



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, JANUARY 16, 2018 – 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 January 9, 2018, 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 December 19, 2017, regular meeting.
3. Capital Improvement Program (CIP) Status Report.

Regular Agenda

4. Preliminary Plat – Consider a Preliminary Plat for Cottonwood Creek Addition, Lots 1R & 2, Block A, being 54.878± acres located in the Seaborn & Clements Survey, Abstract No. 879 and all of Lot 1, Block A, Cottonwood Creek Baptist Church Addition; generally located south of State Highway 121 and west of Watters Road. (PL-Pre-112217-0008) [Allen Harley Davidson]
5. 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 2,000± square foot portion of a building located on Lot 1A, Cottonwood Creek Village Shopping Center; generally located north of McDermott Drive and west of Greenville Avenue (and commonly known as 107 N. Greenville Avenue, Suite B). (SUP-122017-0007) [Drumba Fitness]

Executive Session (As Needed)

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

Adjournment

This notice was posted at Allen City Hall, 305 Century Parkway, Allen, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, January 12, 2018, 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 1/9/2018 City Council Meeting

- The request to conduct a Public Hearing and adopt an Ordinance to establish Planned Development No. 134 for Single Family Residential, Urban Residential, Office and Retail uses, and to adopt Development Regulations, a Concept Plan, Building Elevations, District Map, Phasing Diagram, Road Diagram, and Lighting Standards, for The Strand, was approved.
- The request to conduct a Public Hearing and adopt an Ordinance to amend the Development Regulations for Planned Development No. 130 relating to the required Building Elevations, for Ridgeview Crossing, was approved.
- The request to conduct a Public Hearing and adopt an Ordinance to amend the Development Regulations for Planned Development No. 112 relating to the required Permitted Garage Orientation, for various lots for Cypress Meadows Ph. 1 and Ph. 2, was approved.
- The request to conduct a Public Hearing and adopt an Ordinance to amend the Development Regulations for Planned Development No. 54 and to adopt a Concept Plan and Building Elevations, for The Gatherings at Twin Creeks, was approved.
- The request to conduct a Public Hearing and adopt an Ordinance to establish Planned Development No. 133 with a base zoning of Single-Family Residential R-7 and to adopt Development Regulations, a Concept Plan, Open Space Exhibit and Building Elevations, for The Enclave, was approved.

PLANNING AND ZONING COMMISSION

REGULAR MEETING

December 19, 2017

ATTENDANCE:

Commissioners Present:

Ben Trahan, Chair
Stephen Platt, Jr., 1st Vice-Chair
Michael Orr, 2nd Vice-Chair
Gene Autrey
Luke Hollingsworth
Dan Metevier
John Ogrizovich

City Staff Present:

Marc Kurbansade, AICP, Director of Community Development
Joseph Cotton, PE, Assistant Director of Engineering
Brian Bristow, RLA, Assistant Director of Parks and Recreation
Madhuri Mohan, AICP, Senior Planner
Hayley Angel, Planner
Nicole Corr, City Attorney

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chairman Trahan called the meeting to order at 7:00 p.m. in the City Hall Council Chambers Room at Allen City Hall, 305 Century Parkway, Allen, Texas, 75013.

Directors Report

1. The Director of Community Development discussed the action taken on the Planning & Zoning Commission items by City Council at the December 12, 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 December 5, 2017, regular meeting.
3. Capital Improvement Program (CIP) Status Report.
4. Final Plat - Consider a request for a Final Plat for Ridgeview Villas, being 4.249± acres located in the James W. Parsons Survey, Abstract No. 705; generally located west of Twin Creeks Drive and south of Ridgeview Drive. (PL-081117-0013) [Ridgeview Villas]

Motion: **Upon a motion by Commissioner Metevier, and a second by 2nd Vice-Chair Orr, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.**

The motion carried.

Regular Agenda

5. Public Hearing – Conduct a Public Hearing and consider a request to amend the regulations relating to the use and development of 79.095± acres out of the Francis Dosser Survey, Abstract No. 280 and the G. Phillips Survey, Abstract No. 701; generally located west of Chelsea Boulevard and south of the Ridgeview Drive right-of-way, and presently zoned as Planned Development No. “PD” 130 by amending the regulations relating to the required building elevations. (ZN-112917-0014) [Ridgeview Crossing]

Mr. Kurbansade, Director of Community Development, presented the item to the Commission.

Mr. Kurbansade stated that the PD Amendment meets the requirements of the Allen Land Development Code. He noted that staff is in support of the agenda item.

Chairman Trahan opened the public hearing.

With no one speaking, Chairman Trahan closed the public hearing.

Motion: **Upon a motion by 2nd Vice-Chair Orr, and a second by Commissioner Autrey, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend approval of the request to amend the regulations relating to the required building elevations, for Ridgeview Crossing; generally located west of Chelsea Boulevard and south of the Ridgeview Drive right-of-way.**

The motion carried.

6. Public Hearing – Conduct a Public Hearing and consider a request to amend the Development Regulations of Planned Development No. 112 Single-Family Residential “R-5” generally located north of McDermott Drive and east of Custer Road, relating to the permitted garage orientation on Lot 28 Block G, Cypress Meadows Ph. 1 and Lots 33, 37, 38, 41 Block A, Lots 3, 4, 12, 13, 14, 18, 19, 20, 22, 24, Block C, Lots 17, 24, 25, 26, Block I, Lot 7, Block J, Lot 1, Block K, Lots 1, 12, 15, Block L, Lots 4, 6, 14, 15, 18, Block M, and Lot 1, Block O, Cypress Meadows Ph. 2. (ZN-111617-0013) [Cypress Meadows Phase 1 and 2]

Ms. Mohan, Senior Planner, presented the item to the Commission.

Ms. Mohan stated that the PD Amendment meets the requirements of the Allen Land Development Code. She noted that staff is in support of the agenda item.

Chairman Trahan opened the public hearing.

With no one speaking, Chairman Trahan closed the public hearing.

The following letters were received in support of the item:

- Frank Spenk, 2008 Farmhouse Way, Allen, TX

The following letters were received in opposition of the item due to the lack of information provided on the notices:

- Fery Lin, 2021 Artemis Court, Allen, TX

Motion: Upon a motion by Commissioner Autrey, and a second by 1st Vice-Chair Platt, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend approval of the request to amend the Development Regulations of Planned Development No. 112 Single-Family Residential “R-5” generally located north of McDermott Drive and east of Custer Road, relating to the permitted garage orientation on Lot 28 Block G, Cypress Meadows Ph. 1 and Lots 33, 37, 38, 41 Block A, Lots 3, 4, 12, 13, 14, 18, 19, 20, 22, 24, Block C, Lots 17, 24, 25, 26, Block I, Lot 7, Block J, Lot 1, Block K, Lots 1, 12, 15, Block L, Lots 4, 6, 14, 15, 18, Block M, and Lot 1, Block O, Cypress Meadows Ph. 2, for Cypress Meadows Phase 1 and 2.

The motion carried.

7. Public Hearing – Conduct a Public Hearing and consider a request to change the zoning for a 135.28± acre tract located in the John Phillips Survey, Abstract No. 718, J.W. Parson Survey, Abstract No. 705 and the J.W. Roberts Survey, Abstract No. 762; generally located at the northeast corner of the intersection of Ridgeview Drive and Alma Drive, from Corridor Commercial CC, Planned Development PD No. 72 Local Retail LR, and Planned Development PD No. 72 Corridor Commercial CC to a Planned Development for Single-Family, Multi-Family, Office and Retail Uses, and adopt Development Regulations, Concept Plan, Building Elevations, District Map, Phasing Diagram, Road Diagram, and Lighting Standards (ZN-070317-0006) [The Strand]

Mr. Kurbansade, Director of Community Development, presented the item to the Commission.

Mr. Kurbansade stated that the PD Amendment meets the requirements of the Allen Land Development Code. He noted that staff is in support of the agenda item.

The Commission discussed the procedural difference between the General Concept Plan and the Detailed Concept Plans, the screening around the proposed self-storage facility, and the triggers for phasing.

Barry Hand, 5420 LBJ Freeway Suite 1100, Dallas, TX, Applicant, made a presentation.

Chairman Trahan opened the public hearing.

The following individuals spoke in support of the item:

- Bob Johnson, 1860 Merry Lee Lane, Lucas, TX
- Dave Eagan, 2006 Candlewyck Crossing, Allen, TX

Chairman Trahan closed the public hearing.

The following letters were received in support of the item due to the buffer the single-family homes along Ridgeview would provide:

- Bob Johnson, N.E. Corner of Ridgeview and Alma Drive, Allen, TX

Motion: Upon a motion by 1st Vice-Chair Platt, and a second by Commissioner Metevier, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend approval of the request to change the zoning for a 135.28± acre tract; generally located at the northeast corner of the intersection of Ridgeview Drive and Alma Drive, from Corridor Commercial CC, Planned

Development PD No. 72 Local Retail LR, and Planned Development PD No. 72 Corridor Commercial CC to a Planned Development for Single-Family, Multi-Family, Office and Retail Uses, and adopt Development Regulations, Concept Plan, Building Elevations, District Map, Phasing Diagram, Road Diagram, and Lighting Standards; with the addition of approving the Concept Plan for the Neighborhood South District and approving the Concept Plan and Elevation components as presented for Self-Storage and Retail, for The Strand.

The motion carried.

8. Public Hearing – Conduct a Public Hearing and consider a request to amend the Development Regulations of Planned Development No. 54 Multi-Family Residential “MF-18” and to adopt a Concept Plan and Building Elevations for Lot 1R, Block C, Bray Central One; generally located north of Bray Central Drive and west of Watters Road. (ZN-100317-0011) [The Gatherings at Twin Creeks]

Ms. Mohan, Senior Planner, presented the item to the Commission.

Ms. Mohan stated that the PD Amendment meets the requirements of the Allen Land Development Code. She noted that staff is in support of the agenda item.

The Commission asked a question concerning the materials used for construction.

Aubrey Dym, 1750 Valley View Lane, Suite 200, Farmers Branch, TX, Applicant, responded.

Chairman Trahan opened the public hearing.

With no one speaking, Chairman Trahan closed the public hearing.

The following letters were received in opposition of the item due to the increase of apartments in the area:

- Narsha Dixon, 1001 Natalie Court, Allen, TX
- Chris Dixon, 1001 Natalie Court, Allen, TX

Motion: **Upon a motion by Commissioner Hollingsworth, and a second by 2nd Vice-Chair Orr, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend approval of the request to amend the Development Regulations of Planned Development No. 54 Multi-Family Residential “MF-18” and to adopt a Concept Plan and Building Elevations for Lot 1R, Block C, Bray Central One; generally located north of Bray Central Drive and west of Watters Road, for The Gatherings at Twin Creeks.**

The motion carried.

9. Public Hearing – Conduct a Public Hearing and consider a request to change the zoning of 24.964± acres situated in the John Huffman Survey, Abstract No. 416; generally located north of Hedgcoxe Road and east of Custer Road from Agriculture Open Space AO and Planned Development PD No. 82 Single-Family Residential R-6 to a Planned Development for Single-Family Residential R-7, and adopt Development Regulations, a Concept Plan, Open Space Exhibit, and Building Elevations. (ZN-092717-0009) [The Enclave]

Mr. Kurbansade, Director of Community Development, presented the item to the Commission.

Mr. Kurbansade stated that the PD Amendment has been reviewed by the Technical Review Committee and meets the requirements of the Allen Land Development Code. He noted that staff is in support of the agenda item.

The Commission discussed traffic impacts, the property owners of the undeveloped property to the east, the layout of the neighborhood, and the environmental impact of the existing use.

Bill Anderson, 5225 Village Creek Drive, Plano, TX, Applicant, made a short presentation.

Chairman Trahan opened the public hearing.

With no one speaking, Chairman Trahan closed the public hearing.

The following letters were received in support of the item due to the undesirable salvage yard:

- Charles Fitzgerald, 1920 Hedgcoxe Road, Allen, TX

Motion: **Upon a motion by 1st Vice-Chair Platt, and a second by Commissioner Ogrizovich, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend approval of the request to change the zoning of 24.964± acres; generally located north of Hedgcoxe Road and east of Custer Road to a Planned Development for Single-Family Residential R-7, and adopt Development Regulations, a Concept Plan, Open Space Exhibit, and Building Elevations, for The Enclave.**

The motion carried.

Executive Session (As Needed)

The Executive Session was not held.

Adjournment

The meeting adjourned at 9:03 p.m.

These minutes approved this _____ day of _____ 2018.

Ben Trahan, Chairman

Hayley Angel, Planner

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:	January 16, 2018
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 December, 2017
CIP Map through January, 2018

ENGINEERING CIP REPORT - THROUGH DECEMBER 2017

PROJECT			STATUS / COMMENTS		CONST. DATE		
ROADS	CITY		1	2015 Intersection Improvements	ST1504	All right-of-way has been acquired. Project will go out for bids in January 2018.	Begin Late Spring 2018
			2	2017 Median Improvement Project (Select Medians)	ST1705	90% plan submitted to City	TBD
			3	2017 Street and Alley Rehabilitation Project (Various Locations)	ST1704	Project is under construction.	Complete Spring 2018
			4	Allen Drive / US75 Interchange Improvements	ST1710	Schematic has been submitted to TxDOT for review. Request for artists' submissions will be in January.	TBD
			5	Alma Drive Improvements (Hedgcoxe-SH121)	ST1503	Project will advertise in March 2018	TBD
			6	Bethany Intersection Improvements (Watters and Watters Creek)	ST1711	Bids open January 2018.	Begin Late Spring 2018
			7	CBD Asphalt Rehabilitation Project	ST1709	Atmos replacing shallow service lines. Paving to start February 2018.	Complete Spring 2018
			8	Ridgeview Drive (Watters - Chelsea) PH 2	ST1701	Project began construction October 2, 2017.	Complete August 2018
			9	Signal Improvements	ST1713	New controllers are being purchased for all 63 signals. New signal design for 2 locations is underway.	Ongoing
	OTHERS		10	FM 2551 (Main St - Parker Rd)	ST0316	Design of widening to 6-lanes. Managed by Collin County. Resolution of support passed by City on 5/24/16. Project delayed due to NTMWD/TxDOT conflicts.	2020
			11	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
			12	Stacy Road, Ph 2 (Greenville - FM 1378)	TXDOT ST0704	Phase 2, which includes constructing the southern half of the road, is underway.	Complete Spring 2018
	OTHER		13	Central Fire Remodel & Expansion	PR1707	PGAL will begin working on design drawings following contract approval in February 2018.	Complete Fall 2019
			14	Hillside Water & Sanitary Sewer Rehabilitation, PH 1	WA1605	Construction began November 27, 2017.	Complete January 2019
			15	Rowlett Creek Sewer Extension	NTWMD	Project is in design phase and is expected to impact Suncreek Park and the margins of the Courses at Watters Creek.	Begin May 2018

 CONSTRUCTION
  DESIGN
  DESIGN (BY OTHERS)
  CONSTRUCTION (BY OTHERS)
  FUTURE

ENGINEERING CIP MONTHLY REPORT

**JANUARY
2018**

CONSTRUCTION

DESIGN

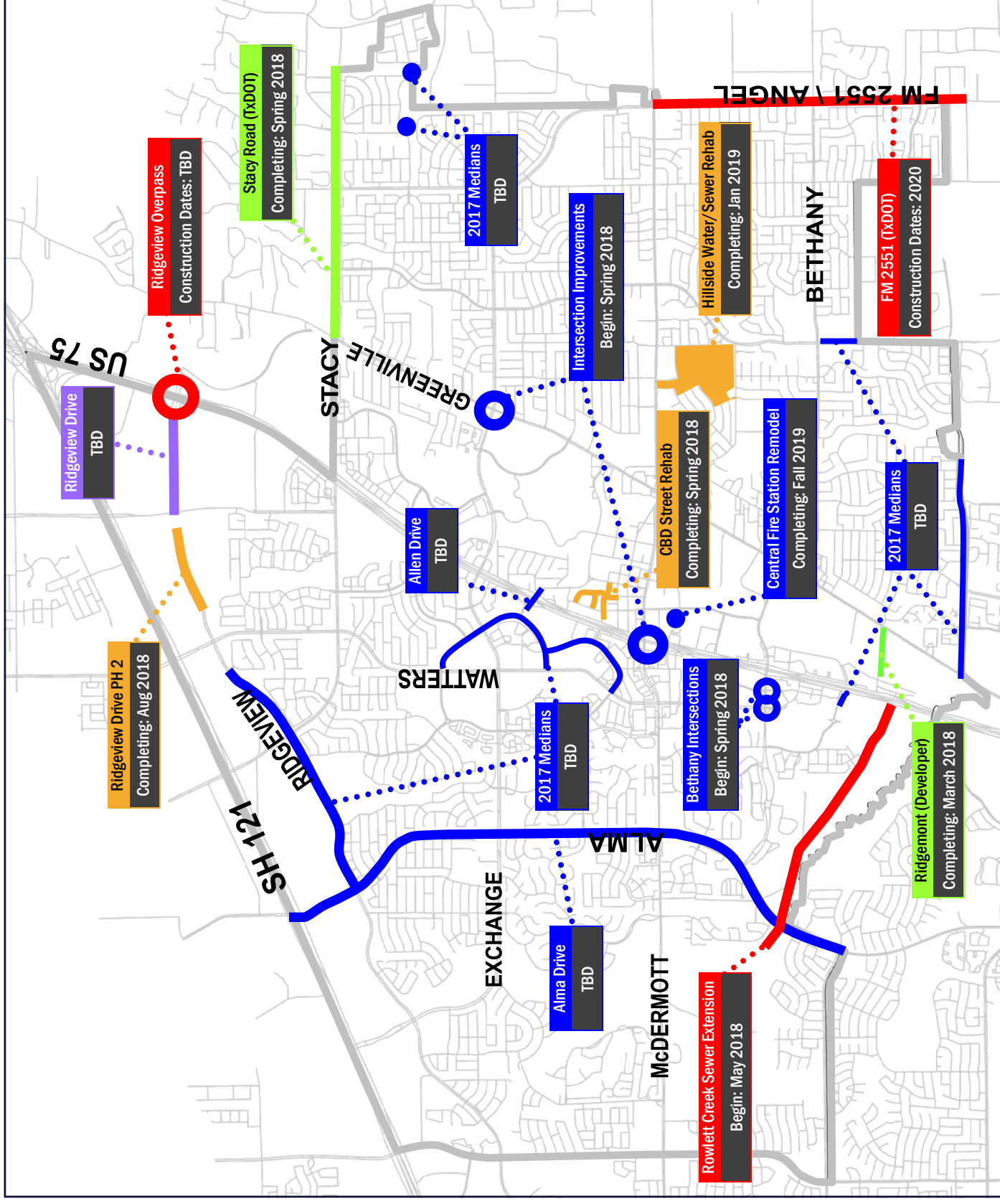
**CONSTRUCTION
(By Others)**

**DESIGN
(By Others)**

FUTURE

**ENGINEERING
DEPARTMENT
214.509.4576**

**DIRECTOR:
CHRIS
FLANIGAN**



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: January 16, 2018

SUBJECT: Consider a Preliminary Plat for Cottonwood Creek Addition, Lots 1R & 2, Block A, being 54.878± acres located in the Seaborn & Clements Survey, Abstract No. 879, and all of Lot 1, Block A, Cottonwood Creek Baptist Church Addition; generally located south of State Highway 121 and west of Watters Road. (PL-Pre-112217-0008) [Allen Harley Davidson]

STAFF RESOURCE: Hayley Angel
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: SUP No. 88 – Approved September, 2001
Preliminary Plat – Approved December, 2001
Final Plat – Approved March, 2002
Planned Development No. 40 – Approved July, 2004
Planned Development No. 40 – Amended December, 2017

LEGAL NOTICES: None.

ANTICIPATED COUNCIL DATE: None.

BACKGROUND

The property is generally located south of State Highway 121 and west of Watters Road. The property to the north (across SH 121) is the City of McKinney. The properties to the west and east are zoned Planned Development PD No. 40 Corridor Commercial CC. The property to the south is zoned Planned Development PD No. 72 Corridor Commercial.

A Concept Plan for a Motor Cycle Sales and Service use (Harley Davidson) was approved in December 2017. A Site Plan for this facility is currently being reviewed. Preliminary platting is the next step in the development process.

The Preliminary Plat shows approximately 54.878± acres being subdivided into two lots. There are three points of access into the development for the facility; all three on State Highway 121. The plat also shows various easements and right-of-way dedication required for development.

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

STAFF RECOMMENDATION

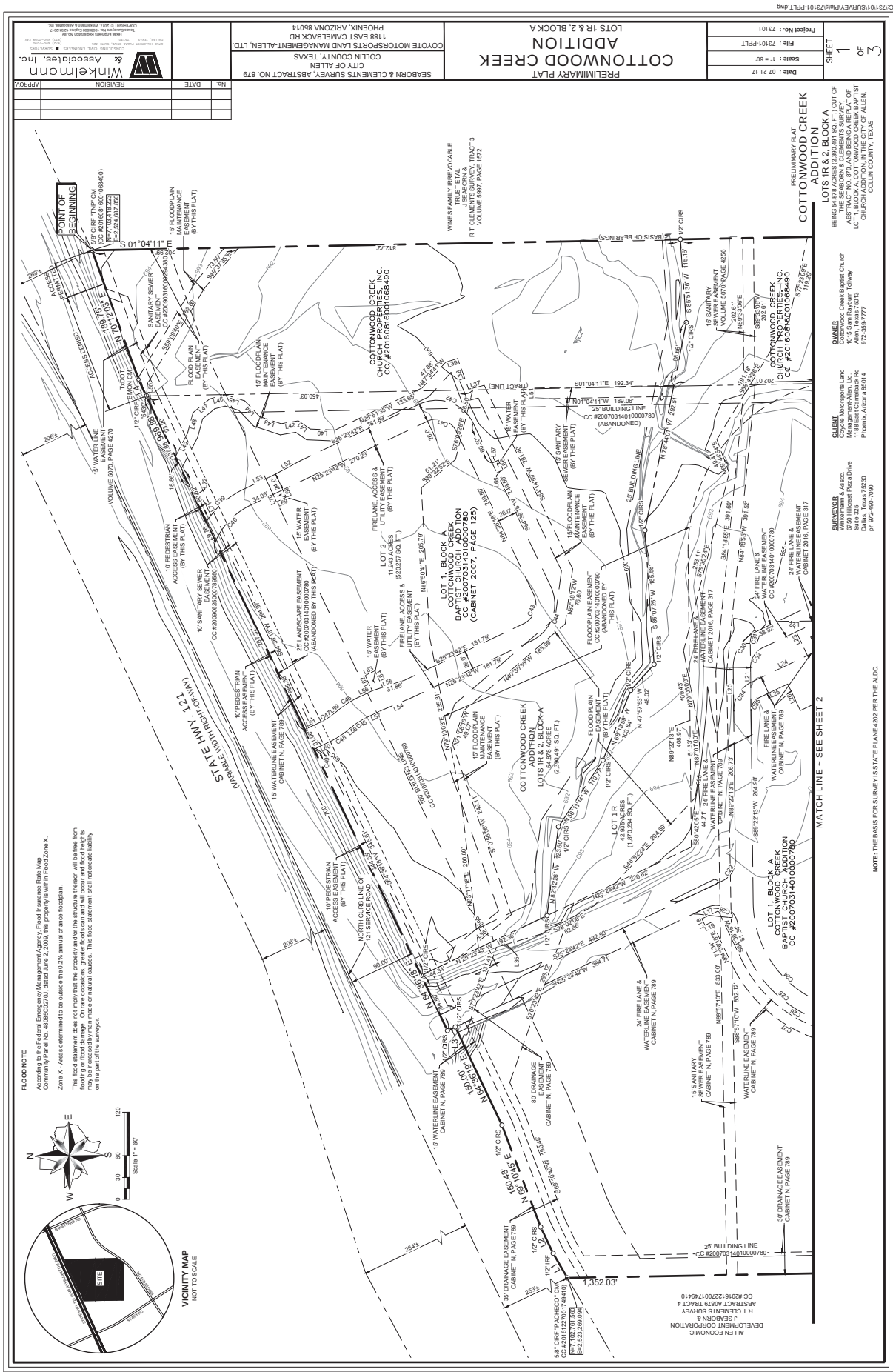
Staff recommends approval.

MOTION

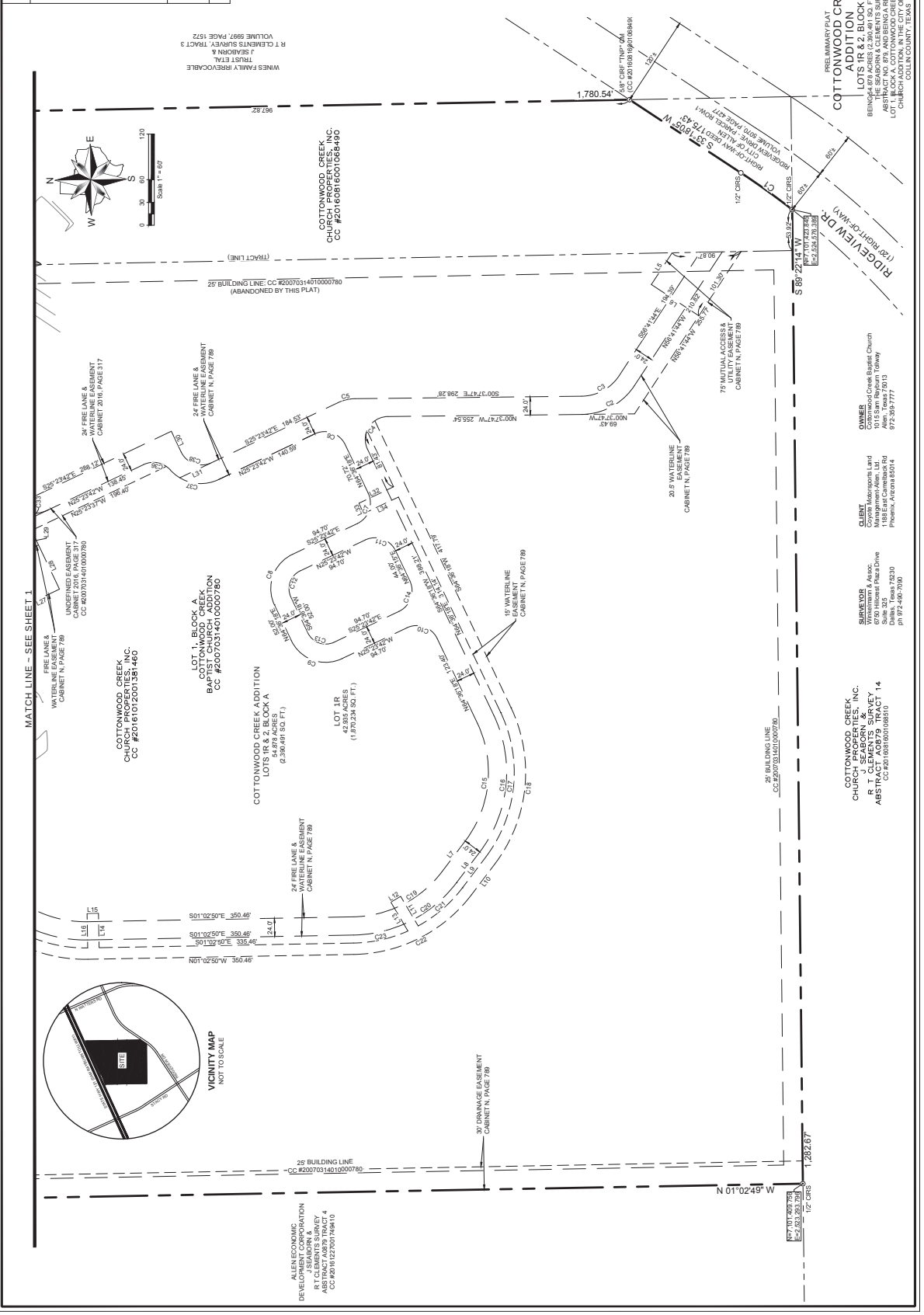
I make a motion to approve the Preliminary Plat for Cottonwood Creek Addition, Lots 1R & 2, Block A; generally located south of State Highway 121 and west of Watters Road.

ATTACHMENTS

Preliminary Plat



WEEK A. 1 of 6 2 of 6 3 of 6 4 of 6 5 of 6 6 of 6 7 of 6 8 of 6 9 of 6 10 of 6 11 of 6 12 of 6 13 of 6 14 of 6 15 of 6 16 of 6 17 of 6 18 of 6 19 of 6 20 of 6 21 of 6 22 of 6 23 of 6 24 of 6 25 of 6 26 of 6 27 of 6 28 of 6 29 of 6 30 of 6 31 of 6 32 of 6 33 of 6 34 of 6 35 of 6 36 of 6 37 of 6 38 of 6 39 of 6 40 of 6 41 of 6 42 of 6 43 of 6 44 of 6 45 of 6 46 of 6 47 of 6 48 of 6 49 of 6 50 of 6 51 of 6 52 of 6 53 of 6 54 of 6 55 of 6 56 of 6 57 of 6 58 of 6 59 of 6 60 of 6 61 of 6 62 of 6 63 of 6 64 of 6 65 of 6 66 of 6 67 of 6 68 of 6 69 of 6 70 of 6 71 of 6 72 of 6 73 of 6 74 of 6 75 of 6 76 of 6 77 of 6 78 of 6 79 of 6 80 of 6 81 of 6 82 of 6 83 of 6 84 of 6 85 of 6 86 of 6 87 of 6 88 of 6 89 of 6 90 of 6 91 of 6 92 of 6 93 of 6 94 of 6 95 of 6 96 of 6 97 of 6 98 of 6 99 of 6 100 of 6 101 of 6 102 of 6 103 of 6 104 of 6 105 of 6 106 of 6 107 of 6 108 of 6 109 of 6 110 of 6 111 of 6 112 of 6 113 of 6 114 of 6 115 of 6 116 of 6 117 of 6 118 of 6 119 of 6 120 of 6 121 of 6 122 of 6 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85014 COVOTE MOTORSPORTS LAND MANAGEMENT, LTD. 1188 EAST CAMELBACK RD COLLIN COUNTY, TEXAS CITY OF ALEN SEABORN & CLEMENS SURVEY, ABSTRACT NO. 879	PRELIMINARY PLAT COTTONWOOD CREEK ADDITION LOTS 1R & 2, BLOCK A	Date: 07.21.17 Scale: 1" = 60' RF: 1101-PPLT
	Winkelman & Associates, Inc.	Winkelman & Associates, Inc.	REVISION	DATE	No.	
	APPROV.					



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:	January 16, 2018
SUBJECT:	Conduct a Public Hearing and consider a request for a Specific Use Permit for a Fitness and Health Center use for an approximately 2,000± square foot portion of a building located on Lot 1A, Cottonwood Creek Village Shopping Center; generally located north of McDermott Drive and west of Greenville Avenue (and commonly known as 107 N. Greenville Avenue, Suite B). (SUP-122017-0007) [Drumba Fitness]
STAFF RESOURCE:	Hayley Angel Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	Replat Approved – May, 1985 Replat Approved – May, 2014
PUBLIC NOTICE:	Public Hearing Sign – Installed January 5, 2018 Public Hearing Letters – Mailed January 5, 2018
ANTICIPATED COUNCIL DATE:	February 13, 2018

BACKGROUND

The property is generally located north of McDermott Drive and west of Greenville Avenue (and commonly known as 107 N. Greenville Avenue, Suite B). The properties to the north and east are zoned Shopping Center SC. To the south (across McDermott Drive), the property is zoned Shopping Center SC. To the west, the properties are zoned Central Business District CBD.

The applicant is proposing to tenant a 2,000± square foot portion in an existing building for a fitness studio facility for Drumba Fitness. Staff categorizes this type of use as a Fitness and Health Center use.

The property is zoned 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:

- Business hours (Monday through Saturday):
 - o 8:00 a.m. – 11:00 a.m.
 - o 5:00 p.m. – 9:00 p.m.
- Average class size: Approximately 15 attendees/class

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 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 Drumba Fitness; generally located north of McDermott Drive and west of Greenville Avenue (and commonly known as 107 N. Greenville Ave, Suite B).

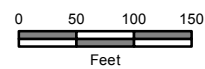
ATTACHMENTS

Property Notification Map
SUP Site Plan



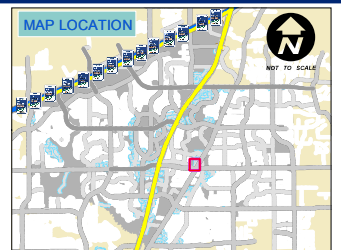
Map Legend

-  Petitions Filed
-  200' Notification Buffer
-  Railroad
-  CollinCAD Parcels
-  Public Rezone
- ALLENGISPRO.GIS.Parcels



Planning & Development - GIS
Date: 1/3/2018

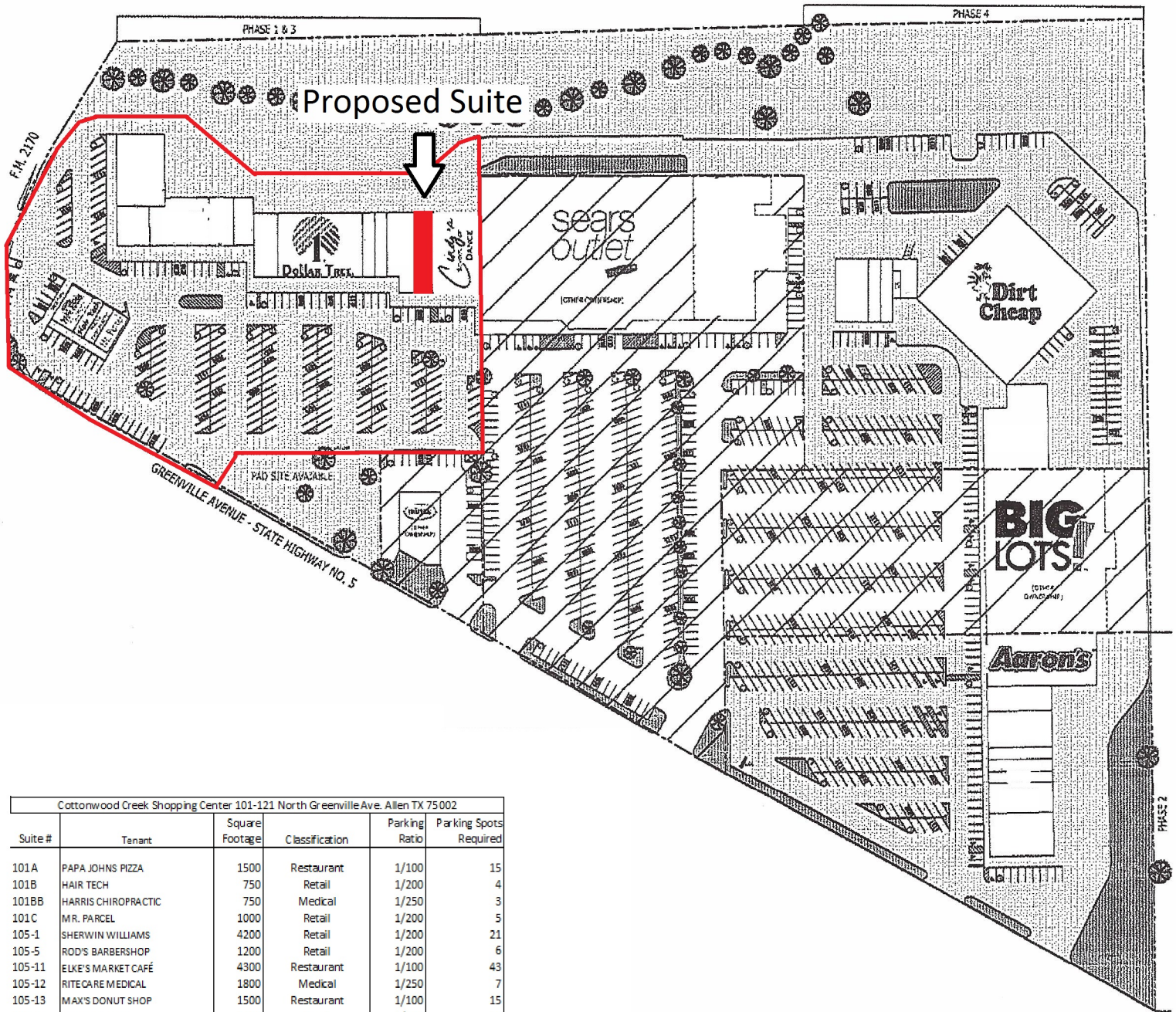
NOTE: This map is only for illustration purpose only, please contact the City of Allen Planning & Development Department for specific rules and regulations.




CITY OF ALLEN
Property Ownership Notification
Drumba Fitness
107 N Greenville Ave #B

COTTONWOOD CREEK SHOPPING CENTER

101-121 NORTH GREENVILLE AVENUE
ALLEN, TX 75002



Suite #	Tenant	Square Footage	Classification	Parking Ratio	Parking Spots Required
101A	PAPA JOHNS PIZZA	1500	Restaurant	1/100	15
101B	HAIR TECH	750	Retail	1/200	4
101BB	HARRIS CHIROPRACTIC	750	Medical	1/250	3
101C	M.R. PARCEL	1000	Retail	1/200	5
105-1	SHERWIN WILLIAMS	4200	Retail	1/200	21
105-5	ROD'S BARBERSHOP	1200	Retail	1/200	6
105-11	ELKE'S MARKET CAFE	4300	Restaurant	1/100	43
105-12	RITECARE MEDICAL	1800	Medical	1/250	7
105-13	MAX'S DONUT SHOP	1500	Restaurant	1/100	15
105-A	LIQUOR DEPOT	2400	Retail	1/200	12
105-C	DOLLAR TREE	8400	Retail	1/200	42
105-F	CLIPS & CUTS	1200	Retail	1/200	6
107-C	CINDY'S SCHOOL OF DANCE	6000	Fitness/Health	1/200	30
107-B	Drumba Fitness	2000	Fitness/Health	1/200	10
Total Parking Required					219
Total Parking					232



SITE LEGEND	
	ROOF LADDER ACCESS

Drumba Fitness SUP Site Plan