



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
MAY 4, 2021 - 7:00 PM
CITY COUNCIL CHAMBER
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013**

Call to Order and Announce a Quorum is Present

Pledge of Allegiance

Director's Report

1. Action Taken on the Planning and Zoning Commission Items by City Council at the April 13, 2021 and April 27, 2021 Regular Meetings.

Consent Agenda

(Routine P&Z business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Commission member or member of staff.)

2. Capital Improvement Plan (CIP) Status Report.
3. Approve Minutes from the April 6, 2021, Planning and Zoning Commission Regular Meeting.

Regular Agenda

4. Preliminary Plat - Consider a Request for a Preliminary Plat for The Avenue Addition, Being 12.5323± Acres Located in the James W. Parsons Survey, Abstract No. 705; Generally Located Directly North of Ridgeview Drive and Approximately 572± Feet West of Alma Road. (PL-Pre-040921-0002) [The Avenue Addition]
5. Public Hearing - Conduct a Public Hearing and Consider a Request for a Specific Use Permit (SUP) for a Restaurant/Private Club Use for a 6,493± Square Foot Portion of a Building Located on Lot 7A-1, Block A, The Village at Allen; Generally Located Directly South of Stacy Road and East of U.S. Highway 75 (and Commonly Known as 190 E. Stacy Road, B1000, Suite 1000). (SUP-032621-0002) [Bar Louie (change ownership)]
6. Public Hearing - Conduct a Public Hearing and Consider a Request to Amend the

Development Regulations of a Portion of Tract 6 of Planned Development PD No. 55 Commercial/Office C/O to Allow Medical Clinic as a Permitted Use on Lot 4, Block B, Allen Central Retail Addition No. 3; Generally Located Directly South of McDermott Drive and Approximately 548± Feet West of U.S. Highway 75. (ZN-040221-0002) [Texas Health Urgent Care]

Executive Session (As needed)

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

Adjournment

This notice was posted at Allen City Hall, 305 Century Parkway, Allen, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, April 30, 2021 at 5:00 p.m.

Shelley B. George, City Secretary

Allen City Hall is wheelchair accessible. Access to the building and special parking are available at the entrance facing Century Parkway. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 214-509-4105.

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:

May 4, 2021

SUBJECT:

Action Taken on the Planning and Zoning Commission Items by City Council at the April 13, 2021 and April 27, 2021 Regular Meetings.

STAFF RESOURCE:

Marc Kurbansade, AICP
Director of Community Development

BACKGROUND

- On April 13, 2021, the City Council approved the request to amend Planned Development No. 108 Mixed Use (MIX) for Priya Senior Independent Living.
- On April 13, 2021, the City Council approved the request to amend Planned Development No. 108 Mixed Use (MIX) for Medical Office and Convenience Store with Fuel Station.
- No items were taken to the April 27, 2021 City Council meeting.

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:	May 4, 2021
SUBJECT:	Capital Improvement Plan (CIP) Status Report.
STAFF RESOURCE:	Chris Flanigan, PE Director of Engineering

BACKGROUND

Every month the Engineering Department will provide a status update of the City's Capital Improvement projects.

ATTACHMENTS:

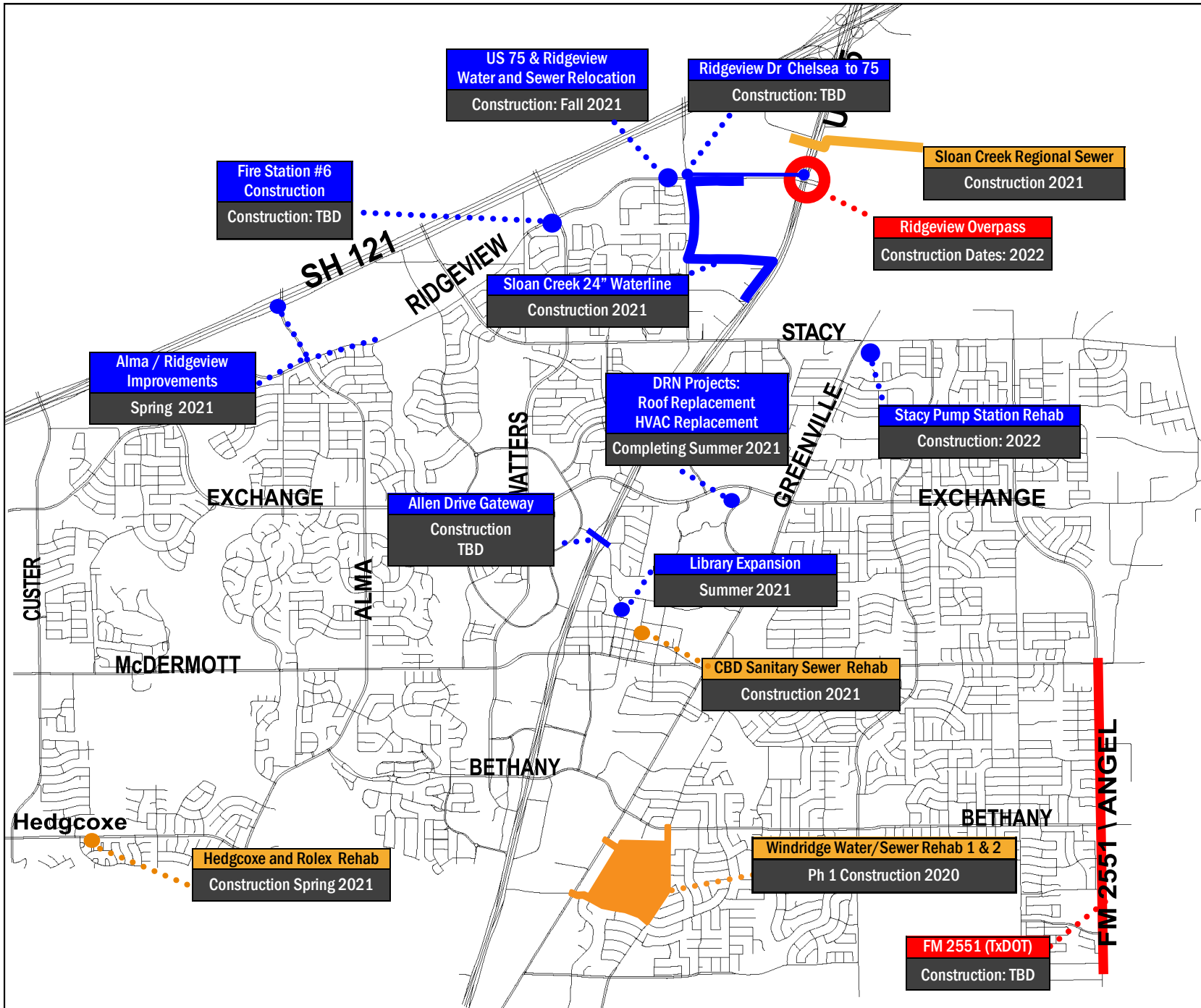
CIP Report through April, 2021

ENGINEERING CIP REPORT - April 2021

PROJECT				STATUS / COMMENTS		CONST. DATES
ROADWAY	CITY	1	Allen Drive Gateway Project (US 75 Interchange)	ST1903	Huitt Zollars submitted 100% plans to TxDOT and City at the end of December. Staff submitted the project to NCTCOG for funding, unfortunately just missed selection. Staff is working with TxDOT to get the project ready to advertise for construction.	TBD
		2	Traffic Signal Detection Equipment	ST1908	Construction work begins March 29.	Complete July 2021
		3	Ridgeview Drive Chelsea to US75	ST2000	The consultant, BW2 is working on 30% design.	TBD
		4	Alma/Ridgeview	ST2004	Will go to City Council for approval May 25.	Spring 2021
		5	2021 Street and Alley Rehabilitation (Various Locations)	ST2106	Expecting to Advertise April 1. Will go to City Council for approval May 11.	Late Spring 2021
	OTHERS	6	FM 2551 (Main - Parker Rd)	ST0316 TXDOT	Design of widening to 6-lanes. NTMWD and TxDOT have reached an agreement on design conditions. NTMWD is committed to relocating by Summer of 2022	Construction TBD
		7	Ridgeview / US 75 Overpass	TXDOT	TxDOT has submitted 100% utility plans to franchise for relocation. TxDOT plans to have all ROW acquired by April 2021 and Ready to Let in April 2022	Construction 2022
		8	US75 Highmast Project	TXDOT	Allen, Plano and Richardson co-authored letter to TxDOT, urging progress. TxDOT replied to written request with a refusal to separate the lighting effort from the larger US75 widening project scope. So the lighting will be done only at the time the fifth lane is constructed.	Construction 2022
	UTILITIES & DRAINAGE	9	Windridge Water & Sanitary Sewer Rehabilitation, PH 1 & 2	WA1901	Phase 1: Sanitary sewer crews are working on Hawthorne. Water crews are working on Hightrail. Phase 2: Bid date TBD upon completion of Phase 1. Estimated mid to late Summer.	Construction Fall 2020
10		Sloan Creek Regional Sewer	WA1904	Western Municipal Construction began working March 15th. Currently, they are mobilizing and clearing land. Pipe installation is scheduled to begin the week of April 5th.	Complete Dec 2021	
11		Stacy Pump Station Rehab	WA1906	Project will be advertised for Construction in Sept of 2021. This delay was caused by a long material lead time and the pump station being offline between Nov-Feb and NTMWD project starting up at the same site.	Construction FY22	
12		CBD - RR Sanitary Sewer Improvements	WA1908	Underground sewer replacement is complete. Currently working on the Aerial Crossing and pavement restoration.	Construction Jan. 2021	
13		Sloan Creek 24" Water	WA2001	The consultant, Teague Nall and Perkins has submitted the 60% design for staff review.	Construction 2021	
14		Advanced Meter Infrastructure (AMI) Planning and Implementation	WA2002	Staff is finalizing the Request For Proposal (RFP) created by Jacobs Engineering. The final RFP is set to be publicly advertised on April 13, 2021.	TBD	
15		US75 and Ridgeview Water and Sewer Relocation	WA2102	The consultant, Birkhoff Hendricks and Carter has submitted their 60% design and staff has returned comments.	Construction Fall 2021	
16	Hedgcoxe and Rolex Drainage and Paving Rehab	DR2101	Construction is scheduled to begin April 5th.	Construction Spring 2021		
FACILITIES	17	Fire Station #6	PS1901	Construction drawings expected to be complete Summer 2021.	TBD	
	18	City Hall Waterproofing	PF2004	Specifications complete, advertised March 25th. Will go to City Council for approval May 25th.	Construction June 2021	
	19	Facility Metal Repair	P02010	Repaint of the exterior metal at several city facilities.	TBD	
	20	Facility Duct Cleaning	P02101	Work paused due to emergency repairs of Facilities. Will be completed in April.	Construction March. 2021	
	21	DRN HVAC Replacement	PF2101	Replace the failing HVAC system for the pools at the Natatorium. Engineer hired to design new roof as well as mechanical, electrical, & plumbing systems.	Summer 2022	
	22	DRN Roof Replacement	PF2102	Remove and replace the aging roof of the Natatorium. Bid specs prepared, advertised March 25th, Will go to City Council for approval May 25th.	Summer 2021	
	23	Library Expansion	LB1901	Contract negotiation underway. Expected for City Council Meeting on April 13th.	Summer 2021	

■ CONSTRUCTION
 ■ DESIGN
 ■ DESIGN (BY OTHERS)
 ■ CONSTRUCTION (BY OTHERS)
 ■ FUTURE

ENGINEERING CIP MONTHLY REPORT



**April
2021**

CONSTRUCTION

DESIGN

**CONSTRUCTION
(By Others)**

**DESIGN
(By Others)**

FUTURE

**ENGINEERING
DEPARTMENT
214.509.4576**

**DIRECTOR:
CHRIS
FLANIGAN**



PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
--

AGENDA DATE:

May 4, 2021

SUBJECT:

Approve Minutes from the April 6, 2021, Planning and Zoning Commission Regular Meeting.

STAFF RESOURCE:

Rolandrea Russell
Planner

ATTACHMENTS:

Minutes from the April 6, 2021 Planning and Zoning Commission Meeting

PLANNING AND ZONING COMMISSION
REGULAR MEETING
APRIL 6, 2021

ATTENDANCE:

Commissioners Present:

Ben Trahan, Chair
Stephen Platt, Jr., 1st Vice-Chair
Dan Metevier, 2nd Vice-Chair
Jeff Burkhardt
Elias Shaikh
Michael Smiddy
John Ogrizovich

City Staff Present:

Marc Kurbansade, AICP, Director of Community Development
Joseph Cotton, P.E., Assistant Director of Engineering
Rinkey Singh, AICP, AIA, Planning Manager
Rolandrea Russell, Planner

Call to Order and Announce a Quorum is Present:

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

Directors Report

1. The Director of Community Development discussed the action taken on the Planning & Zoning Commission items by City Council at the March 23, 2021, Regular Meeting.

Consent Agenda (*Routine P&Z business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Commission member or member of staff.*)

2. Approve Minutes from the March 16, 2021, Planning and Zoning Commission Regular Meeting.

Motion: **Upon a motion by 1st Vice-Chair Platt, and a second by Commissioner Smiddy, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda, as presented.**

The motion carried.

Regular Agenda

Commissioner Ogrizovich filed an Affidavit of Conflict of Interest with staff for Agenda Item No. 3 and recused himself from the dais.

3. Preliminary Plat - Consider a Request for a Preliminary Plat for The Farm, Being 10.822± Acres Located in the John Phillips Survey, Abstract No. 718, the J. W. Roberts Survey, Abstract No. 762, and the J.W. Parsons Survey, Abstract No. 705; Generally Located on the North Side of Ridgeview Drive Approximately 900 feet East from the Northeastern Corner of the Intersection of Ridgeview Drive and Alma Drive. (PL-PRE-031521-0001) [The Farm]

Ms. Singh, Planning Manager, presented the item to the Commission.

Ms. Singh stated that the Preliminary Plat meets the requirements of the Allen Land Development Code. She noted that staff is in support of the agenda item.

Motion: **Upon a motion by 2nd Vice-Chair Metevier, and a second by Commissioner Burkhardt, the Commission voted 6 IN FAVOR and 0 OPPOSED to approve of the Preliminary Plat for The Farm, as presented.**

The motion carried.

Executive Session (As Needed)

The Executive Session was not held.

Adjournment

The meeting adjourned at 7:07 p.m.

These minutes approved this _____ day of _____ 2021.

Ben Trahan, Chair

Rolandrea Russell, Planner

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
--

AGENDA DATE:	May 4, 2021
SUBJECT:	Consider a Request for a Preliminary Plat for The Avenue Addition, Being 12.5323± Acres Located in the James W. Parsons Survey, Abstract No. 705; Generally Located Directly North of Ridgeview Drive and Approximately 572± Feet West of Alma Road. (PL-Pre-040921-0002) [The Avenue Addition]
STAFF RESOURCE:	Hayley Angel, AICP Senior Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	Planned Development No. 72 - Approved October, 1998 Planned Development No. 98 - Approved January, 2006 Planned Development No. 142 - Approved January, 2020 Preliminary Plat - Approved November, 2020 Planned Development No. 142 - Approved March, 2021
LEGAL NOTICES:	None.
ANTICIPATED COUNCIL DATE:	None.

BACKGROUND

The property is generally located north of Ridgeview Drive and west of Alma Road. The property to the north and east is zoned Planned Development No. 142 with a base zoning of Mixed Use. The properties to the south (across Ridgeview Drive) are zoned Planned Development No. 98 (PD-98) with a base zoning of Single-Family Residential (R-7), PD-98 with a base zoning of Single-Family Residential (R-5), and Planned Development No. 67 with a base zoning of Townhome. The property to the west is zoned Planned Development No. 135 with a base zoning of Corridor Commercial.

In January 2020, City Council adopted a Planned Development for a mixed-use development called The Avenue, which included single-family residential homes along a portion of Ridgeview Drive. In March 2021, City Council approved an amendment to this zoning which reoriented some of the lots to face the open space to the north. The subject Preliminary Plat is the next step in the development process.

The subject Preliminary Plat shows 12.5323± acres of land subdivided into 94 residential lots, and 16 Open Space/HOA Lots. The primary point of access is on Ridgeview Drive, and there are two additional access points to private streets to the north.

The Preliminary 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

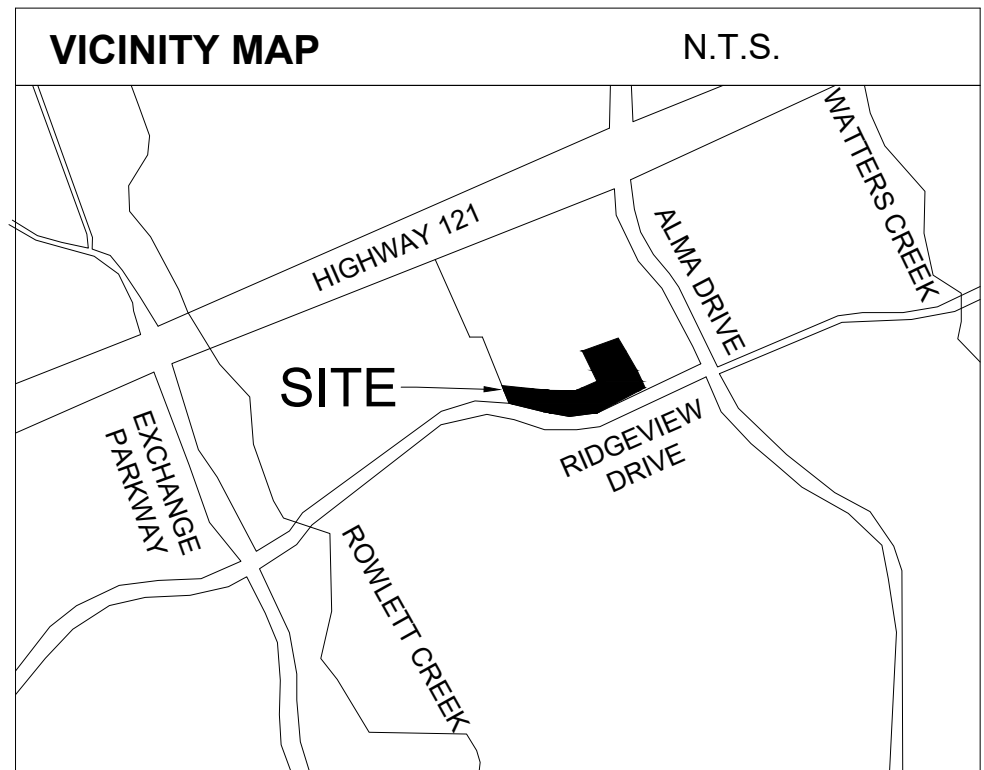
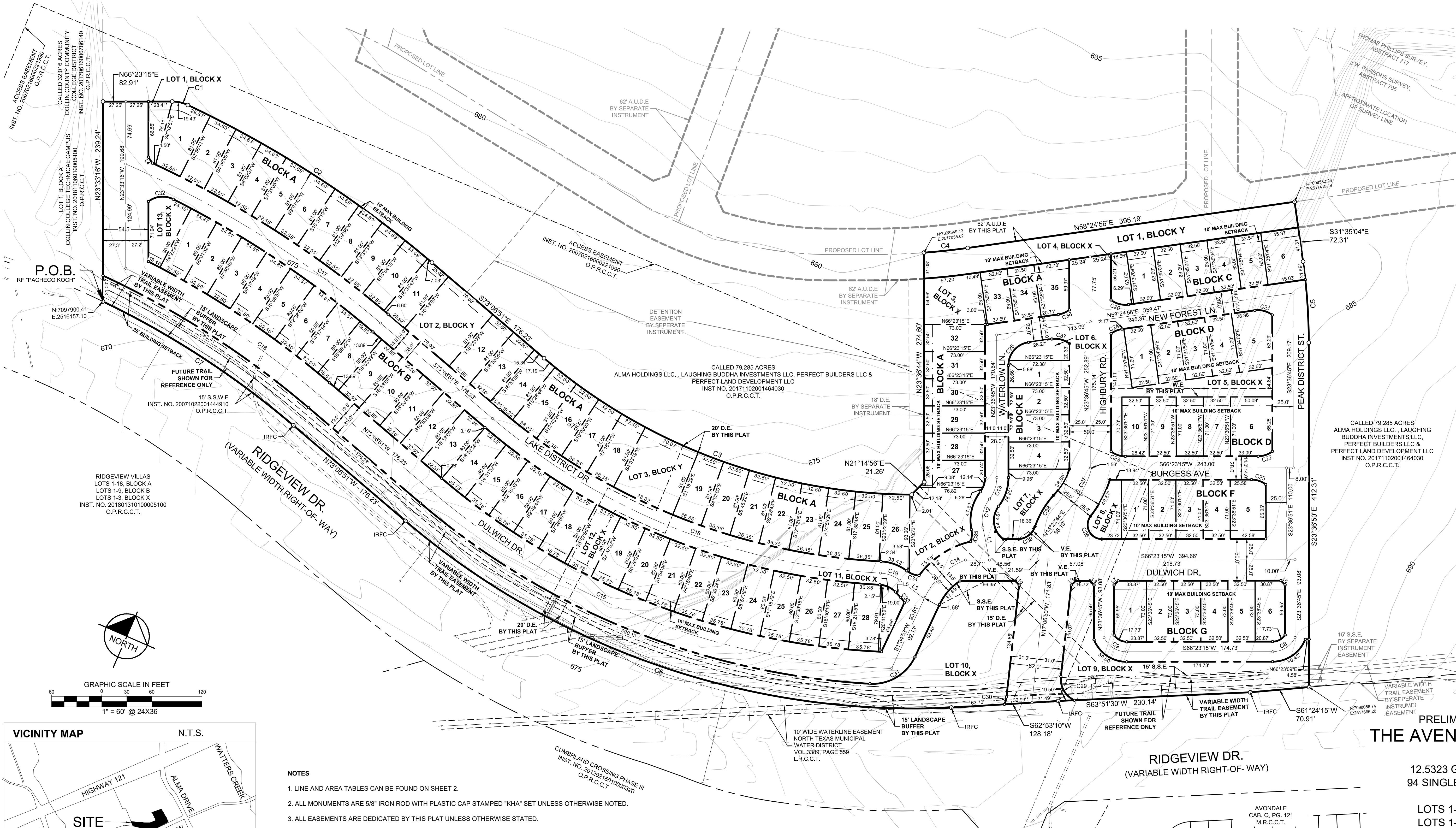
Staff recommends approval.

MOTION

I move to approve the Preliminary Plat for The Avenue Addition, as presented.

ATTACHMENTS:

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 "KHA" FOUND
IRF "PACHECO KOCH" = 5/8" IRON ROD WITH PLASTIC CAP STAMPED "PACHECO 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
W.E. = WATER EASEMENT
V.E. = VISIBILITY EASEMENT
VOL. = VOLUME
PG. = 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

- NOTES**
1. LINE AND AREA TABLES CAN BE FOUND ON SHEET 2.
 2. ALL MONUMENTS ARE 5/8" IRON ROD WITH PLASTIC CAP STAMPED "KHA" 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.F.2 OF ORDINANCE NO. 3732-2-20.
 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/HOMEOWNER'S ASSOCIATION ESTABLISHED IN ACCORDANCE WITH ALLEN LAND DEVELOPMENT CODE SECTIONS 8.20.2 AND 8.20.4.
 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/APPLICANT:
ALMA HOLDINGS LLC
6850 TPC DRIVE
SUITE 108, MCKINNEY, TX 75070
PHONE: 972-885-8501
CONTACT: SAUMIL THAKKAR

OWNER/APPLICANT:
LAUGHING BUDDHA INVESTMENTS LLC
8501 ORCHARD HILL DRIVE
PLANO, TEXAS 5025
PHONE: 972-972-1756
CONTACT: NICK PUNYAMURTHY

OWNER/APPLICANT:
PERFECT BUILDERS LLC
6850 TPC DRIVE
SUITE 108, MCKINNEY, TEXAS 75070
PHONE: 972-885-8501
CONTACT: SAUMIL THAKKAR

OWNER/APPLICANT:
PERFECT LAND DEVELOPMENT LLC
6850 TPC DRIVE
SUITE 108, MCKINNEY, TEXAS 75070
PHONE: 972-885-8501
CONTACT: MARC MEZA

DEVELOPER:
THAKKAR DEVELOPERS
6500 TPC DRIVE
SUITE 108, MCKINNEY, TX 75070
PHONE: 972-885-8501
CONTACT: DAVID PAGAN

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: 972-770-1300
CONTACT: J. ANDY DOBBS, RPLS

2	4/28/21	Updated per Comments
1	4/26/21	Updated Per Comments & ROW Changes
No.	DATE	REVISION DESCRIPTION

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 1-4, BLOCK E
LOTS 1-5, BLOCK F
LOTS 1-6, BLOCK G
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 PORTION OF A CALLED 79.285 ACRE TRACT
OF LAND OUT OF THE
JAMES W. PARSONS SURVEY, ABSTRACT NO. 705
CITY OF ALLEN, COLLIN COUNTY, TEXAS
SUBMISSION DATE: APRIL 8, 2021

Kimley»Horn

5750 Genesis Court, Suite 200 Frisco, Texas 75034	FIRM # 10193822	Tel. No. (972) 335-3580 Fax No. (972) 335-3779
Scale 1" = 60'	Drawn by MGB	Checked by JAD
Date APRIL 2021	Project No. 064569600	Sheet No. 1 OF 2

PROPERTY DESCRIPTION

BEING at tract of land situated in the J.W. Parsons Survey, Abstract No. 705, City of Allen, Collin County, Texas and being part of a called 79.285 acre tract of land described in Special Warranty Deed with Vendor's Lien to ALMA HOLDINGS LLC., LAUGHING BUDDHA INVESTMENTS LLC, PERFECT BUILDERS LLC and PERFECT LAND DEVELOPMENT LLC, recorded in Instrument No. 20171102001464030, 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 "PACHECO KOCH" 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. 20181106010005100, Official Public Records of Collin county, Texas and being in the north right-of-way line of Ridgeview Drive (a variable width right-of-way);

THENCE departing said north right-of-way line of Ridgeview Drive and with the northeast line of said Lot 1, North 23°33'16" West, a distance of 239.24 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing said northeast line of Lot 1 and over and across said 79.285 acre tract, the following courses and distances:

North 66°23'15" East, a distance of 82.91 feet to a 5/8" iron rod with plastic cap stamped "KHA" 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 "KHA" set at the beginning of a compound curve to the right having a central angle of 15°11'29", a radius of 1316.00 feet, a chord bearing and distance of South 80°42'36" East, 347.90 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 "KHA" set for corner;
South 73°06'51" East, a distance of 176.23 feet to a 5/8" iron rod with plastic cap stamped "KHA" 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 86°48'44" East, 469.53 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 "KHA" set for corner;
North 21°14'56" East, a distance of 21.26 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 23°36'44" West, a distance of 274.60 feet to a 5/8" iron rod with plastic cap stamped "KHA" 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 "KHA" set for corner;
North 58°24'56" East, a distance of 395.19 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 31°35'04" East, a distance of 72.31 feet to a 5/8" iron rod with plastic cap stamped "KHA" 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 97.38 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 23°36'50" East, a distance of 412.31 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner in said north right-of-way line of Ridgeview 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 "KHA" found for corner;
South 63°51'30" West, a distance of 230.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
South 62°53'10" West, a distance of 128.18 feet to a 5/8" iron rod with plastic cap stamped "KHA" 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 southwesterly direction, with said curve to the right, an arc distance of 707.46 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
North 73°06'51" West, a distance of 176.23 feet to a 5/8" iron rod with plastic cap stamped "KHA" 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 northwesterly 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		
LOT NO.	ACRES	SQ. FT.
1	0.076	3,292
2	0.062	2,719
3	0.062	2,719
4	0.062	2,719
5	0.063	2,723
6	0.063	2,723
7	0.063	2,723
8	0.063	2,723
9	0.063	2,723
10	0.063	2,723
11	0.061	2,651
12	0.060	2,632
13	0.060	2,632
14	0.062	2,715
15	0.064	2,789
16	0.064	2,789
17	0.064	2,789
18	0.064	2,789
19	0.064	2,789
20	0.064	2,789
21	0.064	2,789
22	0.064	2,789
23	0.064	2,789
24	0.064	2,789
25	0.064	2,789
26	0.067	2,925
27	0.055	2,383
28	0.054	2,373
29	0.054	2,373
30	0.054	2,373
31	0.054	2,373
32	0.054	2,373
33	0.047	2,048
34	0.047	2,047
35	0.055	2,402

BLOCK B		
LOT NO.	ACRES	SQ. FT.
1	0.062	2,692
2	0.062	2,692
3	0.062	2,692
4	0.062	2,692
5	0.062	2,692
6	0.062	2,692
7	0.062	2,692
8	0.061	2,653
9	0.060	2,600
10	0.060	2,600
11	0.060	2,600
12	0.060	2,600
13	0.060	2,601
14	0.063	2,731
15	0.063	2,731
16	0.063	2,731
17	0.063	2,731
18	0.063	2,731
19	0.063	2,731
20	0.063	2,731
21	0.063	2,731
22	0.063	2,731
23	0.063	2,731
24	0.063	2,731
25	0.063	2,731
26	0.063	2,731
27	0.063	2,731
28	0.063	2,731

BLOCK C		
LOT NO.	ACRES	SQ. FT.
1	0.047	2,047
2	0.047	2,047
3	0.047	2,047
4	0.047	2,047
5	0.047	2,047
6	0.066	2,856

BLOCK D		
LOT NO.	ACRES	SQ. FT.
1	0.053	2,307
2	0.053	2,308
3	0.053	2,308
4	0.053	2,308
5	0.071	3,103
6	0.081	3,525
7	0.053	2,308
8	0.053	2,308
9	0.053	2,308
10	0.053	2,307

BLOCK E		
LOT NO.	ACRES	SQ. FT.
1	0.054	2,371
2	0.054	2,372
3	0.054	2,372
4	0.054	2,372

BLOCK F		
LOT NO.	ACRES	SQ. FT.
1	0.053	2,308
2	0.053	2,308
3	0.053	2,308
4	0.053	2,308
5	0.069	2,992

BLOCK G		
LOT NO.	ACRES	SQ. FT.
1	0.064	2,789
2	0.054	2,373
3	0.054	2,373
4	0.054	2,373
5	0.054	2,373
6	0.059	2,570

LINE TABLE		
NO.	BEARING	LENGTH
L1	N34°49'29"W	40.04'
L3	S78°21'08"E	36.81'
L4	N56°11'47"W	8.42'
L5	S67°16'19"E	8.87'
L6	S68°36'46"E	7.07'
L7	N21°23'15"E	7.07'
L8	N68°36'45"W	7.07'
L9	S24°38'12"W	7.46'
L10	N65°21'48"W	6.66'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	25°18'25"	44.00'	19.43'	N79°02'28"E	19.28'
C2	15°11'29"	1316.00'	348.92'	S80°42'36"E	347.90'
C3	40°08'41"	684.03'	479.27'	N86°48'44"E	469.53'
C4	3°47'13"	800.00'	52.88'	N60°18'33"E	52.87'
C5	7°58'13"	700.00'	97.38'	S27°35'57"E	97.30'
C6	43°07'19"	940.00'	707.46'	S85°19'29"W	690.88'
C7	14°44'44"	1060.00'	272.80'	N80°29'13"W	272.05'
C8	64°08'29"	30.00'	33.59'	S34°16'30"W	31.87'
C9	64°09'29"	30.00'	33.59'	N81°32'01"W	31.87'
C12	48°54'41"	42.00'	35.85'	N10°22'00"W	34.78'
C13	37°42'05"	42.00'	27.64'	N04°45'43"W	27.14'
C14	44°23'00"	87.50'	67.78'	S23°46'23"W	66.10'
C15	38°40'20"	892.50'	602.40'	S87°32'59"W	591.03'
C16	14°21'41"	1107.50'	277.60'	N80°17'42"W	276.87'
C17	16°56'26"	1221.00'	361.01'	S81°35'05"E	359.70'
C18	37°25'48"	779.00'	508.90'	N88°10'14"E	499.90'
C19	34°11'31"	42.00'	25.06'	N86°33'06"E	24.69'
C20	45°21'19"	28.00'	22.16'	S81°05'35"W	21.59'
C21	45°21'19"	28.00'	22.16'	N81°05'35"E	21.59'
C22	37°23'01"	28.00'	18.27'	S47°41'44"W	17.95'
C23	28°59'43"	28.00'	14.17'	N89°16'23"E	14.02'
C24	29°24'40"	28.00'	14.37'	S43°42'35"W	14.22'
C25	37°22'54"	26.00'	18.27'	N85°04'42"E	17.95'
C26	127°59'29"	17.00'	37.98'	N49°37'01"W	30.56'
C27	23°06'31"	117.50'	47.39'	N02°49'29"E	47.07'
C28	69°59'49"	28.00'	34.21'	N23°25'01"E	32.12'
C29	71°49'37"	28.00'	35.10'	N53°01'39"W	32.85'
C30	18°46'57"	28.00'	9.18'	S07°43'22"E	9.14'
C31	68°13'43"	56.00'	66.69'	N35°41'44"E	62.81'
C32	64°09'27"	26.00'	31.35'	N61°08'28"E	29.74'
C33	16°14'11"	28.00'	7.93'	S59°09'13"E	7.91'
C34	25°09'15"	28.00'	12.29'	S83°45'09"W	12.19'
C35	29°44'27"	28.00'	14.53'	N19°57'07"W	14.37'
C36	29°24'40"	28.00'	14.37'	N43°42'35"E	14.22'
C37	45°21'19"	28.00'	22.16'	N81°05'35"E	21.59'
C38	23°27'38"	107.50'	44.02'	S07°13'21"W	43.71'
C39	66°46'24"	22.50'	26.22'	S28°52'44"W	24.76'

BLOCK X		
LOT NO.	ACRES	SQ. FT.
1	0.031	1,370
2	0.144	6,261
3	0.096	4,190
4	0.032	1,391
5	0.142	6,435
6	0.036	1,549
7	0.107	4,676
8	0.048	2,085
9	0.355	15,473
10	1.085	47,258
11	0.031	1,336
12	0.063	2,731
13	0.063	2,742

BLOCK Y		
LOT NO.	ACRES	SQ. FT.
1	0.320	13,956
2	0.130	5,670
3	0.138	6,008

KNOW ALL MEN BY THESE PRESENTS:

That **ALMA HOLDINGS LLC., LAUGHING BUDDHA INVESTMENTS LLC, PERFECT BUILDERS LLC and PERFECT LAND DEVELOPMENT 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 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____.

ALMA HOLDINGS LLC.

Saumil 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 _____ 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

LAUGHING BUDDHA INVESTMENTS LLC

Nick Punyamurthy
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

PERFECT BUILDERS LLC

Saumil 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 _____ 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

PERFECT LAND DEVELOPMENT LLC

Marc Meza
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

Approved _____ Attest _____

Chairman _____ Secretary
Planning and Zoning Commission Planning and Zoning Commission

Date _____ Date _____

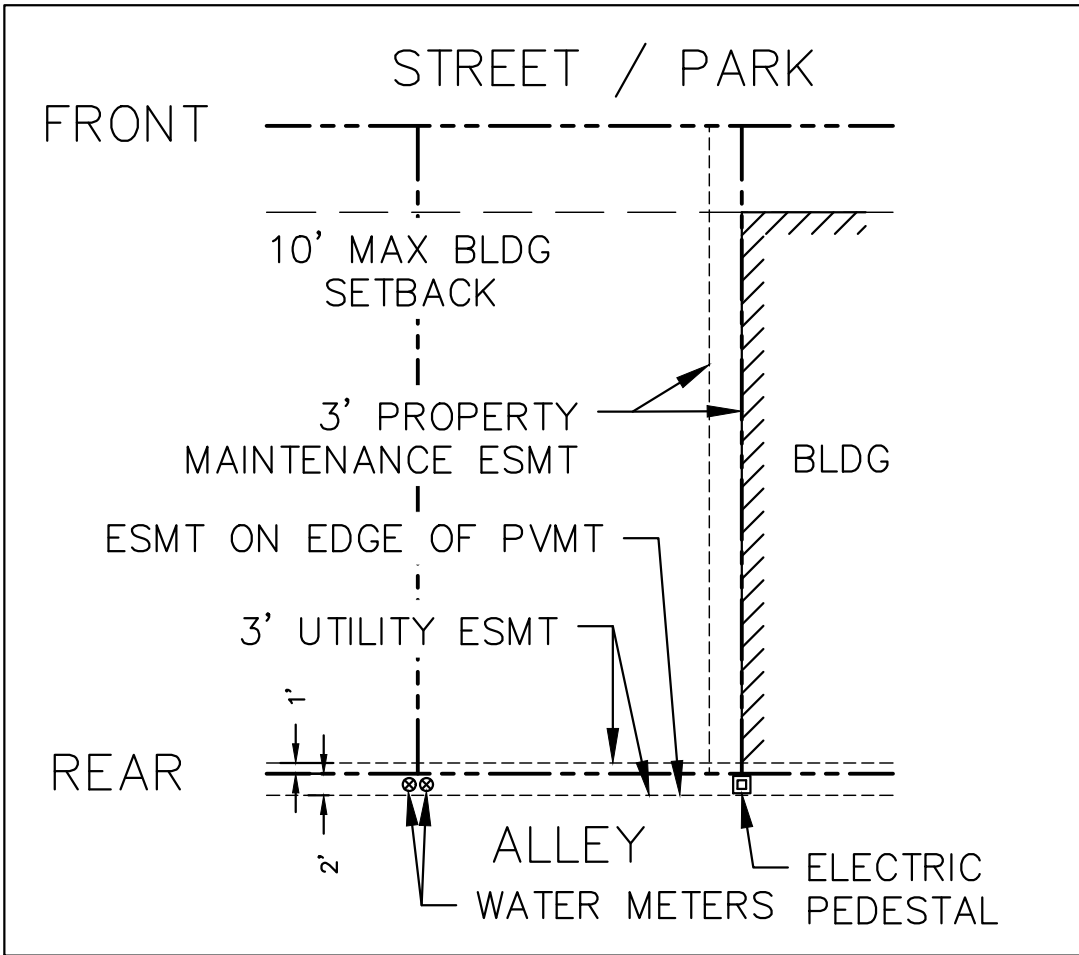
Executed Pro Forma

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



TYPICAL
LOT
DETAIL
N.T.S.

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

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

OWNER/APPLICANT:
ALMA HOLDINGS LLC
6850 TPC DRIVE
SUITE 108, MCKINNEY, TX 75070

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
--

AGENDA DATE:	May 4, 2021
SUBJECT:	Conduct a Public Hearing and Consider a Request for a Specific Use Permit (SUP) for a Restaurant/Private Club Use for a 6,493± Square Foot Portion of a Building Located on Lot 7A-1, Block A, The Village at Allen; Generally Located Directly South of Stacy Road and East of U.S. Highway 75 (and Commonly Known as 190 E. Stacy Road, B1000, Suite 1000). (SUP-032621-0002) [Bar Louie (change ownership)]
STAFF RESOURCE:	Rolandrea Russell Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	Planned Development PD No. 73 - Approved September, 1998 Planned Development PD No. 73 - Approved November, 2006 General Development Plan - Approved January, 2007 Preliminary Plat - Approved February, 2007 General Development Plan - Approved September, 2007 Revised Preliminary Plat - Approved September, 2007 Planned Development PD No. 73 - Approved October, 2007 Final Plat - Approved February, 2008 Replat - Approved October, 2008 Specific Use Permit - Approved June, 2018
LEGAL NOTICES:	Public Hearing Sign - Installed April 23, 2021 Public Hearing Letters - Mailed April 23, 2021
ANTICIPATED COUNCIL DATE:	May 25, 2021

BACKGROUND

The property is generally located south of Stacy Road and east of U.S. Highway 75 (and commonly known as 190 E. Stacy Road, B1000, Suite 1000) and the home of the restaurant/private club Bar Louie. The properties to the north, east, south, and west are zoned Planned Development PD No. 73 (PD-73) with a base zoning of Shopping Center (SC).

The applicant is requesting to a new Specific Use Permit (SUP) to change the authorized legal entity operating Bar Louie. A private club requires a conditional SUP, which is typically tied to a specific business and/or legal entity. A change in the business name and/or legal entity triggers the requirement for a new SUP.

The property is zoned PD-73 with a base zoning of SC. The Planned Development requires an SUP for a Restaurant/Private Club use within the zoning district. In June 2018, City Council granted an SUP for a Restaurant/Private Club to BL Restaurants, Inc. d/b/a Bar Louie or a legal entity owned by BL Restaurants, Inc. In 2020, BLH Acquisition Co. LLC acquired Bar Louie prompting the requirement for a new SUP for a Restaurant/Private Club use.

Bar Louie will continue to tenant a 6,493± square foot suite in an existing building and operate as a restaurant, which allows for an alcohol to food sale ratio of 60/40. At the applicant's request, this SUP is for a Restaurant/Private Club use, which would allow the applicant to exceed the alcohol to food sale ratio of 60/40, to a maximum of 75/25. A Restaurant/Private Club use would not be subject to the operational regulations in Section 6.03.2 of the Allen Land Development Code, which includes restrictions on outdoor service, exterior advertisement, the visibility of a serving bar, the location of a club or lounge room, and state license requirement. The applicant will continue to utilize the existing outdoor patio which is connected to the main dining room.

There are no proposed to changes the current hours of operation or to the exterior of the building.

The Specific Use Permit request has been reviewed by staff and meets the standards of the Allen Land Development Code.

STAFF RECOMMENDATION

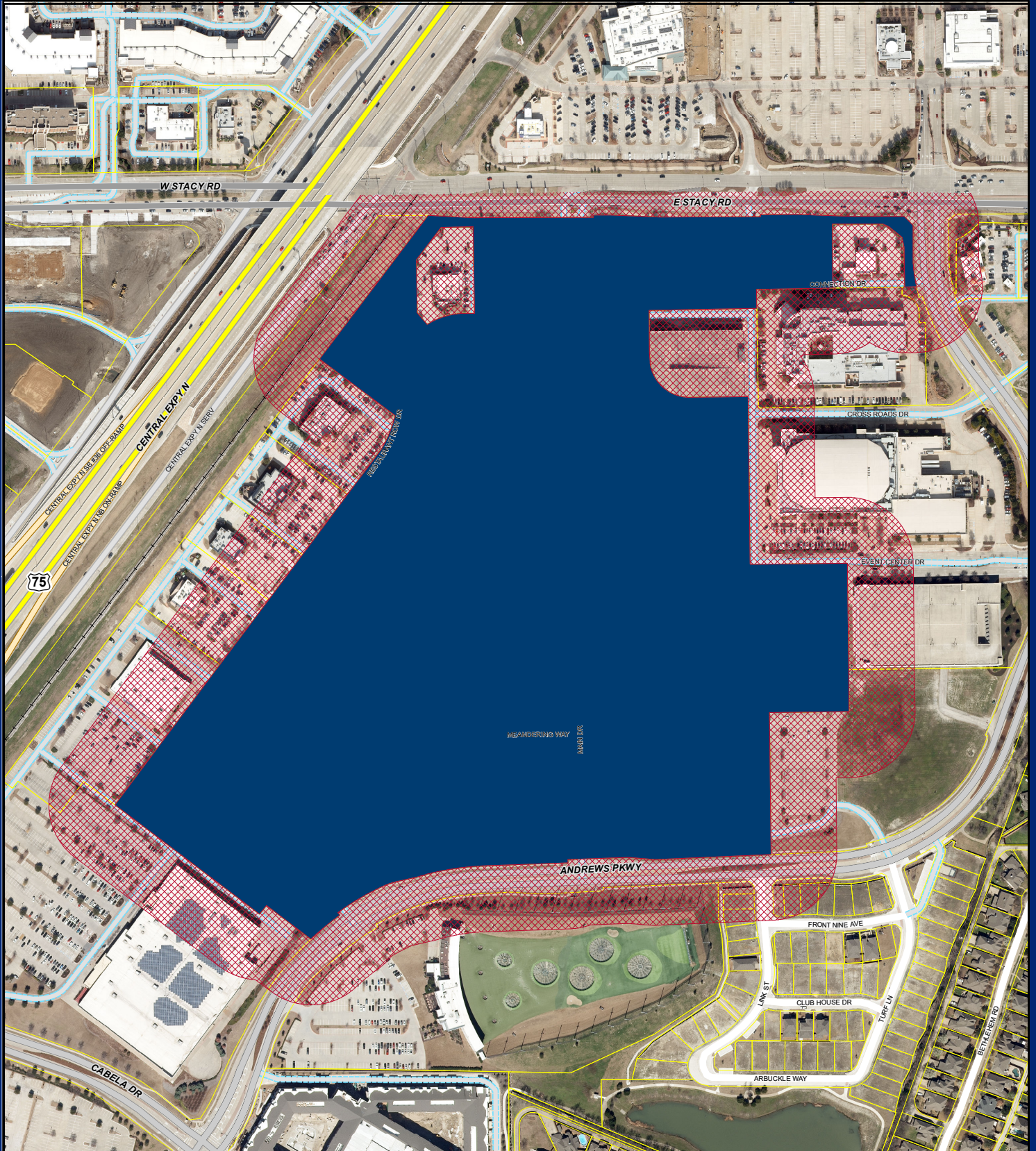
Staff recommends approval.

MOTION

I move to recommend approval for a Specific Use Permit request for a Restaurant/Private Club use for a portion of Lot 7A-1, Block A, The Village at Allen, subject to the development regulations and SUP Site Plan, as presented.





ATTACHMENTS:

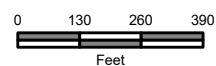
Property Notification Map
SUP Site Plan



Location Map
Bar Louie
190 E. Stacy Rd.
Suite 1000

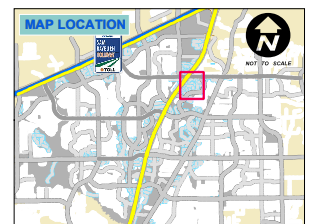
Map Legend

-  BarLouie_Buffer
-  BarLouie
-  Railroad
-  CollinCAD Parcels



Community Development - Planning
 Date Saved: 4/22/2021

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



TABULATION

RETAIL

ANCHORS:	271,367 SF
MAJORS:	292,576 SF
IN-LINE RETAIL:	336,071 SF ⁽¹⁾
RESTAURANTS:	129,191 SF
TOTAL RETAIL:	1,029,205 SF ⁽²⁾

PARKING REQUIRED:	
RETAIL PARKING @ 4.5/1000:	4,050 CARS
RESTAURANT PARKING @ 10/1000:	1,292 CARS
TOTAL PARKING REQUIRED:	5,342 CARS

PARKING PROVIDED:	5,413 CARS
-------------------	------------

HOTEL

ROOMS:	220 ROOMS
CONFERENCE CENTER (NET USABLE AREA):	15,000 SF

PARKING REQUIRED:	350 CARS
PARKING PROVIDED:	350 CARS

EVENTS CENTER

	6,275 SEATS
PARKING REQUIRED:	2,300 CARS

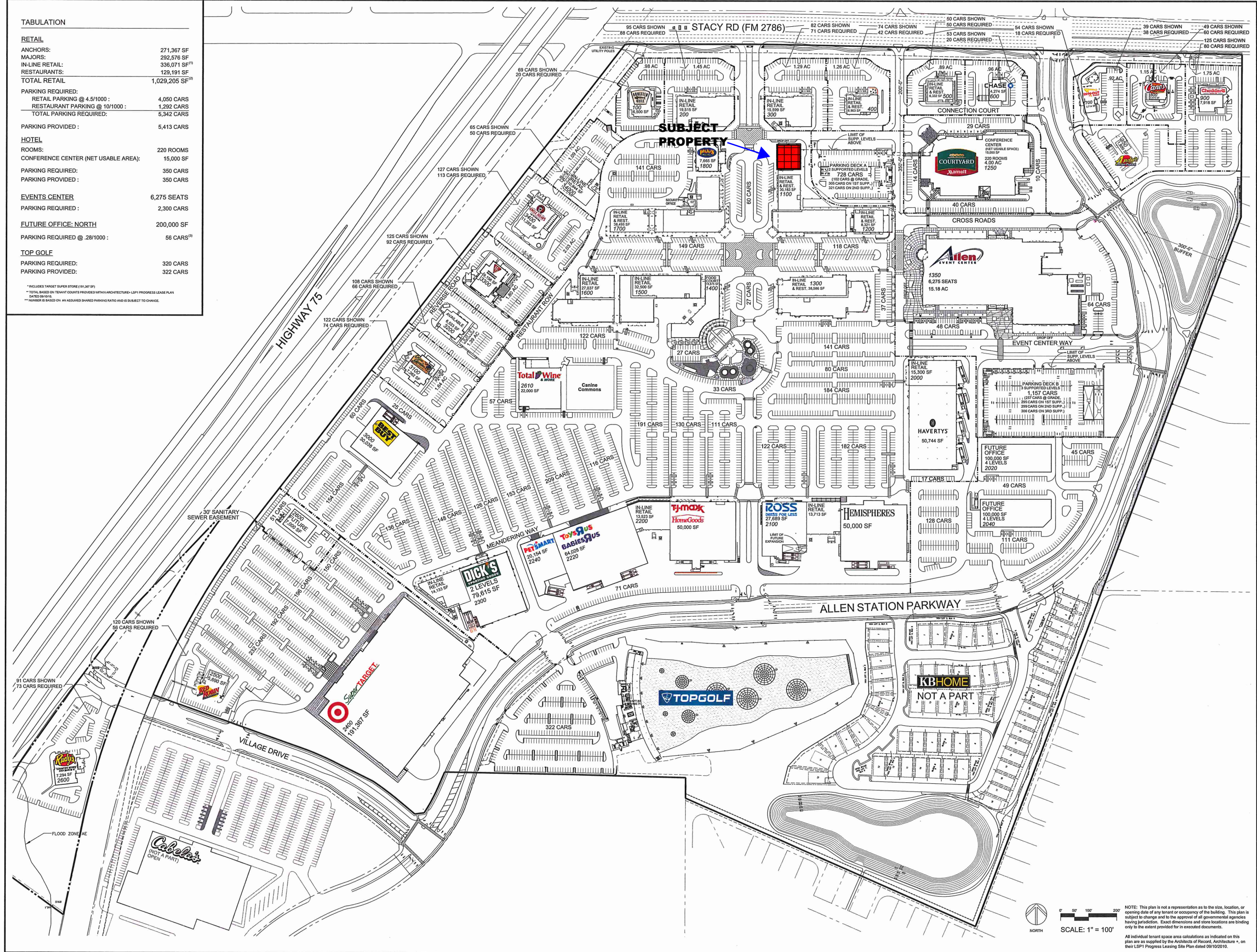
FUTURE OFFICE: NORTH

	200,000 SF
PARKING REQUIRED @ .28/1000:	56 CARS ⁽³⁾

TOP GOLF

PARKING REQUIRED:	320 CARS
PARKING PROVIDED:	322 CARS

⁽¹⁾ INCLUDES TARGET SUPER STORE (191,367 SF)
⁽²⁾ TOTAL BASED ON TENANT COUNTS PROVIDED WITHIN ARCHITECTURE - LSP1 PROGRESS LEASE PLAN DATED 09/10/10
⁽³⁾ NUMBER IS BASED ON AN ASSUMED SHARED PARKING RATIO AND IS SUBJECT TO CHARGE.



NOTE: This plan is not a representation as to the size, location, or opening date of any tenant or occupancy of the building. This plan is subject to change and to the approval of all governmental agencies having jurisdiction. Exact dimensions and store locations are binding only to the extent provided for in executed documents.

All individual tenant space area calculations as indicated on this plan are as supplied by the Architects of Record, Architecture P, on their LSP1 Progress Leasing Site Plan dated 09/10/2010.

NO.	DATE	COMMENTS
1		
2		
3		

DRAWN BY: JPRA	CHECKED BY: JPRA
DATE: 10/13/10	SCALE: 1" = 100'-0"

Jpra Architects
 3900 West Twelve Mile Road, Suite 180
 Farmington Hills, MI 48331
 Phone 248.737.0180 Fax 248.737.9161
 www.jp architects.com

The MGHerring Group
 5710 LB FREEWAY DALLAS, TX 75240 PHONE: (972) 448-0200

05-09-17

THE VILLAGE AT ALLEN
 ALLEN, TX

SITE PLAN
 SP-51

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
--

AGENDA DATE:	May 4, 2021
SUBJECT:	Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of a Portion of Tract 6 of Planned Development PD No. 55 Commercial/Office C/O to Allow Medical Clinic as a Permitted Use on Lot 4, Block B, Allen Central Retail Addition No. 3; Generally Located Directly South of McDermott Drive and Approximately 548± Feet West of U.S. Highway 75. (ZN-040221-0002) [Texas Health Urgent Care]
STAFF RESOURCE:	Rolandrea Russell Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	Planned Development No. 55 - Approved March, 1994 Planned Development No. 55 - Approved November, 1997 Replat - Approved January, 1995 Final Plat - Approved April, 1999
LEGAL NOTICES:	Public Hearing Sign - Installed April 23, 2021 Property Owner Notices - Mailed April 23, 2021
ANTICIPATED COUNCIL DATE:	May 25, 2021

BACKGROUND

The subject property is located directly south of McDermott Drive and west of Central Expressway, with the said property being addressed as 805 W. McDermott Drive. The properties to the north (across McDermott Drive) are zoned Planned Development PD No. 54 with a base zoning of Corridor Commercial. The properties to the east are zoned Planned Development PD No. 8 with a base zoning of General Business District. The properties to the south and west are zoned Planned Development PD No. 55 (PD-55) with a base zoning of Commercial/Office (C/O).

The property is zoned PD-55 with the base zoning of C/O. The applicant is requesting to amend the development regulations to allow for a Medical Clinic use on site by right in addition to the uses already permitted by the existing Planned Development. The site is already developed and has an existing 8,965± square foot building which currently houses Comerica Bank.

The applicant desires to lease 3,984± square feet of the existing building for an urgent care, which is classified as a medical clinic use. The overall site has a total number of 85 parking spaces, which is sufficient to adequately serve the medical clinic and bank uses.

There are no proposed changes to the exterior of the building or the site itself. The applicant provided a site plan to demonstrate that onsite parking is adequate. While the site plan is provided for illustrative purposes, it is not to be adopted with the ordinance.

Staff has reviewed the Planned Development Amendment request and finds it to be compatible with the surrounding uses.

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

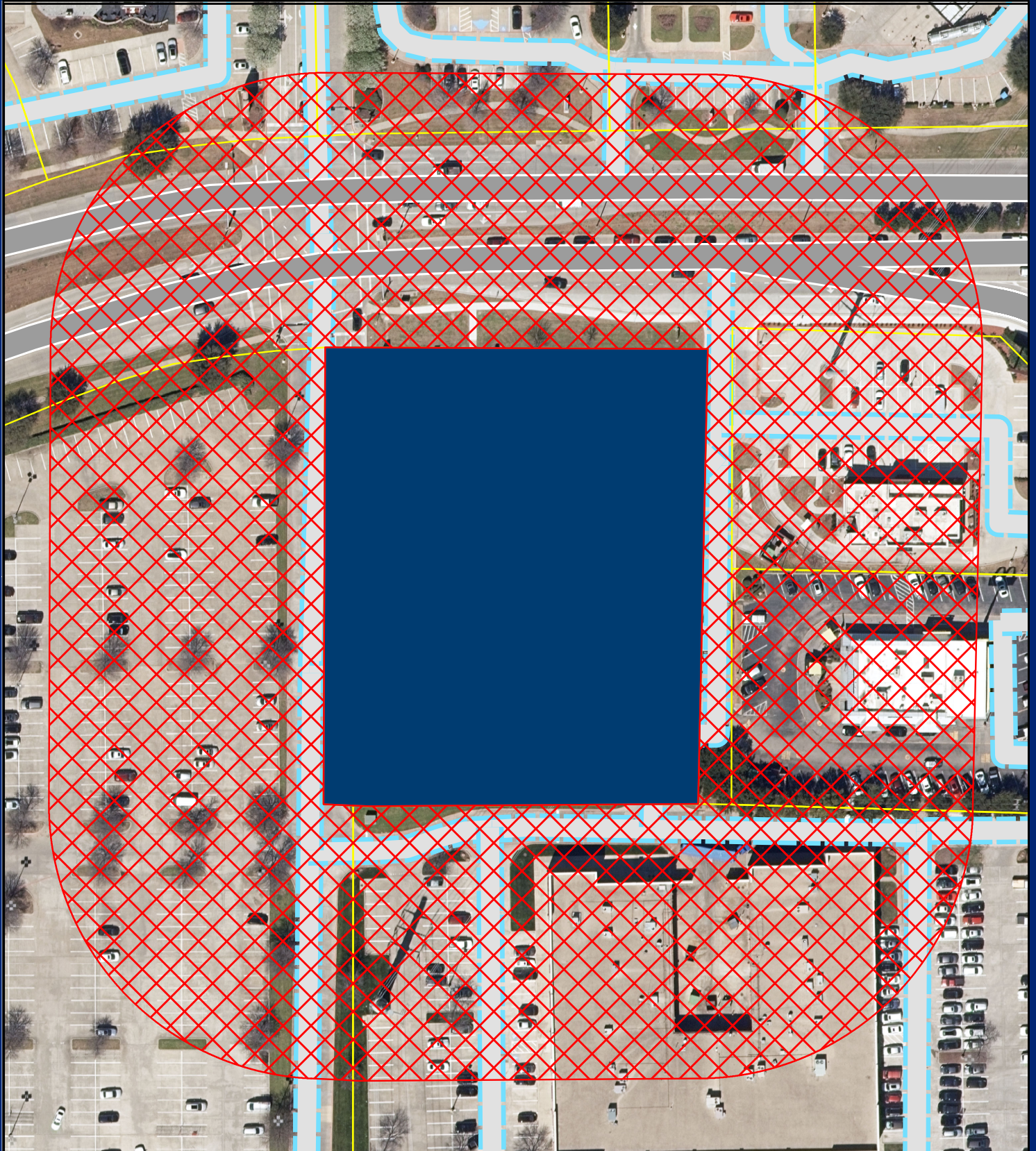
I move to recommend approval of the request to amend the development regulations of a portion of Tract 6 of Planned Development No. 55 with the base zoning of Commercial/Office for Lot 4, Block B, Allen Central Retail Addition No. 3, as presented.

ATTACHMENTS:

Property Notification Map

Draft Development Regulations





TH Urgent Care Site Plan (Illustrative Purposes only)

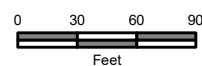


Location Map

Texas Health Urgent Care
805 W. McDermott Dr.

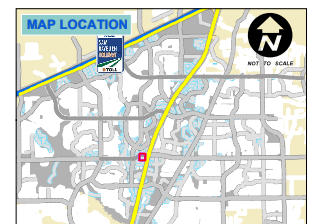
Map Legend

-  200' Buffer
-  Public Hearing Property
-  Railroad
-  CollinCAD Parcels



Community Development - Planning
 Date Saved: 4/22/2021

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



DEVELOPMENT REGULATIONS FOR
TEXAS HEALTH URGENT CARE

The Property shall be developed and used in accordance with applicable provisions of the Allen Land Development Code, as amended, (“ALDC”) and Tract 6 of Planned Development “PD” No. 55; provided, however, in addition to the uses permitted in Tract A of PD 55, the Property may be developed and used for Medical Clinic purposes as such use is defined in the ALDC.

805 West McDermott
Drive Suite 200
Allen, TX 75013

TEXAS HEALTH
URGENT CARE

3,984 USF

[illegible]

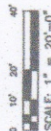
NOT FOR CONSTRUCTION

20	19	18	17	16
15	14	13	12	11
10	09	08	07	06
05	04	03	02	01

DETAIL MAP

PROJECT NO.: 39-21422-09

A2.0



PROPOSED SITE PLAN
1" = 20'-0"

SITE DATA SUMMARY TABLE

ZONING: PD 55
PROPOSED USES: BANK / OFFICE / MEDICAL CLINIC
LOT AREA: 2.171 ACRES
EXISTING BUILDING: 8,985 SQ. FT.
EXISTING BUILDING HT: 26'- 6 1/2"

REQUIRED PARKING
BANK/OFFICE: 4,881 SQ. FT.
MEDICAL CLINIC: 3,984 SQ. FT.
1sp/300 SQ. FT. 16.27 sp.
1sp/250 SQ. FT. 15.936 sp.

TOTAL REQUIRED SPACES: 32,206 sp.

PARKING PROVIDED:
HANDICAP PARKING REQUIRED:
HANDICAP PARKING PROVIDED: