

**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING – 7:00 P.M.
TUESDAY, FEBRUARY 16, 2010
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 & Zoning items by City Council at the January 26, 2010 and February 9, 2010 City Council 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. Approve minutes of the January 19, 2010 regular meeting.
3. Final Plat – Consider a Final Plat for Allen Station Business Park, Phase III, Lots 1-3, Block A, being 66.816± acres located northeast of Exchange Parkway and Allen Station Parkway. (FP-1/28/10-5)
4. Final Plat – Consider a Final Plat for Allen Municipal Service Center, being 28.3242± acres located south of Bethany Drive and west of Greenville Avenue. (FP-1/14/10-2)
5. Final Plat – Consider a Final Plat for the Arts of Collin County, Lot 1, Block 1, being 49.262± acres located south of SH121 and east of Custer Road. (FP-1/12/10-1)

Regular Agenda

6. Public Hearing – Conduct a Public Hearing and consider a request for an SUP Specific Use Permit for a Fueling Station for RaceTrac on property currently zoned PD Planned Development No. 92 for SC Shopping Center uses. The property is 1.728± acres located in the Francis Dosser Survey, Abstract No. 280, City of Allen, Collin County, Texas; located at the northwest corner of Stacy Road and Chelsea Boulevard. (SUP-8/25/09-66)
7. General Development Plan – Consider a General Development Plan for Stacy-Chelsea Commercial, being 17.627± acres located at the northwest corner of Stacy Road and Chelsea Boulevard. (GDP-8/25/09-67)

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, February 12, 2010, 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.

Director's Report from 1/26/10 and 2/9/10 City Council Meetings

There were no items taken to the January 26, 2010 City Council meeting for consideration.

There were no items taken to the February 9, 2010 City Council meeting for consideration.



**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
January 19, 2010**

ATTENDANCE:

Commissioners Present:

Jeff Cocking
Douglas Dreggors
John Kelley
Shirley Mangrum
Steven Platt, Jr.
James Rushing
Robert Wendland

Commissioners Absent:

None

City Staff Present:

Ogden "Bo" Bass, AICP, Director of Planning & Development
Helen-Eve Liebman, AICP, Senior Planner
Tiffany McLeod, Planner
Kevin Laughlin, Attorney

Call to Order and Announce a Quorum is Present:

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

Director's Report

1. Director's Report is attached for action taken on the Planning & Zoning items by City Council at the January 12, 2010 City Council meeting.

Consent Agenda

2. Approve minutes of the December 15, 2009 meeting.
3. Approve minutes of the January 5, 2010 Workshop meeting.
4. Combination Plat – Consider a Combination Plat for Lot 1, Block A, First Christian Church Addition - Allen Twin Creeks/Exchange Parkway Campus; being 4.574± acres located at the northwest corner of Twin Creeks Drive and Exchange Parkway (FP-12/31/09-102).

5. Combination Plat – Consider a Combination Plat for RMXTC Allen, Lot 1, Block A, being 1.4215± acres located at the southeast corner of Watters Road and Allen Central Drive (FP12/28/09-98).

Motion: **Upon a motion by Commissioner Rushing, and a second by Commissioner Platt, the Commission voted 7 IN FAVOR, and 0 OPPOSED, to approve the Consent Agenda. The motion carried.**

Regular Agenda

None

ITEMS OF INTEREST

None

Adjournment

Motion: **Upon a motion by Commissioner Dreggors and a second by acclamation the Commission voted 7 IN FAVOR, and 0 OPPOSED to adjourn the Planning and Zoning Commission meeting at 7:03 p.m.**

These minutes approved this _____ day of _____ 2010.

Robert Wendland, Chairman

Tiffany McLeod, Planner

Director's Report from January 12, 2010 City Council Meeting

There were two items taken to the January 12, 2010 City Council meeting for consideration.

A Public Hearing was held and a request to amend PD Planned Development No. 86 to revise the Concept Plan was approved.

A continuation to the December 22, 2009 Public Hearing was held and a request to amend the Allen Land Development Code, which included adding, amending and/or renaming various definitions set forth in Appendix A, amending the purpose statements for the Shopping Center, Light Industrial and Heavy Industrial Zoning Districts set forth in Article IV, Zoning Regulations, amending the schedule of Principal Uses Chart set forth in Section 4.20.2 and the Schedule of Accessory Uses set forth in Section 4.20.3 relating to the use and development of property for assembly uses and establishing use standards for assembly uses in Section 6.01, was approved.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: February 16, 2010

SUBJECT: Consider a Final Plat for Allen Station Business Park, Phase III, Lots 1-3, Block A, being 66.816± acres located northeast of Exchange Parkway and Allen Station Parkway.

STAFF RESOURCE: Tiffany McLeod
Planner

**PREVIOUS COMMISSION/
COUNCIL ACTION:** January, 2001 - General Development Plan approved.
December, 2009 – Preliminary Plat approved.

BACKGROUND

The property is located north of Exchange Parkway and east of Allen Station Parkway. The property to the east is zoned R5 Residential and PD Planned Development No. 58 for MF Multi-Family. The property located to the north and to the west is PD Planned Development No. 58 for LI Light Industrial. The property located to the south, across Exchange Parkway, is PD Planned Development No. 58 for CF Community Facilities.

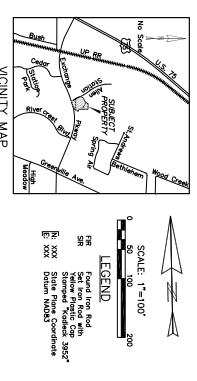
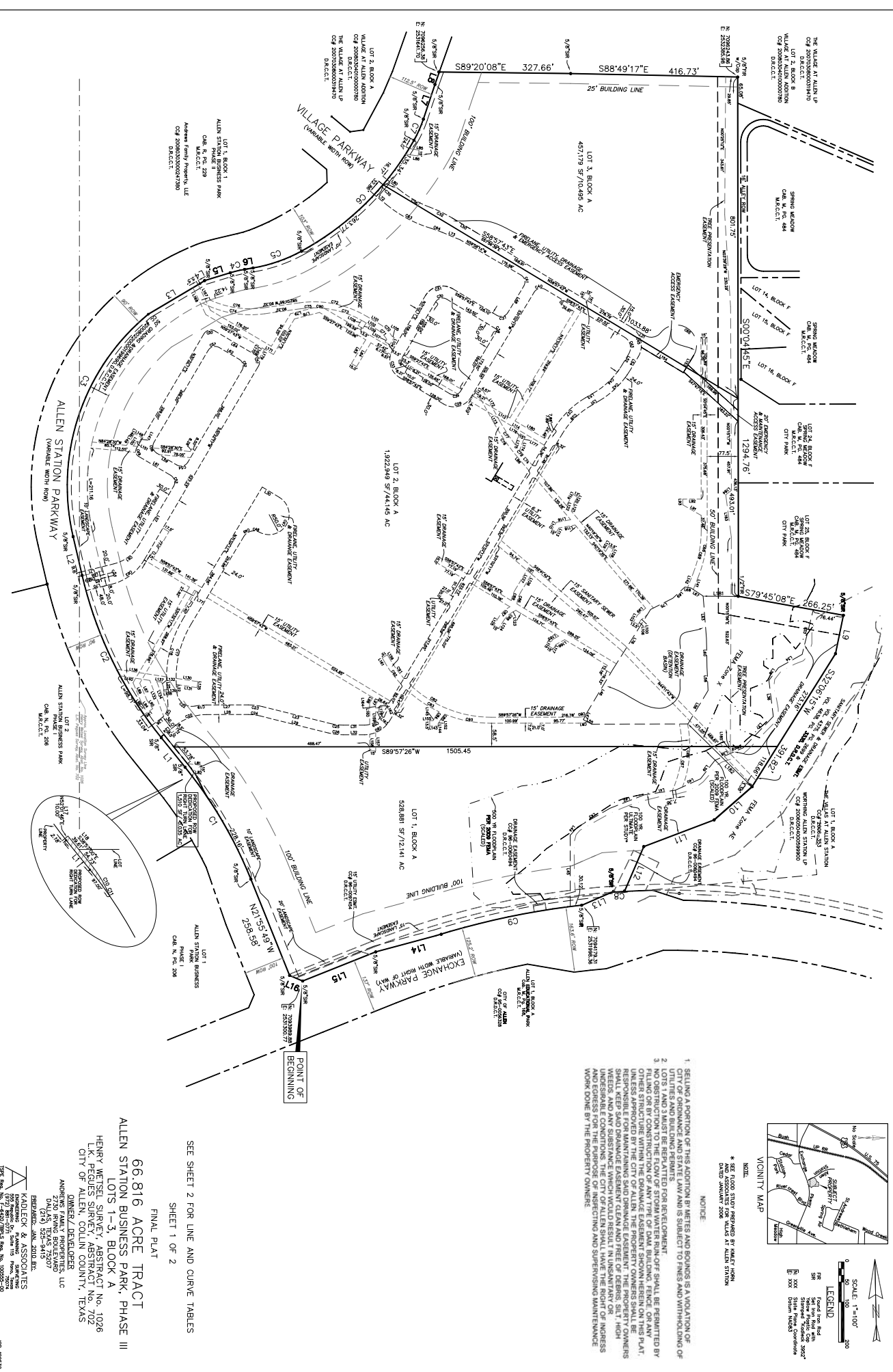
The Final Plat has been reviewed by staff and meets all of the requirements of the *Allen Land Development Code*.

STAFF RECOMMENDATION

Approval

ATTACHMENTS

Final Plat



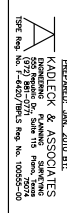
NOTE:
* SEE FLOOD ZONING MAP FOR FLOOD HAZARD
AND ACCOUNT FOR WATERS AT ALLEN STATION
DRAINAGE AREA

NOTICE

1. SELLING A PORTION OF THE ACQUISITION BY METES AND BOUNDS IS A VIOLATION OF CITY OF OKLAHOMA AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDINGS OF UTILITIES AND BUILDING PERMITS. FOR INFORMATION.
2. NO OTHER ACTION TO THE FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE EASEMENT SHOWN HEREON ON THIS PLAT. RESPONSIBLE FOR MAINTAINING SAID DRAINAGE EASEMENT THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, HIGH UNDESIRABLE CONDITIONS. THE CITY OF ALLEN SHALL HAVE THE RIGHT OF ACCESS AND EGRESS FOR THE PURPOSE OF INSPECTING AND SUPERVISING MAINTENANCE WORK DONE BY THE PROPERTY OWNERS.

SEE SHEET 2 FOR LINE AND CURVE TABLES
SHEET 1 OF 2

66.816 ACRE TRACT
ALLEN STATION BUSINESS PARK, PHASE III
LOTS 1-3, BLOCK A
HENRY WETSEL SURVEY, ABSTRACT NO. 1026
L.K. PEGUES SURVEY, ABSTRACT NO. 702
CITY OF ALLEN, COLLIN COUNTY, TEXAS
OWNER/DEVELOPER
ANDREWS PAVY PROPERTIES, LLC
DALLAS, TEXAS 75207
PREPARED: JULY, 2010 BY
KADLECK & ASSOCIATES
SURVEYING & ENGINEERING
10720 REDBERRY LANE, SUITE 100
DALLAS, TEXAS 75243
TYPE Map No. 10720/10745 Reg. No. 1000000000



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
--

AGENDA DATE: February 16, 2010

SUBJECT: Consider a Final Plat for Allen Municipal Service Center, being 28.3242± acres located south of Bethany Drive and west of Greenville Avenue.

STAFF RESOURCE: Tiffany McLeod
Planner

**PREVIOUS COMMISSION/
COUNCIL ACTION:** None

BACKGROUND

The property is located south of Bethany Drive and west of Greenville Avenue. The property to the north, west and south is zoned LI Light Industrial. The property to the east, across Greenville Avenue, is PD Planned Development No. 4 for SC Shopping Center and CF Community Facilities.

The Final Plat has been reviewed by staff and meets all of the requirements of the *Allen Land Development Code*.

STAFF RECOMMENDATION

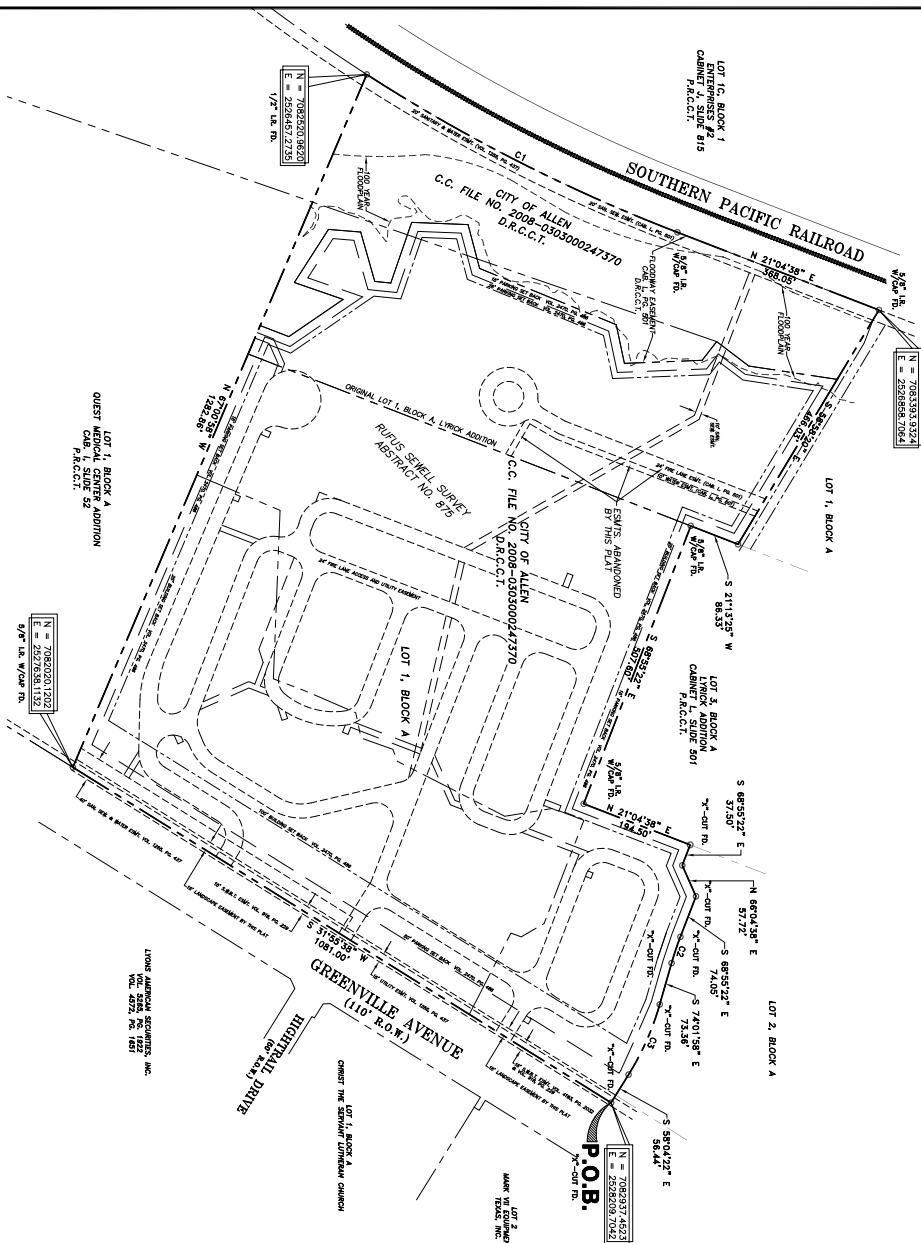
Approval

ATTACHMENTS

Final Plat



NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	2910.34	11°43'01"	585.17	N 26°56'08" E	594.13
C2	529.00	05°06'36"	47.18	S 71°28'40" E	47.16
C3	471.00	15°57'36"	131.20	S 66°03'10" E	130.78



BEING A 28.325 ACRE TRACT OF LAND OUT OF THE RUPES SWELL SURVEY, ABSTRACT NO. 875, COLLIN COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND AS DEEDED TO THE CITY OF ALLEN AND RECORDED IN COUNTY CLERKS FILE NO. 2008-0350300247370 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS (09cc075)

The POINT OF BEGINNING is an X-cut found for the northeast corner of the City of Allen tract herein described, being an interior all corner of the Right of Way for State Highway No. 5 (Greenlie Avenue);

THENCE South 31°55'38" West, with the east line of said City of Allen tract, being the west line of the Right of Way for Highway No. 5, a distance of 1081.00 feet to 5/8 inch iron rod with cap found for the southeast corner of said City of Allen tract, being on the west line of the Right of Way for Highway No. 5, and being on the north line of Lot 1, Block A, Quasi Medical Center Addition, on addition to the City of Allen as recorded in CABINET 1, SLIDE 52, PROJECT

THENCE North 67°00'56" West with the south line of said City of Allen tract, being the north line of said Quaker Medical Center, a distance of 1322.85 feet to a half inch iron rod found, said point being the southwest corner of said City of Allen tract, being the northeast corner of said Quaker Medical Center, and being on the east line of the 100 foot right of Way for the Southern Pacific Railroad, and being at the beginning of a non-tangent curve to the left;

THENCE along said right-of-way to the left with a curve having a radius of 2810.54 feet, through a central angle of 114.4301° , an arc distance of 565.17 feet, and having a chord which bears North $26^{\circ}58'08''$ East, a distance of 554.13 feet to a 5/8 inch iron rod with cap found at the point of tangency;

THENCE North 21°04.38" East, continue with said Right of Way line, a distance of 388.05 feet to a 5/8 inch iron rod with cap found for the most westerly northwest corner of said City of Allen tract;

THENCE with the line common to said City of Allen tract and said Lot 3 and lot 2 of said twelfth addition, the following 8 courses and recorded in Cabinet L, Slide 501, PNC01:

THENCE South 21°15'25" West, with an east line of said City of Allen tract, being a west line of Lot 3, a distance of 86.35 feet to a 5/8 inch iron rod with cap found for an interior all corner of said City of Allen tract, being the southwest corner of said Lot 3;

1. South 68°55'22" East, a distance of 507.60 feet to a 5/8 inch iron rod with cap found for corner;

3. South 88°55'22" East, a distance of 37.50 feet to an X-cut found for corner;
4. North 88°04'38" East, a distance of 57.72 feet to an X-cut found for corner;

5. South 88°53'22" East, a distance of 74.03 feet to an X-cut found at the beginning of a tangent curve to the left.

6. With said curve to the left, having a radius of 523.00 feet, through a central angle of 08°05'35", an arc distance of 47.16 feet, and having a chord which bears South 71°28'40" East, a distance of 47.16 feet to an X-cut found for corner.

7. South 72°01'25" East, a distance of 72.35 feet to a Y-cut found at the beginning of a tangent curve to the right.

7. South 74°01'20" East, a distance of 7,200 feet to an X-cut found at the beginning of a wagon cut to the right, and

NOTES:

1. All hearings are based on the Texas State Plans Coordination System, N.A.D., 83 (1993 Adj.), North Central Zone 4202.

2. Coordinates are at grid. Distances on Plot are at surface.
3. See sheet 2 for easement dimensions.

4. Approximate location of Flood Plain lines are based on Flood Insurance Rate Map for Collin County, Texas. Panel No. 49060CAT50 dated

SUMMARY CERTIFICATE
JUNE 2, 2008.

JOHN F. WALTER, JR. S. NO. 4235

DATE _____

JOHN F. WILDER, PERSONALLY APPEARED BEFORE ME THIS _____ DAY
OF _____, 2010.

NOTARY PUBLIC _____

[illegible]

ALLEN LAND DEVELOPMENT CO., INC.
STRESSES, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EXISTENT STRIPS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADJOIN TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROVIDING THE PERMISSION OF ANYONE.

THIS PLAN IS APPROVED SUBJECT TO ALL PLANNING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ALLEN, TEXAS.
WITNESS MY HANDS THIS _____ DAY OF _____, 2010.

FOR THE CITY OF ALLEN _____

PERSONALLY APPEARED BEFORE ME THIS _____ DAY

of _____, 2019.

NOTARY PUBLIC

APPROVED	ATTEST
<u>CHAIRPERSON</u> PLANNING & ZONING COMMISSION	<u>SECRETARY</u> PLANNING & ZONING COMMISSION

DATE _____
EXECUTED PRO-FORMA

DATE _____

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF ALLEN, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAN OF THE ALLEN MUNICIPAL SERVICE CENTER, AN ADDITION TO THE CITY OF ALLEN WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION AND APPROVED BY IT ON THE _____ DAY OF _____.

----- 4/20/04 -----
CITY SECRETARY, CITY OF ALLEN

OWNER/DEVELOPER: _____
 REVIEWER: _____
 FINAL PLAT OF
 ALLEN MUNICIPAL SERVICE CENTER
 IN ADDITION TO THIS CITY OF ALLEN

CITY OF ALLEN
 360 CENTURY PARKWAY
 ALLEN, TEXAS 75013
 COUNTY: TARRANT
 FILE: 141-005-4003

BRY KENNEDY, JR.
 1919 N. GORDON ST.
 ALLEN, TEXAS 75013
 COUNTY: TARRANT
 FILE: 141-005-4003

AN ADDITION TO THE CITY OF MCKEN
 COLLIN COUNTY, TEXAS, BEING 26.3242 ACRES OF LAND
 LOCATED IN THE RUPES SWERTEL SURVEY, ABSTRACT No. 570
 CITY OF ALLEN, COLLIN COUNTY TEXAS
 SHEET 1 OF 2

J: \08-1310\DRAWINGS\1310FINALPLAT-SHT1.DWG

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: February 16, 2010

SUBJECT: Consider a request for a Final Plat for the Arts of Collin County, Lot 1, Block 1, being 49.262± acres located south of SH121 and east of Custer Road.

STAFF RESOURCE: Tiffany McLeod
Planner

PREVIOUS COMMISSION/COUNCIL The zoning was approved January, 2007, a General Development Plan approved February, 2007 and a Preliminary Plat approved April, 2007.

BACKGROUND

This property is located between SH121 and Ridgeview Drive, east and west of the future Exchange Parkway extension, east of Custer Road. The property to the north is the City of McKinney; the property located to the east is zoned CC Corridor Commercial. The property located to the south across Ridgeview Drive, is PD Planned Development No. 54 for Medium Density Single Family. The property located to the west is CC Corridor Commercial and PD Planned Development No. 63 for CF Community Facilities.

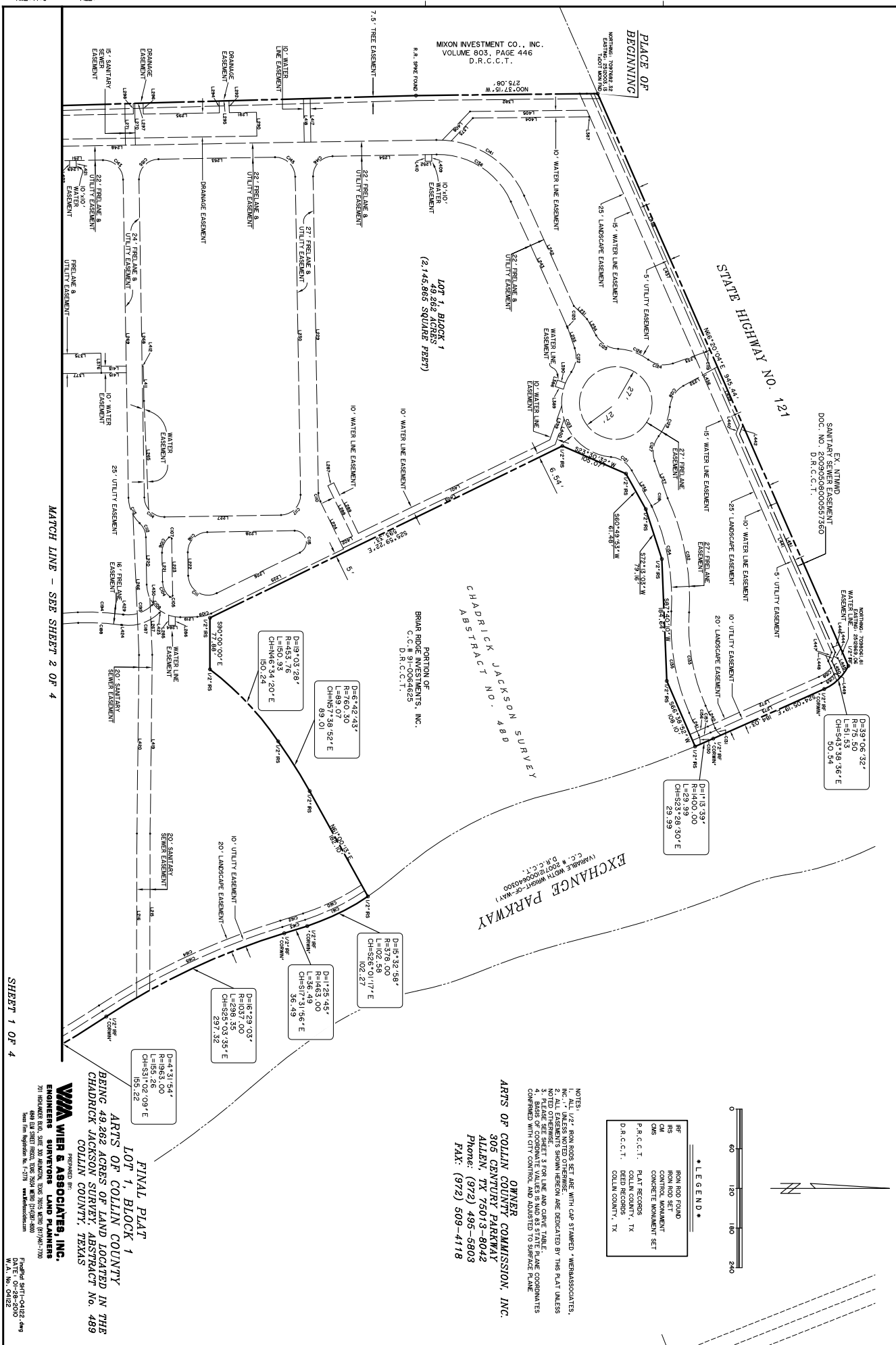
The Final Plat has been reviewed by staff and meets all of the requirements of the *Allen Land Development Code*.

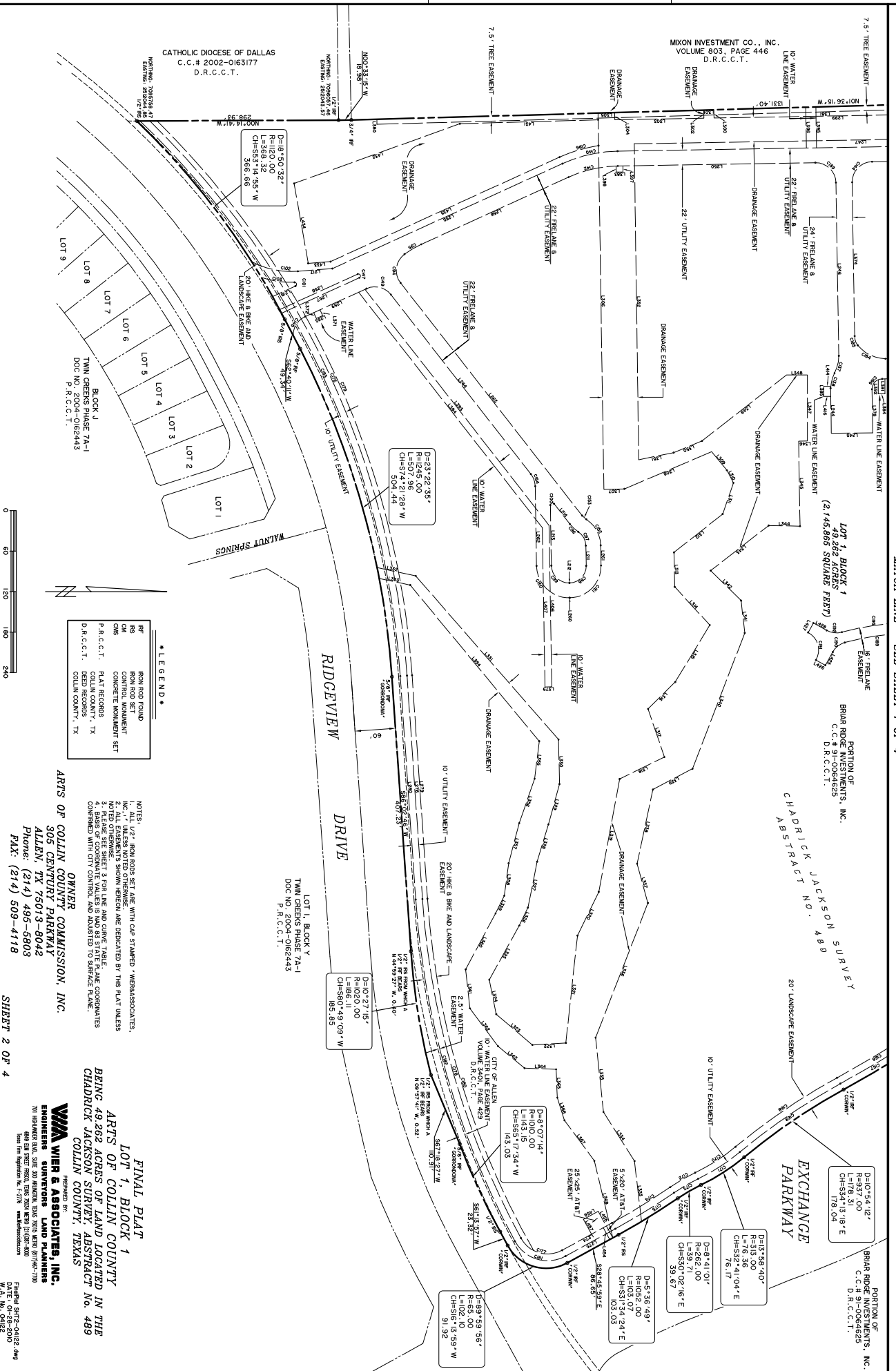
STAFF RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

Final Plat





PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
--

AGENDA DATE: February 16, 2010

SUBJECT: Conduct a Public hearing and consider a request for an SUP Specific Use Permit for a Fueling Station for RaceTrac on property currently zoned PD Planned Development No. 92 for SC Shopping Center uses. The property is 1.728± acres located in the Francis Dosser Survey, Abstract No. 280, City of Allen, Collin County, Texas; located at the northwest corner of Stacy Road and Chelsea Boulevard.

STAFF RESOURCE: Ogden “Bo” Bass, AICP
Director

**PREVIOUS COMMISSION/
COUNCIL ACTION:** March, 2004 – Planned Development No. 92 Approved.
December, 2004 – Planned Development No. 92
Development Regulations amended by City Council.

LEGAL NOTICES: Public Hearing Sign Installed – 2/5/10
Public Hearing Letters Mailed – 2/5/10

BACKGROUND

The property is located at the northwest corner of Stacy Road and Chelsea Boulevard. The property located to the east, across Chelsea Blvd., is zoned PD Planned Development No. 78 for CC Corridor Commercial. The property located south, across Stacy Road is zoned PD Planned Development No. 45 for CC Corridor Commercial. The property located to the west is zoned PD Planned Development No. 92 for R-7 and R-5 Residential. The property to the north is zoned PD Planned Development No. 78 for SC Shopping Center.

The applicant, RaceTrac, is proposing to construct a convenience store with fuel pumps at the northwest corner of Chelsea Blvd. and Stacy Road. The ALDC requires a SUP for fueling stations. The applicant has worked with City staff for several months on development of the proposed plans and the building materials.

The property is zoned Shopping Center, is surrounded by commercial properties, is located in an area with a limited number of existing fueling stations, and is located on an arterial roadway. Staff supports this as a suitable location for a fueling station.

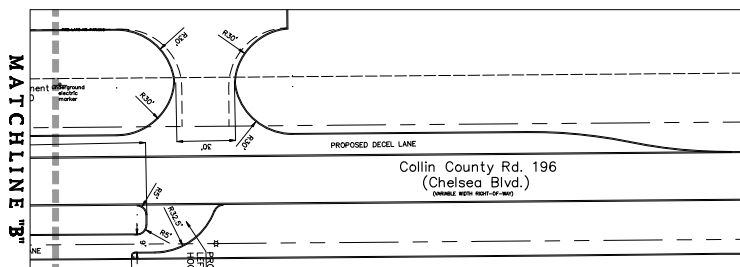
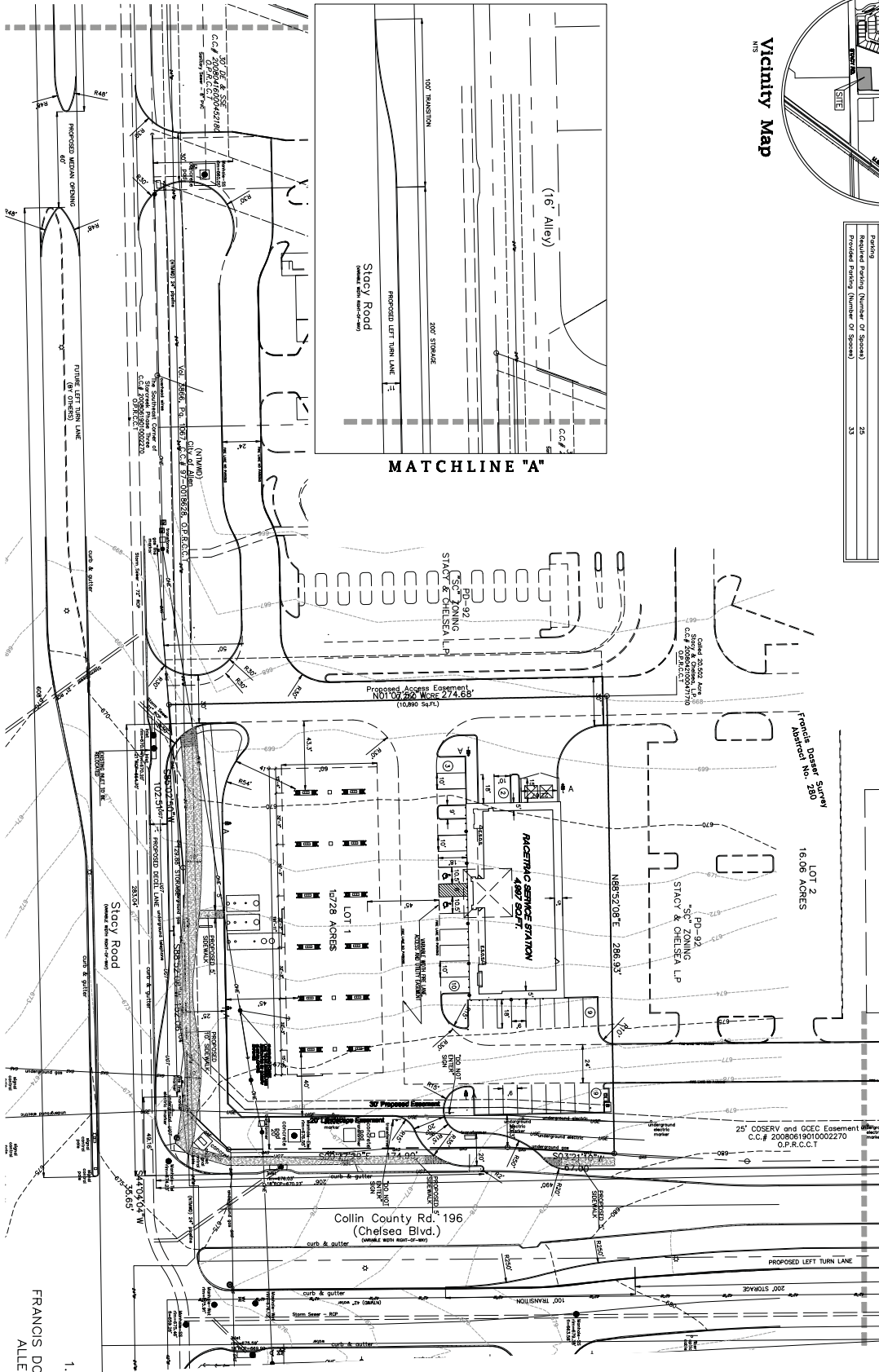
STAFF RECOMMENDATION

Approval

ATTACHMENTS

Site Plan
Building Elevations
Canopy Elevation
Property Ownership Notification Map

Site Data Summary Table	
General Site Data	pg 26 - Shopping Center(CS)
Existing Zoning	Commerce-Shop (With Parking Station)
Proposed Use	1,726
Overall Lot Area (Acres)	1,726
Total Building Area (Square Feet)	4,997
Building Height (Number of Stories)	1
Building Height (Feet)	25
Plot Area Ratio (Ratio X:Y:Z)	0.006:1
Feasibility	25
Number of Units (Number of Floors)	25
Proposed Parking (Number of Spaces)	33



RACETRAC
1.728 GROSS ACRE TRACT
situated in the
FRANCIS DOSSER SURVEY ~ ABSTRACT 280
ALLEN, COLLIN COUNTY, TEXAS

SHEET 1 OF 1
SITE PLAN

RACE TRAC

1.728 GROSS ACRE TRACT

situated in the

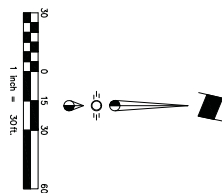
ALLEN, COLLIN COUNTY, TEXAS

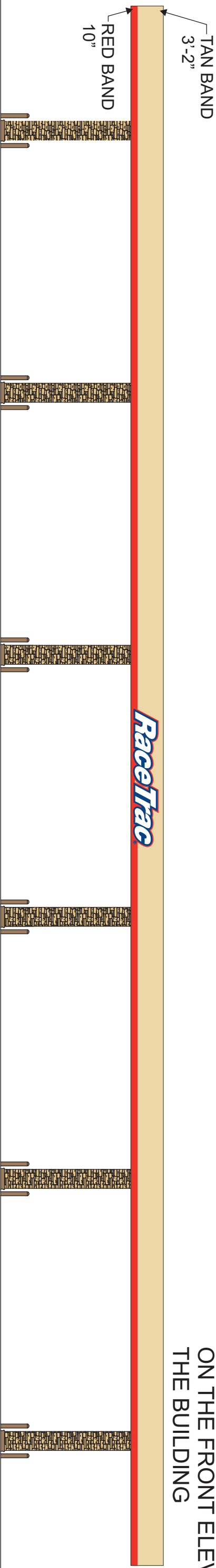
Applicant

3225 Cumberland Blvd.
Atlanta, GA 30339
Telephone (770) 431-7600
Contact: Monica Holley

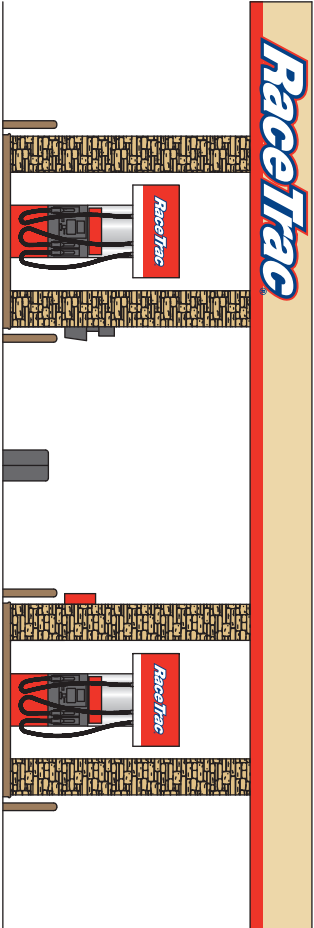
<p>Dugdon Realty Advisors, LLC/ Stacy & Chelsie LP 2701 Dallas Parkway, Suite 590 Plano, Texas 75093 Telephone (972) 960-9686 Contact: Jim Dugdon</p>	<p>Spars Engineering, Inc. 765 Cluster Road, Suite 100 Plano, Texas 75075 Telephone (972) 422-0077 Contact: Kevin Wer</p>
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Scale 1"=40' February 2010





CANOPY FRONT ELEVATION



CANOPY SIDE ELEVATION



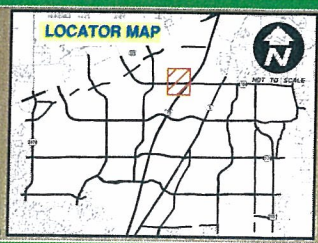
RACETRAC
NW Corner of W Stacy Rd & Chelsea Blvd
Property Ownership Notification

Map Legend

- ++++ Railroad
- City Limit
- Property Boundary



Planning & Development - JTS
 Revision Date: 11/2005



Created: F:\Map Layouts (Planning & Development)\Public Services\RAOULET\PHASE TWO\GIS\105-1781 from 24 Black Creek

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
--

AGENDA DATE: February 16, 2010

SUBJECT: Consider a General Development Plan for Stacy-Chelsea Commercial, being 17.627± acres located at the northwest corner of Stacy Road and Chelsea Boulevard.

STAFF RESOURCE: Helen-Eve Liebman, AICP
Senior Planner

**PREVIOUS COMMISSION/
COUNCIL ACTION:** March, 2004 – Planned Development No. 92 Approved.
December, 2004 – Planned Development No. 92
Development Regulations amended by City Council.

BACKGROUND

The property is located at the northwest corner of Stacy Road and Chelsea Boulevard. The property located to the east, across Chelsea Blvd., is zoned PD Planned Development No. 78 for CC Corridor Commercial uses and PD Planned Development No. 102 for Corridor Commercial uses. The property located south, across Stacy Road is zoned PD Planned Development No. 45 for CC Corridor Commercial uses. The property located to the west is zoned PD Planned Development No. 92 for R-7 and R-5 Residential.

The General Development Plan has been reviewed by staff and meets all of the requirements of the *Allen Land Development Code*.

STAFF RECOMMENDATION

Approval

ATTACHMENTS

General Development Plan

