



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
JUNE 15, 2021 - 7:00 PM
CITY COUNCIL CHAMBERS
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013**

Call to Order and Announce a Quorum is Present

Pledge of Allegiance

Director's Report

1. Receive the Director's Report on Action Taken on the Planning and Zoning Commission Items by City Council at June 8, 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. Receive Capital Improvement Plan (CIP) Status Report.
3. Approve Minutes from the June 1, 2021, Planning and Zoning Commission Regular Meeting.
4. Replat - Consider a Request for a Replat of Lot 7, Block B, Starcreek Commercial Addition, Being 2.793± Acres Generally Located South of State Highway 121 and Approximately 730± Feet East of Watters Road. (PL-052121-0009) [Starcreek Commercial]
5. Preliminary Plat - Consider a Request for a Preliminary Plat for Priya Living Center Addition, Being 11.002± Acres in the John Fyke Survey, Abstract No. 325 Generally Located Directly North of Stockton Drive and Directly East of Bossy Boots Drive. (PL-Pre-052121-0003) [Priya Living Center Addition]
6. Final Plat - Consider a Request for a Final Plat for Lot 1, Block A, Fire Station 6, Being 3.838± Acres in the Francis Dosser Survey, Abstract No. 280 Generally Located at the Southwestern Corner of the Intersection of Ridgeview Drive and Watters Road. (PL-052121-0008) [City of Allen Fire Station #6]

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, June 11, 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

AGENDA DATE:

June 15, 2021

SUBJECT:

Receive the Director's Report on Action Taken on the Planning and Zoning Commission Items by City Council at the June 8, 2021 Regular Meeting.

STAFF RESOURCE:

Marc Kurbansade, AICP
Director of Community Development

BACKGROUND

- There were no items taken to the June 8, 2021 City Council meeting.

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: June 15, 2021

SUBJECT: Receive 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 June 2021

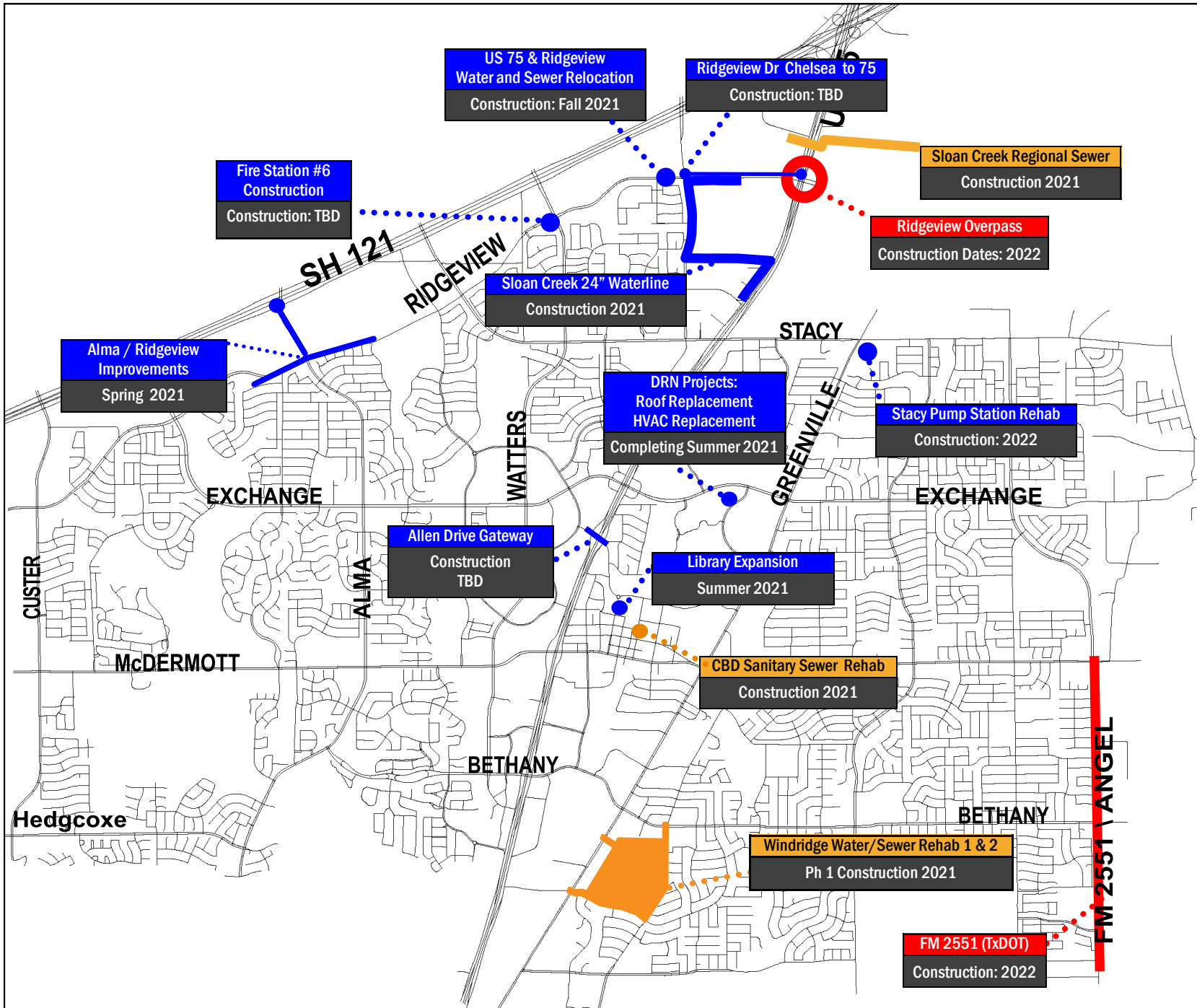
ENGINEERING CIP REPORT - JUNE 2021

		PROJECT		STATUS / COMMENTS	CONST. DATES	
ROADWAY	CITY	1	Allen Drive Gateway Project (US 75 Interchange)	ST1903	The Consultant, Huitt Zollars submitted Bid plans to TxDOT and the City. Staff is working with TxDOT to get the project ready to bid for construction advertisement.	Fall 2021
		2	Traffic Signal Detection Equipment	ST1908	Detection equipment installation work in progress. The TXDOT funded project includes 10 locations.	Complete July 2021
		3	Ridgeview Drive Chelsea to US75	ST2000	The consultant, BW2 submitted plans for review by City Staff and comments returned. BW2 wokring on addressing comments for the next submittal	TBD
		4	Alma/Ridgeview	ST2004	Will go to City Council for approval of a contract to construct with Ed Bell Construction June 8th.	Construction Spring 2021
		5	2021 Street and Alley Rehabilitation (Various Locations)	ST2106	Contract with Advance Construction Group approved by City Council May 25. Construction starting Mid- June.	Late Spring 2021
	OTHERS	6	FM 2551 (Main - Parker Rd)	ST0316 TXDOT	Design of widening to 6-lanes. Utility relocation meetings ongoing with all franshise utilities. 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 moved to September 2022 due to land acquisition.	Construction 2022
UTILITIES & DRAINAGE	8	Windridge Water & Sanitary Sewer Rehabilitation, PH 1 & 2	WA1901	Phase 1: Sanitary sewer crews are working on Oldbridge. Water crews are working on Northridge. Phase 2: Advertised May 27. Bids open June 17. Hillside Phase 2 Microsurface has been completed.	Construction 2021	
	9	Sloan Creek Regional Sewer	WA1904	The Trunk Sewer project is underconstruction. Contractor is has began the bore beneath US 75, which is expected to take 3 weeks to complete. Once the bore is complete the contractor will finish installing the remaining sewer pipe.	Complete Dec 2021	
	10	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 2022	
	11	CBD - RR Sanitary Sewer Improvements	WA1908	Substantially completed on time. The Contractor, SYB is addressing Punchlist items.	Construction Jan. 2021	
	12	Sloan Creek 24" Water	WA2001	The Consultant, Teague Nall and Perkins is working on 90% plans based on comments from the 60% plans. Staff is working with TNP to design Streetlights on Chelsea to prevent potential impacts to the 24" waterline in the future.	Construction 2021	
	13	Advanced Meter Infrastructure (AMI) Planning and Implementation	WA2002	Advanced Meter Infrastructure (AMI) bid proposals are being reviewed by staff and the top two proposal candidates will be selected and notified on June 4, 2021.	TBD	
	14	US75 and Ridgeview Water and Sewer Relocation	WA2102	Staff has reviewed and returned 100% design plans to the Consultant, Birkhoff Hendricks and Carter.	Construction Fall 2021	
FACILITIES	15	Fire Station #6	PS1901	Construction drawings expected to be complete Summer 2021.	TBD	
	16	City Hall Waterproofing	PF2004	Approved by City Council on May 11th. Construction to begin at the end of June, complete by end of September.	Construction June 2021	
	17	Facility Metal Repair	P02010	Repaint of the exterior metal at several city facilities. Facillity and scope investigation underway.	TBD	
	18	Facility Duct Cleaning	P02101	Duct Cleaning underway, completed City Hall and Service Center, cleaning MCPAR and Library, to be completed at end of June.	Complete June 2021	
	19	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.	Construction Winter 2021	
	20	DRN Roof Replacement	PF2102	Remove and replace the aging roof of the Natatorium. proposals received and preparing documentation for Council. Will go to City Council for approval in June.	Construction Fall 2021	
	21	Library Expansion	LB1901	Phase 1 Architecture Services approved by City Council on April 13th. Initial concept meeting underway with Architect and Library Design Committee.	Construction Summer 2021	

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

ENGINEERING CIP MONTHLY REPORT

JUNE 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:

June 15, 2021

SUBJECT:

Approve Minutes from the June 1, 2021, Planning and Zoning Commission Regular Meeting.

STAFF RESOURCE:

Rolandrea Russell
Planner

ATTACHMENTS:

Minutes from the June 1, 2021 Planning and Zoning Commission Meeting

PLANNING AND ZONING COMMISSION
REGULAR MEETING
JUNE 1, 2021

ATTENDANCE:

Commissioners Present:

Ben Trahan, Chair
Dan Metevier, 2nd Vice-Chair
Elias Shaikh
Michael Smiddy
John Ogrizovich
Jeff Burkhardt

Commissioners Absent:

Stephen Platt, Jr., 1st Vice-Chair

City Staff Present:

Marc Kurbansade, AICP, Director of Community Development
Joseph Cotton, P.E., Assistant Director of Engineering
Hayley Angel, AICP, Planning Manager
Rolandrea Russell, Planner
Kevin Laughlin, Attorney

Call to Order and Announce a Quorum is Present:

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

Directors Report

1. The Director of Community Development discussed the action taken on the Planning & Zoning Commission items by City Council at the May 25, 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 May 18, 2021, Planning and Zoning Commission Regular Meeting.

Motion: **Upon a motion by Commissioner Ogrizovich, and a second by 2nd Vice-Chair Metevier, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda, as presented.**

The motion carried.

Regular Agenda

3. Public Hearing - Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Planned Development No. 54 with a base zoning of Industrial Technology and to Adopt a Base Zoning, Zoning Exhibit, Concept Plan, and Building Elevations for Lots 5A and 5B, Block F, Bray Central One; Generally Located Directly West of U.S. Highway 75 and Approximately 802± Feet North of Village Way. (ZN-040221-0003) [Home Zone]

Ms. Russell, Planner, presented the item to the Commission.

She noted that staff is in support of the agenda item.

Chairman Trahan opened the public hearing.

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

Motion: **Upon a motion by 2nd Vice-Chair Metevier, and a second by Commissioner Smiddy, the Commission voted 5 IN FAVOR, and 1 OPPOSED, with Commissioner Burkhardt dissenting, to recommend approval of the request to amend the Development Regulations of Planned Development No. 54 with a base zoning of Industrial Technology and to adopt a Base Zoning, Concept Plan and Building Elevations for Lots 5A and 5B, Block F, Bray Central One, as presented, as presented.**

The motion carried.

Executive Session (As Needed)

The Executive Session was not held.

Adjournment

The meeting adjourned at 7:08 p.m.

These minutes approved this _____ day of _____ 2021.

Ben Trahan, Chair

Rolandrea Russell, Planner

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: June 15, 2021

SUBJECT: Consider a Request for a Replat of Lot 7, Block B, Starcreek Commercial Addition, Being 2.793± Acres Generally Located South of State Highway 121 and Approximately 730± Feet East of Watters Road. (PL-052121-0009) [Starcreek Commercial]

STAFF RESOURCE: Jordan Caudle
Planning Technician

PREVIOUS COMMISSION/COUNCIL ACTION: Planned Development No. 37 - Approved July, 1986
Planned Development No. 92 - Approved March, 2004
Final Plat - Approved April, 2008
Planned Development No. 92 - Approved February, 2016

LEGAL NOTICES: None.

ANTICIPATED COUNCIL DATE: None.

BACKGROUND

The property is located south of State Highway 121 and east of Watters Road. The properties to the south, west, and east are zoned Planned Development PD No. 92 (PD-92) with a base zoning of Corridor Commercial (CC). The property to the north (across State Highway 121) is located in the City of McKinney.

The property is zoned PD-92 with a base zoning of CC. A Site Plan for single-story office buildings was approved in December 2020. Platting is the last step in the development process.

The Replat shows one lot at a total of 2.793± acres. There are six points of access into the development -- four through internal Fire Lane, Access, and Utility Easements on the neighboring properties to the west, south, and east and two on State Highway 121. The Replat also shows various easements required for development of the property.

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

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I move to approve the Replat of Lot 7R, Block B, Starcreek Commercial Addition, as presented.

ATTACHMENTS:

Replat

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: June 15, 2021

SUBJECT: Consider a Request for a Preliminary Plat for Priya Living Center Addition, Being 11.002± Acres in the John Fyke Survey, Abstract No. 325 Generally Located Directly North of Stockton Drive and Directly East of Bossy Boots Drive. (PL-Pre-052121-0003) [Priya Living Center Addition]

STAFF RESOURCE: Hayley Angel, AICP
Planning Manager

BOARD / COMMISSION ACTION: Planned Development No. 54 - Approved May, 1993
Planned Development No. 108 - Approved October, 2011
Planned Development No. 108 - Approved July, 2012
Preliminary Plat - Approved September, 2012
Planned Development No. 108 - Approved February, 2021
Planned Development No. 108 - Approved April, 2021

LEGAL NOTICES: None.

ANTICIPATED COUNCIL DATE: None.

BACKGROUND

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

In April 2021, City Council adopted a Planned Development for an age-restricted community called Priya Living. A Site Plan for this site is in review. Additionally, City Council voted in January of 2021 for the approval of a Planned Development of an age-restricted community directly adjacent to Stockton Drive. The subject Preliminary Plat is intended to ensure the logical development and subdivision of the property in accordance with both approvals.

The subject Preliminary Plat shows 11.002± acres of land subdivided into four lots. There are five points of access into the site -- two through Stockton Drive, two through Bossy Boots Drive, and one through an access easement on an adjacent property.

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 Priya Living Center Addition, as presented.

ATTACHMENTS:

Preliminary Plat

OWNER'S CERTIFICATE AND DEDICATION

State of Texas §
County of Collin §

Being a 11.002 acre tract of land situated in the John Fyke Survey, Abstract No. 325, City of Allen, Collin County, Texas, being part of that 30.477 acre tract of land conveyed to Twin Creeks Business Park, Inc. a Texas corporation, as recorded in Instrument Number 20120731000930950, Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and being more particularly described by metes and bound as follows:

BEGINNING at a "X" cut in concrete found (control monument) in the northeast right-of-way line of Bossy Boots Drive (80' right-of-way), same being a northwest corner of said Twin Creeks Business Park tract and being the beginning of a non-tangent curve to the right, having a central angle of 46 degrees 50 minutes 38 seconds, a radius of 30.00 feet, a chord of North 01 degrees 48 minutes 56 seconds West, and a chord distance of 23.85 feet;

THENCE Northwestly, departing said right-of-way line and along said curve to the right, an arc distance of 24.53 feet to an "X" cut in concrete found (control monument), said point being the southeasterly line of Watter Montessori Academy, an addition to the City of Allen, Texas, recorded in Instrument Number 20070614010002090, O.P.R.C.C.T., and also being a northwest corner of said Twin Creeks Business Park tract;

THENCE North 25 degrees 14 minutes 13 seconds East, along the common westerly line of said Twin Creeks Business Park tract and the southeasterly line of said Watters Montessori Academy, a distance of 58.87 feet to a 1/2 inch iron found "cap illegible"(control monument), said iron rod being the northwest corner of said Twin Creeks Business Park tract and also being in the south line of said Watter Montessori Academy;

THENCE North 89 degrees 08 minutes 35 seconds East, along the common northern line of said Twin Creeks Business Park tract, and the south line of said Watters Montessori Academy and also being along the south line of Quail Run Phase 1, an addition to the City of Allen, Texas, recorded in Instrument Number 19000101001036330, O.P.R.C.C.T., passing at a distance of 112.68 feet a 1/2 inch iron rod found for reference, continuing for a total distance of 1,140.43 feet to a 5/8 inch iron rod with a yellow cap stamped "TRAVERSE LS PROP COR" set for corner being the northeast of said Twin Creeks Business Park tract and being the west right-of-way line of Stockton Drive (variable width right-of-way) recorded in Instrument Number. 2015032000307720, O.P.R.C.C.T.;

THENCE South 10 degrees 09 minutes 43 seconds West, along the common easterly line of said Twin Creeks Business Park tract and west said right-of-way line, a distance of 128.00 feet to a 5/8 inch iron rod with a yellow cap stamped "TRAVERSE LS PROP COR" set for corner and being the beginning of a tangent curve to the right, having a central angle of 33 degrees 47 minutes 13 seconds, a radius of 960.15 feet, a chord of South 27 degrees 03 minutes 20 seconds West, and a chord distance of 558.03 feet;

THENCE Southwestly, along said curve to the right, an arc distance of 566.19 feet to a cut "X" set in concrete for corner and being the southeast of Goddard School at Allen Addition, an addition to the City of Allen, Texas, recorded in Instrument Number 20200616010002190, O.P.R.C.C.T.;

THENCE North 46 degrees 49 minutes 39 seconds West, departing said right-of-way line and along the common line of said Twin Creeks Business Park tract and said Goddard School plat, a distance of 175.03 feet to an cut "X" set in concrete for corner;

THENCE South 44 degrees 57 minutes 43 West, along the southerly line of said Twin Creeks Business Park tract and the northerly line of said Goddard School plat, a distance of 116.02 feet to a cut "X" set in concrete for corner;

THENCE South 57 degrees 11 minutes 53 West, along the southerly line of said Twin Creeks Business Park tract and the northerly line of said Goddard School plat, a distance of 160.02 feet to a 5/8 inch iron rod with a yellow cap stamped "TRAVERSE LS PROP COR" set for corner and being northeast right-of-way line of said Bossy Boots Drive;

THENCE North 32 degrees 48 minutes 07 seconds West, departing said Goddard School plat, along the common southeasterly line of said Twin Creeks Business Park tract and the northeasterly right-of-way line of said Bossy Boots Drive, a distance of 250.69 feet to a 5/8 inch iron rod with a yellow cap stamped "TRAVERSE LS PROP COR" set for corner and being the beginning of a tangent curve to the left, having a central angle of 30 degrees 40 minutes 15 seconds, a radius of 1,040.16 feet, a chord of North 48 degrees 08 minutes 47 seconds West, and a chord distance of 550.18 feet;

THENCE Northwestly, along said curve to the left, an arc distance of 556.81 feet to the **POINT OF BEGINNING** and containing 11,002 acres of land (479,284 square feet), more or less.

OWNER'S ACKNOWLEDGEMENT

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That, TWIN CREEKS BUSINESS PARK, INC., acting as herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the hereinabove described property as LOT 1, LOT 2, LOT 3 & LOT 4 BLOCK A, PRIYA LIVING ADDITION, an addition to the City of Allen, Collin County, Texas, and does hereby dedicate to the public use forever the streets and alleys thereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same, no buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

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

Witness my hand this _____ day of _____, 2021.

BY: TWIN CREEKS BUSINESS PARK

BY: _____
Pat C. Beard, Principal

STATE OF TEXAS §
COUNTY OF ALLEN §

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

Given under my hand and seal of office this _____ day of _____, 2021

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

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

MARK ALLAN NACE
Registered Professional Land Surveyor
Texas Registration No. 5539

Date: _____

STATE OF TEXAS §
COUNTY OF ALLEN §

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

Given under my hand and seal of office this _____ day of _____, 2021

Notary Public in and for the State of Texas

LINE TABLE					
No.	Bearing	Distance	No.	Bearing	Distance
L1	S 25°13'36"	3.90'	L56	S 88°37'27"	25.65'
L2	S 62°05'36"	19.91'	L57	S 43°37'27"	47.49'
L3	S 43°37'27"	187.86'	L58	S 46°22'33"	58.82'
L4	S 43°37'27"	26.14'	L59	S 43°37'27"	15.00'
L5	S 43°37'27"	14.75'	L60	S 46°22'33"	58.82'
L6	S 89°12'04"	64.57'	L61	S 43°37'27"	25.69'
L7	N 39°04'17"	20.88'	L62	N 46°22'33"	5.00'
L8	S 39°04'17"	24.89'	L63	S 43°37'27"	13.09'
L9	N 89°12'04"	64.57'	L64	S 46°49'39"	231.84'
L10	N 62°05'36"	13.79'	L65	S 44°57'43"	114.36'
L11	N 25°13'36"	54.99'	L66	S 57°11'53"	14.29'
L12	N 89°08'35"	1.00'	L67	N 32°48'07"	10.00'
L13	N 89°08'35"	17.53'	L68	N 57°11'53"	13.22'
L14	S 30°18'49"	37.09'	L69	N 44°57'43"	97.96'
L15	N 30°18'49"	28.02'	L70	N 46°49'39"	230.48'
L16	N 33°00'18"	18.61'	L71	N 43°37'27"	13.05'
L17	S 56°59'42"	15.00'	L72	S 21°07'27"	6.27'
L18	S 33°00'18"	18.23'	L73	S 40°50'13"	70.34'
L19	N 89°08'35"	217.34'	L74	S 40°50'13"	15.00'
L20	N 89°08'35"	10.00'	L75	N 49°09'47"	64.92'
L21	S 00°51'25"	10.00'	L76	S 21°07'27"	133.72'
L22	S 89°08'35"	10.00'	L77	S 32°48'07"	9.66'
L23	N 00°51'25"	10.00'	L78	S 41°01'46"	78.49'
L24	S 89°08'35"	68.15'	L79	S 57°11'53"	6.08'
L25	S 00°51'25"	10.00'	L80	N 32°16'29"	7.64'
L26	S 89°08'35"	10.00'	L81	S 57°31'38"	10.26'
L27	N 00°51'25"	10.00'	L82	N 41°01'46"	54.96'
L28	N 43°37'27"	85.40'	L83	S 57°11'53"	39.90'
L29	N 46°22'33"	10.00'	L84	N 32°48'07"	40.01'
L30	N 43°37'27"	10.00'	L85	N 57°11'53"	39.09'
L31	S 46°22'33"	10.00'	L86	N 21°07'27"	121.90'
L32	N 43°37'27"	90.76'	L87	N 43°37'27"	14.75'
L33	N 46°22'33"	10.00'	L88	N 43°37'27"	35.49'
L34	N 43°37'27"	10.00'	L89	N 19°48'41"	7.48'
L35	S 46°22'33"	10.00'	L90	N 10°10'38"	13.15'
L36	S 39°04'17"	3.69'	L91	S 81°51'59"	19.80'
L37	S 39°04'17"	10.00'	L92	S 10°09'43"	30.27'
L38	S 50°55'43"	10.00'	L93	S 81°51'59"	19.94'
L39	N 39°04'17"	10.00'	L94	S 10°09'43"	9.15'
L40	N 50°55'43"	10.00'	L95	S 19°48'41"	7.48'
L41	S 39°04'17"	7.20'	L96	S 43°13'11"	25.83'
L42	S 24°02'18"	10.00'	L97	S 46°49'39"	30.43'
L43	N 65°57'42"	10.00'	L98	S 44°58'23"	69.68'
L44	N 24°02'18"	10.00'	L99	S 57°11'53"	108.02'
L45	S 43°37'27"	10.00'	L100	N 32°48'07"	61.29'
L46	S 43°37'27"	10.00'	L101	N 32°48'07"	49.03'
L47	N 89°08'35"	10.00'	L102	N 57°43'31"	35.46'
L48	S 89°08'35"	68.15'	L103	S 32°16'29"	64.64'
L49	N 43°37'27"	58.31'	L104	N 57°11'53"	68.09'
L50	N 88°37'27"	25.65'	L105	N 44°57'43"	67.18'
L51	N 43°37'27"	89.27'	L106	S 46°22'34"	26.00'
L52	N 89°08'35"	299.98'	L107	N 43°10'21"	47.14'
L53	S 10°09'43"	40.76'	L108	S 43°10'20"	25.67'
L54	S 89°08'35"	303.44'	L109	N 46°49'39"	49.06'
L55	S 43°37'27"	61.13'	L110	N 50°59'55"	26.41'

CURVE TABLE					
Curve No.	Delta	Radius	Length	Chord Bearing	Chord
C1	70°40'28"	30.00'	37.01'	S 26°45'21" E	34.71'
C2	28°45'49"	30.00'	15.06'	S 76°28'30" E	14.91'
C3	134°28'52"	56.01'	131.46'	S 23°36'59" E	103.30'
C4	86°10'39"	30.00'	45.13'	S 00°32'07" W	40.99'
C5	86°10'39"	30.00'	45.13'	S 88°24'48" W	40.99'
C6	45°34'38"	56.01'	44.85'	S 66°24'46" W	43.39'
C7	51°43'39"	56.01'	50.57'	N 64°58'06" W	48.87'
C8	74°41'45"	30.00'	39.12'	N 76°25'10" W	36.40'
C9	27°34'19"	30.00'	14.44'	S 15°44'49" W	14.30'
C10	02°33'13"	1,040.16'	46.36'	N 42°03'52" W	46.36'
C11	33°43'50"	30.00'	17.66'	N 77°26'41" E	17.41'
C12	80°20'56"	56.01'	78.54'	S 79°14'45" E	72.26'
C13	51°43'39"	30.00'	27.09'	S 64°56'06" E	26.18'
C14	45°34'38"	30.00'	23.87'	N 66°24'46" E	23.24'
C15	134°28'52"	30.00'	70.42'	N 23°36'59" W	55.34'
C16	28°45'49"	56.01'	28.12'	N 76°28'30" W	27.82'
C17	72°37'44"	30.00'	38.03'	S 81°35'34" W	35.54'
C18	24°16'43"	30.00'	12.71'	N 13°05'14" E	12.62'
C19	00°50'32"	1,020.54'	15.00'	N 89°41'08" W	15.00'
C20	00°40'32"	997.44'	11.76'	N 58°57'21" W	11.76'
C21	00°50'51"	1,014.53'	15.01'	N 58°13'33" W	15.01'
C22	21°46'04"	56.01'	21.28'	S 49°57'19" E	21.15'
C23	10°14'42"	56.01'	10.01'	S 65°57'42" E	10.00'
C24	42°56'01"	56.01'	41.97'	N 22°09'26" E	40.99'
C25	17°40'07"	30.00'	9.25'	N 59°01'58" W	9.22'
C26	43°41'27"	30.00'	22.88'	N 89°42'45" W	22.33'
C27	14°26'09"	56.01'	14.11'	N 50°50'31" E	14.07'
C28	24°49'05"	30.00'	13.00'	S 56°01'59" W	12.90'
C29	42°50'00"	30.00'	22.43'	N 65°02'27" E	21.91'
C30	89°32'29"	56.00'	87.52'	N 88°23'41" E	78.88'
C31	111°03'53"	30.00'	58.15'	N 77°37'59" E	49.47'
C32	08°51'38"	900.14'	139.20'	N 17°40'14" E	139.07'
C33	33°03'06"	30.00'	17.31'	N 03°17'08" W	17.07'
C34	79°59'19"	30.00'	29.31'	N 04°49'20" E	28.98'
C35	87°57'24"	56.01'	85.98'	N 54°09'20" E	77.78'
C36	12°08'53"	10.44'	2.21'	S 86°30'56" E	2.21'
C37	06°29'47"	10.00'	1.13'	N 78°37'05" W	1.13'
C38	87°58'18"	30.00'	46.07'	S 54°08'52" W	41.68'
C39	29°58'24"	30.00'	15.70'	S 04°49'29" E	15.52'
C40	33°03'20"	56.01'	32.31'	S 03°17'01" E	31.87'
C41	09°14'43"	926.64'	149.52'	S 17°52'01" W	149.36'
C42	46°11'05"	56.02'	45.16'	S 45°09'53" W	43.94'
C43	25°07'25"	30.00'	13.16'	S 55°44'04" W	13.05'
C44	46°22'11"	56.01'	45.33'	S 67°02'13" W	44.10'
C45	47°00'07"	30.00'	24.61'	S 66°43'14" W	23.93'
C46	59°59'52"	30.00'	31.42'	S 13°10'25" W	30.00'
C47	49°28'36"	56.00'	48.36'	S 07°58'01" W	46.87'
C48	79°31'58"	30.00'	41.71'	S 07°43'40" E	38.44'
C49	48°28'01"	30.00'	25.38'	S 21°03'40" E	24.63'
C50	03°02'16"	960.15'	50.91'	S 43°58'10" W	50.90'
C51	50°09'34"	30.00'	26.27'	N 21°44'52" W	25.44'
C52	88°11'58"	30.00'	46.19'	S 89°04'22" W	41.76'
C53	11°42'20"	30.00'	6.13'	S 50°49'33" W	6.12'
C54	66°54'53"	30.00'	35.04'	N 66°15'34" W	33.08'
C55	45°30'45"	5.00'	3.97'	S 57°31'37" W	3.87'

CURVE TABLE					
Curve No.	Delta	Radius	Length	Chord Bearing	Chord
C56	27°08'10"	30.00'	14.21'	S 21°12'09" W	14.08'
C57	48°56'13"	30.00'	25.63'	N 81°59'44" E	24.86'
C58	90°31'38"	30.00'	47.41'	S 77°32'18" E	42.63'
C59	12°14'10"	30.00'	6.41'	N 51°04'48" E	6.40'
C60	91°47'22"	30.00'	48.06'	N 00°55'58" W	43.08'
C61	03°06'49"	32.48'	1.77'	N 48°34'38" W	1.77'
C62	89°32'29"	30.00'	46.88'	N 88°23'41" E	42.26'
C63	90°00'25"	30.00'	47.13'	S 01°49'52" E	42.43'
C64	47°04'07"	30.00'	24.65'	S 66°42'24" W	23.96'
C65	47°04'07"	56.01'	46.01'	S 66°42'24" W	44.73'
C66	60°07'31"	56.00'	58.77'	S 13°13'57" W	56.11'
C67	38°05'12"	30.03'	19.97'	S 01°18'08" W	19.60'
C68	45°30'50"	10.00'	7.94'	S 43°21'21" W	7.74'
C69	66°56'00"	30.05'	35.11'	N 80°21'27" W	33.15'
C70	03°57'46"</				

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: June 15, 2021

SUBJECT: Consider a Request for a Final Plat for Lot 1, Block A, Fire Station 6, Being 3.838± Acres in the Francis Dosser Survey, Abstract No. 280 Generally Located at the Southwestern Corner of the Intersection of Ridgeview Drive and Watters Road. (PL-052121-0008) [City of Allen Fire Station #6]

STAFF RESOURCE: Rolandrea Russell
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: Planned Development No. 92 - Approved March, 2004
Planned Development No. 92 - Approved December, 2001
Planned Development No. 92 - Approved July, 2020

LEGAL NOTICES: None.

ANTICIPATED COUNCIL DATE: None.

BACKGROUND

The subject property is located at the southwestern corner of the intersection of Ridgeview Drive and Watters Road. The properties to the north and east (across Ridgeview Drive) are zoned Planned Development No. 92 (PD-92) with a base zoning of Corridor Commercial (CC). The properties to the east (across Watters Road) are zoned PD-92 with a base zoning of CC and PD-92 with a base zoning of Single-Family Residential (R-5). The properties to the south are zoned Planned Development No. 39 with a base zoning of Single-Family Residential (R-3).

The property is currently zoned PD-92 with a base zoning of CC. A Site Plan for the subject site, the City of Allen Fire Station No. 6, was approved January 2021. Platting is the last step in the development process.

The Final Plat shows one lot at a total of 3.838± acres. There is one main point of access on Ridgeview Drive into the development. There are two emergency-only access points--one on Ridgeview Drive and one on Watters Road. The plat also shows various easements required for development of the property.

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

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I move to approve the Final Plat of Lot 1, Block A, Fire Station 6, as presented.

ATTACHMENTS:

Final Plat

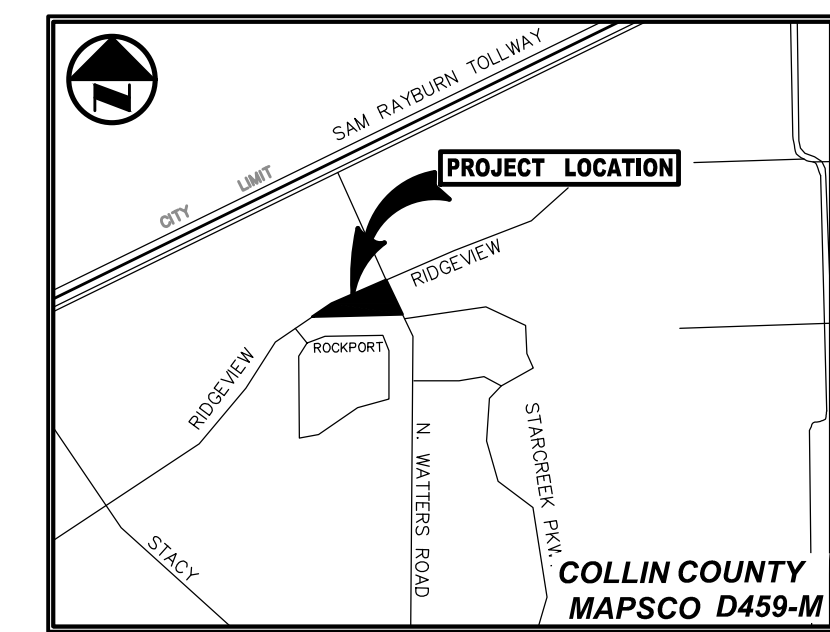
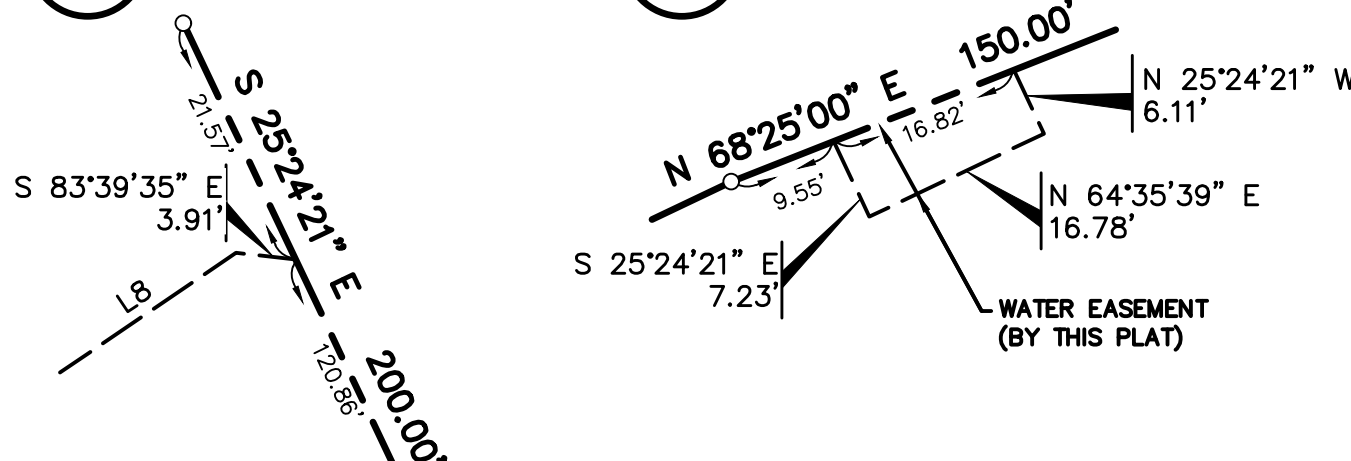
NOTES

- 1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Collin County Texas Department of Transportation surface adjustment factor of 1.000152710.
2. All coordinates shown are Texas State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202, Grid Coordinate values, no scale and no projection.
3. The purpose of this plat is to create one lot of undeveloped property and to create a water and floodplain easement.
4. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Collin County, Texas and incorporated Areas, Map No. 480850270K, Community-Panel No. 480131, 0270 K, Effective Date: June 7, 2017. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:
Zone "X" - Other Areas: Areas determined to be outside 500-year floodplain.
5. 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 8.20.2 and 8.20.4.

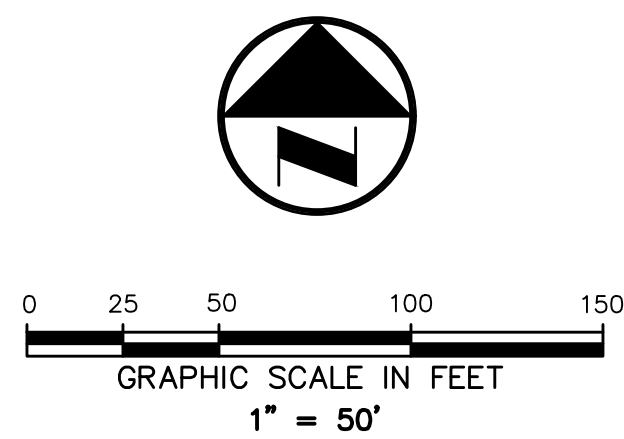
LEGEND

- (C.M.) CONTROLLING MONUMENT
SUBJECT PROPERTY LINE
EXISTING EASEMENT LINE
NEW EASEMENT LINE
D.R.C.C.T. DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
D.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
DOC. DOCUMENT NO. NUMBER
INST. INSTRUMENT NO.
PFC POINT FOR CORNER
SF. SQUARE FOOT

1 DETAIL NOT TO SCALE
2 DETAIL NOT TO SCALE

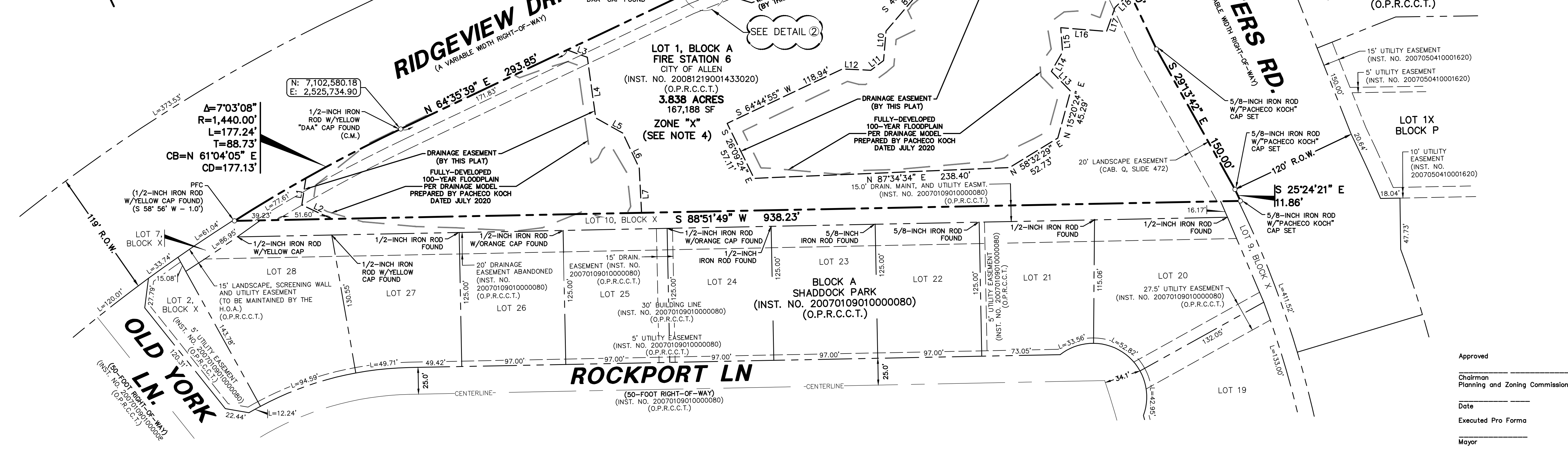


VICINITY MAP (NOT TO SCALE)



LINE TABLE

Table with 3 columns: LINE, BEARING, LENGTH. It lists 18 lines with their respective bearings and lengths, such as L1 S 08°41'44" W 25.28' and L18 N 46°28'23" E 19.19'.



DESCRIPTION OF PROPERTY SURVEYED

WHEREAS, CITY OF ALLEN is the owner of a 3.838 acre (167,188 square foot) tract of land situated in the Francis Dasser Survey, Abstract No. 280, said tract being all of that certain tract of land described in General Warranty Gift Deed to City of Allen recorded in Instrument No. 20081219001433020 of the Official Public Records of Collin County, Texas; said 3.838 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with yellow "DAA" cap found (Controlling Monument) for corner at the north end of a right-of-way corner clip at the intersection of the southeast right-of-way line of Ridgeview Drive (a variable width right-of-way) and the southwest right-of-way line of North Waters Road (a variable width right-of-way);
THENCE, South 70 degrees, 24 minutes, 21 seconds East, along the said corner clip a distance of 35.36 feet to a 1/2-inch iron rod with yellow "DAA" cap found for corner;
THENCE, along the said southwest line of North Waters Road the following three (3) calls:
South 25 degrees, 24 minutes, 21 seconds East, a distance of 200.00 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;
South 29 degrees, 13 minutes, 42 seconds East, a distance of 150.00 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;
South 25 degrees, 24 minutes, 21 seconds East, a distance of 118.86 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;
THENCE, South 88 degrees, 51 minutes, 49 seconds West, departing the said southwest line of North Waters Road and along the north line of Block A Shaddock Park, an addition to the City of Allen, Texas according to the plat recorded in Instrument No. 20070109010000080 of the said Official Public Records, a distance of 938.23 feet to a point for corner on the said southeast line of Ridgeview Drive from which a 1/2-inch rod found bears South 58 degrees, 56 minutes West a distance of 1.0 foot; said point being the beginning of a non-tangent curve to the right;
THENCE, along the said southeast line of Ridgeview Drive the following four (4) calls:
In a northeasterly direction along said curve to the right, having a central angle of 07 degrees, 03 minutes, 08 seconds, a radius of 1,440.00 feet, a chord bearing and distance of North 61 degrees, 04 minutes, 05 seconds East, 177.13 feet, an arc distance of 177.24 feet to a 1/2-inch iron rod with yellow "DAA" cap found for corner at the end of said curve;
North 64 degrees, 35 minutes, 39 seconds East, a distance of 293.85 feet to a 1/2-inch iron rod with yellow "DAA" cap found for corner;
North 68 degrees, 25 minutes, 00 seconds East, a distance of 150.00 feet to a 1/2-inch iron rod with yellow "DAA" cap found for corner;
North 64 degrees, 35 minutes, 39 seconds East, a distance of 200.00 feet to the POINT OF BEGINNING;
CONTAINING: 167,188 square feet or 3.838 acres of land, more or less.

SURVEYOR'S CERTIFICATION

THAT I, Luis M. Gonzalez, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon shall be properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Allen, Texas.

Dated this ___ day of _____, 2021.

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.
RELEASED 6/9/21.
Luis M. Gonzalez
Registered Professional Land Surveyor
No. 6793
lgonzalez@pkce.com
www.pkce.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Luis M. Gonzalez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____, 2021.

Notary Public in and for the State of Texas

SURVEYOR: PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
CONTACT: LUIS GONZALEZ
PH: (469) 521-1642
OWNER: CITY OF ALLEN, TEXAS
3RD FLOOR, ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That, City of Allen, through the undersigned authority, does hereby adopt this plat designating the described property as Lot 1, Block A, Fire Station 6, an addition to the City of Allen, Texas, and does hereby dedicate to the public use forever the streets and alleys thereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

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

Witness my hand this ___ day of _____, 2021

Owner

Notary

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____, 2021.

Notary Public in and for the State of Texas

Witness my hand this ___ day of _____, 2021

Approved: Chairman Planning and Zoning Commission
Attest: Secretary Planning and 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 the Lot 1, Block A, Fire Station 6, Subdivision or Addition to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the ___ day of ___, 2021.

City Secretary, City of Allen

FINAL PLAT
LOT 1, BLOCK A
FIRE STATION 6
3.838 ACRE TRACT OF LAND
FRANCIS DASSER SURVEY, ABSTRACT NO. 280
LOCATED IN THE CITY OF ALLEN
COLLIN COUNTY, TEXAS
SUBMITTAL DATE: MAY 21, 2021

Pacheco Koch logo and contact information: 7557 RAMBLER ROAD SUITE 1400, DALLAS, TX 75231 972.235.3031, TX REG. ENGINEERING FIRM F-469, TX REG. SURVEYING FIRM LS-1008000

Table with 2 columns: NO., DATE. Rows: SUBMITTAL DATE: JUNE 9, 2021; SUBMITTAL DATE: MAY 21, 2021.

Table with 6 columns: DRAWN BY, CHECKED BY, SCALE, DATE, JOB NUMBER. Rows: JM, LMG, 1"=50', JUNE 2021, 4555-20.099

CONZALEZ, LUIS M. 4514555-20.099A.DWG(SURVEY CSD) 2018\4555-20.099P.DWG

FINAL PLAT - LOT 1, BLOCK A, FIRE STATION 6