



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, APRIL 1, 2014 – 7:00 P.M.
CITY COUNCIL CHAMBERS
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013**

Call to Order and Announce a Quorum is Present

Pledge of Allegiance

Directors Report

1. Action taken on the Planning & Zoning Commission items by City Council at the March 25, 2014 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 March 18, 2014 regular meeting.

Regular Agenda

3. Public Hearing/Replat – Conduct a Public Hearing and consider a Replat for Lots 1R-1 and 2, Allen Business Centre, being a Replat of Lot 1R of Tract D and Tract E out of Allen Business Centre, being 3.53± acres, City of Allen, Collin County, Texas; located north of Bethany Drive and west of Prestige Circle. (FP-2/17/14-10) [Nine Band Brewing]
4. Combination Plat – Consider a Combination Plat for AVH Kennels Addition, Lots 1 and 2, Block A, being 3.15± acres out of the Peter Wetzel Survey, Abstract No. 990, City of Allen, Collin County, Texas; located at the northwest corner of Main Street and Roaring Springs Drive. (FP-3/3/14-13) [Pet Resort]

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, March 28, 2014, 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 3/25/2014 City Council Meeting

- A request to adopt an ordinance to amend the development regulations of PD No. 108, District H to allow an Assisted Living/Memory Care Use and adopt a Concept Plan, Landscape Plan and Building Elevations for Twin Creeks Assisted Living (located North of Exchange Parkway and East of Bossy Boots Drive) was approved.



**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
March 18, 2014**

ATTENDANCE:

Commissioners Present:

Jeff Cocking, Chair
Shirley Mangrum, 1st Vice Chair
Ben Trahan, 2nd Vice Chair
John Ogrizovich
Michael Orr
Stephen Platt, Jr.

Absent:

Barbara McNutt

City Staff Present:

Ogden "Bo" Bass, AICP, Director of Community Development

Call to Order and Announce a Quorum is Present:

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

Director's Report

1. Action taken on the Planning & Zoning Commission items by City Council at the March 11, 2014 regular meeting.

Consent Agenda

2. Approve minutes from the March 4, 2014 regular meeting.
3. Capital Improvement Program (CIP) Status Report.
4. Final Plat – Consider a Final Plat for Greenville Center Addition, Lot 10, Block A, being 1.432± acres in the Henry Wetsel Survey, Abstract No. 777, City of Allen, Collin County, Texas; located southwest of Stacy Road and State Highway 5/Greenville Avenue. (FP 11/11/13-82) [Randolph Brooks Federal Credit Union]

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

The motion carried.

Adjournment

Upon acclamation, the meeting adjourned at 7:02 p.m.

These minutes approved this _____ day of _____ 2014.

Jeff Cocking, Chairman

Patrick Blaydes, Planner

Director's Report for March 11, 2014 City Council Meeting

There were no items taken to the March 11, 2014 City Council Meeting.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: April 1, 2014

SUBJECT: Conduct a Public Hearing and consider a Replat for Lots 1R-1 and 2, Allen Business Centre, being a Replat of Lot 1R of Tract D and Tract E out of Allen Business Centre, being 3.53± acres, City of Allen, Collin County, Texas; located north of Bethany Drive and west of Prestige Circle. (FP-2/17/14-10) [Nine Band Brewing]

STAFF RESOURCE: Patrick Blaydes
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: PD No. 3 Approved – October, 1981
Replat Tract D – May, 1999
PD No. 3 Amended – February, 2008
SUP approved – November, 2013

BACKGROUND

The property is located north of Bethany Drive and west of Prestige Circle. The properties to the north and south are zoned Planned Development No. 3 Light Industrial (LI). The property to the east, across Prestige Circle, is zoned Planned Development No. 3 Light Industrial (LI) and Light Industrial (LI). The property to the west is zoned Planned Development No. 3 for Community Facilities (CF) and Light Industrial (LI) use.

The property is zoned Planned Development PD No. 3 Light Industrial (LI) with a Specific Use Permit (SUP) for a Bottling Works and Distribution use on Lot 2.

The purpose of the Replat is to subdivide the property into two (2) lots and establish various easements primarily for the development of Lot 2.

There are two (2) access points into the site; one (1) access points off of Prestige Circle and one (1) access point through a firelane/access easement on the property to the south.

This Replat has been reviewed by the Technical Review Committee and meets the standards of the Allen Land Development Code and Planned Development PD No. 3.

STAFF RECOMMENDATION

Approval

MOTION

I make a motion to approve the Replat for Lots 1R-1 and 2, Allen Business Centre; located north of Bethany Drive and west of Prestige Circle.

ATTACHMENTS

Replat

PLANNING & ZONING COMMISSION	AGENDA COMMUNICATION
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AGENDA DATE: April 1, 2014

SUBJECT: Consider a Combination Plat for AVH Kennels Addition, Lots 1 and 2, Block A, being 3.15± acres out of the Peter Wetzel Survey, Abstract No. 990, City of Allen, Collin County, Texas; located at the northwest corner of Main Street and Roaring Springs Drive. (FP-3/3/14-13) [AVH Kennels Addition]

STAFF RESOURCE: Patrick Blaydes
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: Planned Development PD No. 5 for Shopping Center (SC)
Use Approved – October, 1981
Site Plan approved – October, 2013

BACKGROUND

The property is located at the northwest corner of Main Street and Roaring Springs Drive. The property to the north is zoned Single Family Residential (R-5). The property to the south, across Main Street, is zoned Community Facilities (CF) and Single Family Residential (R-5). The properties located to the east and west are zoned Planned Development PD No. 5 Shopping Center (SC).

The subject property is part of Planned Development PD No. 5 with a base zoning of Shopping Center (SC). The proposed use for this site is a veterinary hospital and animal boarding facility.

A Combination Plat may be submitted if a tract of land is subdivided into less than three lots, there is no change in street locations and the requirements for both the preliminary plat and final plat are met.

The Combination Plat shows two (2) lots. There are three (3) access points for the site. One access point is located on Main Street. Another access point is located on Roaring Springs Drive. The third access point is provided through an existing public access and firelane easement to the west of the site. The existing driveway, located on the property to the west, will also be closed with the development of this site.

This plat also shows various firelane, access, and utility easements.

The Combination Plat for AVH Kennels Addition has been reviewed by the Technical Review Committee and meets the standards of the Allen Land Development Code and Planned Development PD No. 5.

STAFF RECOMMENDATION

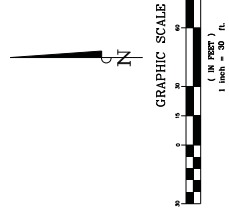
Approval

MOTION

I make a motion to approve the Combination Plat for AVH Kennels Addition, Lots 1 and 2, Block A; located at the northwest corner of Main Street and Roaring Springs Drive.

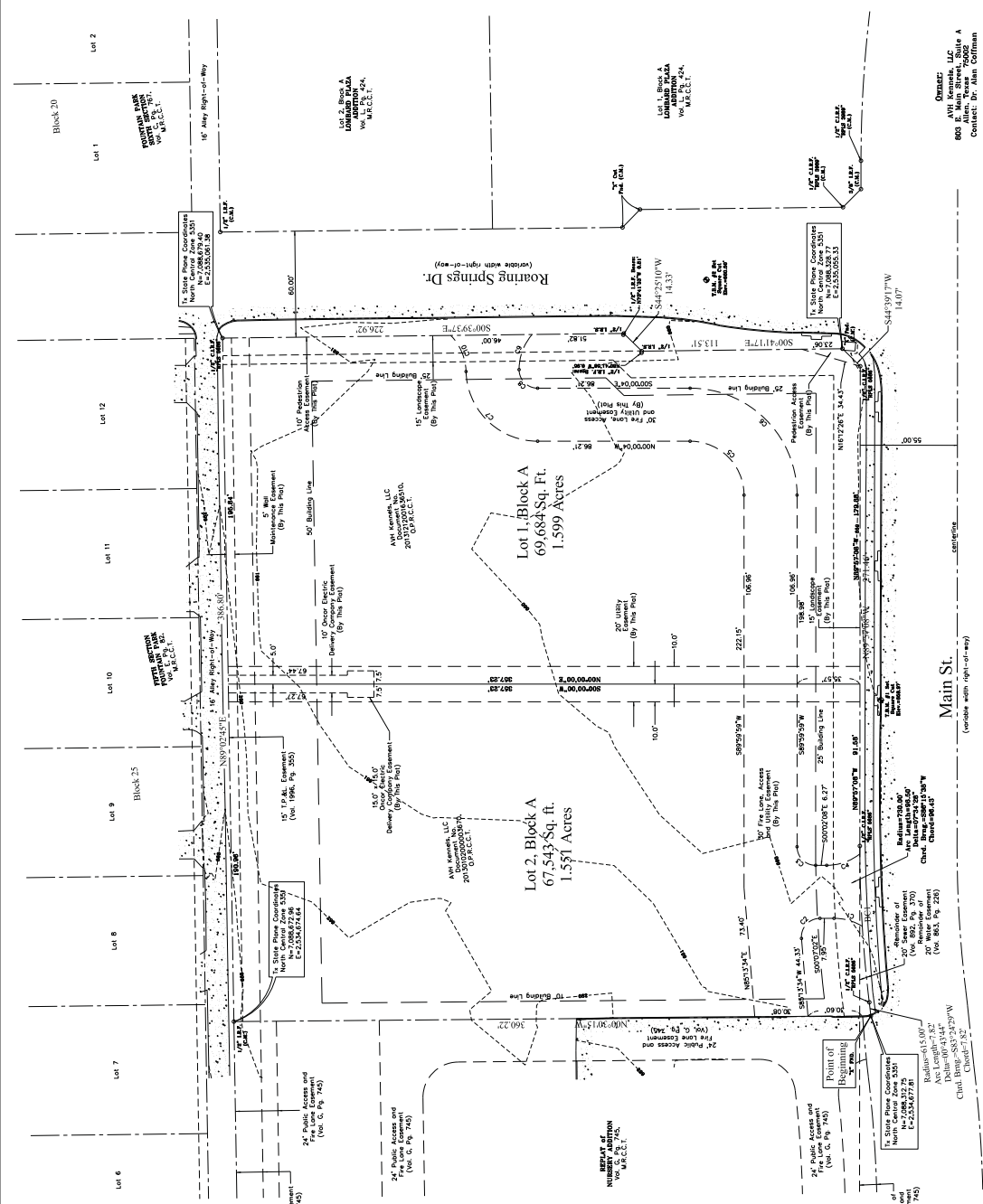
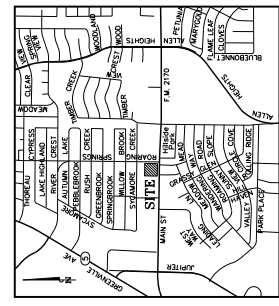
ATTACHMENTS

Combination Plat



LEGEND

C.I.E.F. = Capital Improvement Fund
M.S. = Map Survey
M.S.C.C. = Map Records, Collin County, Texas
S.P.E.C.C. = Surveyed Public Easement, Collin County, Texas
D.P.E.C.C. = Deeded Public Easement, Collin County, Texas



Owner:
AVH Kennels, LLC
600 E. Main Street, Suite A
McAllen, TX 78501
Contact: Dr. Alan Coffman

Recorder:
North Texas
Surveying, L.L.C.
1901 Redwood Court
McAllen, TX 78501
Contact: Brian E. Under, P.E.

North Texas
Surveying, L.L.C.
Registered Professional Land Surveyors
1515 South McLeod St., Suite 110
McAllen, TX 78501
Ph: (409) 525-1111
www.northtexasurveying.com

Curve No.	Radius	Chord	Angle	Chord	Angle
1	10.00	10.00	90.00	10.00	90.00
2	10.00	17.36	63.43	17.36	63.43
3	10.00	25.98	47.01	25.98	47.01
4	10.00	34.64	35.26	34.64	35.26
5	10.00	43.29	25.98	43.29	25.98
6	10.00	51.96	17.36	51.96	17.36
7	10.00	60.62	9.00	60.62	9.00
8	10.00	69.28	1.11	69.28	1.11
9	10.00	77.94	0.00	77.94	0.00
10	10.00	86.60	0.00	86.60	0.00

Radius=725.00'
Arc Length=86.63'
Chord Length=86.63'
Chord Bearing=S66°52'44"W

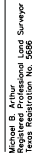
Notes:

1. According to the Final Insurance Rate Map of Collin County, Texas, Map No. 4000022701, Map Revised June 02, 2008, the herein described property is located in Zone "A", surveyed by said map to be, "area determined to be outside the 0.2% annual chance floodplain".
2. Bearings and distances are based on the City of Allen, Geographic Monumentation. The City of Allen GPS Monument No. 1, 2 and 4 were used as benchmarks.
3. Stationing of the utility easements and building easements is a combination of City Ordinance and State Law and is subject to laws and ordinances of the City of Allen.
4. The Benchmark #1: Square cut set on the back of curb on a concrete storm inlet, on the westerly edge of F.M. Highway 270, is approximately 240' west of the centerline of Roaring Springs Drive.
5. The Benchmark #2: Square cut set on the northwesterly corner of the centerline of Roaring Springs Drive, approximately 87' north of the northwesterly corner of F.M. Highway No. 270, Elev. = 666.50'

STATE OF TEXAS)
COUNTY OF COLLIN)

BEGINNING at an "X" cut found in concrete in the northerly monumented line of F.M. Highway No. 2170, some being in the easterly line of said Paxton tract, said corner also being the southeasterly corner of said 2,000 acre tract;

THAT I, MICHAEL B. ARTHUR, do hereby certify that I have prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision. This Amended Plat was prepared in accordance with the subdivision rules and regulations of the City of Allen, Texas.



BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Arthur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

North 89°57'08" West, passing the southeasterly corner of sold 2,000 acre tract at a distance of 123.57' and continuing along sold northerly monumented line, some being the southerly line of sold 2,000 acre tract, a total distance of 271.46' to a capped iron rod found at the beginning of a curve to the left, having a radius of 725.00', a

Continuing along said northerly monumented line, some being said curve to the left, in a southwesterly direction, an arc length of 88.63' to a capped iron rod found at the beginning of a curve to the right having a radius of 615.00';

STATE OF TEXAS)
COUNTY OF COLLIN)

THAT, AVH KENNELS, LLC, through the undersigned authority, does hereby adopt this plat, designating the above described property as **LOTS 1 AND 2, BLOCK 4, AVH KENNELS ADDITION**, 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

3. Selling off a portion of this addition by metres and bounds is a violation of City Ordinance and State Law and is subject to fines and withholding of utilities and building permits.

Site Benchmark #2: Square cut set on the northerly median nose in the centerline of Roaring Springs Drive, approximately 87' north of the northerly monumented line of F.M. Highway No. 2170. Elev. = 660.50'

appeared Alan Coffman, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed. In the capacity therein stated

Given under my hand and seal of office this _____ day of _____, 2014,

SCALE: 1" = 30'	DRAWN BY: C.S.H	CHECK'D BY: M.R.A.	JOB NO.: 2013-0068
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Vicinity Map
(not to scale)

Engineer
Lingle Engineers
7001 Westchester Court
Suite 200
McKinney, TX 75070
214-644-9000
214-644-0303 fax
Contact: Brian E. Lingle, P.E.

Registered Professional Land Surveyors
1515 South McDonald St., Suite 110.
McKinney, Tx. 75069
Ph. (469) 424-2074 Fax: (469) 424-1911
www.northtexasurveying.com

BEING 3.150 ACRES OUT OF THE
ETER WETZEL SURVEY - ABST. NO. 999
