

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.

<u>Consent Agenda</u> (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.

<u>Consent Agenda</u> (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 $4.135\pm$ 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 <u>Allen Land Development Code</u>.

Motion:

Upon a motion by Commissioner Orr, and a second by 2^{nd} 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 $4.135\pm$ 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 $13,095\pm$ 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 <u>Allen Land Development Code</u> 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 dropoff 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 $13,095\pm$ 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 thisday of	2017.
Jeff Cocking, Chairman	Madhuri Mohan, AICP, Senior Planner

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

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

, Al		ENGINEERING CIP	ည ၅	P REPORT - THROUGH JANUARY 2017	
Ŋ		PROJECT		STATUS / COMMENTS	CONST. DATES
N	—	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
Ŋ	2	2017 Median Improvement Project	ST1705	Project is under design by Lee Engineering.	TBD
CL	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
SOADS	2	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
	9	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
EBS	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
НТО	∞	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
	6	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
S	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
ЭІТІЛІТІ		Hillside Water & Sanitary Sewer Rehab.	WA1605	Project is under design by Halff Associates.	Design Complete May 2017
n	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
	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
ЯЭНТ	14	Library Parking Lot Expansion	LB1701	Design engineer, BW2, submitting to TRC on February 3.	TBD
0	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

FUTURE

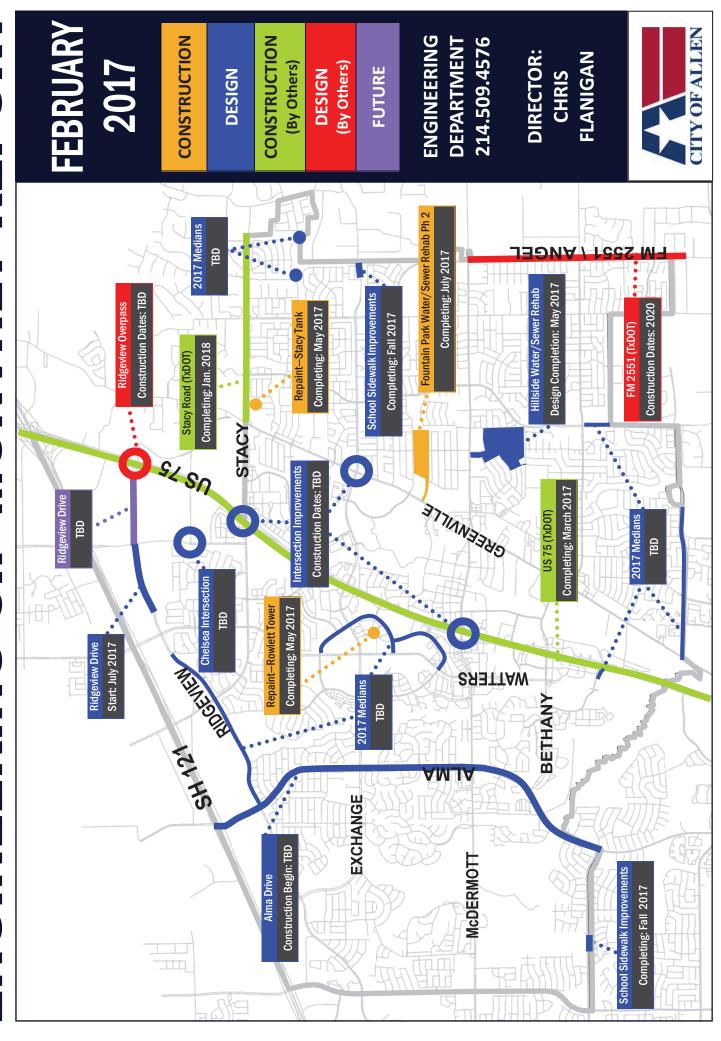
CONSTRUCTION (BY OTHERS)

DESIGN (BY OTHERS)

DESIGN

CONSTRUCTION

ENGINEERING CIP MONTHLY REPORT



PLANNING & ZONING COMMISSIONAGENDA 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 PD-58 Adopted – March, 1996

ACTION:

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 <u>Allen Land Development Code</u>.

STAFF RECOMMENDATION

Staff recommends approval.

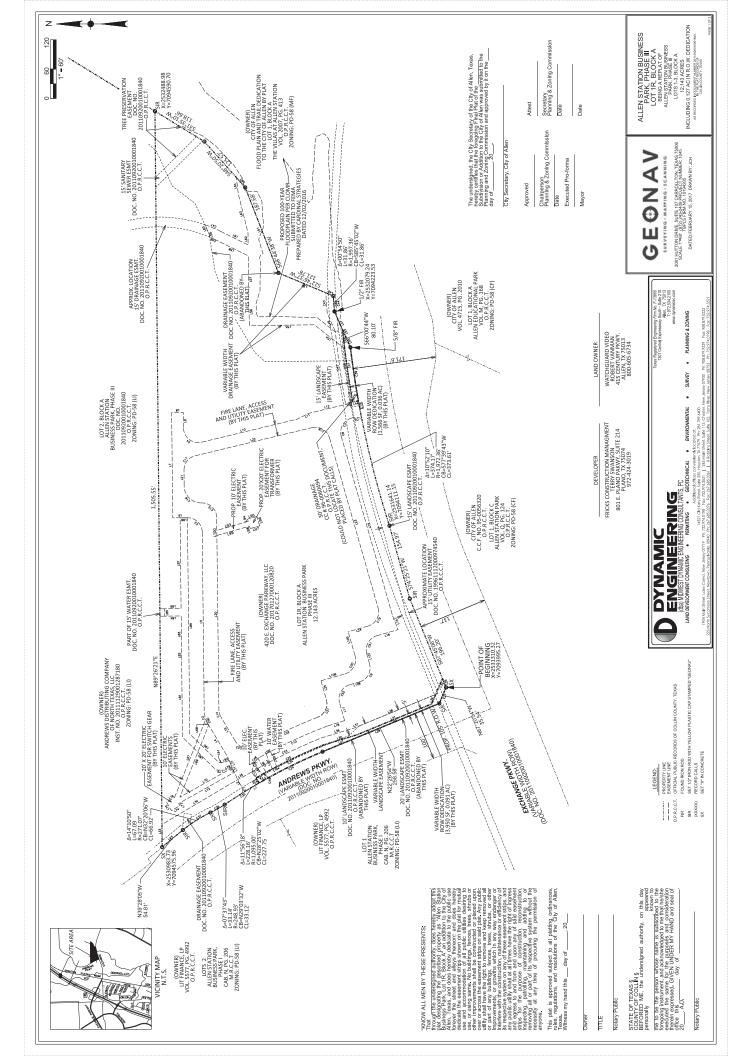
MOTION

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.

Planning & Zoning Commission February 21, 2017 WatchGuard Video Page 2

ATTACHMENTS

Replat



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	CHORD LENGTH	17.30	26.00"	42.43	46.94'	31.03	19.65	37.11	8.34	42.43	153.21	34.20	6.57	25.11*	12.03'	42.41
ы	CHORD BEARING	N76'00'16"E	N74'18'46"E	N44'22'52"E	S37'54'39"W	S44*42'13"E	N03'23'16"E	N51'45'59"W	S82'02'17"W	N60°56°54"W	N24'47'29"W	N64*40*41"W	S62*43'51"W	S18*49'00"W	N71'56'18"E	N44'21'49"E
CURVE TABLE	LENGTH	17.55	26.30	47.12	53.90	32.61	20.02	40.01	8.37	47.12	153.33	36.05	6.69	25.91	12.11'	47.11
CO	RADIUS	30.00	50.00	30.00	30.00	30.00	30.20	30.00	30.02	30.00	1106.65	32.24	10.00	30.00	30.00	30.00
	DELTA	033'31'09"	030'08'11"	.00,00,060	102"56"26"	062*17*17"	037*58'45"	076*24*48"	015*58'05"	.00,00,060	007*56'19"	064*04'24"	038'20'25"	049*29'17"	023'07'47"	.22,22,080
	CURVE NO.	C1	C2	C3	C4	52	90	7.0	83	60	C10	C11	C12	C13	C14	C15

	LENGTH	35.54	258.58	12.00	70.53	165.91	56.67	46.21	165.79	46.46	71.17	10.22	170.00	21.25	165.91	70.53	12.00,	54.81	12.00,	39.62	16.75	40.48	15.00	40.63	27.27	187.68	121.78	
LINE TABLE	DIRECTION	N67'20'54"W	N22'26'54"W	N59*58'19"E	S16*46'26"E	S22*26'54"E	S67*20'54"E	N89*26'21"E	S30*41'05"E	S28*58'53"E	S16*49'31"E	S22*26'54"E	S22*26'54"E	N67'20'54"W	N22'26'54"W	N16'46'26"W	S59.58'19"W	N39'28'05"W	N10'05'53"W	S66'00'44"W	S22'46'37"W	S66'00'42"W	N10'07'41"W	N66'00'44"E	S48'20'50"W	S68'44'38"W	S22*46'37"W	
	NUMBER	127	L28	L29	130	L31	132	133	L34	135	136	٦٤٦	138	627	140	141	L42	L43	L44	145	146	L47	L48	L49	L50	L51	L52	
	LENGTH	54.49	10.60	53.05	78.88	365.81	30.00	215.62	24.00	31.87	201.34	26.46	78.29	51.85	381.87	30.61	45.39	37.65	36.59	58.35	396.21	30.68	245.67	361.83	42.19	40.03	19.91	
J.E	N.	M6	<u>п</u>	9.E	30.E	52"E	W80	52"E	00"E	52"W	.35 E	,29°E	35"E	W., 25,	32"W	1,21"W	N15*56'49"W	S74*03'06"W	N17*29'17"W	N59*12'35"E	N89*19'37"E	V89'22'52"E	S13'33'35"E	S74'03'06"W	.54"W	18"W	w.90.	
LINE TABLE	DIRECTION	N30'29'39"W	N59*14'41"E	N66'01'16"E	N59*17'30"E	N89*22'52"E	N00.37'08"W	N89*22'52"E	S00.00.00S	S89*22"52"W	S13'33'35"E	S26.39'59"E	S13*33'35"E	S79*26'37"W	S74*02'32"W	S68*10'21"W	N15*56	\$74.0	N17*29	N59*1	N89*1	N89*2;	\$13.3.	S74*03	N15'56'54"W	S74'04'18"W	S67.45'06"W	

L13

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117 L18 L19 170 121 122 123 L24 L25 176

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	NUMBER	L81	L82	L83	184	185	987	L87	188	687	067	L91	192	L93	194	195	967	167	867	667	L100	L101	L102	L103	L104	L105	1106	1017	L108	
		LENGTH	78.79	132.96	45.04	97.59	73.19	6.75	20.35	63.10	24.62	82.19	33.82	29.12	32.73	172.21	4.25	158.86	123.02	10.04	130.62	5.13	20.00	20.00	18.84	15.01	16.04	17.87	96.28	
	LINE TABLE	DIRECTION	N38'18'47"E	W.80.37.00N	N88'12'36"E	N89'22'52"E	N26'08'44"E	N80'58'49"E	N65'08'02"E	S26'08'44"W	N89"22"52"E	N76'02'32"E	N83'03'57"E	S60'06'05"W	N60*06*05*E	S68*15'11"E	S59*17'30"W	N68*15*11"W	S29'17'39"E	S65'54'51"W	N29*17*39"W	S60'42'21"W	N29'57'32"W	N60'02'28"E	S29*57*32"E	%,65,95,59S	N22.26'54"W	N00'45'04"E	N44.22'52"E	
		NUMBER	L54	155	156	L57	158	159	097	L61	L62	L63	L64	165	997	L67	F 168	697	۲۷0	L71	L72	L73	L74	175	176	777	L78	L79	L80	

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	LENGTH	162.55	10.00	75.30	33.50	15.00	33.48	185.76	15.00	442.40'	84.06	8.78	12.56	66.84	4.77,	20.00	20.00	20.00	5.23	69.58	10.37	33.42'	10.04	33.41'	10.04	51.08	51.00	21.08	20.99*	
LINE TABLE	DIRECTION	N89'22'52"E	N89'22'52"E	N89*22*52"E	W.80.37.00N	N89*26*21"E	S00*37'08"E	N89*22*52"E	S00*37'08"E	S89*22*52"W	S44*22*52"W	S00*45'04"W	S22.26'54"E	S16'06'10"E	N74*06*24"E	S15*56'54"E	S74*03'06"W	N15'56'54"W	N74'03'06"E	N16'06'10"W	N89*19'37"E	N67*35'14"E	S27*42'39"E	S67*35'15"W	N27*46'38"W	N74'03'06"E	N15'56'54"W	S74'03'06"W	N15*56'54"W	
	NUMBER	L81	L82	L83	L84	185	987	L87	L88	F83	067	L91	T67	L93	194	567	967	L97	198	667	L100	L101	L102	L103	L104	L105	L106	L107	L108	

	IG CHORD LENGTH	66.92	149.52	111.00	31.86	149.52	148.25	42.14'	31.86	39.43	14.67	34.44	10.59	10.00	9.02	42.43	42.43
ш	CHORD BEARING	N32.20'06"W	N82'01'52"E	S81'29'03"W	S85'45'02"W	S82.01'52"W	N81.59'48"E	N85'49'16"E	S85'45'02"W	S83'37'15"W	N24'33'32"E	S22'40'53"W	N49*03'35"W	S29'05'24"E	S64'25'10"W	N60'56'54"W	N60'56'54"W
CURVE TABLE	LENGTH	62.09	149.55	111.02	31.86	149.56	148.28	42.14	31.86	39.43	14.68	34.46	10.63	10.00	9.03	47.12	47.12
CO	RADIUS	271.07	1984.36	1972.36	1997.37	1984.36	1999.36	2012.36	1997.37	1984.36	265.00'	285.00'	32.24	1107.00	50.00	30.00	30.00
	DELTA	014'10'50"	.90.61.400	003'13'30"	000.54'50"	.90,61.100	004'14'58"	001112'00"	000.54'50"	"61.80.100	003'10'23"	006'55'41"	018'54'03"	000.31'03"	010'20'57"	00.00.060	00.00.060
	CURVE NO.	C37	C38	039	C40	C41	C42	C43	C44	C45	C46	C47	C48	C49	050	C51	C52

141.66

41.51

144.76

42.43

40.29

N63'44'26"W N60'56'54"W N25'02'28"W N15*14*31"E N26*14*17"W S26'02'30"E N26'02'30"W N32*12'26"W N29*03*32"W

141.74

1164.00 1095.00

C22 C23

C24 C25 C33 C35

30.00 30.00

.00,00.060

153.91 158.30 153.91

154.04 158.43 83.30

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30.00 1107.00 S26.06'02"E

1122.00

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007'58'22" 004'21'31" 007.37'43"

C34

1095.00

33.14

248.93

83.28

URVEYOR'S NOTES:

The Basis of Bearing is the Texas Coordainte System of 1983, North entral Zone (4202).

NUMBER

4

7 5 2 9 7 8 67 110 Ξ L12

Ξ

2. According to the Flood Insurance Rate Map No. 49085C0370 J. published by the Federal Emergency Management Agency, detect, June 2, 2001s, a portion of the surveyed property shrown hereon lies within the 100-year front. The published as the published the surveyed property shrown hereon lies within the 100-year front the published as shreded. Zone "X", defined as rease between the limits of the 100-year flooding with average depths less than one (1) food or where complaining from the bease blood intend, tool and the published property and the published published to the published published to the published published to the published published to the published to the published published to the published the published to the publi

Selling a portion of this addition by metes and bounds is a violation of y subdivision ordinarione and state platting statutes and is subject to fines of withholding of utilities and building certificates.

Acronegance plate is a record of property approach by the city for the upose of sale or conveyance in its entirety or theresis threen defined, including permit shall be issued or permanent bublic utility service rouded utility. In the city of the city of

and ROW The purpose of this replat is to dedicate easements sociated with the development of Lot 1R.

This survey was prepared without the benefit of a title report, This plat dedicates 0.127 acres for right-of-way purposes.

usel C. Howard, do hereby certify that I prepared this plat from an and accurate survey of the land and that the corner monuments the constant be properly placed, under my personal sugervision, in fance with the subdivision regulations of the City of Allen, I bass.

Notary

THE OF TEXAS & COLLIN & COLLIN & COLLIN & COLLIN & COLLIN & CENTRAL PROPERTY OF COLLIN & COLI

lotary Public

L53 | S66'00'42"W | 40.48'

ENGINEERING (da) MANESTOYAMIC ENGERNIC OSULTANS AND ROSE OF SURVEYED OF SURV

TS, PC GEOTECHNICAL

ENVIRONMENTAL

CHORD LENGTH

BEARING

CHORD B

RADIUS 30.00

DELTA

Š. C17

CURVE TABLE LENGTH 51.20 37.38 41.53

N45*02*28"E

57.39 40.35

35.06 30.00 30.00

093'46'53" 087.36'40" 00,00.060 084'22'32" 006.58'38" 087.32'37" 007.34'48" 007'58'22" 008.05'25"

45.87 47.12 47.12 44.18 45.84

C18 C19 C20 C21

BEING a 12-143 serve lated of land slatead in the blenny Westers Survey, Abstract Munther 1026, GN of Allen, Colin County, Teass, and being all of Lot I. Block A of Allen Storious Basisters Park, Instrument 1026, CN of Allen recorded in Cabinet. 2011. Page 250 of the Official Public Records of Colin County, Teass (CDR-RCCC). Said treat also being all of that tract of land described in Geed to Andrews Distributing Company of Noth Teass. LLC. as recorded in Volume Contributions.

BEGINNING at an "X"-cut set for the intersection on the northerly right-of-way line of Exchange Parkway, a variable width right-of-way is recorded in Document Number 2Extra (19920r10001984). O.P.R.C.C.T. for the south end of a conner clip.

"THEFICE MAN ET degrees 20 Inhelies 5, seconds when a leding said methods in ideal-clean place and said conne of log a distance of 35,54 feetil of a 2 it 2-inch from cod with a spiritory basid cap a married CEDANI/Feriniter eferred to as "with cap") set on the easterly dight-clevely line of Andrews Placeway a vitable with high-clevely as recorded in Document Number 2011/0320010001840, O.P.A.C.T. for the north end of said conner clip:

THENCE North 22 degrees 26 minutes 54 seconds West, along said easterny dight-dway ties of Andrews Parkway, a dight-dway (elect for a charter parkway, a dight-dway feet for a point (north-mend) for the point of curvature of a bispant dendar curve to the felt handre readule of 1920 for the point of curvature of a bispant dendar curve to the felt handre warded for the point of extra park of the property of the pr

THENCE northerly, continuing along said easterly right-of-way line of Andrews Perkway and root said curve, through a centar angle of IT degrees 55 minutes 18 seconds, an arc distance of 228, 16 feet to an "Y-cut set for the point of beginning of a non-tangent forcides curve for left purple, and said set of 258, set, whose chord bears North 50 degrees 03 minutes 32 seconds West, a distance of 33,17 feet.

THENCE northwesterly, confinuing along said easterly right-of-way line and along said curve, through a central angle of 17 degrees Timulises 4.5 milluses 5.5 mi

THENCE northwesterly, continuing along said easterly right-of-way of Andrews Parkway and along said curve, through a centrial angle of 14 degrees 10 minutes 50 seconds, an ard distance of 67.09 feet to an "X-cut set for corner.

THENCE North 39 degrees 28 minutes 05 seconds West, continuing along salid second of the continuing self or corner, same being the most southwesterly southwest comer of Lat 2, Block A of said Allen Station Business Park, Phase III:

THENCE South 31 degrees 35 minutes 10 seconds West, along the east line of sald Lot 1, Block A, a distance of 118.66 feet to a point (not monumented) in the existing floodway.

THENCE South 48 degrees 20 minutes 50 seconds West, continuing along the east line of sald Lot 1, Block A, a distance of 125.57 feet to a point (not monumented) in the existing floodway;

THENCE South 68 degrees 44 minutes 38 seconds West, continuing along the east line of sail to 1, Block A, a distance of 187.88 feet to a point (not monumented) in the existing floodway.

"HEI-RECK ZOUND 22 degrees a femtures 37 seconts (west, continuing a gleance of 121.78 feet to a point front mortuneate). In the additing floodway on the morth glid-dway fleet to a point from the morth the southeast corner of safe Lot 1. Block A, and for the point of beginning of a non-tangent circuits curve to safe Lot 1. Block A, and for the point of beginning of a non-tangent circuits curve to safe Lot 1. Blanking and last of 1997.77 feet, whose chord bears South 85 degrees 45 minutes 02 scoonds West, a distance of 31.86 feet.

THENCE westerly, along sald northerly right-of-way line of Exchange Parkway and gate or or through a central angle of 00 degrees 54 minutes 50 seconds and distance of 31.86 feet to a 1/2-inch from not found for comer;

THENCE South 66 degrees 00 minutes 44 seconds West, continuing along sald normerly will well of the continuing along sald normerly will well of the continuing and sald sold the continuing a native of 1972.26 feet, where chard hears South 77 degrees 99 minutes 45 seconds West, a distance of 737.36 feet,

THENCE westerly, continuing along said northerly right-ol-way line of Exchange Parkway and along said curve, through a central angle of 10 degrees 52 minutes 10 security, and and distance of 3/4.17 feet to a 1/2-find fron rod with cap set for comen.

THENCE South 74 degrees 25 minutes 21 seconds West, a distance of 154.97 feet to a 1/2-inch iron rod with cap set for comer.

THENCE South 67 degrees 45 minutes 06 seconds West, continuing along sald northerly right-of-way line of Exchange Parkway, a distance of 196.20 feet to the POINT OF BEGINNING AND CONTÂINING 528,943 square feet or 12.143 acres of and, more of less.

GEONAV

Texas Registered Engineering Firm No. F 1301 Central Expressway South - Su Allen, TX T: 972.53 www.dynamics

PLANNING & ZONING

SURVEY

2081 HUTTON DRIVE, SUITE 107 CARROLLTON, TEXAS 75006 SCALE Y=50° 1972/2 A42-249 PROJECT NIMBER: 1045 TBELS FIRM NO: 10194206 DATED:FEBRUARY 15, 2017 DRAWN BY: SURVEYING - MAPPING - SCANNING

ALLEN STATION BUSINESS
PARK, PARÁSE III
LOT IT, BLOCK A
BEINA AFRESIII SENA AFRESIII
PARK, PARASE III
COT 13, BLOCK A
IZ, BLOCK A
IZ, SLOCK A
IZ, SLOC

PLANNING & ZONING COMMISSIONAGENDA 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 <u>Allen Land Development</u> 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 <u>Allen Land Development Code</u> 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.

Planning & Zoning Commission February 21, 2017 North Dallas Auto Tint Page 2

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



CollinCAD Parcels

X Railroad

Public Rezone



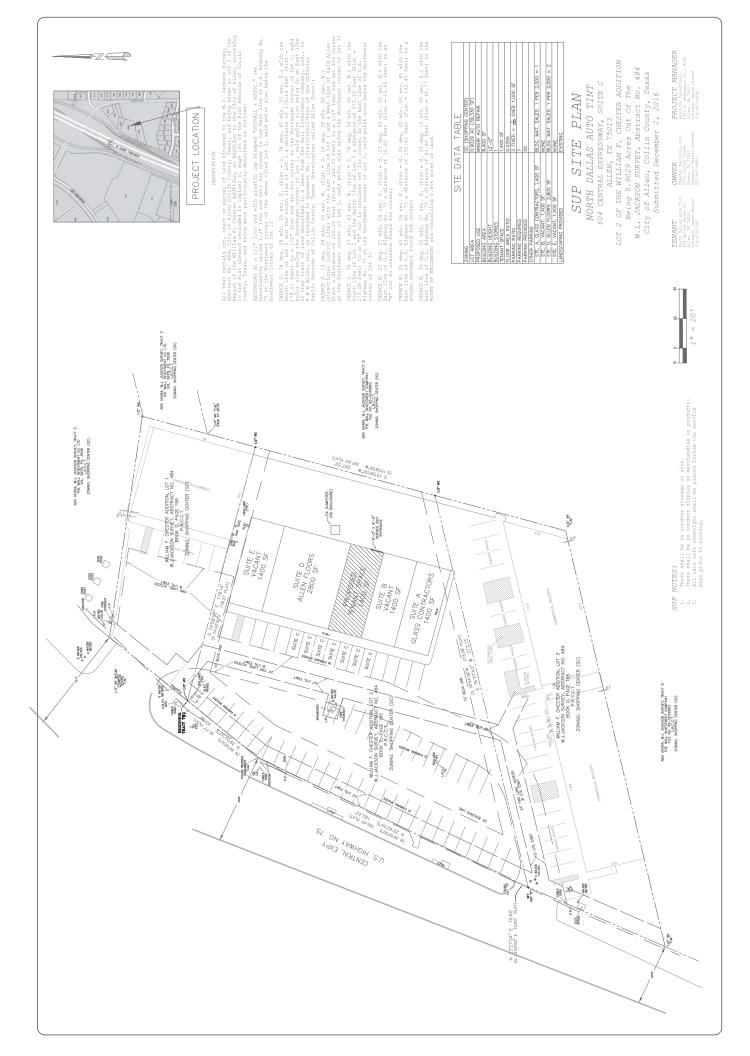


Coumminity Deveopmentt - GIS

Date Saved: 2/8/2017

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





PLANNING & ZONING COMMISSIONAGENDA COMMUNICATION

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 $2,130\pm$ 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 <u>Allen Land Development Code</u> 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)
 - O Weekdays (Monday Friday): 5:00 a.m. to 10:00 p.m.
 - o 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 <u>Allen Land Development Code</u> 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*.

Planning & Zoning Commission February 21, 2017 Circuit 31 Fitness Page 2

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

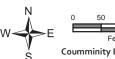


Property Ownership Notification Circuit 31 939 W. Stacy Road #190 200' Notification Buffer

CollinCAD Parcels

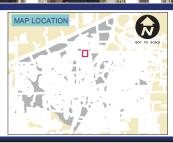
>>> Railroad

Public Rezone



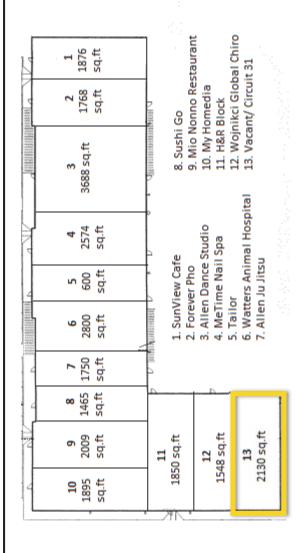
Feet
Coumminity Deveopmentt - GIS
Date Saved: 2/8/2017

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

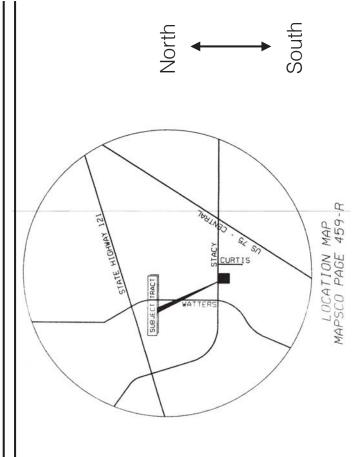


Suite Plan

Stacy Road



- 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)
- 12. Medical 1/230 (6.192) 13. Fitness/Health - 1/200 (10.65)
- TOTAL -162 Required Spaces 173 spaces on Site





PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

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