately 17.145-acre site with the proposed self-storage facility located on the eastern portion of the property (identified as Lot 2 on the Concept Plan). Lot 2 is approximately 12.125 acres and includes an approximately 109,260 square foot building. The northern portion of the building (facing Ridgeview Drive) will be a maximum of three stories. The southern and eastern portions of the building will have two stories, then decrease to one story moving south.

The western portion of the property (identified as Lot 1 on the Concept Plan) is approximately 5.020 acres, and the applicant is including it in this request to change the portion currently zoned PD-63 CF to PD-63 LR. The applicant did provide preliminary sketches to demonstrate the feasibility of developing

a retail building. However, as the property exceeds five acres, the applicant is choosing not to include a Concept Plan for this portion.

There are two points of access into Lot 2, both to the north on Ridgeview Drive. One of these points of access is on the proposed lot line, granting access to Lot 1 on the west.

The building elevations show the approximately 35-foot-tall building with building materials that include stone, brick, glass, and metal panels. While most storage units are proposed to be accessed through the interior of the building, there are exterior accessed storage units with loading doors proposed on the south and west sides of the building, where the height decreases to one story.

Section 7.07.4 of the Allen Land Development Code requires screening for commercial properties that are adjacent to residential zoning. The landscape plan shows the proposed alternative landscaped screening of eight-foot-tall shrubs on the eastern portion of Lot 1.

The development regulations address the mini-warehouse/self-storage use, the increased allowable building stories, and allow alternative landscaped screening on the eastern portion of the property adjacent to residential zoning.

The request has been reviewed by the Technical Review Committee. The Future Land Use Map in the Comprehensive Plan identifies this property as "Open Space," though the established zoning has a base zoning of Local Retail outside of the floodplain. Local Retail is intended for local serving and low-intensity uses. A mini-warehouse/self-storage use is not compatible within this zoning district. Zoning and development south of Ridgeview Drive have maintained low-intensity, single-story uses throughout the corridor. The proposal does not conform with the adopted policy. For these reasons, staff is recommending denial.

STAFF RECOMMENDATION

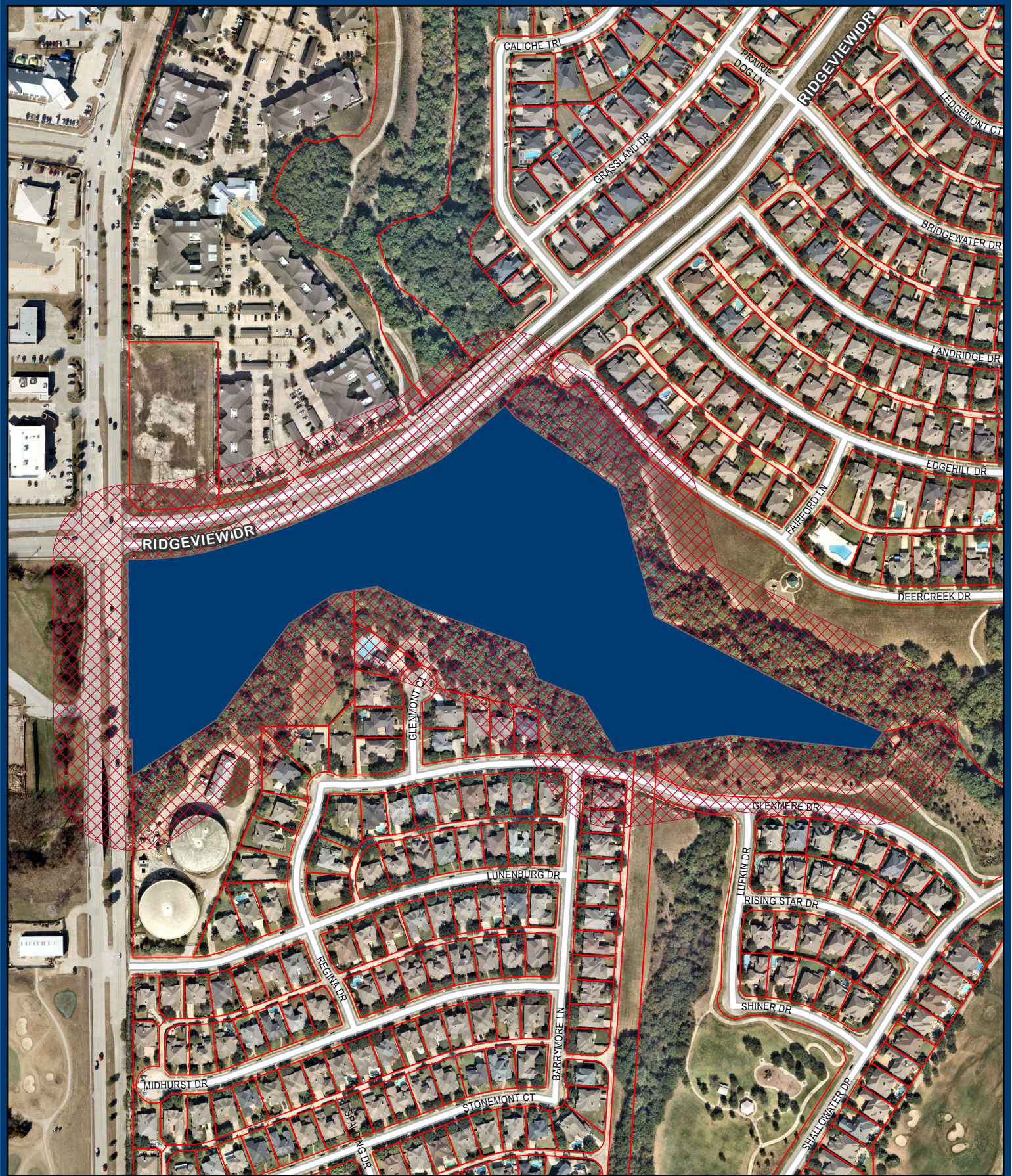
Staff recommends denial of the request.

MOTION

I move to recommend denial of the request to amend the development regulations of PD-63 with a base zoning of Local Retail and Community Facilities, as presented.

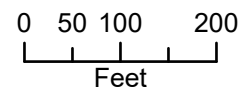
ATTACHMENT(S)

[Property Notification Map](#)
[Draft Ordinance](#)



Legend

- Collin CAD Parcels
- Subject_Parcel
- 200' Buffer



Note: This map is for illustrative purposes only please contact Community Development for more details. 214-509-4160
31

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE ZONING REGULATIONS, AND ZONING MAP, AS PREVIOUSLY AMENDED, BY AMENDING THE REGULATIONS RELATING TO THE USE AND DEVELOPMENT OF 17.145± ACRES LOCATED IN THE JESSE H. GOUGH SURVEY, ABSTRACT NO. 347, AND THE CHADRICK JACKSON SURVEY, ABSTRACT NO. 489 PRESENTLY ZONED AS PLANNED DEVELOPMENT (PD) NO. 63 WITH A BASE ZONING OF LOCAL RETAIL AND COMMUNITY FACILITIES BY CHANGING THE BASE ZONING TO LOCAL RETAIL; ALLOWING THE PRINCIPAL USE OF MINI-WAREHOUSE/SELF STORAGE; AND ADOPTING A CONCEPT PLAN, LANDSCAPE PLAN, AND BUILDING ELEVATIONS; AND AMENDING THE COMPREHENSIVE PLAN (ALLEN 2030) TO MAKE IT CONSISTENT WITH SUCH AMENDMENT; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING FOR 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 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, the City Council has concluded that the Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as previously amended, should be further amended as follows:

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 Zoning Map of the City of Allen, Texas, as amended, be further amended by amending as set forth in Section 2 of this Ordinance the regulations relating to the use and development of 17.145± acres of land in located in the Jesse H. Gough Survey, Abstract No. 347, and Chadrick Jackson Survey, Abstract No. 489, described in “Exhibit A,” attached hereto and incorporated herein by reference (“the Property”).

SECTION 2. The Property shall be developed and used only in accordance with the applicable provisions of the Allen Land Development Code, as amended (“ALDC”) and the development and use regulations of Planned Development “PD” No. 63, as set forth in Ordinance No. 1536-10-97 (“the PD-63 Regulations”), as such regulations have been amended, except to the extent modified by the Development Regulations set forth below:

- A. **BASE ZONING:** The Property shall be developed and used only in accordance with the regulations of the Local Retail “LR” zoning district except as otherwise provided in this Section 2.
- B. **PERMITTED USES:** In addition to the principal uses allowed by right in PD No. 63, the portion of the Property described in Exhibit “A” hereto as “Proposed Lot 2” may be developed and used for a Mini-Warehouse/Self Storage use.

- C. **CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit “B” and incorporated herein by reference (the “Concept Plan”).
- D. **LANDSCAPE PLAN:** The Property shall be developed in general conformance with the Landscape Plan attached hereto as Exhibit “C” and incorporated herein by reference (the “Landscape Plan”).
- E. **BUILDING ELEVATIONS:** The buildings constructed on the Property shall be developed in general conformance with the architectural style set forth on the Building Elevations attached hereto as Exhibit “D” and incorporated herein by reference (the “Building Elevations”).
- F. **SCREENING:** Screening for the Property shall be developed in general conformance with the Landscape Plan.
- G. **MAXIMUM NUMBER OF STORIES:** The maximum building height shall not exceed the lesser of three (3) stories and 35 feet in height.

SECTION 3. The Allen 2030 Comprehensive Plan, as amended, be further amended by amending the Comprehensive Plan together with its Proposed Land Use Plan, as necessary to make it consistent with the amendment to the Allen Land Development Code authorized by this Ordinance, to include amending the Future Land Use designation on the Proposed Land Use Plan from Parks & Open Space (PK) to Commercial Retail (C) as it relates to the Property.

SECTION 4. 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 5. Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance, or the Allen Land Development Code, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said Ordinance or the Allen Land Development Code, as amended hereby, which shall remain in full force and effect.

SECTION 6. 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 7. 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 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 8. This Ordinance shall take effect immediately from and after its passage and publication of the caption 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 13TH DAY OF SEPTEMBER 2022.

APPROVED:

Kenneth M. Fulk, MAYOR

APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, CITY ATTORNEY
(kbl:8/11/2022:130887)

Shelley B. George, CITY SECRETARY

DRAFT

EXHIBIT "A"
DESCRIPTION OF THE PROPERTY

Remainder of Tract 1 Situated in the Shadrick Jackson Survey (Abstract No. 489) & Jesse H. Gough Survey (Abstract No. 347) City of Allen, Collin County, Texas

PROPOSED LOT 1 (5.020 ACRE TRACT):

BEING a 5.020 acre or 221,295 square foot tract of land situated in the Shadrick Jackson Survey, Abstract No. 489, and the Jesse H. Gough Survey, Abstract No. 347, City of Allen, Collin County, Texas; said tract also being part of that certain tract of land described in Special Warranty Deed With Vendors Lien to Gulf Coast Package, LTD recorded in Collin County Clerks Document Number 94-0060164 and being more particularly described as follows:

COMMENCING at 1/2-Inch iron rod set in the South right-of way (ROW) line of Ridgeview Drive, a variable width ROW, according to the plat of Ridgeview Drive recorded in Cabinet L, Page 31, of the Plat Records of Collin County, Texas, (PRCCT) and being the most westerly northwest corner of Lot 20, Block E, according to the plat of Bridgewater Crossing Addition, An Addition to the City of Allen recorded in Cabinet L, Page 52, (PRCCT), and being in Rowlett Creek and from which point an X-Cut found at the radius point of a 50-foot cul-de-sac in Deercreek Drive, according to said Bridgewater Crossing plat, bears North 59 degrees 56 minutes 25 seconds East, a distance of 198.68 feet and from said radius point, an X-Cut found for the centerline of said Deercreek Drive, a 50-foot wide road according to said Bridgewater plat bears North 49 degrees 47 minutes 42 seconds East, a distance of 25.00 feet;

THENCE South 49 degrees 47 minutes 42 seconds West, along the said south ROW of Ridgeview Drive, and the North line of the proposed 12.125 acre tract, a distance of 175.00 feet to a 1/2-iron rod with orange cap stamped "U.S. Plus Survey", hereinafter referred to as "with cap", set for corner and being the beginning of curve to the right, said curve having a central angle of 17 degrees 29 minutes 51 seconds, a radius of 470.44 feet and a chord which bears South 58 degrees 32 minutes 37 seconds West, a distance of 143.11 feet;

THENCE continuing along said south ROW line of Ridgeview Drive and the north line of said proposed 12.125 acre tract, an arc distance of 143.67 feet to a 1/2-inch iron rod set "with cap" being the northwest corner of said proposed 12.125 acre tract and the northeast corner of the herein described tract and being the POINT OF BEGINNING;

THENCE South 24 degrees 08 minutes 04 seconds East, departing said South ROW line of Ridgeview Drive, over and across said Tract 1, passing a 1/2-inch iron rod found "with cap" set for witness, at a distance of 110.00 feet, continuing in a total distance of 223.70 feet to the South line of said Tract 1, and being in Young's Branch creek, said point being the southeast corner of the herein described tract and the southwest corner of said proposed 12.125 acre tract and from which point an X-Cut found for the radius point of the 50-foot cul-de-sac on Glenmount Court, a 50-foot wide ROW according to the Final Plat of Custer Meadows, Phase A, an Addition to the City of Allen recorded in Cabinet K, Page 853 (PRCCT) bears South 37 degrees 06 minutes 28 seconds East, a distance of 306.59 feet;

THENCE along the said south line of Tract 1 and meandering along said Young's Branch creek the following bearings and distances:

South 80 degrees 14 minutes 24 seconds West, a distance of 44.70 feet to a point for corner;

South 56 degrees 36 minutes 46 seconds West, a distance of 141.84 feet to a point for corner;

South 37 degrees 13 minutes 32 seconds West, a distance of 322.28 feet to a point for corner;

South 56 degrees 51 minutes 04 seconds West, a distance of 268.03 feet to a point for corner in the east ROW of Custer Road;

THENCE departing the said south line of Tract 1 and said Young's Branch creek, along said east ROW of Custer Road, over and across said Tract 1, the following bearings and distances:

North 00 degrees 48 minutes 38 seconds West, a distance of 95.84 feet to a 1/2-iron rod set "with cap" for corner;

South 89 degrees 11 minutes 22 seconds West, a distance of 10.00 feet to a 1/2-inch iron rod set "with cap" for corner;

North 00 degrees 48 minutes 38 seconds West, a distance of 29.03 feet to a 1/2-inch iron rod set "with cap" for corner;

North 00 degrees 21 minutes 40 seconds West, a distance of 449.69 feet to a 1/2-inch iron rod set "with cap" for corner at the intersection of the said east ROW of Custard Road and the said south line of Ridgeview drive, being the southwest corner of said Ridgeview drive plat and being the northwest corner of the herein described tract;

THENCE along the said south ROW line of Ridgeview drive the following bearings and distances:

North 89 degrees 01 minute 42 seconds East, a distance of 56.46 feet to a 1/2-inch iron rod set "with cap" for a corner at the beginning of a compound curve to the left, said curve having a central angle of 01 degree 49 minutes 44 seconds, a radius of 1115.00 feet, a chord which bears North 88 degrees 06 minutes 49 seconds East, a distance 35.59 feet;

Along said curve to the left an, arc distance of 35.59 to a 1/2-inch iron rod set "with cap" at the beginning of a curve to the left, said curve having a central angle of 13 degrees 38 minutes 15 seconds, a radius of 590.00 feet, a chord which bears North 80 degrees 22 minutes 51 seconds East, a distance of 140.10 feet;

Along said curve to the left, an arc distance of 140.43 feet to a 1/2-inch iron rod set "with cap", from which point a 5/8-inch iron rod found with red cap stamped "KHA" for the Southwest corner of Lot 1, of the West Rowlett Creek Addition, an Addition to the City of Allen, according to the plat recorded in County Clerk's Instrument Number 20120525010001170 bears North 03 degrees 52 minutes 19 seconds West, a distance of 136.19 feet;

North 73 degrees 33 minutes 44 seconds east, a distance of 125.16 feet to a 1/2-inch iron rod set "with cap" at the beginning of a curve to the left, said curve having a central angle of 06 degrees 16 minutes 12 seconds, a radius of 1105.00 feet, and a chord which bears North 70 degrees 25 minutes 38 seconds East, a distance of 120.86 feet;

Along said curve to the left, an arc distance of 120.92 feet to a 1/2-inch iron rod set "with cap" for corner;

North 67 degrees 17 minutes 32 seconds East, a distance of 44.35 feet to the POINT OF BEGINNING and containing 5.020 acres or 221,295 square feet of land more or less.

PROPOSED LOT 2 (12.125 ACRE TRACT):

BEING a 12.125 acre or 525,334 square foot tract of land situated in the Shadrick Jackson Survey, Abstract No. 489, and the Jesse H. Gough Survey, Abstract No. 347, City of Allen, Collin County, Texas; said tract also being part of that certain tract of land described as Tract 1 in Special Warranty Deed With Vendors Lien to Gulf

Coast Package, LTD recorded in Collin County Clerks Document Number 94-0060164 and being more particularly described as follows:

BEGINNING at a 1/2-Inch iron rod set in the south right-of-way (ROW) line of Ridgeview Drive, a variable width ROW, according to the plat of Ridgeview Drive recorded in Cabinet L, Page 31 of the Plat Records of Collin County, Texas (PRCCT) and being the most westerly Northwest corner of Lot 20, Block E, according to the plat of Bridgewater Crossing Addition, an Addition to the City of Allen recorded in Cabinet L, Page 52, (PRCCT), being in Rowlett Creek and from which an X-Cut found at the radius point of a 50-foot cul-de-sac in Deercreek Drive, dedicated by said Bridgewater Crossing plat, bears North 59 degrees 56 minutes 25 seconds East, a distance of 198.68 feet and from said radius point an X-Cut found for the centerline of said Deercreek Drive, a 50-foot wide road bears North 49 degrees 47 minutes 42 seconds East, a distance of 25.00 feet;

THENCE along the common easterly lines of the herein described tract, the southwest lines of said Lot 20, Block E and meandering along Rowlett Creek the following bearings and distances:

South 41 degrees 10 minutes 26 seconds East, a distance of 44.70 feet to a point for corner;

South 55 degrees 29 minutes 06 seconds East, a distance of 327.50 feet to a point for corner;

South 15 degrees 40 minutes 38 seconds East, a distance of 356.46 feet to a point for corner;

South 62 degrees 24 minutes 44 seconds East, a distance of 553.03 feet to a point for corner;

South 66 degrees 29 minutes 44 seconds East, a distance of 130.00 feet to a point for corner in the South line of said Tract 1, and being near the center of the confluence of said Rowlett Creek and Young's Branch creek;

THENCE along the South line of said Tract 1 and meandering along said Young's Branch creek the following bearings and distances:

South 35 degrees 17 minutes 40 seconds West, a distance of 57.73 feet to a point for corner;

North 84 degrees 13 minutes 47 seconds West, a distance of 373.09 feet to a point for corner;

South 81 degrees 32 minutes 10 seconds West, a distance of 310.15 feet to a point for corner;

North 30 degrees 52 minutes 22 seconds West, a distance of 170.02 feet to a point for corner;

North 67 degrees 22 minutes 09 seconds West, a distance of 132.48 feet to a point for corner;

North 21 degrees 47 minutes 27 seconds West, a distance of 96.95 feet to a point for corner;

North 70 degrees 49 minutes 08 seconds West, a distance of 296.51 feet to a point for corner;

North 63 degrees 43 minutes 56 seconds West, a distance of 126.12 feet to a point for corner;

South 80 degrees 14 minutes 24 seconds West, a distance of 74.23 feet to a point for corner, said point being the Southwest corner of the herein described tract and the Southeast corner of a proposed 5.020 acre tract, from which an X-Cut found for the Radius point of a 50-foot cul-de-sac of Glenmount Court, a 50-foot wide ROW according to the Final Plat of Custer Meadows, Phase A, an Addition to the City of Allen recorded in Cabinet K, Page 853 (PRCCT) bears South 37 degrees 06 minutes 28 seconds East, a distance of 306.59 feet;

THENCE North 24 degrees 08 minutes 04 seconds West, departing said South line of Tract 1, and said Young's

Branch Creek, over and across said Tract 1, passing at a distance of 113.70 feet, a 1/2-inch iron rod with orange cap stamped "U.S. Plus Survey", hereinafter referred to as "with cap", set for a witness corner, in all a total distance of 223.70 feet to a 1/2-inch iron rod set "with cap" in said south ROW line of Ridgeview, said point being the common northwest corner of the herein described tract and the Northeast corner of the said proposed 5.020 acre tract;

THENCE North 67 degrees 17 minutes 32 seconds East, along the said South ROW line of Ridgeview Drive, a distance of 275.25 feet to a 1/2-inch iron rod set "with cap" at the beginning of a curve to the left, having a central angle of 17 degrees 29 minutes 51 seconds, a radius of 470.44 feet, and a chord which bears North 58 degrees 32 minutes 37 seconds East, a distance of 143.11 feet;

THENCE along said south ROW of Ridgeview Drive, and along said curve to the left, an arc distance of 143.67 feet to a 1/2-iron rod set "with cap" for corner;

THENCE North 49 degrees 47 minutes 42 seconds East, along said south ROW of Ridgeview Drive, a distance of 175.00 feet to the POINT OF BEGINNING and containing 12.125 acres or 525,334 square feet of land more or less.

DRAFT

EXHIBIT "B" CONCEPT PLAN

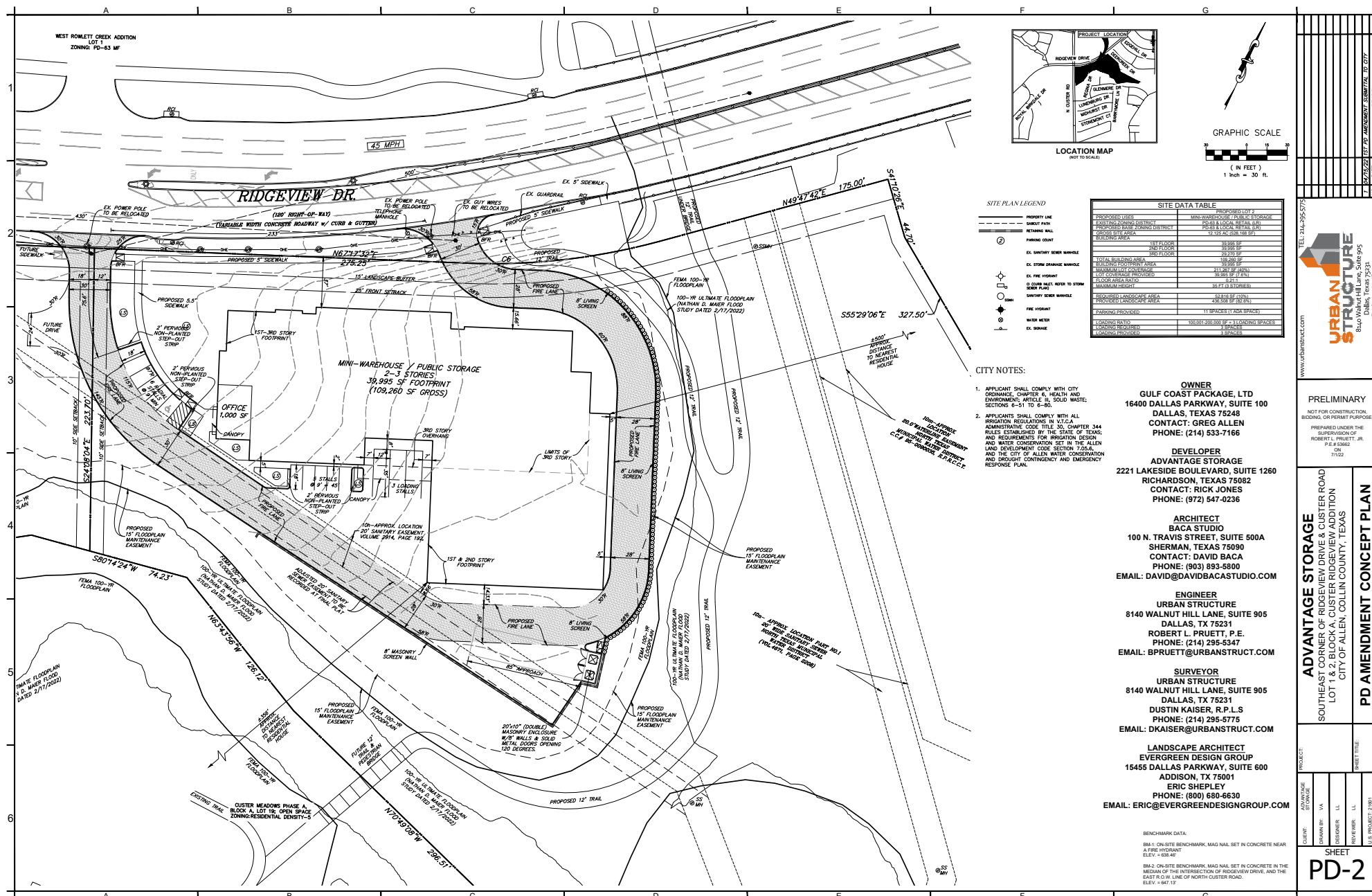
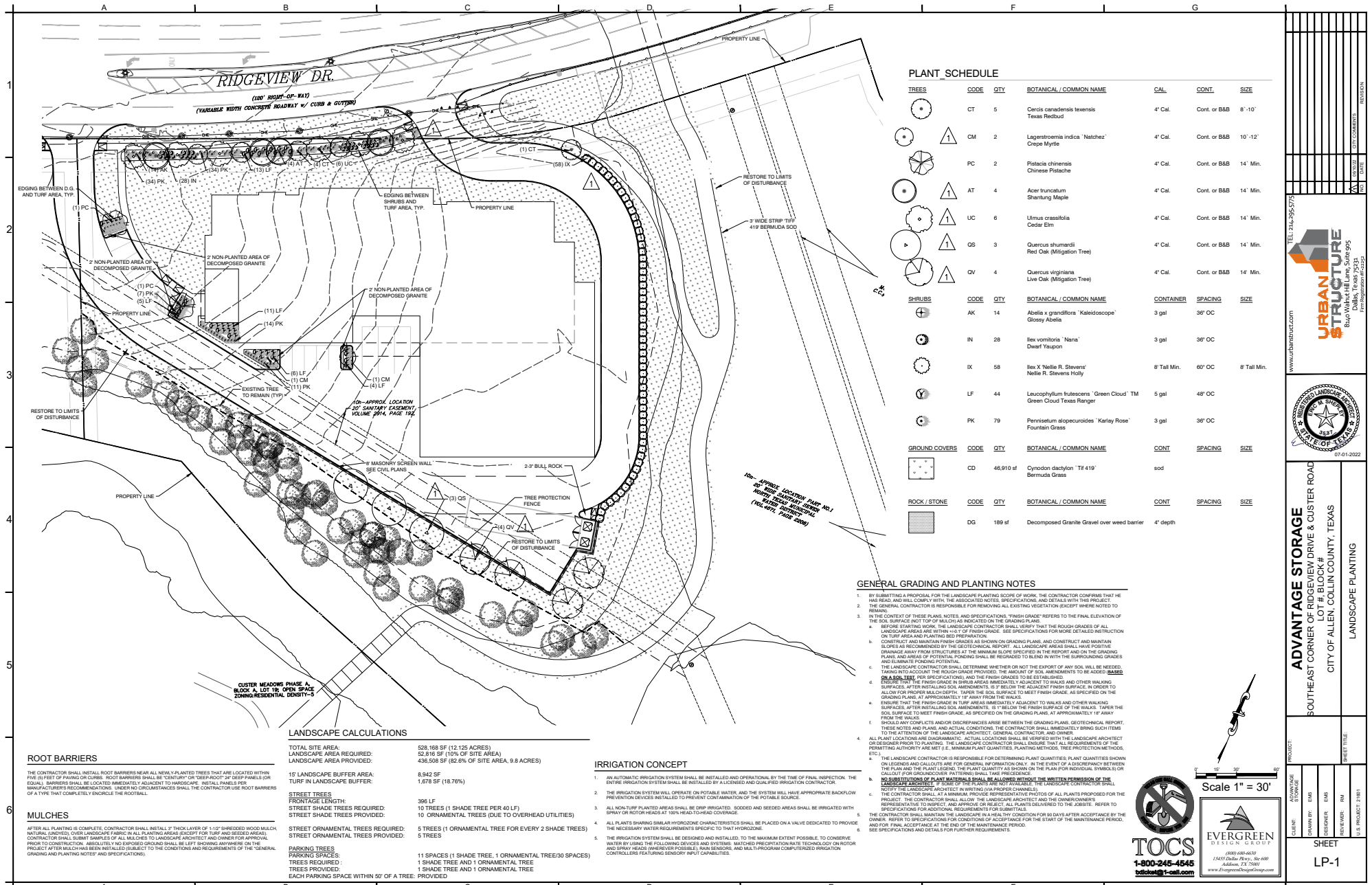


EXHIBIT "B"



EXHIBIT "C" LANDSCAPE PLAN





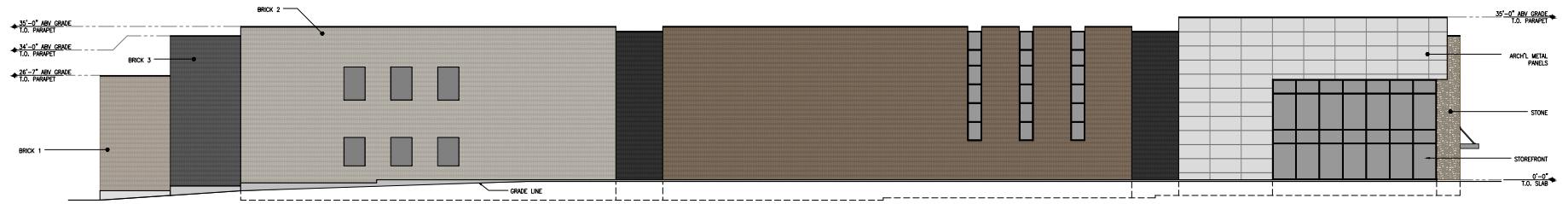
REVISIONS	DATE	DESCRIPTION

Advantage Storage Ridgeview

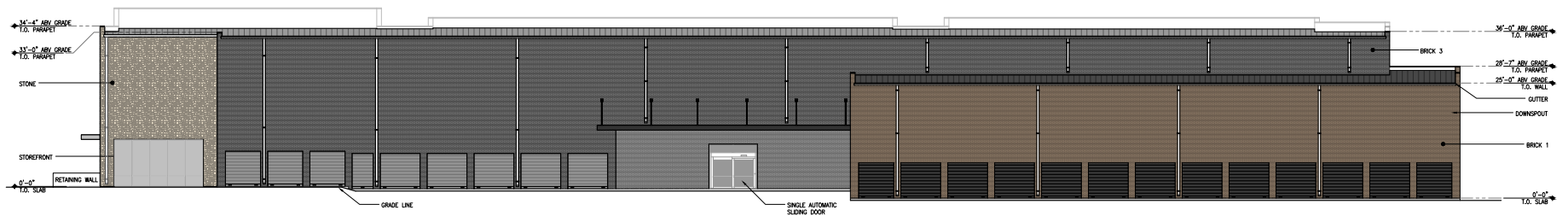
Allen, TX

PROJECT NUMBER
2214
DATE
05.20.2022
SHEET NUMBER
A6.0

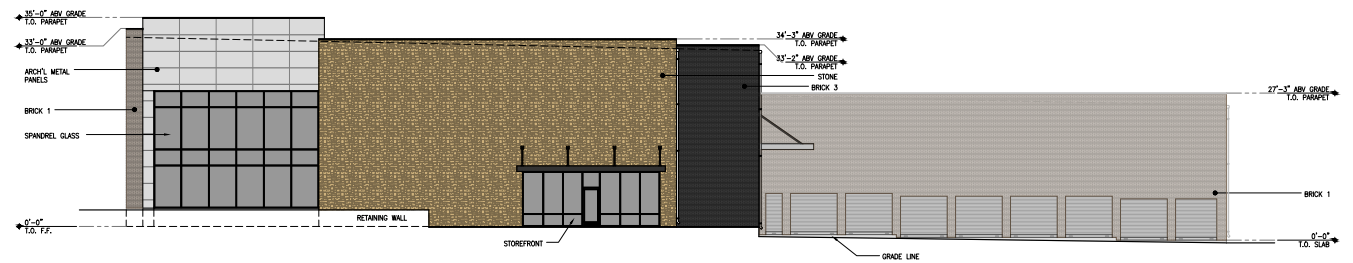
exterior elevations



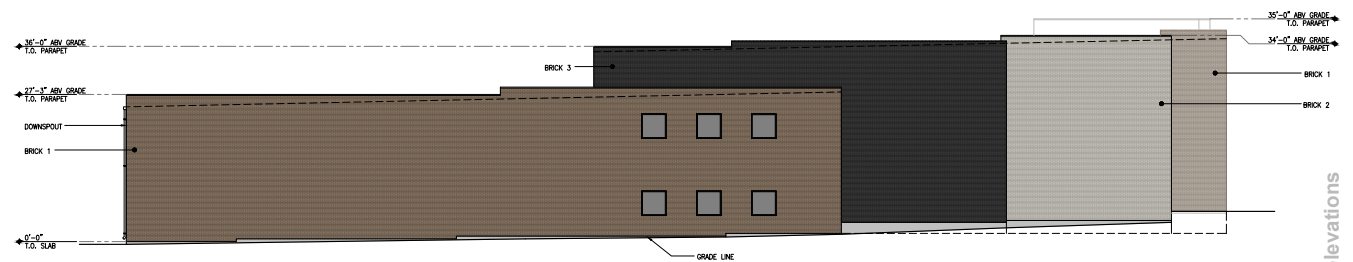
4 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



3 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



2 WEST ELEVATION
SCALE: 3/32" = 1'-0"



1 EAST ELEVATION
SCALE: 3/32" = 1'-0"

NORTH ELEVATION

	AREA	RATIO
GLAZING	1,130 SF	12%
FAÇADE MATERIALS	8,200 SF	100%
BLOCK	6,040 SF	84%
STONE	132 SF	2%
ARCH'L METAL PANELS	1,179 SF	14%

SOUTH ELEVATION

	AREA	RATIO
GLAZING	286 SF	3%
FAÇADE MATERIALS	9,856 SF	100%
BLOCK	9,256 SF	94%
STONE	620 SF	6%
ARCH'L METAL PANELS	0 SF	0%

WEST ELEVATION

	AREA	RATIO
GLAZING	690 SF	13%
FAÇADE MATERIALS	5,167 SF	100%
BLOCK	2,904 SF	54%
STONE	1,895 SF	37%
ARCH'L METAL PANELS	468 SF	9%

EAST ELEVATION

	AREA	RATIO
GLAZING	120 SF	3%
FAÇADE MATERIALS	5,899 SF	100%
BLOCK	5,399 SF	100%
STONE	0 SF	0%
ARCH'L METAL PANELS	0 SF	0%

