



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING – 7:00 P.M.
TUESDAY, JANUARY 18, 2011
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 Commission items by City Council at the January 11, 2011, 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 of the January 4, 2011 regular meeting.

Regular Agenda

3. Preliminary Plat – Consider a Preliminary Plat for Allen Watters-NTB Addition, Lot 1 and Lot 2, Block A, being 6.842± acres located southwest of McDermott Drive and Watters Road. (PP-12/20/10-92) [Allen Watters-NTB Addition]

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, January 14, 2011, 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 1/11/11 City Council Meeting

There was one item taken to the January 11, 2011 City Council meeting for consideration.

The request for Specific Use Permit SUP No. 116 for Amusement, Commercial (Indoor) use to be located in 27,600± square feet of space (Suite 150) in the building located at 505 Century Parkway (Allen Baseball Holdings, LLC) was approved.



**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
January 4, 2011**

ATTENDANCE:

Commissioners Present:

Jeff Cocking, 1st Vice Chairman
Douglas Dreggors, 2nd Vice Chairman
Kurt Kizer
Shirley Mangrum
Steven Platt, Jr.
Ben Trahan
Robert Wendland, Chairman

Commissioners Absent:

None

City Staff Present:

Ogden "Bo" Bass, AICP, Director of Planning and Development
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.

Consent Agenda

1. Approve minutes of the December 21, 2010 regular meeting.
2. Final Plat – Consider a Final Plat for Waterford Parks Phases 6B & 7, being 18.243± acres located east and west of Bray Central Drive and south of Hotsprings Drive. (FP-12/13/10-90) [Waterford Parks Ph. 6B & 7]

Motion: **Upon a motion by 2nd Vice Chairman Dreggors, 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

Agenda Item #3: Replat/Public Hearing – Conduct a Public Hearing and consider a Replat for Alma Exchange Addition, Lots 3R & 5, Block 1, being a Replat of Lot 3, Block 1, being 1.838± acres located at the northeast corner of Exchange Parkway and

Alma Drive. (FP-12/13/10-89) [Alma Exchange Addition, Lots 3R & 5, Block 1]

Tiffany McLeod, Planner, spoke to the Commission. The property is located at the northeast corner of Exchange Parkway and Alma Drive. The property to the north is zoned Shopping Center SC. The property to the east is zoned Planned Development PD No. 54 for Single Family Residential SF. The property to the south (across Exchange Parkway) is zoned Planned Development PD No. 54 for Shopping Center SC. The property to the west is zoned Shopping Center SC. The purpose of the Replat is to subdivide Lot 3 into two lots. A Site Plan for a veterinary clinic has been submitted for Lot 3R. This replat outlines the required infrastructure (firelanes, utility easements, access points, etc.) for that project and is the next step in the development process. The Replat has been reviewed by the Technical Review Committee and meets the requirements of the *Allen Land Development Code*.

Staff recommends approval.

Chairman Wendland opened the Public Hearing.

With no one wishing to speak Chairman Wendland closed the Public Hearing.

Motion: **Upon a motion by 1st Vice Chairman Cocking, and a second by Commissioner Trajan, the Commission voted 7 IN FAVOR, and 0 OPPOSED, to approve the Replat for Alma Exchange Addition, Lots 3R & 5, Block 1.**

The motion carried.

Items of Interest

None

Adjournment

Motion: **Upon a motion by 2nd Vice Chairman Dreggors and a second by acclamation the meeting adjourned at 7:07 p.m.**

These minutes approved this _____ day of _____ 2011.

Robert Wendland, Chairman

Tiffany McLeod, Planner

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: January 18, 2011

SUBJECT: Consider a Preliminary Plat for Allen Watters-NTB Addition, Lot 1 and Lot 2, Block A, being 6.842± acres located southwest of McDermott Drive and Watters Road. (PP-12/20/10-92) [Allen Watters-NTB Addition]

STAFF RESOURCE: Tiffany McLeod
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: November, 2010 - General Development Plan approved
December, 2010 – SUP for National Tire and Battery (on Lot 2) approved by City Council

BACKGROUND

The property is located south of McDermott Drive along Watters Road. The property to the north is zoned Shopping Center, SC. The property to the east (across Watters Road) is zoned Planned Development No. 55 for Commercial/Office, CO. The property to the south and west is zoned Planned Development PD No. 55 for Office/Multi-Family, O/MF.

A General Development Plan for this property was approved in November 2010. The Preliminary Plat is the next step in the development process. The plat divides the property into two lots. There are four access points shown; one on Watters Road and three at the northern end of the property. Three of the four access points will be built with the development of Lot 2 for National Tire and Battery. Right of Way dedication for a deceleration lane along Watters Road is also shown. This deceleration lane will be built with the future development of Lot 1.

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

STAFF RECOMMENDATION

Approval

ATTACHMENTS

Preliminary Plat

