



**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
OCTOBER 15, 2019 - 7:00 PM  
CITY COUNCIL CHAMBERS  
ALLEN CITY HALL  
305 CENTURY PARKWAY  
ALLEN, TEXAS 75013**

**Call to Order and Announce a Quorum is Present**

**Pledge of Allegiance**

**Director's Report**

1. Action Taken on the Planning and Zoning Commission Items by City Council at the October 8, 2019, 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. Capital Improvement Plan (CIP) Status Report.
3. Approve Minutes from the October 1, 2019, Planning and Zoning Commission Workshop Meeting.
4. Approve Minutes from the October 1, 2019, Planning and Zoning Commission Regular Meeting.

**Regular Agenda**

5. Public Hearing - Conduct a Public Hearing and Consider a Request for a Replat for THR Allen, Lots 2R1 & 2R2, Block A, Being 11.448± Acres; Generally Located Directly East of Raintree Circle and Directly North of N. Allen Drive. (PL-092019-0081) [THR Allen]
6. Public Hearing - Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Tract A-1 of Planned Development PD No. 92 Corridor Commercial "CC" and to Adopt a Concept Plan, Building Elevations, Open Space Plan, and Open Space Concept Plan for Approximately 7.37± Acres in the Francis Dosser Survey, Abstract No. 280; Generally Located Directly North of Ridgeview Drive and Approximately 393± Feet East of N. Watters

Road. (ZN-072619-0053) [Hwy 121 at Watters - Urban Residential]

**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, October 11, 2019 at 5:00 p.m.

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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.

<b>PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION</b>
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**AGENDA DATE:**

October 15, 2019

**SUBJECT:**

Action Taken on the Planning and Zoning Commission Items by City Council at the October 8, 2019, Regular Meeting.

**STAFF RESOURCE:**

Marc Kurbansade, AICP  
Director of Community Development

**BACKGROUND**

- There were no items taken to the October 8, 2019 Regular Meeting.

<b>PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION</b>
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<b>AGENDA DATE:</b>	October 15, 2019
<b>SUBJECT:</b>	Capital Improvement Plan (CIP) Status Report.
<b>STAFF RESOURCE:</b>	Chris Flanigan, PE Director of Engineering
<b>PREVIOUS COMMISSION/COUNCIL ACTION:</b>	None.
<b>LEGAL NOTICES:</b>	None.
<b>ANTICIPATED COUNCIL DATE:</b>	None.

**BACKGROUND**

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

**STAFF RECOMMENDATION**

N/A

**MOTION**

N/A

**ATTACHMENTS:**

CIP Progress Report through October, 2019 and CIP Map through October, 2019



# ENGINEERING CIP REPORT - OCTOBER 2019

PROJECT				STATUS / COMMENTS		CONST. DATES
ROADS	CITY	1	2019 Street and Alley Rehabilitation (Various Locations)	ST1906	Working through locations.	November 2019
		2	Allen Drive Gateway Project (US 75 Interchange)	ST1903	PS&E design has begun. Parks Department has negotiated the landscape design contract.	Complete Spring 2020
		3	Aylesbury Drive Improvement Project	ST1905	Project is complete. Engineering has choosen to use another contract to replace the smaller sections of concrete due to cost.	Complete October 2019
		4	Alma Drive Improvements, PH 2 (Hedgcoxe-Rainforest)	ST1503	Construction is expected to be substantially complete in October 2019, due to extra pavement and sidewalk repair that is being completed.	Complete October 2019
		5	Bethany & Heritage Traffic Signal Improvement	ST1907	Construction contract was awarded by Council on 9/24. Poles will be received by 10/8.	Complete Winter 2019
		6	Traffic Signal Detection Equipment	ST1908	Agreements for purchase and reimburstment being finalized with TxDot.	Complete Summer 2020
		7	Mcdermott - Twin Creek & Suncreek Intersection	ST1909	Architect is working on the concept plan for sign relocation from median to SW corner on Suncreek Dr.	Complete Summer 2020
		8	Median Improvement Project (Select Medians)	ST1705	Curtis and Stockton lights are working. Contractor is finallizing all items of the contract to close out.	Complete Fall 2019
	OTHERS	9	FM 2551 (Main - Parker Rd)	ST0316	Design of widening to 6-lanes. NTMWD and TxDOT have reached an agreement on design conditions. TxDOT has provided plans for City to review.	2022
		10	Ridgeview / US 75 Overpass	TxDOT	Preliminary Engineering and project is environmentally clear. Two bypass lanes on the southbound frontage road will be provided. TxDOT holding utility relocation meetings.	2022
UTILITIES & DRAINAGE	CITY	11	Allenwood Drainage	DR1901	Waterline portion will be presented to Council for award on September 10th. Staff is preparing the drainage part of the project for bid.	TBD
		12	Bethany Tower & Stacy Ground Storage Tank #3 Repaint	WA1903	Stacy Tanks phase has been completed. Bethany Tower Pre-Con scheduled for October 9th and work to start November 15th.	Complete March 2020
		13	Hillside Water & Sanitary Sewer Rehabilitation, PH 2	WA1902	Utility construction complete and pavement restoration has begun.	Complete March 2020
		14	Sloan Creek Regional Sewer	WA1904	Awaiting appraisals and Council authorization to negotiate easement purchase.	2020
		15	Stacy Pump Station Rehab	WA1906	Site evaluation and recommendation report complete & consultant is addressing coments & generating a future timeline for moving forward. Schedule anticipated early October.	Fiscal Year 2020
		16	Twin Creeks Drainage	DR1804	Project is substantially complete awaiting to establish grass.	Substantially Complete
		17	Water & Sewer Improvements - Greenville/Chaparral & Main/Boyd	WA1802	Present to Council Oct 22, construction anticipated to begin in October.	Complete November 2019
		18	CBD - RR Sanitary Sewer Improvements	WA1908	Project is under design to replace the again sanitary sewer and allow for future development.	TBD
		19	Windridge Water & Sanitary Sewer Rehabilitation, PH 1 & 2	WA1901	60% design plans received for both project phases and are under review.	Substantially Complete
	OTHERS	20	Rowlett Creek Sewer Extension	NTWMD	Utility work complete & NTMWD's contractor is working on remaining restoration items.	Complete December 2019
OTHER	21	Central Fire Remodel & Expansion	PS1701	Majority of Phase 1 exterior work completed. Weatherproofing to be finished by end of September. Internal work to start in October.	Complete Fall 2020	

CONSTRUCTION

DESIGN

DESIGN (BY OTHERS)

CONSTRUCTION (BY OTHERS)

FUTURE

# ENGINEERING CIP MONTHLY REPORT

OCTOBER  
2019

CONSTRUCTION

DESIGN

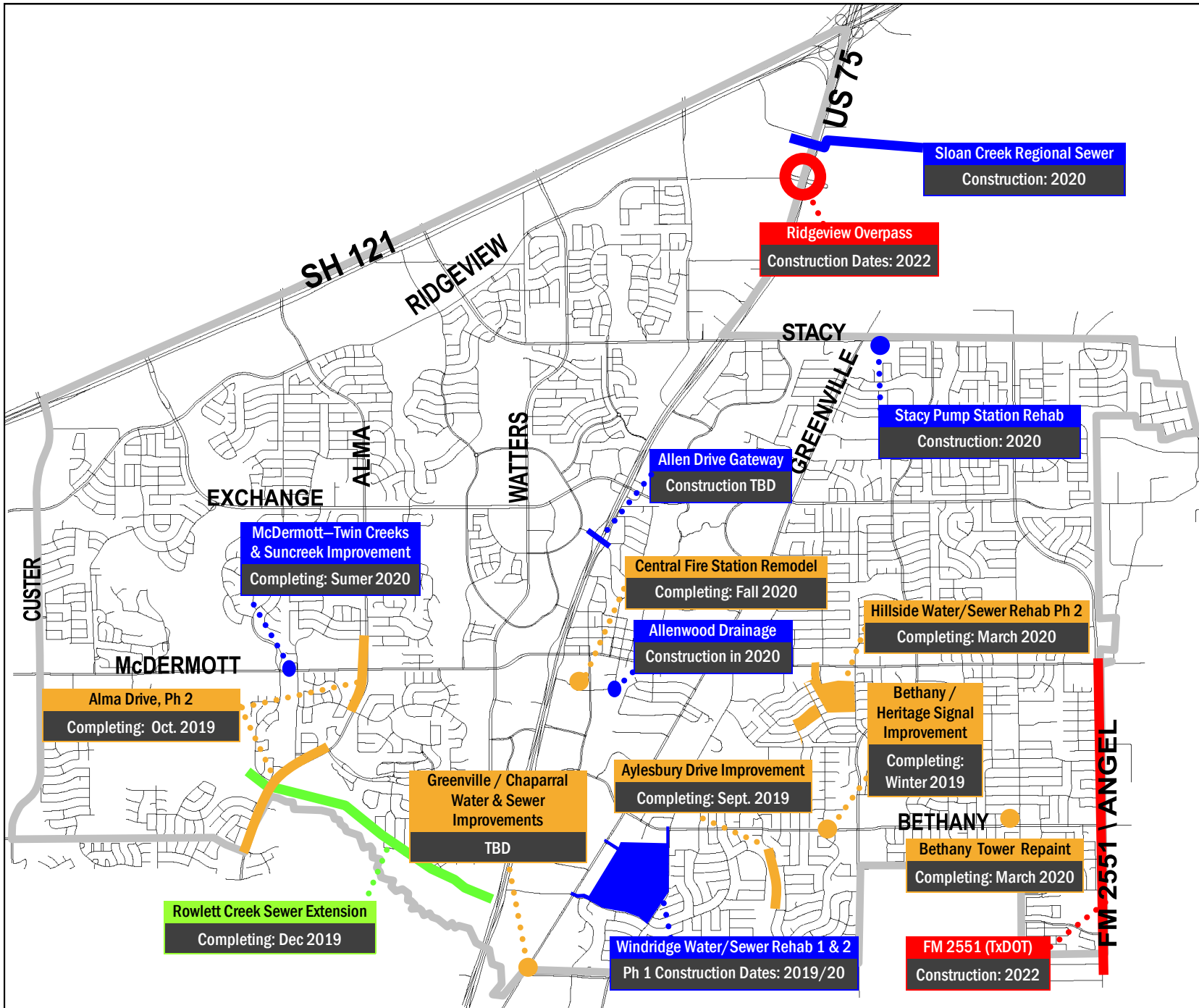
CONSTRUCTION  
(By Others)

DESIGN  
(By Others)

FUTURE

ENGINEERING  
DEPARTMENT  
214.509.4576

DIRECTOR:  
CHRIS  
FLANIGAN



<b>PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION</b>
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**AGENDA DATE:**

October 15, 2019

**SUBJECT:**

Approve Minutes from the October 1, 2019, Planning and Zoning Commission Workshop Meeting.

**STAFF RESOURCE:**

Hayley Angel, AICP  
Planner II

**ATTACHMENTS:**

Minutes from the October 1, 2019, Workshop Meeting

**PLANNING AND ZONING COMMISSION**

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**WORKSHOP MEETING**

**October 1, 2019**

**ATTENDANCE:**

**Commissioners Present:**

Ben Trahan, Chair

Stephen Platt, Jr., 1<sup>st</sup> Vice-Chair

Michael Orr, 2<sup>nd</sup> Vice-Chair (Arrived at 6:30 p.m.)

Gene Autrey

Dan Metevier

John Ogrizovich

Elias Shaikh

**City Staff Present:**

Marc Kurbansade, AICP, Director of Community Development

Brian Bristow, Assistant Director of Parks and Recreation

Hayley Angel, AICP, Planner II

**Call to Order and Announce a Quorum is Present:**

With a quorum of the Commissioners present, Chair Trahan called the meeting to order at 6:33 p.m. in the City Hall Council Chambers Room at Allen City Hall, 305 Century Parkway, Allen, Texas, 75013.

**Items of Interest**

1. Discussion regarding proposed updates to the Parks and Recreation Master Trail Plan.

Brian Bristow, Assistant Director of Parks and Recreation, led the Commission through a discussion of the proposed updates to the Parks and Recreation Master Trail Plan.

**Executive Session (As Needed)**

The Executive Session was not held.

**Adjournment**

The meeting adjourned at 6:58 p.m.

These minutes approved this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

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Ben Trahan, Chair

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Hayley Angel, AICP, Planner II

<b>PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION</b>
--

**AGENDA DATE:**

October 15, 2019

**SUBJECT:**

Approve Minutes from the October 1, 2019, Planning and Zoning Commission Regular Meeting.

**STAFF RESOURCE:**

Hayley Angel, AICP  
Planner II

**ATTACHMENTS:**

Minutes from the October 1, 2019, Regular Meeting

## PLANNING AND ZONING COMMISSION

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### REGULAR MEETING

October 1, 2019

#### **ATTENDANCE:**

##### **Commissioners Present:**

Ben Trahan, Chair  
Stephen Platt, Jr., 1<sup>st</sup> Vice-Chair  
Michael Orr, 2<sup>nd</sup> Vice-Chair  
Gene Autrey  
Dan Metevier  
John Ogrizovich  
Elias Shaikh

##### **City Staff Present:**

Marc Kurbansade, AICP, Director of Community Development  
Brian Bristow, RLA, Assistant Director of Parks and Recreation  
Hayley Angel, AICP, Planner II

##### **Call to Order and Announce a Quorum is Present:**

With a quorum of the Commissioners present, Chair Trahan called the meeting to order at 7:01 p.m. in the City Hall Council Chambers Room at Allen City Hall, 305 Century Parkway, Allen, Texas, 75013.

##### **Director's Report**

1. Mr. Kurbansade discussed the action taken on the Planning & Zoning Commission items by City Council at the August 27, 2019 Regular Meeting.

##### **Election of Officers**

2. Elect a Chair, First Vice-Chair, and Second Vice-Chair

Chair Trahan opened the floor for nominations for Planning and Zoning Commission Chair position.

**Motion:**        **Upon a motion by 1<sup>st</sup> Vice-Chair Platt, and a second by 2<sup>nd</sup> Vice-Chair Orr, the Commission voted 7 IN FAVOR, and 0 OPPOSED to appoint Mr. Ben Trahan to the Planning and Zoning Commission Chair position. The motion carried.**

Chair Trahan opened the floor for nominations for Planning and Zoning Commission 1<sup>st</sup> Vice-Chair position.

**Motion:**        **Upon a motion by 2<sup>nd</sup> Vice-Chair Orr, and a second by Commissioner Ogrizovich, the Commission voted 7 IN FAVOR, and 0 OPPOSED to appoint**

**Mr. Stephen Platt, Jr. to the Planning and Zoning Commission 1<sup>st</sup> Vice-Chair position. The motion carried.**

Chair Trahan opened the floor for nominations for Planning and Zoning Commission 2<sup>nd</sup> Vice-Chair position.

**Motion: Upon a motion by Commissioner Ogrizovich, and a second by Commissioner Autrey, the Commission voted 7 IN FAVOR, and 0 OPPOSED to appoint Mr. Michael Orr to the Planning and Zoning Commission 2<sup>nd</sup> Vice-Chair position. The motion carried.**

**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.)*

Chair Trahan stated that anyone wishing to speak on a Consent Agenda item may do so by completing a public speaker card.

3. Capital Improvement Plan (CIP) Status Report.
4. Approve Minutes from the August 20, 2019, Planning and Zoning Commission Workshop Meeting.
5. Approve Minutes from the August 20, 2019, Planning and Zoning Commission Regular Meeting.
6. Final Plat – Consider a Request for a Final Plat for Legends at Twin Creeks Phase 2, Being 21.554± Acres Located in the Michael See Survey, Abstract No. 544; Generally Located Approximately 837± Feet North of Exchange Parkway and Directly West of Watters Road. (PL-082319-0080) [Legends at Twin Creeks Phase 2]

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

**Executive Session** *(As Needed)*

The Executive Session was not held.

**Adjournment**

The meeting adjourned at 7:05 p.m.

These minutes approved this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

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Ben Trahan, Chair

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Hayley Angel, AICP, Planner II

<b>PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION</b>
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<b>AGENDA DATE:</b>	October 15, 2019
<b>SUBJECT:</b>	Conduct a Public Hearing and Consider a Request for a Replat for THR Allen, Lots 2R1 & 2R2, Block A, Being 11.448± Acres; Generally Located Directly East of Raintree Circle and Directly North of N. Allen Drive. (PL-092019-0081) [THR Allen]
<b>STAFF RESOURCE:</b>	Hayley Angel, AICP Planner II
<b>PREVIOUS COMMISSION/COUNCIL ACTION:</b>	Final Plat - Approved March, 1987 Planned Development No. 54 - Approved May, 1993 Planned Development No. 54 - Amended December, 1997 Replat - Approved March, 2005 Replat - Approved September, 2018 Planned Development No. 54 - Approved February, 2019
<b>LEGAL NOTICES:</b>	None.
<b>ANTICIPATED COUNCIL DATE:</b>	None.

### **BACKGROUND**

The property is generally located directly east of Raintree Circle and directly north of N. Allen Drive. The properties to the north are zoned Planned Development PD No. 54 Corridor Commercial CC. The properties to the west (across U.S. Highway 75) are zoned Single-Family Residential R-5. To the south (across Allen Drive), the property is zoned Planned Development PD No. 108 Mixed Use MIX. The properties to the east are zoned Planned Development PD No. 54 Industrial Technology IT and Planned Development PD No. 108 Office O.

A Planned Development Amendment for Lot 2R1, for ATH and THR Fitness Health and Sports Building, was approved in January 2019. A Site Plan for the property was approved in June 2019. Platting is the last step in the development process.

The Replat shows two lots at a total of 11.448± acres. There are two points of access into the site - one on Raintree Circle and one through a Fire Lane, Access, and Utility Easement. The plat also shows various easements required for development of the property.

The Replat has been reviewed by the Technical Review Committee and meets the standards of the Allen Land Development Code.



### **STAFF RECOMMENDATION**

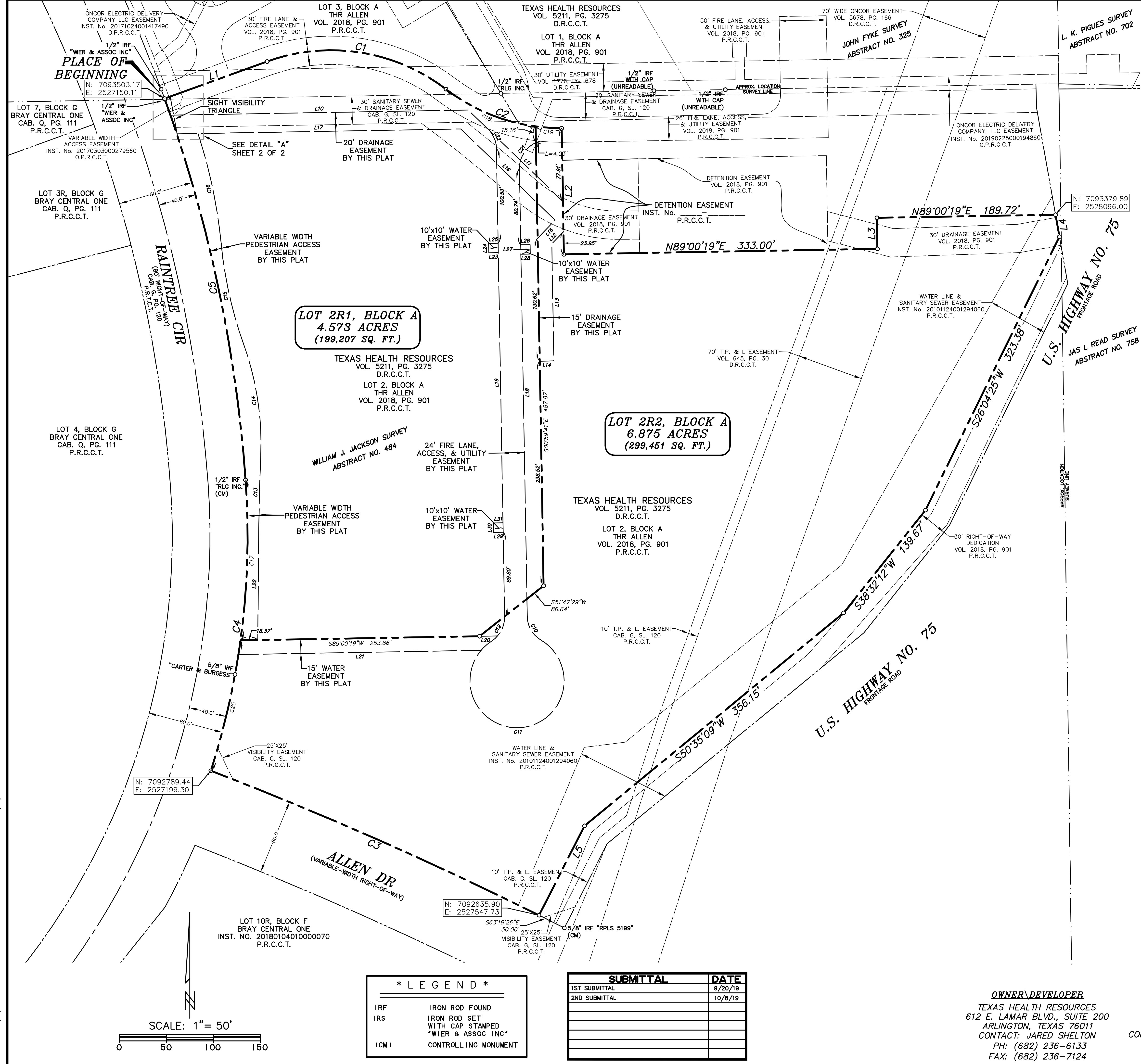
Staff recommends approval.

### **MOTION**

*I move to approve the Replat of Lots 2R1 & 2R2, Block A, THR Allen, as presented.*

### **ATTACHMENTS:**

Replat



EASEMENT LINE TABLE		
LINE	BEARING	DIST
L1	N70°04'06"E	115.69'
L2	S00°59'41"E	134.02'
L3	N00°59'41"W	33.00'
L4	S10°04'51"E	23.60'
L5	S26°53'15"W	106.54'
L10	N88°59'51"E	316.16'
L11	S46°00'09"E	139.93'
L12	S43°59'51"W	17.83'
L13	S01°00'09"E	124.41'
L14	S88°59'51"W	15.00'
L15	S43°59'51"W	26.79'
L16	S46°00'09"E	139.38'
L17	N88°59'51"E	301.49'
L18	N01°00'09"W	475.52'
L19	S01°00'09"E	497.33'
L20	S89°00'03"W	19.20'
L21	S89°00'42"W	257.71'
L22	S00°31'24"W	119.08'
L23	S88°59'51"W	10.00'
L24	N01°00'09"W	10.00'
L25	N88°59'51"E	10.00'
L26	N88°59'51"E	10.00'

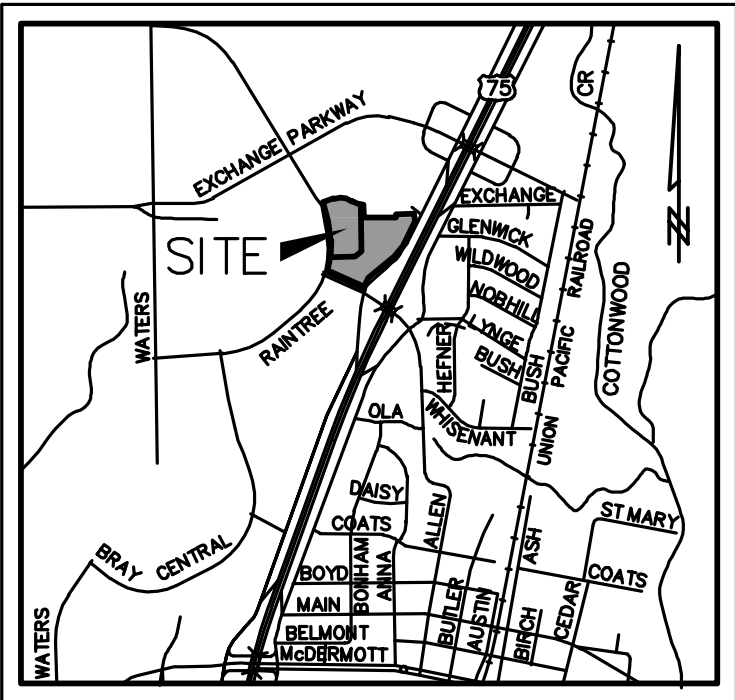
EASEMENT LINE TABLE		
LINE	BEARING	DIST
L27	S01°00'09"E	10.00'
L28	S88°59'51"W	10.00'
L29	S88°59'51"W	10.00'
L30	N01°00'09"W	10.00'
L31	N88°59'51"E	10.00'

EASEMENT CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	200.60'	200.00'	57°28'01"	S81°12'07"E	192.29'
C2	132.02'	200.00'	37°49'20"	S71°22'42"E	129.64'
C3	380.97'	4067.83'	5°21'57"	N66°13'06"W	380.83'
C4	312.93'	817.94'	21°55'14"	N08°47'58"E	311.03'
C5	415.32'	1519.72'	15°39'30"	N11°59'26"W	414.03'
C10	30.54'	30.00'	58°19'28"	N30°09'53"W	29.24'
C11	258.89'	50.00'	296°39'49"	N89°00'17"E	52.50'
C12	30.55'	30.00'	58°20'21"	S28°10'01"W	29.24'
C13	76.14'	2180.00'	2°00'04"	S01°31'27"W	76.14'
C14	120.19'	310.00'	22°12'53"	S08°34'58"E	119.44'
C15	110.73'	450.00'	14°05'56"	S12°38'26"E	110.45'
C16	119.76'	545.00'	12°35'26"	S11°53'12"E	119.52'
C17	170.79'	817.94'	11°57'49"	N01°49'13"E	170.48'
C18	104.33'	200.00'	29°53'21"	S67°24'43"E	103.15'
C19	27.69'	200.00'	7°55'58"	S86°19'23"E	27.67'
C20	142.14'	817.94'	9°57'25"	N12°46'50"E	141.96'
C21	39.07'	30.00'	74°36'46"	S36°18'14"W	36.36'
C22	23.81'	30.00'	45°28'01"	N23°43'56"W	23.19'

**\* BENCHMARK \***  
CITY OF ALLEN MONUMENT NO. 8  
STATION DESCRIPTION: 3-1/2" ALUMINUM DISK SET IN NORTHWEST CORNER OF CURB INLET ON THE WEST SIDE OF ALMA DRIVE, LOCATED 200'+/- NORTH OF THE INTERSECTION OF RIO GRANDE DRIVE AND ALMA DRIVE.  
NORTHING: 7096459.667'  
EASTING: 2519933.302'  
ELEVATION: 692.80'

THE PURPOSE OF THIS REPLAT IS TO DIVIDE A PREVIOUSLY PLATTED LOT INTO TWO LOTS AND DEDICATE EASEMENTS FOR DEVELOPMENT.

- \* NOTES \***
- ALL COORDINATES AND BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY ALLTERRA CENTRAL, INC.
  - ALL LOT CORNERS ARE 1/2" IRON RODS SET WITH CAPS STAMPED "WIER & ASSOC INC" UNLESS NOTED OTHERWISE



VICINITY MAP  
NOT TO SCALE

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

**REPLAT**  
**LOTS 2R1 & 2R2, BLOCK A**  
**THR ALLEN**

BEING A REPLAT OF LOT 2, BLOCK A, THR ALLEN, AN ADDITION TO THE CITY OF ALLEN, COLLIN COUNTY, TEXAS BEING 11.448 ACRES OF LAND LOCATED IN THE WILLIAM J. JACKSON SURVEY, ABSTRACT No. 484, AND THE JOHN FYKE SURVEY, ABSTRACT No. 325, COLLIN COUNTY, TEXAS

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 10033900

**OWNER/DEVELOPER**  
TEXAS HEALTH RESOURCES  
612 E. LAMAR BLVD., SUITE 200E  
ARLINGTON, TEXAS 76011  
CONTACT: JARED SHELTON  
PH: (682) 236-6133  
FAX: (682) 236-7124

**SURVEYOR**  
WIER & ASSOCIATES, INC.  
2201 E. LAMAR BLVD., SUITE 200E  
ARLINGTON, TEXAS 76006  
CONTACT: AARON L. STRINGFELLOW, R.P.L.S.  
PH: (817) 467-7700  
FAX: (817) 467-7713

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

PRINTED: 10/8/2019 STB FILE: WIER-SURVEY.STB LAST SAVED: 10/8/2019 8:58 AM SAVED BY: RENEW FILE: 17100 REPLAT.DWG

\*OWNER'S CERTIFICATE\*

STATE OF TEXAS )( COUNTY OF COLLIN )(

WHEREAS, TEXAS HEALTH RESOURCES IS THE OWNER OF A TRACT OF LAND LOCATED IN THE WILLIAM J. JACKSON SURVEY, ABSTRACT No. 484, AND JOHN FYKE SURVEY, ABSTRACT No. 325, COLLIN COUNTY, TEXAS, BEING ALL OF LOT 2, BLOCK A, THR ALLEN, AN ADDITION TO THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2018, PAGE 901, PLAT RECORDS, COLLIN COUNTY, TEXAS (P.R.C.C.T.), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST RIGHT-OF-WAY LINE OF RAINTREE CIRCLE (AN 80' WIDE RIGHT-OF-WAY), BEING THE NORTHWEST CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF LOT 3, BLOCK A, OF SAID THR ALLEN ADDITION;

THENCE DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID RAINTREE CIRCLE AND ALONG THE NORTH LINE OF SAID LOT 2 AND THE SOUTH LINES OF SAID LOT 3 AND LOT 1, BLOCK A, OF SAID THR ALLEN ADDITION AS FOLLOWS:

- 1) N 70°04'06" E, 115.69 FEET TO A POINT, BEING THE BEGINNING OF A CURVE TO THE RIGHT;
- 2) SOUTHEASTERLY, AN ARC LENGTH OF 200.60 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 57°28'01", AND A CHORD BEARING OF S 81°12'07" E, 192.29 FEET TO A POINT, BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT;
- 3) SOUTHEASTERLY, AN ARC LENGTH OF 132.02 FEET ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 37°49'20", AND A CHORD BEARING OF S 71°22'42" E, 129.64 FEET TO A POINT;
- 4) S 00°59'41" E, 134.02 FEET TO A POINT;
- 5) N 89°00'19" E, 333.00 FEET TO A POINT;
- 6) N 00°59'41" W, 33.00 FEET TO A POINT;
- 7) N 89°00'19" E, 189.72 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 75 (A VARIABLE-WIDTH RIGHT-OF-WAY), BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 1 AND THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 2;

THENCE DEPARTING THE SOUTH LINE OF SAID LOT 1 AND ALONG THE EAST LINE OF SAID LOT 2 AND THE WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 75 AS FOLLOWS:

- 1) S 10°04'51" E, 23.60 FEET TO A POINT, BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 2;
- 2) S 26°04'25" W, 323.38 FEET TO A POINT;
- 3) S 38°32'12" W, 139.67 FEET TO A POINT;
- 4) S 50°35'09" W, 356.15 FEET TO A POINT;
- 5) S 26°53'15" W, 106.54 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF NORTH ALLEN DRIVE (A VARIABLE-WIDTH RIGHT-OF-WAY), SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 2 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE NORTHWESTERLY, AN ARC LENGTH OF 380.97 FEET DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 75 AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ALLEN DRIVE, THE SOUTH LINE OF SAID LOT 2, AND SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 4067.83 FEET, A DELTA ANGLE OF 05°21'57", AND A CHORD BEARING OF N 66°13'06" W, 380.83 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF SAID RAINTREE CIRCLE, BEING THE SOUTHWEST CORNER OF SAID LOT 2 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID ALLEN DRIVE AND ALONG THE EAST RIGHT-OF-WAY LINE OF SAID RAINTREE CIRCLE AND THE WEST LINE OF SAID LOT 2 AS FOLLOWS:

- 1) NORTHERLY, AN ARC LENGTH OF 312.93 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 817.94 FEET, A DELTA ANGLE OF 21°55'14", AND A CHORD BEARING OF N 06°47'56" E, 311.03 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RLG INC", BEING THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;
- 2) NORTHWESTERLY, AN ARC LENGTH OF 415.32 FEET ALONG SAID COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 1519.72, A DELTA ANGLE OF 15°39'30", AND A CHORD BEARING OF N 11°59'26" W, 414.03 FEET TO THE PLACE OF BEGINNING AND CONTAINING 11.448 ACRES (498,658 SQUARE FEET) OF LAND, MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS: THAT TEXAS HEALTH RESOURCES, THROUGH THE UNDERSIGNED AUTHORITY, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE DESCRIBED PROPERTY AS LOTS 2R1 & 2R2, BLOCK A, THR ALLEN, 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 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 \_\_\_\_\_, 2019.

BY: \_\_\_\_\_

OWNER  
PRINTED NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF TEXAS )( COUNTY OF TARRANT )(

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

\*SURVEYOR'S CERTIFICATE\*

STATE OF TEXAS )( COUNTY OF TARRANT )(

I, AARON L. STRINGFELLOW, 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. THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, RPLS. NO. 6373 ON October 8, 2019. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED.\*

\_\_\_\_\_  
AARON L. STRINGFELLOW  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 6373  
EMAIL: AARONLS@WIERASSOCIATES.COM

STATE OF TEXAS )( COUNTY OF TARRANT )(

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY APPEARED AARON L. STRINGFELLOW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY  
FOR REVIEW PURPOSES ONLY

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

APPROVED

ATTEST:

\_\_\_\_\_  
CHAIRMAN  
PLANNING AND ZONING COMMISSION

\_\_\_\_\_  
SECRETARY  
PLANNING AND ZONING COMMISSION

DATE

DATE

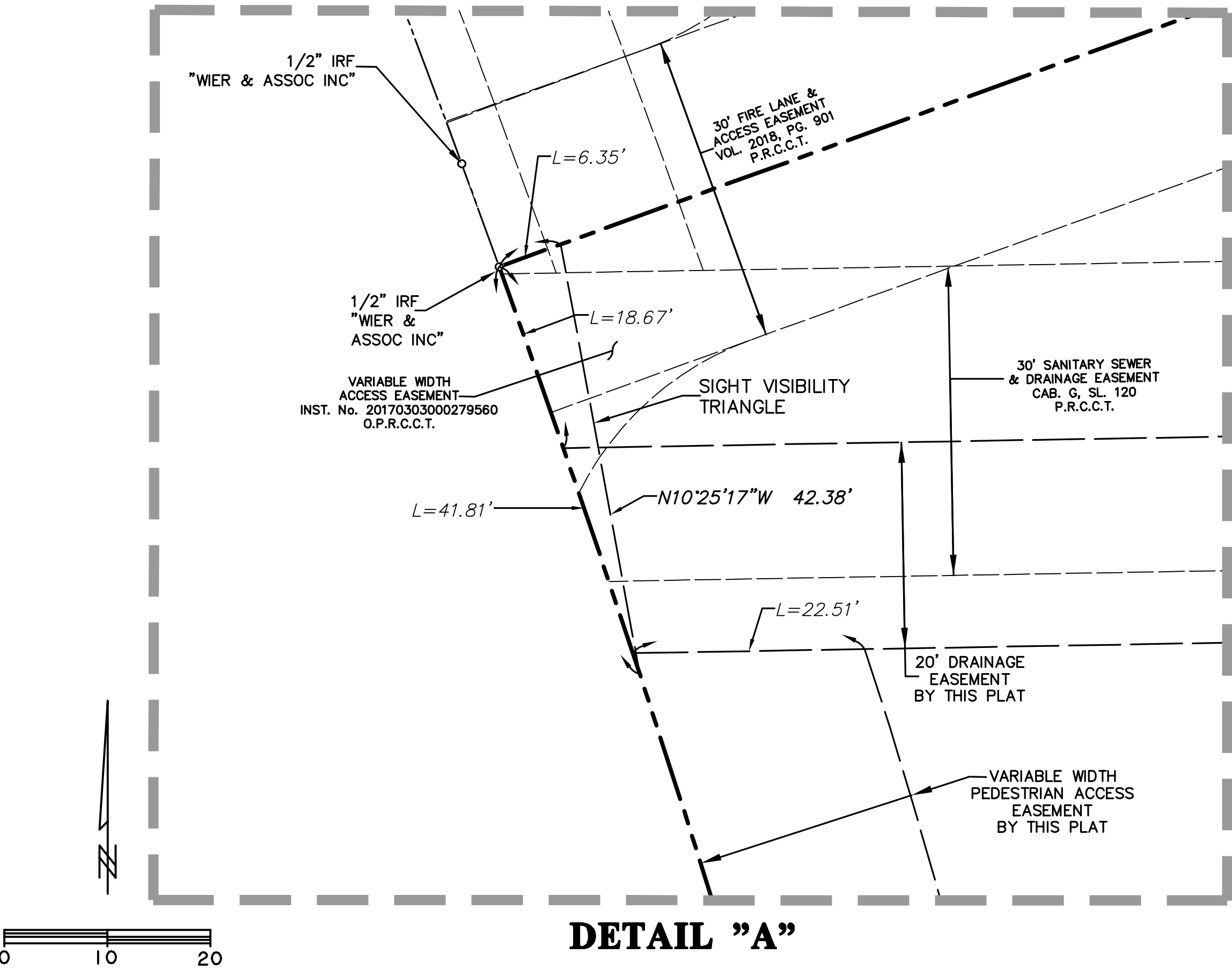
EXECUTED PRO FORMS

\_\_\_\_\_  
MAYOR

DATE

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF ALLEN, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING REPLAT OF THE THR ALLEN ADDITION TO THE CITY OF ALLEN WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION AND APPROVED BY IT ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
CITY SECRETARY, CITY OF ALLEN



DETAIL "A"

REPLAT  
LOTS 2R1 & 2R2, BLOCK A  
THR ALLEN

BEING A REPLAT OF LOT 2, BLOCK A, THR ALLEN, AN ADDITION TO THE CITY OF ALLEN, COLLIN COUNTY, TEXAS BEING 11.448 ACRES OF LAND LOCATED IN THE WILLIAM J. JACKSON SURVEY, ABSTRACT No. 484, AND THE JOHN FYKE SURVEY, ABSTRACT No. 325, COLLIN COUNTY, TEXAS

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 10033900

OWNER\DEVELOPER  
TEXAS HEALTH RESOURCES  
612 E. LAMAR BLVD., SUITE 200  
ARLINGTON, TEXAS 76011  
CONTACT: JARED SHELTON  
PH: (682) 236-6133  
FAX: (682) 236-7124

SURVEYOR  
WIER & ASSOCIATES, INC.  
2201 E. LAMAR BLVD., SUITE 200E  
ARLINGTON, TEXAS 76006  
CONTACT: AARON L. STRINGFELLOW, R.P.L.S.  
PH: (817) 467-7700  
FAX: (817) 467-7713

<b>PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION</b>
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<b>AGENDA DATE:</b>	October 15, 2019
<b>SUBJECT:</b>	Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Tract A-1 of Planned Development PD No. 92 Corridor Commercial "CC" and to Adopt a Concept Plan, Building Elevations, Open Space Plan, and Open Space Concept Plan for Approximately 7.37± Acres in the Francis Dosser Survey, Abstract No. 280; Generally Located Directly North of Ridgeview Drive and Approximately 393± Feet East of N. Watters Road. (ZN-072619-0053) [Hwy 121 at Watters - Urban Residential]
<b>STAFF RESOURCE:</b>	Marc Kurbansade, AICP Director of Community Development
<b>PREVIOUS COMMISSION/COUNCIL ACTION:</b>	Planned Development No. 92 - Approved March, 2004 Preliminary Plat - Approved November, 2004 Planned Development No. 92 - Amended November, 2005 Final Plat - Approved March, 2009 Planned Development No. 92 - Amended February, 2016 Planned Development No. 92 - Amended July, 2016
<b>LEGAL NOTICES:</b>	Public Hearing Sign - Installed October 4, 2019 Public Hearing Letters - Mailed October 4, 2019
<b>ANTICIPATED COUNCIL DATE:</b>	November 12, 2019

### **BACKGROUND**

The subject property is generally located north of Ridgeview Drive and east of Watters Road. All surrounding properties are zoned Planned Development PD No. 92 Corridor Commercial CC.

The subject property is currently zoned Planned Development PD No. 92 Corridor Commercial CC. Planned Development No. 92 was established in March 2004 and amended in December 2004. Tract A of this ordinance, in which the subject property is located, was identified as an entertainment district and focused on lifestyle, recreational, and retail uses. The existing regulations permit a "Lifestyle Center," defined as a "... development [that] will allow for residential, office and service uses to be allowed on second or higher floors," by adoption of a Specific Use Permit.

The applicant is proposing to develop a four-story Urban Residential building. Though a "Lifestyle Center" is

permitted through a Specific Use Permit, the applicant pursuing a Planned Development Amendment to request deviations from certain regulations, including parking, open space, and signage.

The subject property is 7.37± acres and shows 470 units in a four-story Urban Residential building and a five-level parking garage. There are two primary points of access into the site - one on Ridgeview Drive and one through a Fire Lane, Access, and Utility easement on Watters Road. The site is also accessible by several internal Fire Lane, Access, and Utility easements.

There is one proposed traffic improvement with the development. On eastbound Ridgeview Drive, there is an existing left-hand turn lane. This will be extended to meet the current minimum Allen Land Development Code requirements, as shown on the Concept Plan.

Parking will be accommodated primarily through a five-level parking garage. There are two points of access into the garage - one on the east side and one on the south side of the structure. The parking garage holds approximately 680 spaces, which is 96% of the provided parking. The remaining 28 spaces are surface parking spaces provided as parallel spaces along the green promenade and as head-in parking near the leasing office and amenity center. The required parking will be one parking space for every bedroom and an additional one space for every five units as guest parking.

The applicant is proposing a reduction in the on-site open space requirements. The Allen Land Development Code requires one acre of open space for every 75 dwelling units. The Open Space Plan shows a reduction to 2.3± acres on site. A green promenade is proposed along the northern property line, connecting to the existing, adjacent water feature as shown in the Open Space Plan. In addition, off-site improvements to a pond on City owned property located approximately 600± feet east of the subject property are proposed. The proposed improvements will include reshaping the pond and adding amenities such as benches, a bike rack, and a water fountain.

The Concept Plan shows retail-ready units on the first floor along three facades. The Allen Land Development Code requires that these areas provide a minimum 14-foot-high ceilings for conversion to commercial uses. The applicant is satisfying this requirement by providing two-story live-work units in these areas.

The building elevations show the approximately 62± foot building with primary building materials of brick and stucco. The parking garage will be constructed of pre-cast concrete. The building elevations show glazing and doors along the retail-ready areas, contributing to the pedestrian realm.

Signage proposed on the property is illustrated in the building elevations and outlined in the development regulations. The applicant is proposing a blade sign and an awning sign on the building. Additionally, there is a monument sign proposed along Ridgeview Drive.

The development regulations describe permitted uses, open space, parking, retail-ready space, screening, signage, and traffic improvement.

The request has been reviewed by the Technical Review Committee.

## **STAFF RECOMMENDATION**

Staff recommends approval.

## **MOTION**

*I move to recommend approval of an ordinance to amend Planned Development PD No. 92 Corridor Commercial CC for 7.37± acres in the Francis Dosser Survey, Abstract No. 280, subject to the Development Regulations, Concept Plan, Open Space Plan, Open Space Concept Plan, and Building Elevations, as presented.*

**ATTACHMENTS:**

Property Notification Map

Development Regulations

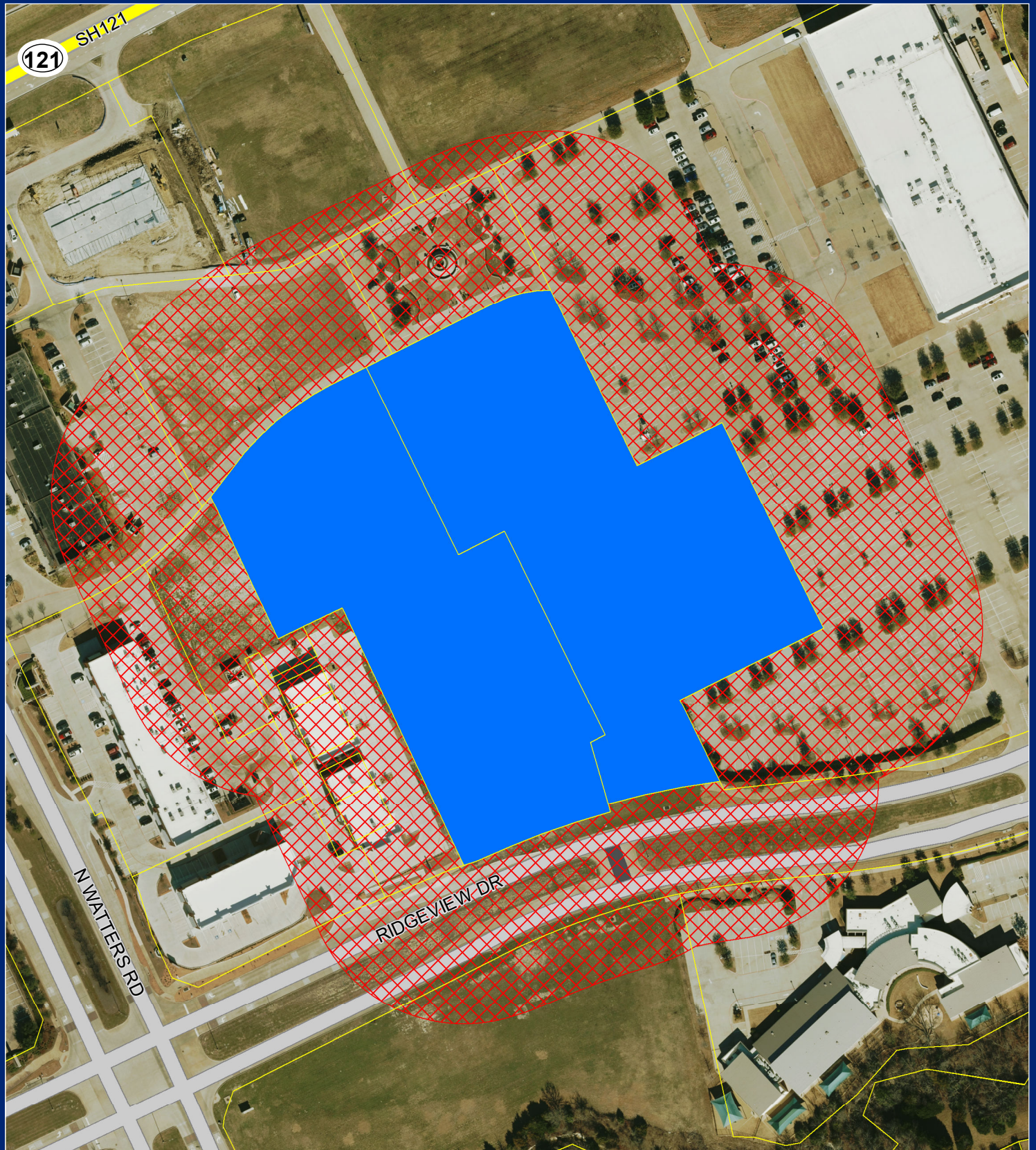
Concept Plan

Building Elevations

Open Space Plan

Open Space Concept Plan









**Public Notification Map**

**Hwy 121 at Watters**

### Map Legend

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

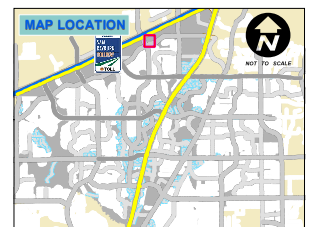


0 50 100 150  
Feet

**Community Development - Planning**

Date Saved: 9/17/2019

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





**DRAFT OF PROPOSED DEVELOPMENT REGULATIONS FOR**  
**HWY 121 AT WATTERS**

The Property shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended, (“ALDC”) and Tract A-1 of Planned Development “PD” No. 92 as set forth in Ordinance No. 2352-12-04, as amended by Ordinance No. 3353-2-16 and Ordinance No. 3398-7-16 (collectively “the PD 92 Ordinance”), except to the extent modified by the Development Regulations set forth below:

- A. **PERMITTED USE:** In addition to the permitted uses allowed within Tract A-1 as set forth in the PD-92 Ordinance, the Property may be used and developed for “Dwelling, Urban Residential” purposes.
- B. **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”). Minor modifications to streets that do not alter the general alignment shown on the Concept Plan may be made at time of plat approval.
- B. **BUILDING ELEVATIONS:** The structures constructed on the Property shall be developed in general conformance with the Building Elevations attached hereto as Exhibit “C” and incorporated herein by reference.
- C. **OPEN SPACE:** The Property shall be developed with the amount of open space as required by the PD-92 Ordinance; provided, however, the amount and location of open space to be developed on the Property may be reduced and located in general conformance with the Open Space Exhibit attached hereto as Exhibit “D” and incorporated herein by reference if the owner of the Property enters into an agreement with the City to develop the property described as Lot 1X, Block B, Starcreek Commercial, an addition to the City of Allen, Collin County, Texas, as generally consistent with the Open Space Concept Plan attached hereto as Exhibit “E” and incorporated herein by reference, and completes development of said property in accordance with said agreement prior to issuance of any certificates of occupancy for buildings to be constructed on the Property.
- D. **SCREENING:** Screening shall not be required along any property line between any Multifamily or Urban Residential Dwelling Use and any nonresidential use.
- E. **PARKING:** Off-street parking requirements for the “Dwelling, Urban Residential” use shall be constructed on the Property at a ratio of not less than one (1) space per bedroom developed on the Property plus one (1) space per each five (5) Urban Residential Dwelling units developed on the Property. Additional off-street parking spaces shall be located in the Property for other uses developed on the Property in numbers that comply with ALDC Section 7.04.1, as amended.
- F. **RETAIL COMPONENT:** Retail-ready space constructed as two-story units and in compliance with ALDC Section 6.06.13.g. shall be constructed in the locations identified on the Concept Plan.
- G. **SIGNS:** Signs installed, located, or constructed on the Property shall comply with applicable provisions of the ALDC except to the extent modified as follows:
  - (1) *Blade sign:* One (1) blade sign shall be permitted on the Property in general conformance with the blade sign illustrated in the Building Elevations.



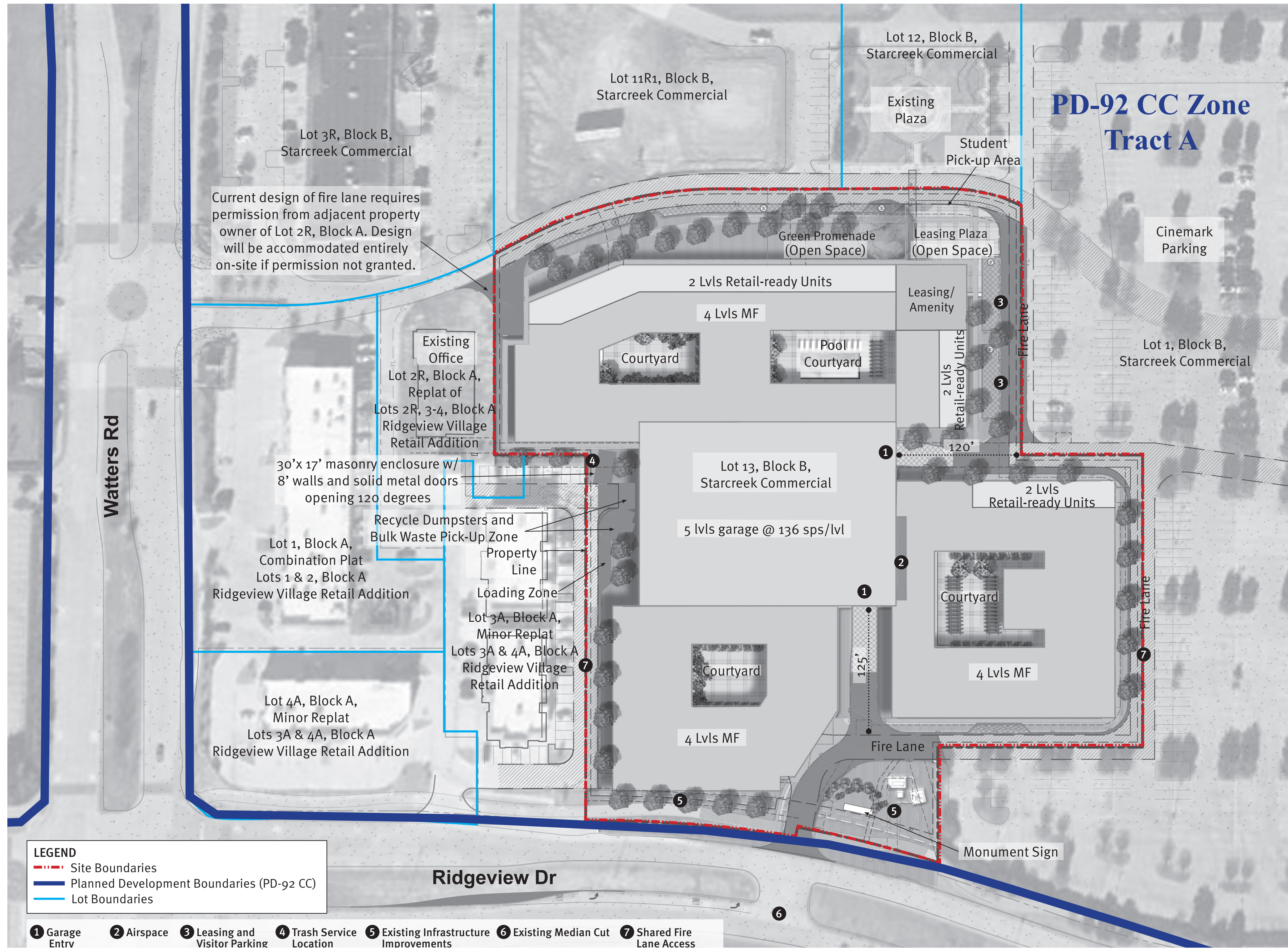
- (2) *Awning sign:* One (1) awning sign shall be permitted on the Property in general conformance with the awning sign illustrated in the Building Elevations.
- (3) *Monument sign:* One (1) monument sign shall be permitted on the Property in the general location shown on the Concept Plan.
- (4) *General Area Regulations:*

<b>Sign Type</b>	<b>Copy Area (each side)</b>	<b>Structure Area</b>
Blade Sign	50 square feet	100 square feet
Awning Sign	50 square feet	100 square feet
Monument Sign	50 square feet	100 square feet

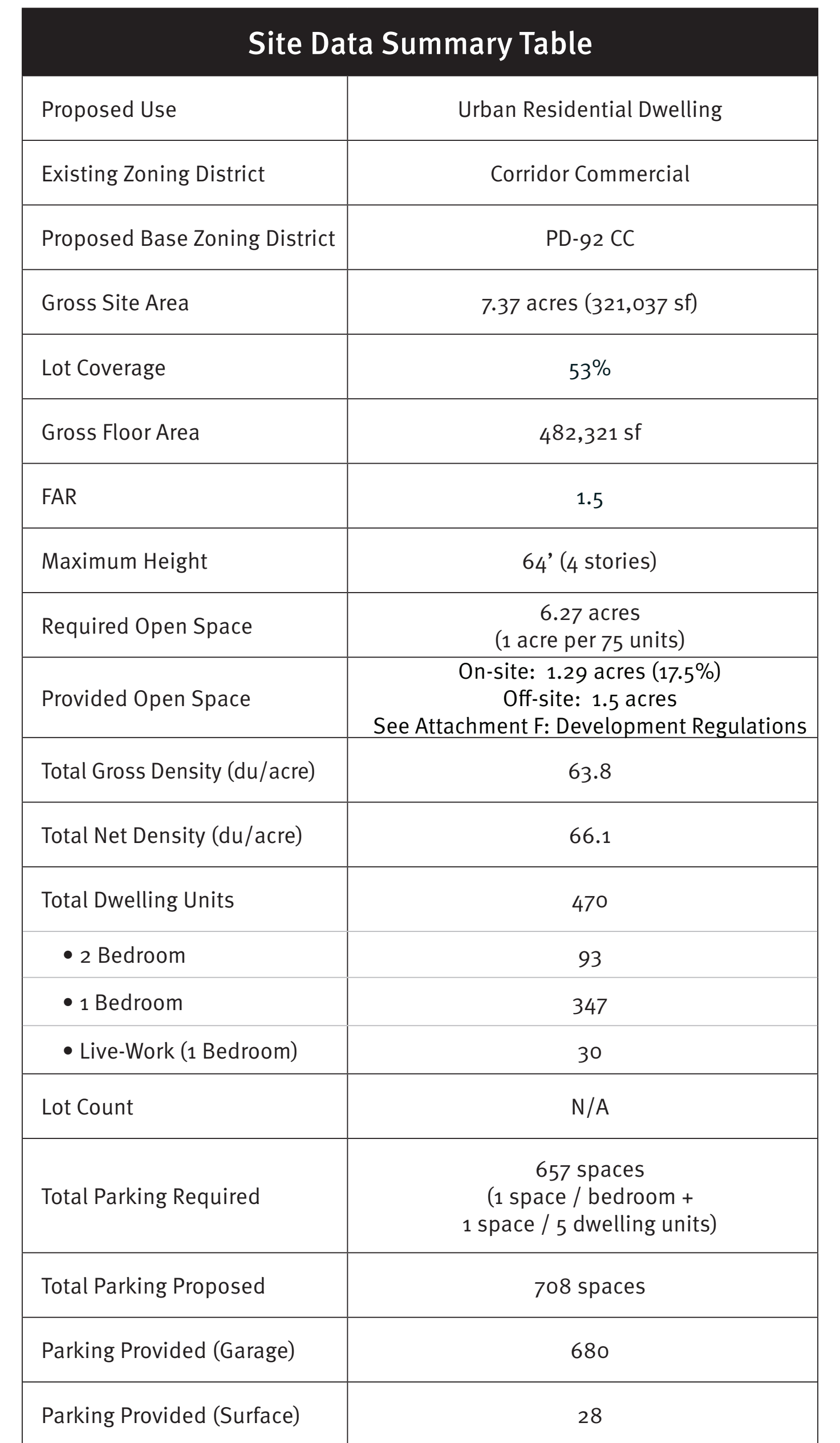
- H. TRAFFIC IMPROVEMENTS:** Construction of an extension of the existing left-hand turn lane on east-bound Ridgeview Drive as shown on the Concept Plan must be completed and accepted on behalf of the City by the Director of Engineering or designee prior to issuance of a certificate of occupancy for any building constructed on the Property.



## ATTACHMENT C: ZONING CONCEPT PLAN



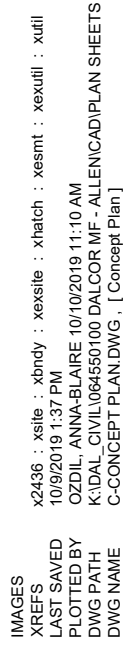
**Notes:**  
1. Not located in floodplain.



### Location Map







DALCOR URBAN RESIDENTIAL  
TRACT A-1  
CITY OF ALLEN  
COLLIN COUNTY, TEXAS



ATTACHMENT E: BUILDING ELEVATIONS



01 Northeast Corner Perspective

Material Legend	
1	Masonry - Brick
2	Masonry - Stucco
3	Window
4	Storefront
5	Metal Awning
6	Precast Concrete - Finish tbd.
7	Shingle Roof

Exterior Facade Materials	
Brick	31%
Stucco	69%



Percentage of Openings	
1st Floor	29%
2nd Floor	38%
3rd Floor	37%
4th Floor	27%

02 North Elevation

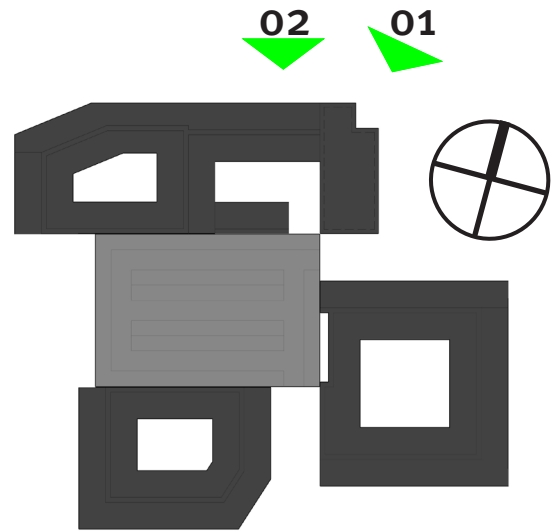
**JHP**  
8340 Meadow Road, #150  
Dallas, TX 75231

Hwy 121 at Watters  
Allen, TX

**DALCOR**  
15660 N. Dallas Parkway, Suite 1100  
Dallas, TX 75248

ATTACHMENT E:  
Elevations  
Scale: 1" = 20'

Attachment E: Elevations  
Hwy 121 at Watters  
7.37 acres  
Lot 13, Block B, Francis Dosser Survey, Abstract No. 280  
City of Allen, Collin County  
09.27.2019







01 Southeast Corner Perspective



02 East Elevation

Material Legend	
1	Masonry - Brick
2	Masonry - Stucco
3	Window
4	Storefront
5	Metal Awning
6	Precast Concrete - Finish tbd.
7	Shingle Roof

Exterior Facade Materials	
Brick	46%
Stucco	54%

Percentage of Openings	
1st Floor	33%
2nd Floor	35%
3rd Floor	25%
4th Floor	21%





01 Northwest Corner Perspective

Material Legend	
1	Masonry - Brick
2	Masonry - Stucco
3	Window
4	Storefront
5	Metal Awning
6	Precast Concrete - Finish tbd.
7	Shingle Roof



02 West Elevation

Exterior Facade Materials	
Brick	25%
Stucco	75%

Percentage of Openings	
1st Floor	31%
2nd Floor	33%
3rd Floor	31%
4th Floor	25%

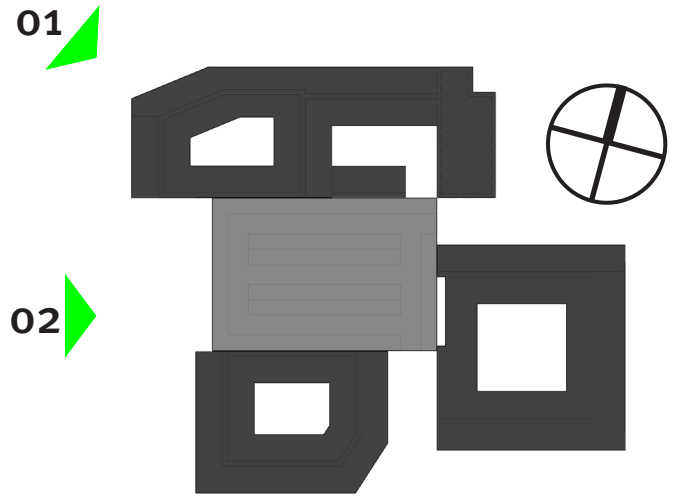
**JHP**  
8340 Meadow Road, #150  
Dallas, TX 75231

Hwy 121 at Watters  
Allen, TX

**DALCOR**  
15660 N. Dallas Parkway, Suite 1100  
Dallas, TX 75248

ATTACHMENT E:  
Elevations  
Scale: 1" = 20'

Attachment E: Elevations  
Hwy 121 at Watters  
7.37 acres  
Lot 13, Block B, Francis Dosser Survey, Abstract No. 280  
City of Allen, Collin County  
09.27.2019







01 South Elevation

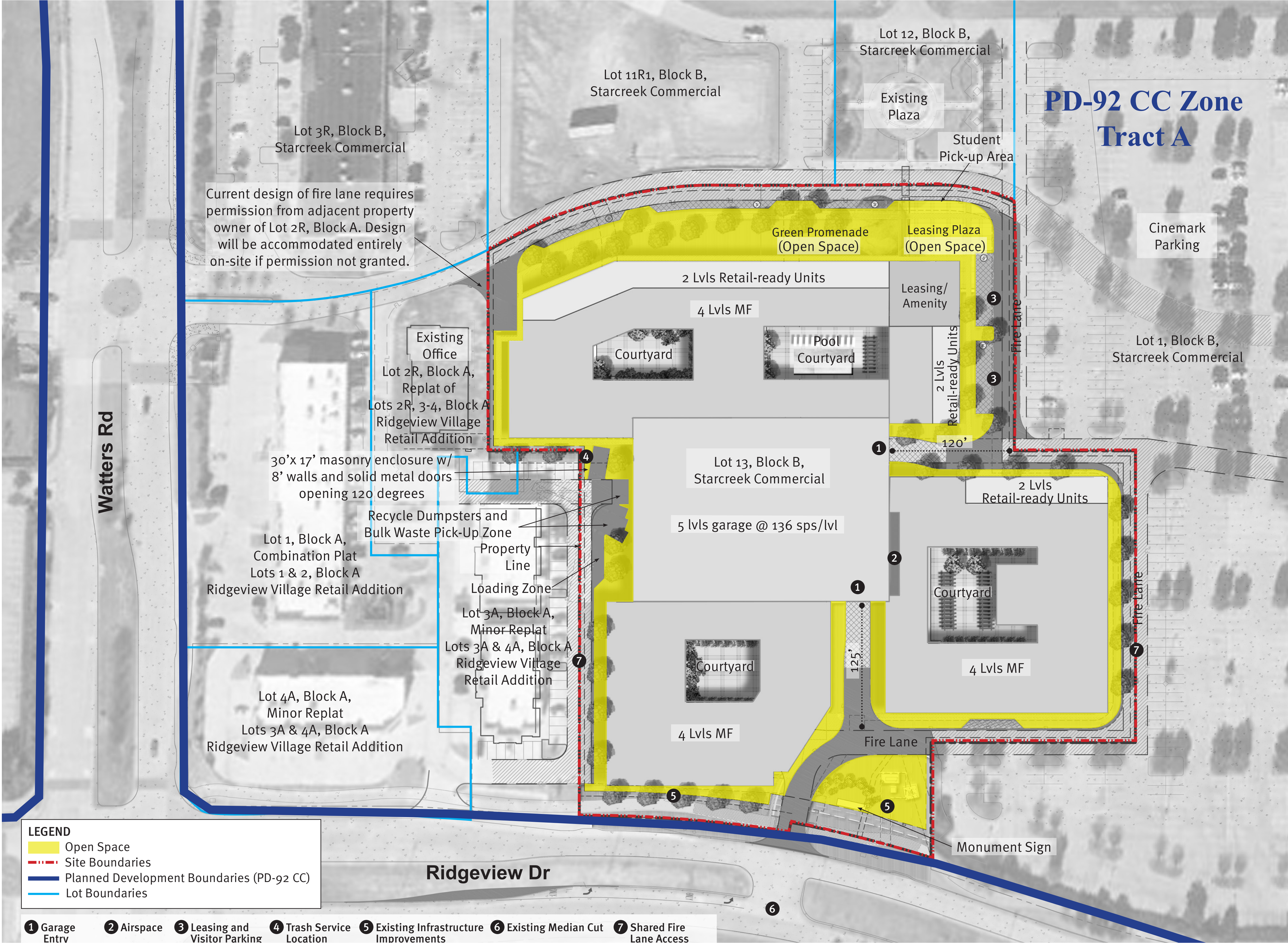
Material Legend	
1	Masonry - Brick
2	Masonry - Stucco
3	Window
4	Storefront
5	Metal Awning
6	Precast Concrete - Finish tbd.
7	Shingle Roof

Exterior Facade Materials	
Brick	17%
Stucco	83%

Percentage of Openings	
1st Floor	33%
2nd Floor	32%
3rd Floor	32%
4th Floor	25%



OPEN SPACE PLAN (ON-SITE)



Open Space (On-Site ) Summary Table	
Gross Site Area	7.37 acres (321,037 sf)
Required Open Space	6.27 acres (1 acre per 75 units)
Provided Open Space	On-site: 1.29 acres (17.5%) Off-site: 1.5 acres (See Attachment F: Development Regulations)



Location Map



