



**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING – 7:00 P.M.  
TUESDAY, AUGUST 21, 2012  
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 August 14, 2012 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 August 7, 2012 regular meeting.
3. Final Plat – Consider a request for a Final Plat for Stacy-Chelsea Commercial Addition, Lot 2, Block A; being 1.395± acres situated in the Francis Dasser Survey, Abstract No. 280, City of Allen, Collin County, Texas; located northwest of Stacy Road and Chelsea Boulevard. (FP-5/7/12-36) [Stacy-Chelsea Commercial Addition]

**Regular Agenda**

4. Public Hearing – Conduct a Public Hearing and consider a request to change the zoning of 38.814± acres situated in the J. W. Parsons Survey, Abstract No. 705, City of Allen, Collin County, Texas, from Single Family Residential R-5 to a Planned Development for Single Family Residential R-5; located south of Ridgeview Drive and west of Twin Creeks Drive. (Z-6/22/12-44) [Fall Creek 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, August 17, 2012, 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 8/14/12 City Council Meeting**

There were two items taken to the August 14, 2012 City Council meeting for consideration:

- A request for a Specific Use Permit for a fueling station for Racetrac, located north of Exchange Parkway and east of Bossy Boots Drive, was approved.
- A request to change the zoning for 0.8556± acres from Single Family Residential R-5 to a Planned Development for Assisted Living Center use, located north of Exchange Parkway and east of Cabernet Drive, was approved.



**PLANNING AND ZONING  
COMMISSION**

**Regular Meeting  
August 7, 2012**

---

**ATTENDANCE:**

**Commissioners Present:**

Robert Wendland, Chairman  
Jeff Cocking, 1<sup>st</sup> Vice Chair  
Shirley Mangrum, 2<sup>nd</sup> Vice Chair  
John Ogrizovich  
Steven Platt, Jr.  
Ben Trahan

**City Staff Present:**

Ogden 'Bo' Bass, AICP, Director of Community Development  
Chris Flanigan, PE, Director of Engineering  
Brian Bristow, RLA, Assistant Director of Parks and Recreation  
Shelby Griffin, Planner  
Whitt Wyatt, City Attorney

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

With a quorum of the Commissioners present, Chairman Robert 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. Action taken on the Planning & Zoning Commission items by City Council at the July 24, 2012 regular meeting.

**Consent Agenda**

2. Approve minutes of the July 17, 2012 regular meeting.

**Motion:**        **Upon a motion by Commissioner Trahan, and a second by 2<sup>nd</sup> Vice Chair Mangrum, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.**

**The motion carried.**

**Regular Agenda**

**Agenda Item #3**        Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit for a fitness and health center use. The property is Lot 3, Block A, Watters Village; and commonly known

as 909 W. Stacy Road, City of Allen, Collin County, Texas. (SUP-4/30/12-34) [Emler Swim School]

Shelby Griffin, Planner, presented to the Commission. The property is located south of Stacy Road and west of Curtis Lane. The property is currently zoned Planned Development No. 86 for Shopping Center use. The applicant, Emler Swim School, is requesting a Specific Use Permit for a fitness and health center use. The *Allen Land Development Code* (ALDC) requires a Specific Use Permit (SUP) for a fitness and health center use within a Shopping Center SC zoning district, unless otherwise provided for in the Planned Development.

Ms. Griffin explained that the swim school will occupy the entire building shown on the SUP Site Plan and adequate parking is provided. She added that the required masonry screening wall between a residential and nonresidential use currently exists south of the property. The building façade will be a mixture of brick and stucco.

She stated that the SUP has been reviewed by the Technical Review Committee and that it meets the standards of the ALDC; therefore staff recommends approval.

Chairman Wendland opened the Public Hearing.

Michael Allen, 550 Edmonds, Lewisville, TX, applicant, stated that he is available to answer any questions.

With no one else coming forward, Chairman Wendland closed the Public Hearing.

Commissioner Ogrizovich inquired about the pool equipment's location. Ms. Griffin stated that some of the equipment will be located inside the building and any remaining equipment will be located within an 8 foot masonry screening wall behind the building.

1<sup>st</sup> Vice Chair Cocking inquired about the noise produced from the pool equipment. The applicant, Mr. Allen, stated that the 8 foot masonry screening will abate any noise produced by the equipment. Mr. Allen added that after the pool pump has primed, it is virtually inaudible. Director of Community Development, Ogden "Bo" Bass, added that a note will be added concerning noise during Site Plan review.

**Motion: Upon a motion by Commissioner Platt, and a second by Commissioner Ogrizovich, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval of the request for a Specific Use Permit for a Fitness and Health Center use at 909 W. Stacy Road.**

**The motion carried.**

### **Adjournment**

Upon acclamation, the meeting adjourned at 7:55 p.m.

These minutes approved this \_\_\_\_\_ day of \_\_\_\_\_ 2012.

---

Robert Wendland, Chairman

---

Shelby Griffin, Planner

### **Director's Report from 7/24/12 City Council Meeting**

There were three items taken to the July 24, 2012 City Council meeting for consideration:

- A request for a Specific Use Permit for a fitness and health center for Title Boxing Company; located at 300 N. Greenville Center was approved.
- A request to adopt a Concept Plan for 30.301± acres in Planned Development No. 108 District H; located north of Exchange Parkway and east of Bossy Boots Drive was approved.
- A request for a Specific Use Permit for a major automotive repair use for Christian Brother's Automotive Repair; located south of Stacy Road and west of Greenville Avenue was approved.

## PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

**AGENDA DATE:** August 21, 2012

**SUBJECT:** Final Plat – Consider a request for a Final Plat for Stacy-Chelsea Commercial Addition, Lot 2, Block A; being 1.395± acres situated in the Francis Dasser Survey, Abstract No. 280, City of Allen, Collin County, Texas; located northwest of Stacy Road and Chelsea Boulevard. (FP-5/7/12-36) [Stacy-Chelsea Commercial Addition]

**STAFF RESOURCE:** Shelby Griffin  
Planner

**PREVIOUS COMMISSION/COUNCIL ACTION:** March, 2004 – PD No. 92 Approved  
December, 2004 – Amended PD No. 92  
February, 2010 – General Development Plan Approved  
March, 2010 – Preliminary Plat Approved

**PUBLIC NOTICE:** None

### **BACKGROUND**

The property is located northwest of Stacy Road and Chelsea Boulevard. The property is zoned Planned Development No. 92 for Shopping Center SC. The property to the north and east is zoned Planned Development No. 92 Shopping Center SC. The property to the south (across Stacy Road) is zoned Planned Development No. 45 Corridor Commercial. The property to the west is zoned Planned Development No. 92 Shopping Center SC and Single Family Residential R-5.

The subject Final Plat is 1.395± acres located on Lot 2, Block A of Stacy-Chelsea Commercial Addition. There are two access points into the site off of Stacy Road through a shared access easement. A shared access easement is also shown along the eastern and northern property line for future connectivity. An 8 ft. hike and bike trail will be located along Stacy Road. The Final Plat shows various utility, fire lane, drainage, and access easements required for the development of this site.

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

### **STAFF RECOMMENDATION**

Approval

### **MOTION**

*I make a motion to approve the Final Plat for Stacy-Chelsea Commercial Addition, Lot 2, Block A.*

### **ATTACHMENTS**

Final Plat

STATE OF TEXAS  
COUNTY OF COLLIN

ANCE OF 47.91 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER:

...T, AND A CHORD LENGTH OF 65.32 FEET;

THENCE SOUTH 01 DEGREES 07 MINUTES 52 SECONDS EAST, PASSING AT A DISTANCE OF 44.30 A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID CORNER BEING THE NORTHWEST CORNER OF SAID LOT 1, FOR A TOTAL DISTANCE OF 318.44 FEET TO A THE POINT OF BEGINNING AND CONTAINING 60.754 SQUARE FEET OR 1.395 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS  
COUNTY OF COLLIN

[illegible]

THIS PLAN IS APPROVED SUBJECT TO ALL THE PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ALLEN, TEXAS.

WITNESS BY MY HAND, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2012.

STACY-CHELSEA, L.P.

**TOP SECRET**

COUNTY OF COLLIN                   §  
STATE OF TEXAS                   §

GIVEN under my hand and seal of office, this the \_\_\_\_\_ day of 2012.

-----  
**Notary Public, State of TEXAS**  
**My Commission Expires:**

Received

**Chairperson  
Planning & Zoning Commission**


Date		Date
Expected Date of Arrival		

Mayer

The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Final Plat of the \_\_\_\_\_ Subdivision or Addition to the City of Allen was submitted to the \_\_\_\_\_

City Secretary, City of Allen

APPLICANT



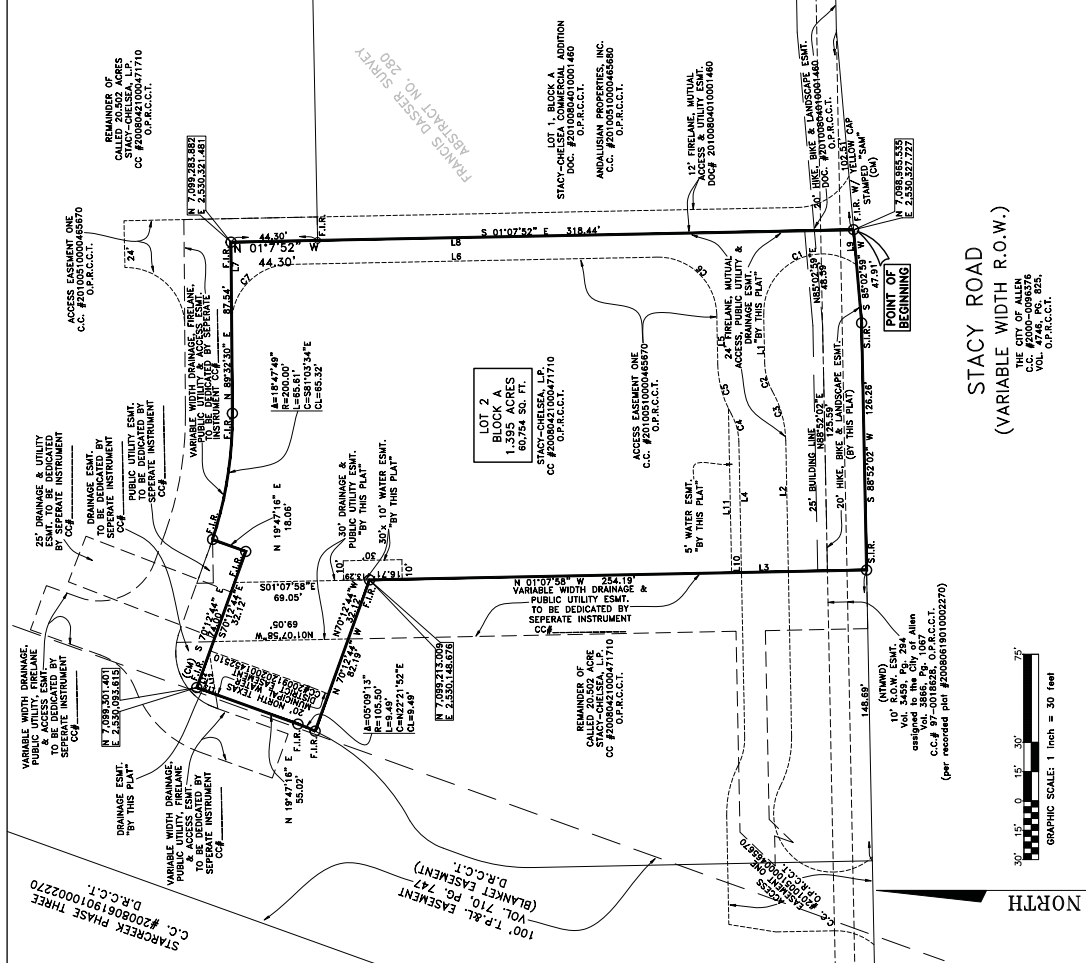
**MICHAEL PEEPLES**  
Engineers and Planners

**ENGINEERS AND FARMERS**  
SENECADE #205 - CARROLLTON, TX 75607  
9948 (TEL) 214-731-9949 (FAX)  
SURVEYING FIRM # 108574-00

FINAL PLAT

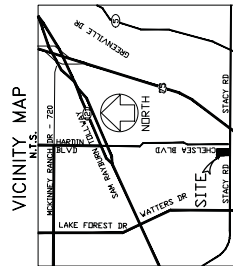
LOT 2, BLOCK A

STACY-CHELSEA COMMERCIAL ADDITION  
1.395 ACRES IN THE FRANCIS DASSER SURVEY, ABSTRACT NO.  
CITY OF ALLEN. COLLIN COUNTY, TEXAS



LINE TABLE		DISTANCE
LINE#	BEARING	
L1	S86°52'02"W	25.38'
L2	S88°52'02"W	66.93'
L3	N01°07'58"W	24.00'
L4	N88°52'02"E	66.93'
L5	N88°52'02"E	25.38'
L6	N01°07'52"E	186.12'
L7	N89°32'30"E	41.64'
L8	S01°07'52"E	318.44'
L9	S85°02'59"W	18.03'
L10	N01°07'58"W	5.00'
L11	S88°52'02"E	84.01'
L12	S81°25'08"W	21.66'
L13	N15°47'16"E	10.29'

CURVE#	DELTA	RADIUS	ARC LEN
C1	126°53'37"	30.00'	66.44'
C2	28°14'33"	30.00'	14.79'
C3	28°14'33"	54.00'	26.62'
C4	28°14'33"	30.00'	14.79'
C5	28°14'33"	54.00'	26.62'
C6	89°59'54"	30.00'	47.12'
C7	89°59'54"	30.00'	47.12'



# LEGEND

F.I.R. FOUND 1/2" IRON ROD	ALL COORDINATES BASED ON
S.I.R. SET 1/2" IRON ROD	TEXAS STATE PLANE
(C.W) CONTROLLING MONUMENT	COORDINATE SYSTEM, NORTH
ESMT. EASEMENT	CENTRAL ZONE, ZONE 5551,
	NORTH AMERICAN DATUM OF
	1983 ON GRID COORDINATE
	VALUES

*Drafted By: Mark Peeples*



<b>PLANNING &amp; ZONING COMMISSION AGENDA COMMUNICATION</b>
--

<b>AGENDA DATE:</b>	August 21, 2012
<b>SUBJECT:</b>	Public Hearing – Conduct a Public Hearing and consider a request to change the zoning of 38.814± acres situated in the J. W. Parsons Survey, Abstract No. 705, City of Allen, Collin County, Texas, from Single Family Residential R-5 to a Planned Development for Single Family Residential R-5; located south of Ridgeview Drive and west of Twin Creeks Drive. (Z-6/22/12-44) [Fall Creek Addition]
<b>STAFF RESOURCE:</b>	Tiffany McLeod Senior Planner
<b>PREVIOUS COMMISSION/COUNCIL ACTION:</b>	Preliminary Plat Approved – May, 2011 Final Plat Approved – September, 2011
<b>PUBLIC NOTICE:</b>	Property Owner Notices – Mailed August 10, 2012 Sign Installed – August 10, 2012

**BACKGROUND**

The property is located south of Ridgeview Drive and west of Willingham Drive. The property to the north (across Ridgeview Drive) is zoned Corridor Commercial CC. The property to the south and east is zoned Planned Development PD No. 98 for Town Home TH and Single Family Residential R-5. The property to the west is zoned Planned Development PD No. 54 for Community Facilities CF.

The property is currently zoned Single Family Residential R-5. The applicant is requesting to change the zoning of the property to a Planned Development with the following development regulations as it relates to the proposed development:

1. The property shall be developed and used in accordance with the Single Family Residential R-5 zoning district regulations.
2. The minimum garage setback for front entry garages shall be eighteen (18) feet from the front building setback line; with the exception of the highlighted lots (as identified on the Concept Plan) which shall be allowed a minimum setback of twelve (12) feet from the front building setback line.

The Allen Land Development Code ALDC requires a front entry garage to be placed a minimum of twenty (20) feet behind the front building setback line. This standard is applied throughout the City with the exception of two (2) Planned Developments PDs. In both Planned Developments the modified garage setback requirement was applied to every lot in the PD boundary.

The Fall Creek subdivision has already gone through the development process of preliminary and final platting. The Concept Plan shows 116 residential lots; with two access points from Ridgeview Drive and Wesley Drive (in Cumberland Crossing Phase I). The applicant is proposing a reduction of the required garage setback from twenty (20) feet to eighteen (18) feet for 107 of the lots. The applicant is also proposing an additional garage setback reduction to twelve (12) feet for the remaining nine (9) lots. These nine (9) lots are highlighted in yellow on the attached Concept Plan.

The applicant's request is due to a measure of error between their architectural design team and development team. The applicant's design team created seven (7) floor plans with a J-swing garage and optional front entry third car garage. During the building permitting process the applicant realized only three (3) of the seven (7) floor plans would fit on the lots and meet the garage setback requirement.

A garage setback reduction to eighteen (18) feet will allow the applicant to build all seven (7) floor plans on 107 of the lots. The applicant has stated that the seven (7) floor plans still will not fit on the remaining nine (9) lots (highlighted in yellow on the attached Concept Plan) even with the reduced eighteen (18) foot setback. This is being attributed to the irregular shape of the lots. The additional request is to further reduce the garage setback to twelve (12) feet for these particular lots in order for at least three (3) of the floor plans to fit.

This request has been reviewed by the Technical Review Committee.

### **STAFF RECOMMENDATION**

The applicant can build seven (7) floor plans without the optional third car garage and three (3) of the floor plans with the optional third car garage without the garage setback reduction. However, as a matter of concession staff supports the request to reduce the garage setback, for the entire development, to eighteen (18) feet. This will allow the applicant to build seven (7) floor plans with or without the optional third car garage on 92% of the lots.

Staff does not support the additional request to further reduce the garage setback to twelve (12) feet for nine (9) lots in the development. Per the attached summary letter, the applicant has indicated that redesign efforts have already taken place to fit their floor plans on some irregular shaped lots. In addition, allowing the varied garage setbacks will create an unprecedented inconsistency with single family residential developments throughout the City.

### **RECOMMENDED MOTION**

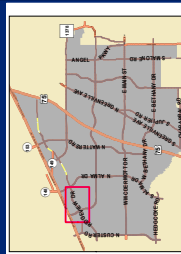
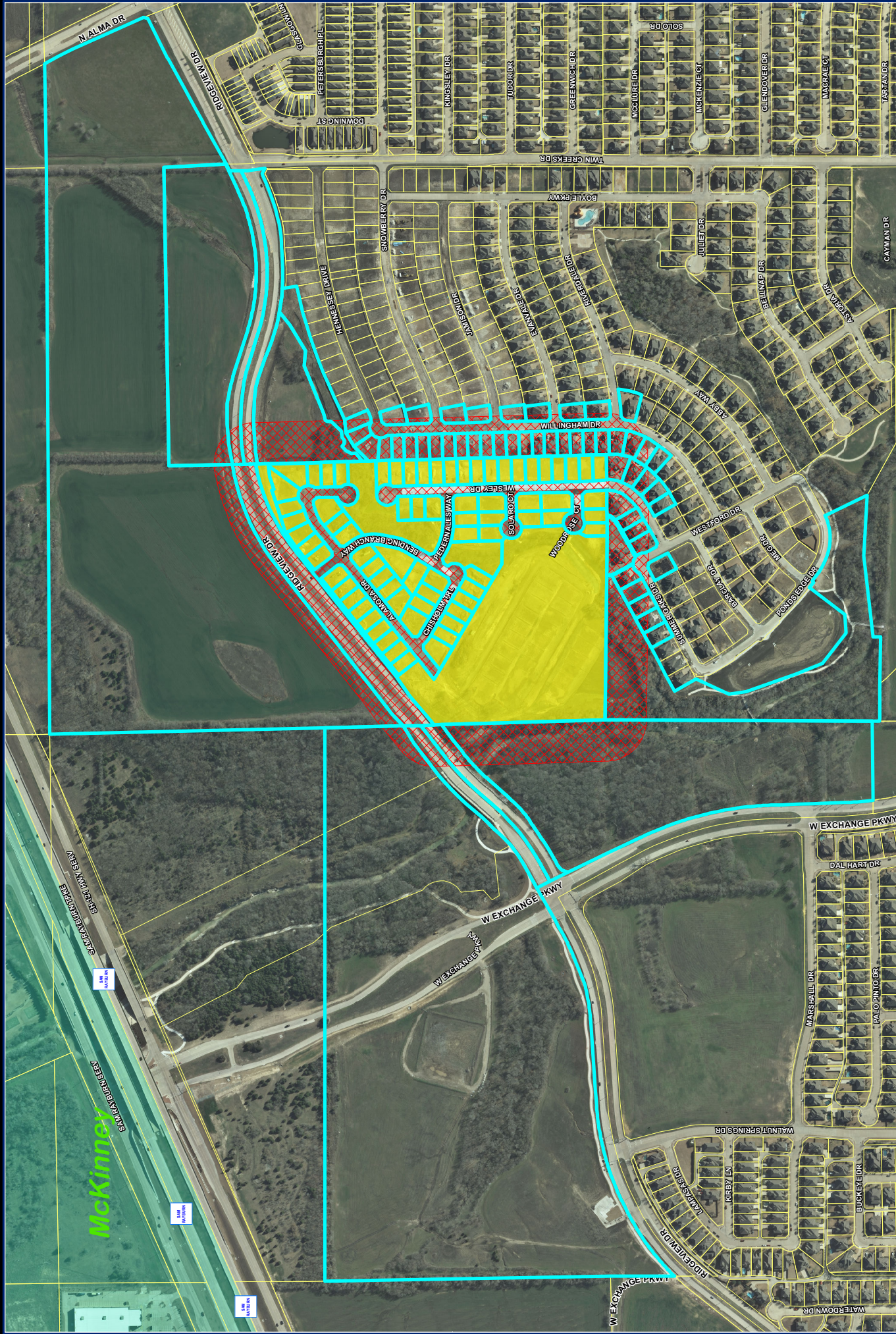
*I make a motion to recommend approval of the request to change the zoning of 38.814± acres of land from Single Family Residential R-5 to a Planned Development for Single Family Residential R-5 with the following condition:*

- *The minimum garage setback for the entire development shall be eighteen (18) feet from the front building setback line.*

### **ATTACHMENTS**

Property Notification Map  
Development Regulations  
Concept Plan  
Street View Graphic and Lot Layouts  
Product Photos  
Summary Letter dated July 23, 2012





LOCATOR MAP



NOT TO SCALE



Community Development - GIS

Date Saved: 7/27/2012

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



### Map Legend

Fall Creek

200' Notification Buffer

City Limit

CollinCAD Parcels

**Fall Creek  
Addition**

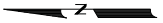


Property Ownership Within  
200 Feet Notification



## **FALL CREEK DEVELOPMENT REGULATIONS**

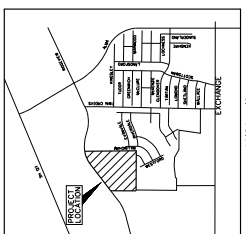
1. BASE ZONING DISTRICT: The property shall be developed and used only in accordance with the Single-Family Residential R-5 zoning district regulations of the zoning regulations of the Allen Land Development Code, except as otherwise provided herein.
2. GARAGE SETBACK: The minimum garage setback for front entry garages shall be eighteen (18) feet from the front building setback line; with the exception of the highlighted lots (as identified on the attached Concept Plan) which shall be allowed a minimum setback of twelve (12) feet from the front building setback line.



0 50 100 200  
SCALE: 1" = 100'



A= 28°15'27"  
S= 540.00'  
T= 236.61'  
L= 463.59'  
C= 458.91'  
B= N66°35'03"E



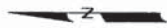
NOTES:

- DENOTES A STANDARD LOT WHICH WILL HAVE A MINIMUM 18' GARAGE SETBACK FROM THE PLATTED BUILDING LINE.
- DENOTES AN IRREGULAR LOT WHICH WILL HAVE A 12' MINIMUM GARAGE SETBACK FROM PLATTED BUILDING LINE.
- DENOTES OPEN SPACE
- DENOTES TREE LINE

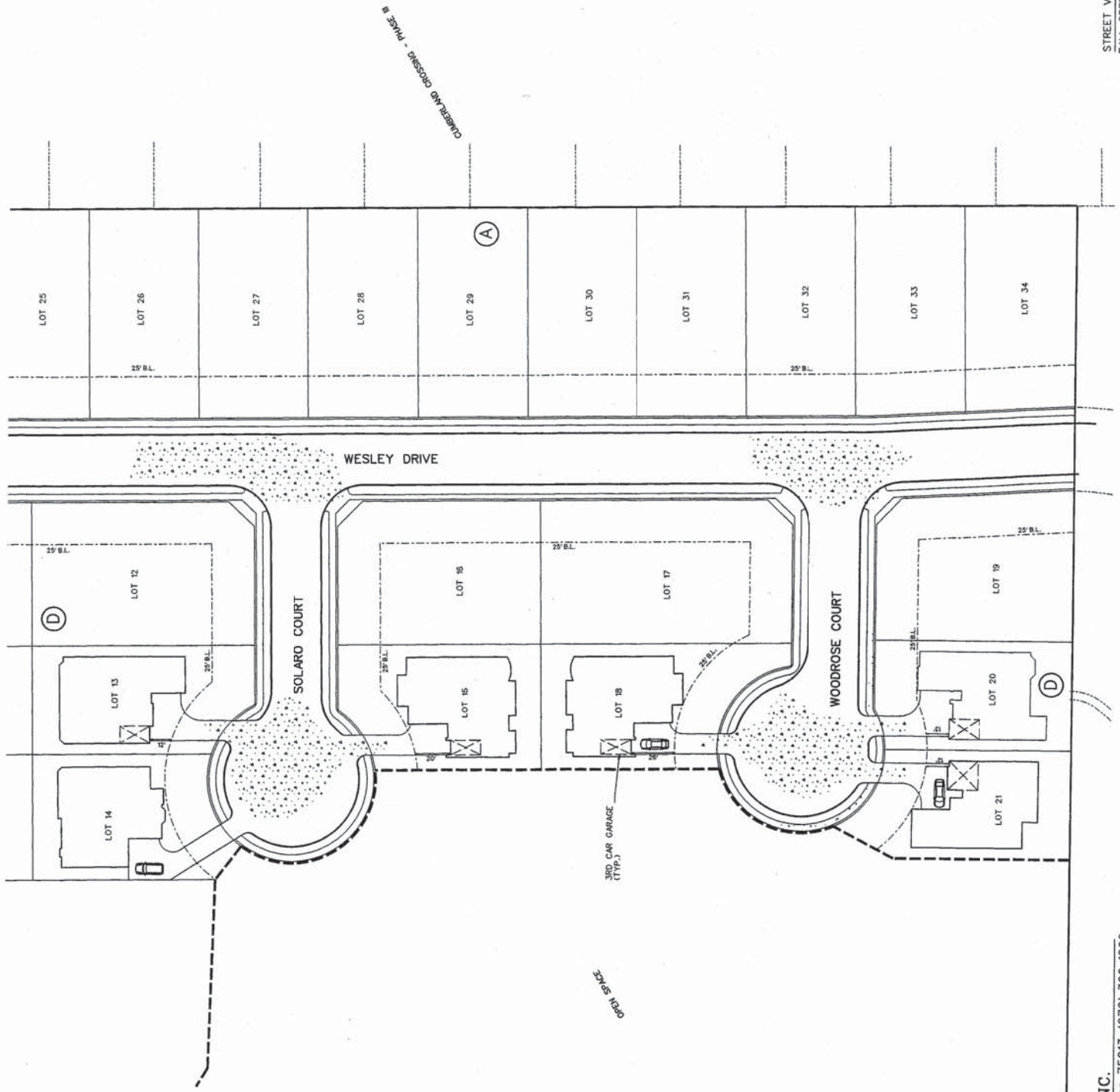
TOTAL LOTS 116  
OPEN SPACE REQUIRED 1.55 AC.  
OPEN SPACE PROVIDED 2.928 AC.

CONCEPT PLAN  
OF  
**FALL CREEK**  
38.84 ACRES OUT OF THE  
J.W. PARSONS SURVEY  
ABSTRACT NO. 705  
IN THE  
CITY OF ALLEN  
COLLIN COUNTY, TEXAS  
OWNER/APPLICANT  
STANDARD PACIFIC OF TEXAS, INC.  
909 LANE 100, SUITE 940  
DALLAS, TEXAS 75238  
PREPARED BY  
CORWIN ENGINEERING, INC.  
TPPE FIRM #5951  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75015  
JUNE 2012 SCALE: 1"=100'  
REVISED 7-24-2012





SCALE 1"=40'



















## CORWIN ENGINEERING, INC.

200 W. Belmont • Suite E • Allen, TX 75013  
(972) 396-1200 • FAX (972) 396-4987

July 23, 2012

**City of Allen**

Tiffany McLeod  
305 Century Parkway  
Allen, Texas 75013

RE: **FALL CREEK**  
Zoning Request

Dear Tiffany,

After our meeting last week we have done some further analysis of the lots and proposed plans and have revised the Concept Plan. A summary of this analysis is as follows:

**Standard Lots**

The builder will offer seven (7) plans that have a third car garage option. With the revised eighteen (18') foot setback all seven plans will fit on the standard lots as shown on the Concept Plan. Without the revised setback only three plans will fit on the standard lots.

**Irregular Lots**

On the cul-de-sac, or irregular lots, we have designated nine lots that we are requesting that the garage door offset to the building line be revised to a minimum of twelve (12) feet. These nine lots are shown on the Concept Plan. This twelve foot offset will allow a majority of the plans to be offered on these irregular lots. See the chart attached which shows which plans will fit on the particular lots. Lots 14, 15 & 18 Block D, are irregular lots but the builder has designed a particular plan that is wider and shallower which will fit on these particular lots utilizing the proposed eighteen foot setback.

We appreciate your time and input through this process. If you have any questions please do not hesitate to contact me.

Sincerely,  
**CORWIN ENGINEERING, INC.**

Warren L. Corwin, P.E.

FALL CREEK

IRREGULAR LOTS

PLAN	LOT 5/A	LOT 8/A	LOT 10/A	LOT 11/A	LOT 18/A	LOT 19/A	LOT 13/D	LOT 20/D	LOT 21/D
A	X	X	X	X	X	X		X	X
B	X	X	X		X	X		X	X
C	X	X	X	X	X	X	X	X	X
D	X	X	X		X	X	X		X
E	X		X	X		X		X	X
F	X	X	X		X	X	X	X	X
G	X	X	X	X	X	X		X	X

X Denotes plan fits on lot with 12' setback