



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, FEBRUARY 21, 2017 – 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 February 14, 2017, 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 January 17, 2017, regular meeting.
3. Capital Improvement Program (CIP) Status Report.

Regular Agenda

4. Replat/Public Hearing – Conduct a Public Hearing and consider a request for a Replat for Allen Station Business Park Phase III, Lot 1R, Block A, being 12.143± acres; generally located at the northeast corner of Andrews Parkway and Exchange Parkway. (RP-1/9/17-1) [WatchGuard Video]
5. Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Minor Automotive Repair use for an approximately 1,400± square foot portion of a building located on Lot 2, William F. Chester Addition; generally located south of Allen Drive and east of US Highway 75 (commonly known as 604 N. Central Expy.) (SUP-12/13/16-120) [North Dallas Auto Tint]
6. Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Fitness and Health Center use for an approximately 2,130± square foot portion of a building located on Lot 1R3, Block A, Watters Village; generally located south of Stacy Road and west of Curtis Lane (commonly known as 939 Stacy Rd.). (SUP-1/24/17-6) [Circuit 31 Fitness]

7. Comprehensive Plan Progress Report

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 17, 2017, at 5:00 pm.

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 02/14/2017 City Council Meeting

- The request to conduct a Public Hearing and adopt an ordinance approving Specific Use Permit No. 152 for a Gymnastics and Sports Training Facility use for a portion of the building located on Lot 1, Block A of Lots 1 & 2, Allen Business Center II; generally located north of Bethany Drive and west of Greenville Avenue, for Alliance Cheer at Tech Center One, was approved.



PLANNING AND ZONING COMMISSION

Regular Meeting

January 17, 2017

ATTENDANCE:

Commissioners Present:

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

Absent:

City Staff Present:

Ogden "Bo" Bass, AICP, Director of Community Development
Joseph Cotton, PE, Assistant Director of Engineering
Madhuri Mohan, AICP, Senior Planner
Meredith Nurge, Planner
Victoria Thomas, City Attorney

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.

Directors Report

1. Action taken on the Planning & Zoning Commission items by City Council at the January 10, 2017, regular meeting, attached.

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 January 3, 2017, regular meeting.
3. Capital Improvement Program (CIP) Status Report.
4. Final Plat – Consider a request for a Final Plat for Lot 1, Block H, Montgomery Ridge Phase IIA, being 7.775± acres situated in the Thomas G. Kennedy Survey, Abstract No. 500; generally located south of Montgomery Boulevard and west of US Highway 75. (FP-12/13/16-121) [Montgomery Ridge Phase IIA]

Motion: Upon a motion by Commissioner Mangrum, and a second by Commissioner Hollingsworth, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.

The motion carried.

Regular Agenda

5. Combination Plat – Consider a request for a Combination Plat for Lot 2, Block H, Bray Central One, being 4.135± acres of land, located in the John Fyke Survey, Abstract No. 1692; generally located at the southeast corner of Exchange Parkway and Raintree Circle. (RP-12/14-16-124) [Allen Medical Plaza]

Ms. Meredith Nurge, Planner, presented the item to the Commission. She stated the item is a Combination Plat for Allen Medical Plaza. The property is generally located at the southeast corner of Exchange Parkway and Raintree Circle. The property to the north (across Exchange Parkway) is zoned Planned Development PD No. 108 for Mixed Use. The property to the east and south is zoned Planned Development PD No. 54 for Corridor Commercial CC. The property to the west (across Raintree Circle) is zoned Planned Development PD No. 108 for Office O.

The property is zoned Planned Development PD No. 54 Corridor Commercial CC. A Site Plan for a Medical Office building was approved in December 2016. Platting is the last step in the development process. A Combination Plat is submitted as the tract of land is subdivided into three lots or less, there is no change in street locations, and the requirements for both the Preliminary Plat and Final Plat are met.

Ms. Nurge stated that the Combination Plat shows approximately 4.135± acres. There are two points of access into the development; one through a proposed access easement on Exchange Parkway and one through a proposed access easement on Raintree Circle. The Plat also shows right-of-way dedication and various easements required for development.

The Combination Plat has been reviewed by the Technical Review Committee and meets the requirements of the Allen Land Development Code.

Motion: Upon a motion by Commissioner Orr, and a second by 2nd Vice-Chair Platt, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Combination Plat for Lot 2, Block H, Bray Central One, being 4.135± acres of land, located in the John Fyke Survey, Abstract No. 1692; generally located at the southeast corner of Exchange Parkway and Raintree Circle.

The motion carried.

6. Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Gymnastics and Sports Training Facility use. The property is an approximately 13,095± square foot portion of the building located on Lot 1, Block A of Lots 1 & 2, Allen Business Center II; generally located north of Bethany Drive and west of Greenville Avenue (and commonly known as 718 S. Greenville Avenue). (SUP-11/29/16-117) [Alliance Cheer at Tech Center One]

Chairman Cocking stated that one member of the P&Z will be recusing himself due to a conflict of interest.

Ms. Meredith Nurge, Planner, presented the item to the Commission. She stated the item is a request for a Specific Use Permit for Alliance Cheer at Tech Center One. The property is generally located north of Bethany Drive and west of Greenville Avenue. The property to the north is zoned Planned Development PD No. 3 for Light Industrial LI. The properties to the west and south are zoned Planned Development PD No. 3 for Shopping Center SC. To the east (across Greenville Avenue), the properties are zoned Planned Development PD No. 46 for Community Facilities CF and Single-Family Residential District R-5.

The applicant is proposing to tenant an approximately 13,095± square foot portion of the existing building for a competitive cheerleading training facility. Staff categorizes this type of use as a Gymnastics and Sports Training Facility use.

The property is zoned Planned Development PD No. 3 for Light Industrial LI. The Allen Land Development Code requires a Specific Use Permit SUP for a Gymnastics and Sports Training Facility use within the Light Industrial zoning district.

Ms. Nurge explained that the applicant submitted a business summary in conjunction with the SUP application. The following is a summary of the proposed business operations:

- Regular operating hours: Monday through Friday 4:30 p.m. – 9:30 p.m.; Saturday 10:00 a.m. – 6:00 p.m.; Sunday 1:00 p.m. – 9:00 p.m.
- Any special events will be held on weekends.
- The center will be staffed with a maximum of six staff members and 60 students.

The applicant is confident that parking provided will adequately support the facility because of parent drop-off and evening operating hours. Staff also believes the amount of parking is adequate for the proposed use.

There are no proposed changes to the exterior of the building.

The Specific Use Permit request has been reviewed by the Technical Review Committee.

2nd Vice Chair Platt asked if the applicant would be in a shared facility.

Ms. Nurge said yes.

Chairman Cocking opened the Public Hearing.

Matt Sturgis, 21 Prestige Cr., Allen, Texas, spoke in opposition of the request. He voiced concerns regarding the proximity of the proposed development to surrounding similar developments. He said that the current gyms are the only gyms allowed in the immediate area, as stated by the Planning and Zoning Commission several years ago.

Bruce Heller, 718 Greenville Ave., Allen, Texas, Applicant, spoke in support of the request. He provided a detailed explanation about the parking and the hours of operation. The proposed development has less parking than what is required; however, because of the non-peak hours of operation, parking will be adequate as it will be available due to different hours of operation of the other tenants which do not overlap with this proposed facility.

Ginger Taub, 131 Buckingham Ln., Allen, Texas, spoke in opposition of the request. She voiced concerns regarding the hours of operation and the location of the gym.

Nathan Pipitone III, 1607 Thoroughbred Ln., Allen, Texas spoke in opposition of the request. He had concerns regarding the hours of operation and the potential gym owner having previously been affiliated with a nearby gym.

Jen Brungardf, Allen, Texas, spoke in opposition of the request. She also voiced concerns regarding the potential gym owner having previously been affiliated with a nearby gym.

Chairman Cocking closed the Public Hearing.

Written opposition included:

- Brian Mazzei, 1410 Sunshine Dr., Allen, Texas - Opposed
- Krista Thornley, 710 Beaumont Ct., Allen, Texas – Opposed
- David and Lisa Hightower, 1621 Pecan Creek Ln., Allen, Texas – Opposed
- Jason Gillespie, 1226 Comanche Dr., Allen, Texas – Opposed
- Jamie Hinkel, 1720 Live Oak Ln., Allen, Texas – Opposed
- Ann Pipitone, 1602 Thoroughbred Ln., Allen, Texas – Opposed
- Kristi Baker, 1814 Northbrook Ct., Allen, Texas – Opposed
- Kathy Heurder, 2254 Enchantment Ln., Allen, Texas – Opposed

Chairman Cocking asked if the hours of operation would be the only hours allowed or if the hours could be extended past this time.

Ms. Nurge said that the hours of operation presented are the hours received from the applicant. These will be written down in the SUP.

Mr. Bo Bass, Director of Community Development, said that the Planning and Zoning Commission may limit the hours of operation, but that the applicant should ensure that the hours of operation are suitable for the development.

Mr. Heller answered yes, the hours listed in the SUP Site Plan are the intended hours.

Mr. Bass said that any hours outside of the hours that are listed would be in violation of the SUP Ordinance if Council approves the SUP.

Chairman Cocking said that he was not aware of a time when the Planning and Zoning Commission made a restriction on the number of similar uses allowed in an immediate area.

Mr. Bass said that he is also not aware of any limitation on any land use. He said that staff does not look at the number of similar uses within a specific area. Instead, staff is more concerned about the functionality and life safety of the use.

Commissioner Hollingsworth said that two similar restaurants exist within that area, across the street from one another.

Commissioner Mangrum suggested that the cheer facilities join and do an event together.

Chairman Cocking said that the commission does not have a right to regulate commerce and cannot decide how many of one particular use is too many.

**Motion: Upon a motion by 1st Vice-Chair Trahan and a second by
2nd Vice-Chair Platt, the Commission voted 6 IN FAVOR, and 0 OPPOSED**

(1 RECUSED) to approve the request for a Specific Use Permit SUP for a Gymnastics and Sports Training Facility use for the approximately 13,095± square foot portion of the building; generally located north of Bethany Drive and west of Greenville Avenue (and commonly known as 718 S. Greenville Avenue), with the addition of the hours of operation to be included in ordinance.

The motion carried.

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

The meeting adjourned at 7:32 p.m.

These minutes approved this _____ day of _____ 2017.

Jeff Cocking, Chairman

Madhuri Mohan, AICP, Senior Planner

January 17, 2017

Director's Report from 1/10/2017 City Council Meeting

- There were no items taken to the January 10, 2017, City Council Meeting.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: February 21, 2017

SUBJECT: Capital Improvement Program (CIP) Status Report

STAFF RESOURCE: Chris Flanigan, PE
Director of Engineering

PREVIOUS COMMISSION/COUNCIL ACTION: None.

LEGAL NOTICES: None.

ANTICIPATED COUNCIL DATE: 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 January, 2017
CIP Map through February, 2017

ENGINEERING CIP REPORT - THROUGH JANUARY 2017

	PROJECT		STATUS / COMMENTS		CONST. DATE
	1	2015 Intersection Improvements	ST1504	City has begun the process to acquire two of the four properties through eminent domain. The third has closed and the fourth is still negotiating.	TBD
	2	2017 Median Improvement Project	ST1705	Project is under design by Lee Engineering.	TBD
	3	Alma Drive Improvements (Hedgcoxe-SH121)	ST1503	Design engineer, BW2, submitted 60% plans for review.	TBD
	4	Chelsea Blvd Intersection Improvements	ST1703	Design engineer, Corwin, submitted 60% plans for review.	TBD
	5	Ridgeview Drive (Watters - Chelsea)	ST1701	Project is in design phase. Accelerated 2-lane plans are completed. AISD to build the two lanes of Ridgeview prior to Summer 2017.	in Phases
ROADS	6	FM 2551 (Main St - Parker Rd)	ST0316	Design of widening to six lanes being managed by Collin County. Resolution of support passed by City May 24, 2016.	2020
	7	Ridgeview / US 75 Overpass	TXDOT	TxDOT has hired HDR to design the reconstruction of the overpass. Preliminary Engineering and Environmental Process is underway. TxDOT is coordinating with the FHWA.	TBD
	8	Stacy Road, Ph 2 (Greenville - FM 1378)	ST0704 NTMWD	TxDOT contractor has begun Phase 1, which includes constructing the Northern half of the road. Contractor will begin paving Phase 1 in the coming weeks, with next traffic switch planned for April.	Complete Jan. 2018
	9	US 75 Widening	TXDOT	Addition of 2 general purpose lanes, selected ramp reversals, and intersection improvements. New Exchange Parkway Exit is open.	Complete March 2017
	10	Fountain Park Water/SS Rehab, Ph 2	WA1403	SYB is currently 100% complete with the proposed water main. SYB will begin construction on the concrete section of Pebblebrook in early February.	Complete July 2017
UTILITIES	11	Hillside Water & Sanitary Sewer Rehab.	WA1605	Project is under design by Halff Associates.	Design Complete May 2017
	12	Stacy Ground Storage Tank & Rowlett Tower Repaint	WA1604	Contract was awarded to N.G. Painting on Tuesday, January 24th and precon held January 27th. Vendor has committed to working at both sites simultaneously.	Complete May 2017
OTHER	13	Olson & Beverly Elementary Sidewalk Improvements	ST1501	TxDOT LPAFA signed and returned by the City. TxDOT is currently reviewing the 100% plans.	Complete before Fall 2017
	14	Library Parking Lot Expansion	LB1701	Design engineer, BW2, submitting to TRC on February 3.	TBD
	15	Central Fire Remodel & Expansion		Two firms (Dewberry and PGAL) will be interviewed the week of February 13th for design and construction management contracts. Contract award recommendation is expected in April with design to begin in the summer.	Complete Fall 2019

CONSTRUCTION

DESIGN

DESIGN (BY OTHERS)

CONSTRUCTION (BY OTHERS)

FUTURE

ENGINEERING CIP MONTHLY REPORT

**FEBRUARY
2017**

CONSTRUCTION

DESIGN

**CONSTRUCTION
(By Others)**

**DESIGN
(By Others)**

FUTURE

**ENGINEERING
DEPARTMENT
214.509.4576**

**DIRECTOR:
CHRIS
FLANIGAN**



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: February 21, 2017

SUBJECT: Conduct a Public Hearing and consider a request for a Replat for Allen Station Business Park Phase III, Lot 1R, Block A, being 12.143± acres; generally located at the northeast corner of Andrews Parkway and Exchange Parkway. (RP-1/9/17-1) [WatchGuard Video]

STAFF RESOURCE: Madhuri Mohan, AICP
Senior Planner

PREVIOUS COMMISSION/COUNCIL ACTION: PD-58 Adopted – March, 1996
PD-58 Amended – August, 1998
PD-58 Amended – February, 2001
PD-58 Amended – December, 2007
Final Plat Approved – February, 2010
Amended Plat Approved – September, 2011
PD-58 Amended – December, 2016

LEGAL NOTICES: None.

ANTICIPATED COUNCIL DATE: None.

BACKGROUND

The property is generally located at the northeast corner of Andrews Parkway and Exchange Parkway. The properties to the north and west (across Andrews Parkway) are zoned Planned Development PD No. 58 Light Industrial LI. The property to the south (across Exchange Parkway) is zoned Planned Development PD No. 58 Community Facilities CF. The property to the east is zoned Planned Development PD No. 58 Multi-Family MF.

The property is currently zoned Planned Development PD No. 58 Light Industrial LI. A PD Amendment for WatchGuard Video was approved in December 2016. A Site Plan for the development was approved in January 2017. Platting is the last step in the development process.

The Replat shows one lot at approximately 12.143± acres. There are two points of access into the development; one (1) on Exchange Parkway and one (1) on Andrews Parkway. The plat also shows various easements and right-of-way dedication required for development.

The Replat has been reviewed by the Technical Review Committee, is consistent with the PD Amendment Concept Plan, and meets the standards of the Allen Land Development Code.

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to approve the Replat for Allen Station Business Park Phase III, Lot 1R, Block A; generally located at the northeast corner of Andrews Parkway and Exchange Parkway.

ATTACHMENTS

Replat

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: February 21, 2017

SUBJECT: Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Minor Automotive Repair use for an approximately 1,400± square foot portion of a building located on Lot 2, William F. Chester Addition; generally located south of Allen Drive and east of US Highway 75 (commonly known as 604 N. Central Expy.) (SUP-12/13/16-120) [North Dallas Auto Tint]

STAFF RESOURCE: Madhuri Mohan, AICP
Senior Planner

PREVIOUS COMMISSION/COUNCIL ACTION: Rezoned from CBD to Shopping Center – July, 2000

LEGAL NOTICES: Public Hearing Sign Installed – February 10, 2017
Public Hearing Letters Mailed – February 10, 2017

ANTICIPATED CITY COUNCIL DATE: March 14, 2017

BACKGROUND

The property is generally located south of Allen Drive and east of US Highway 75 (commonly known as 604 N. Central Expy.). The properties to the north, south, and east are zoned Shopping Center SC. The property to the west (across US Highway 75) is zoned Planned Development PD No. 108 Mixed-Use MIX.

The applicant is proposing to tenant a 1,400± square foot portion in an existing 8,400 square foot building for a Minor Automotive Repair use. The property is zoned Shopping Center SC. The Allen Land Development Code requires a Specific Use Permit (SUP) for a Minor Automotive Repair use within the SC zoning district.

The SUP Site Plan shows one existing service bay door on the eastern end of the building for this suite.

There are two (2) existing access points into the site on the US Highway 75 Service Road, both through a 24' Fire Lane, Access, and Utility Easement. Parking on site complies with the Allen Land Development Code standards.

There are no proposed changes to the exterior of the building.

The Specific Use Permit request has been reviewed by the Technical Review Committee and meets the standards of the *ALDC*.

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to recommend approval of a Specific Use Permit SUP request for a Minor Automotive Repair use for North Dallas Auto Tint; generally located south of Allen Drive and east of US Highway 75 (commonly known as 604 N. Central Expy.)

ATTACHMENTS

Property Notification Map
SUP Site Plan

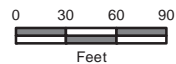


Property Ownership Notification

North Dallas Auto Tint

Map Legend

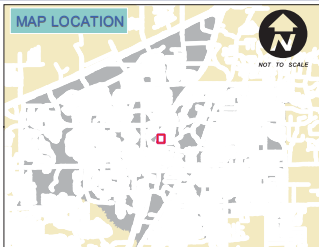
- 200' Notification Buffer
- Railroad
- Public Rezone
- CollinCAD Parcels



Community Development - GIS

Date Saved: 2/8/2017

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





DESCRIPTION

All that certain lot, tract or parcel of land situated in the W.J. Jackson Survey, Abstract No. 484, City of Allen County, Texas, and being known as Lot 2 of the Replat of the William F. Chester Addition, Texas, to the City of Allen, according to the plat thereof recorded in Cabinet D. Page 195 of the Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set thereinafter called 1/2" iron rod set) for corner in the East line of U.S. Highway No. 75 at the Northwest corner of the above cited Lot 2, said point also being the Southwest corner of Lot 1;

THENCE S. 74 deg. 58 min. 55 sec. E. (plat - S. 74 deg. 42 min. 50 sec. E.) with the North line of lot 2 and the South line of Lot 1 a distance of 178.14 feet (plat - 178.21 feet) to a 1/2" iron rod set for corner at the Northeast corner of lot 2, said point also being the Southeast corner of lot 1, said point also being in an East line of said lot 2; thence S. 74 deg. 58 min. 55 sec. E. with the North line of lot 2 a distance of 178.14 feet (plat - 178.21 feet) to a 1/2" iron rod set for corner at the Northeast corner of lot 2, said point also being the Southeast corner of lot 1, said point also being in an East line of said lot 2; that tract of land described in a deed from The Wall Investment Company, Ltd., to P W Allen, LLC, as recorded in Document No. 20161210015798620 of the Official Public Records of Collin County, Texas (hereinafter called Allen Tract);

THENCE S. 15 deg. 08 min. 00 sec. W. (Plat - S. 15 deg. 28 min. 00 sec. W.)
 Bidirectional Control Line) with the East line of Lot 1 and a West line of said Allen
 Tract a distance of 126.20 feet (Plat - 126.20 feet) to a 1 1/2" Iron rod set for corner
 of the Southeast corner of Lot 2, said plat also be between the Northwest corner of Lot 2

THENCE S. 76 deg. 37 min., 43 sec. W. (Plat. - S. 76 deg. 54 min. 08 sec. W.) with the South line of Lot 2 and the North line of Lot 3 a distance of 273.15 feet (Plat. - 273.08 feet) to an "X" cut in concrete set for corner in the East line of U.S. at the southeast corner of Lot 2, said point also being the northeast corner of Lot 3.

Highway No. 75 at the Southwest corner of Lot 2, said point also being the Northwest corner of Lot 3;

THENCE N. 23 deg. 27 min. 04 sec. E. (Plat - N. 23 deg. 45 min. 00 sec. W.) with the

"X" cut in concrete found for corner;
THENCE N. 25 deg. 42 min. 04 sec. E. (Plat - N. 26 deg. 00 min. 00 sec. E) with the East line of U.S. Highway No. 75 a distance of 192.42 feet (Plat - 192.5 feet) to a
East line of U.S. Highway No. 75 a distance of 10.60 feet (Plat - 10.60 feet) to an
"X" cut in concrete found for corner;

THENCE N. 39 deg. 02 min. 37 sec. E. (Plat - N. 39 deg. 16 min. 00 sec. E.) with the East line of U.S. Highway No. 75 a distance of 61.86 feet (Plat - 61.77 feet) to the wooden monument found for corner;

SITE DATA TABLE	
ZONING	SC (SHOPPING CENTER)
PROPOSED USE	MINOR AUTO REPAIR
BUILDING AREA	8,400 SF
BUILDING HEIGHT	12'-0"
STREET LIGHTS	0
TENANT SPACE	1,400 SF
FLOOR AREA RATIO	0.0355
PARKING REQUIRED	2 TREED + 366 OVER 1,000 SF
PARKING PROVIDED	55
OTHER PARKING	
CONTRADICTIONS	1,400 SF
SITE B, VACANT	1,400 SF
SITE D, ALLEN FLOORS	2,800 SF
SITE E, VACANT	1,400 SF
REGR. MAT. SALES	PER 2,000 = 1
BLDG. MAT. SALES	PER 2,000 = 2
NOUG.	

SUP STE PLAN

NORTH DALLAS AUTO TINT

604 CENTRAL EXPRESSWAY, SUITE C

ALLEN, TX 75013

LOT 2 OF THE WILLIAM F. CHESTER ADDITION

Being 0.9029 Acres Out Of The

L.L. JACKSON SURVEY, Abstract No. 484

of Allen, Collin County, Texas

Submitted December 2, 2016

TENANT	OWNER	PROJECT MANAGER
North Dallas Aero Tint	Chester Partners, Ltd.	Ministry Consultants
200 Spring Brook Dr.	2121 Sutton Place	1333 N. McDermott Dr., #260
Allen, TX 75013	Piano, TX 75093	Allen, TX 75013
Contact: James Bergin	Contact: Gerald Chester	Contact: Bryce Greene
214.679.2087	372.931.8655	214.563.6634

SUP NOTES:

1. There shall be no outdoor storage on site.
2. There shall be no outdoor display of merchandise or products.
3. All cars left overnight shall be placed inside the service bays prior to closing.

ABS A0484, W.J. JACKSON SURVEY, TRACT 8
THE WALL INVESTMENT COMPANY
FILE NO. 95-0039963
L&C.C.T.
ZONING: SHOPPING CENTER (SC)

 $1'' = 20'$

PLANNING & ZONING COMMISSION	AGENDA COMMUNICATION
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AGENDA DATE: February 21, 2017

SUBJECT: Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Fitness and Health Center use for an approximately 2,130± square foot portion of a building located on Lot 1R3, Block A, Watters Village; generally located south of Stacy Road and west of Curtis Lane (commonly known as 939 Stacy Rd.). (SUP-1/24/17-6) [Circuit 31 Fitness]

STAFF RESOURCE: Madhuri Mohan, AICP
Senior Planner

PREVIOUS COMMISSION/COUNCIL ACTION: PD-86 Adopted – March, 2007
PD-86 Amended - January, 2010
PD-86 Amended - February, 2012

LEGAL NOTICES: Public Hearing Sign Installed – February 10, 2017
Public Hearing Letters Mailed – February 10, 2017

ANTICIPATED CITY COUNCIL DATE: March 14, 2017

BACKGROUND

The property is generally located south of Stacy Road and west of Curtis Lane (commonly known as 939 Stacy Rd.). The properties to the north (across Stacy Road) are zoned Planned Development PD No. 92 Shopping Center SC and Planned Development PD No. 92 Single-Family Residential R-7. The properties to the east and west are zoned Planned Development PD No. 86 for Shopping Center SC. To the south, the property is zoned Planned Development PD No. 86 Single-Family Residential R-7.

The applicant is proposing to tenant a 2,130± square foot portion in an existing building for a fitness studio facility. Staff categorizes this type of use as a Fitness and Health Center use.

The property is zoned Planned Development PD No. 86 for Shopping Center SC. The Allen Land Development Code requires a Specific Use Permit (SUP) for a Fitness and Health Center use within the SC zoning district.

The applicant submitted a business summary in conjunction with the SUP application. The following is a general summary of the proposed business operations:

- Daily classes (7 days a week)
 - Weekdays (Monday - Friday): 5:00 a.m. to 10:00 p.m.
 - Weekends (Saturday and Sunday): 6:00 a.m. to 5:00 p.m.
- Maximum class capacity: Approximately 13 members/employees

Parking on site complies with the Allen Land Development Code standards.

There are no proposed changes to the exterior of the building.

The Specific Use Permit request has been reviewed by the Technical Review Committee and meets the standards of the *ALDC*.

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to recommend approval of a Specific Use Permit SUP request for a Fitness and Health Center use for Circuit 31 Fitness; generally located south of Stacy Road and west of Curtis Lane (commonly known as 939 Stacy Rd.).





ATTACHMENTS

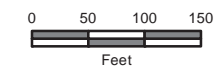
Property Notification Map
Suite Plan



Property Ownership Notification
Circuit 31
939 W. Stacy Road #190

Map Legend

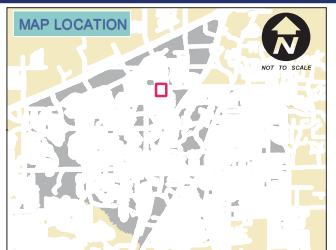
-  200' Notification Buffer
-  Railroad
-  Public Rezone
-  CollinCAD Parcels



Community Development - GIS

Date Saved: 2/8/2017

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

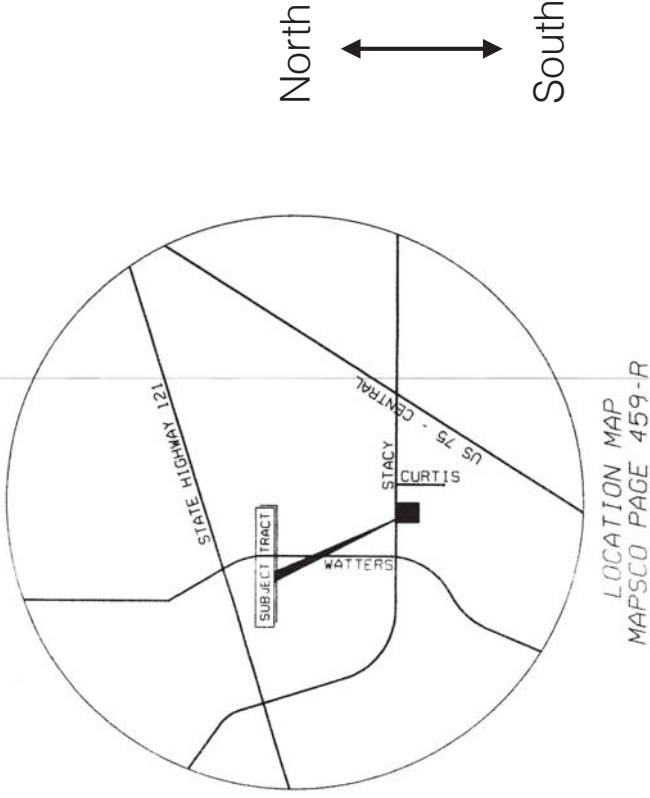


Suite Plan

Stacy Road

10 1895 sq.ft	9 2009 sq.ft	8 1465 sq.ft	7 1750 sq.ft	6 2800 sq.ft	5 600 sq.ft	4 2574 sq.ft	3 3688 sq.ft	2 1768 sq.ft	1 1876 sq.ft
11 1850 sq.ft									
12 1548 sq.ft									
13 2130 sq.ft		8. Sushi Go 9. Mio Nonno Restaurant 10. My Homedia 11. H&R Block 12. Wojnikci Global Chiro 13. Vacant/ Circuit 31							

1. Restaurant - 1/100 (18.76)
 2. Restaurant - 1/100 (17.68)
 3. Fitness/Health - 1/200 (18.44)
 4. Retail - 1/200 (12.87)
 5. Retail - 1/200 (3)
 6. Veterinarian - 1/200 (14)
 7. Fitness/Health - 1/200 (8.75)
 8. Restaurant - 1/100 (14.65)
 9. Restaurant - 1/100 (20.09)
 10. Retail - 1/200 (9.475)
 11. Office - 1/300 (6.16)
 12. Medical - 1/250 (6.192)
 13. Fitness/Health - 1/200 (10.65)
- TOTAL - 162 Required Spaces
173 spaces on Site



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:	February 21, 2017
SUBJECT:	Comprehensive Plan Progress Report
STAFF RESOURCE:	Lee Battle, AICP, LEED AP Assistant Director of Community Development
PREVIOUS COMMISSION/COUNCIL ACTION:	None.
LEGAL NOTICES:	None.

BACKGROUND

The Allen 2030 Comprehensive Plan was adopted in 2014. The Plan serves as a policy and decision making guide for the future growth and development of the community. The Plan was developed based on the best information available at the time, recognizing that conditions change over time. Tracking implementation of the plan's objectives is essential to insure that the Plan remains relevant as the community continues to grow. Every two years, staff compiles a Progress Report to provide a summary of how the Plan has been implemented over the last two years, and how the community has developed. Staff will present the first two-year Progress Report at this meeting.

STAFF RECOMMENDATION

N/A

MOTION

N/A