



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, JUNE 5, 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 May 22, 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 May 15, 2018, regular meeting.
3. Final Plat – Consider a request for a Final Plat for Montgomery Farm Estates Phase 2B, being 23.006± acres located in the Thomas G. Kennedy Survey, Abstract No. 500; generally located south of Bethany Drive and west of Montgomery Boulevard. (PL-031618-0034) [Montgomery Farm Estates Phase 2B]
4. Final Plat – Consider a request for a Final Plat for Stacy Green, being 78.326± acres located in the F.C. Wilmeth Survey, Abstract No. 999, L.K. Pegues Survey, Abstract No. 702, and H. Wetsel Survey, Abstract No. 1026; generally located at the southwest corner of U.S. Highway 75 and Stacy Road. (PL-042318-0036) [Stacy Green]

Regular Agenda

5. Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Restaurant/Private Club use for an approximately 6,493± square foot portion of a building located on Lot 7A-1, Block A, The Village at Allen; generally located south of Stacy Road and east of U.S. Highway 75 (and commonly known as 190 E. Stacy Road, B1000, Suite 1000). (SUP-050918-0013) [Bar Louie]

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, June 1, 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 5/22/2018 City Council Meeting

- The request to conduct a Public Hearing and consider proposed amendments to the Allen Land Development Code, relating to mobile food vendors, was approved.
- The request to conduct a Public Hearing and adopt an Ordinance to establish Planned Development No. 136 with a base zoning of Shopping Center SC, for STEAM After School Learning, was approved.
- The request to conduct a Public Hearing and consider Specific Use Permit No. 162 for a Daycare use, for STEAM After School Learning, was approved.

PLANNING AND ZONING COMMISSION

REGULAR MEETING

May 15, 2018

ATTENDANCE:

Commissioners Present:

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

City Staff Present:

Brian Bristow, 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.

Director's Report

1. The Senior Planner discussed the action taken on the Planning & Zoning Commission items by City Council at the May 8, 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 May 1, 2018, regular meeting.

Motion: **Upon a motion by Commissioner Metevier, and a second by 1st Vice-Chair Platt, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.**

The motion carried.

Regular Agenda

3. Public Hearing – Conduct a Public Hearing and consider a request to amend the Development Regulations relating to the use and development of Tract 7 of Planned Development PD No.

55 to add a “Medical Clinic” use as a permitted use on Lot 2, Block A, Honda of Allen Addition; generally located south of Motorsport Court and west of U.S. Highway 75 (and commonly known as 410 S. Central Expressway). [Pathways ASC]

Ms. Angel, Planner, presented the item to the Commission.

Ms. Angel stated that the request 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 Commission discussed the applicants’ intent to use the entire building for a Medical Clinic use and the definition of Medical Clinic.

Motion: **Upon a motion by Commissioner Autrey, and a second by 2nd Vice-Chair Orr, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval of the request to amend the Development Regulations relating to the use and development of Tract 7 of Planned Development PD No. 55 to add a “Medical Clinic” use as a permitted use on Lot 2, Block A, Honda of Allen Addition; generally located south of Motorsport Court and west of U.S. Highway 75 (and commonly known as 410 S. Central Expressway).**

The motion carried.

Executive Session (As Needed)

The Executive Session was not held.

Adjournment

The meeting adjourned at 7:07 p.m.

These minutes approved this _____ day of _____ 2018.

Ben Trahan, Chairman

Hayley Angel, Planner

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:	June 5, 2018
SUBJECT:	Consider a request for a Final Plat for Montgomery Farm Estates Phase 2B, being 23.006± acres located in the Thomas G. Kennedy Survey, Abstract No. 500; generally located south of Bethany Drive and west of Montgomery Boulevard. (PL-031618-0034) [Montgomery Farm Estates Phase 2B]
STAFF RESOURCE:	Hayley Angel Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	Planned Development No. 105 – Approved June, 2010 Planned Development No. 105 – Amended March, 2016 Preliminary Plat – Approved June, 2016 Final Plat for Phase 1 – Approved December, 2016 Final Plat for Phase 2A – Approved February, 2018
LEGAL NOTICES:	None.
ANTICIPATED COUNCIL DATE:	None.

BACKGROUND

The property is generally located south of Bethany Drive and west of Montgomery Boulevard. The properties to the north are zoned Planned Development PD No. 96 Single-Family Residential R-4 and Planned Development PD No. 105 Single-Family Residential R-7. The properties to the east are zoned Planned Development PD No. 105 Single-Family Residential R-7. The properties to the south and west are zoned Agriculture-Open Space AO.

The property is zoned Planned Development PD No. 105 Single-Family Residential R-7. A Planned Development amendment was approved by City Council in March 2016, and a Preliminary Plat was approved in June 2016. The Final Plat is the last step in the development process.

The Preliminary Plat showed two phases of development. The subject Final Plat is for a portion of Phase 2 and shows 23.006± acres of land subdivided into 52 residential lots and 6 Open Space/HOA lots. There are four points of access into this portion of the development; one on Olivia Way, one on Brett Drive, one on Sydney Lane, and one on Marie Drive. The plat also shows the various easements and right-of-way dedication required for development of the property.

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

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to approve the Final Plat for Montgomery Farm Estates Phase 2B; generally located south of Bethany Drive and west of Montgomery Boulevard.

ATTACHMENTS

Final Plat

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:	June 5, 2018
SUBJECT:	Consider a request for a Final Plat for Stacy Green, being 78.326± acres located in the F.C. Wilmeth Survey, Abstract No. 999, L.K. Pegues Survey, Abstract No. 702, and H. Wetsel Survey, Abstract No. 1026; generally located at the southwest corner of U.S. Highway 75 and Stacy Road. (PL-042318-0036) [Stacy Green]
STAFF RESOURCE:	Hayley Angel Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	Planned Development No. 45 – Approved July, 1987 Planned Development No. 45 – Amended October, 2017 Preliminary Plat – Approved March, 2018
LEGAL NOTICES:	None.
ANTICIPATED COUNCIL DATE:	None.

BACKGROUND

The property is generally located at the southwest corner of U.S. Highway 75 and Stacy Road. The properties to the north (across Stacy Road) are zoned Planned Development PD No. 92 Single-Family Residential R-3, Planned Development PD No. 92 Single-Family Residential R-5, Planned Development PD No. 92 Shopping Center SC, and Planned Development PD No. 78 Corridor Commercial CC. The properties to the west are zoned Planned Development PD No. 93 Townhome TH, Planned Development PD No. 93 Single-Family Residential R-7, and Corridor Commercial CC. To the south, the property is zoned Corridor Commercial CC. To the east (across U.S. Highway 75), the properties are zoned Planned Development PD No. 73 Shopping Center SC.

A Planned Development amendment for the property was approved in October 2017. A Preliminary Plat was approved in March 2018. The Final Plat is the last step in the development process.

The Final Plat shows approximately 78.326± acres being subdivided into 20 lots. There are a total of eight access points into the development; four on Stacy Road and four on U.S. Highway 75. The plat also shows the various easements and right-of-way dedication required for development.

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

STAFF RECOMMENDATION

Staff recommends approval.

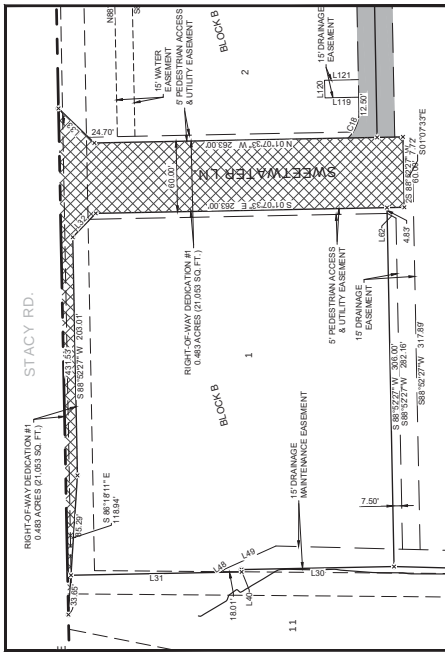
MOTION

I make a motion to approve the Final Plat for Stacy Green; generally located at the southwest corner of U.S. Highway 75 and Stacy Road.

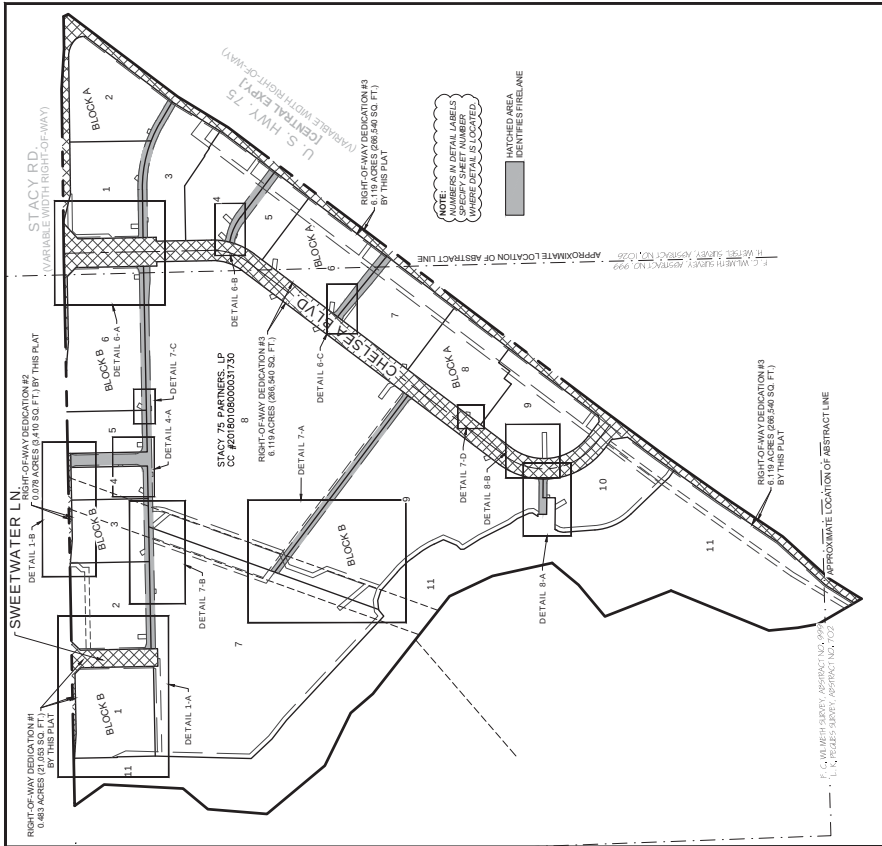
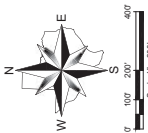
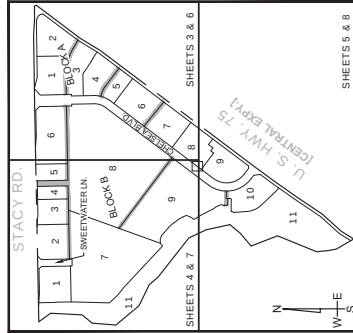
ATTACHMENTS

Final Plat

 Winkler & Associates, Inc. 10000 Katy Road, Suite 100 Houston, Texas 77054 Phone: (281) 416-1000 Fax: (281) 416-1001 Email: info@winkler.com	FINAL PLAT STACY GREEN CITY OF ALLEN, COLLIN COUNTY, TEXAS STACY GREEN 1020 N. CENTRAL EXPWY., SUITE 300 DALLAS, TEXAS 75201		Project No.: 71503 File: 71503-PLAT	Sheet 1 of 9
	L & K REALTY SURVEY, ABSTRACT NO. 702 AND THE MILLER SURVEY, ABSTRACT NO. 701 H. WEISER SURVEY, ABSTRACT NO. 1026 1020 N. CENTRAL EXPWY., SUITE 300 DALLAS, TEXAS 75201		Date: 12/21/17 Scale: AS SHOWN	

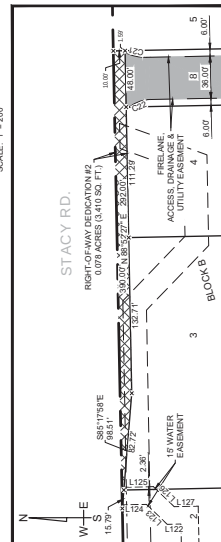


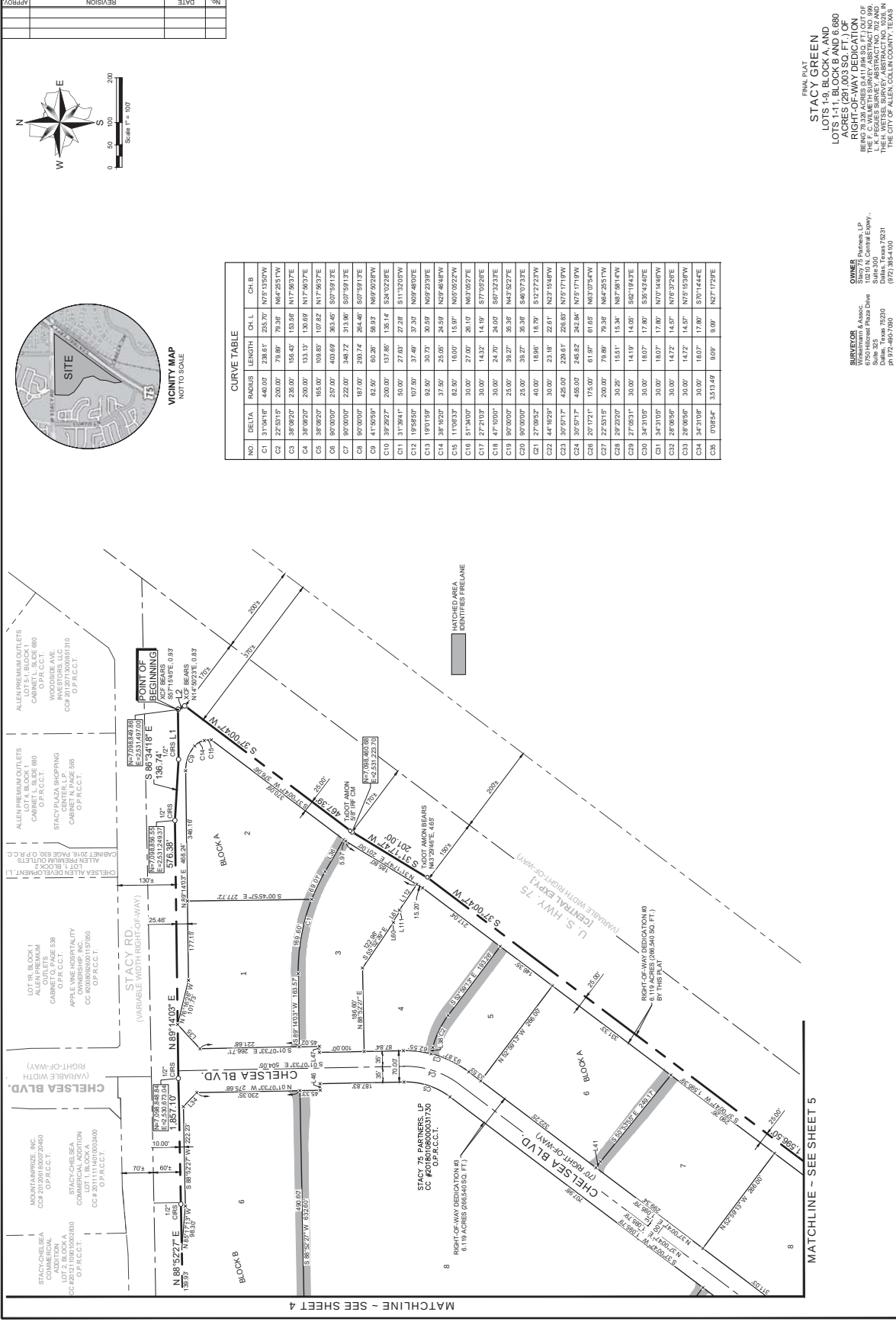
AREA TABLE		BLOCK A	
LOT	ACRES SQUARE FEET	LOT	ACRES SQUARE FEET
1	1.928 83,988	1	1.899 82,654
2	1.996 95,958	2	1.837 80,024
3	1.975 87,073	3	2.000 96,000
4	1.996 95,958	4	1.987 90,007
5	1.921 83,229	5	1.883 84,462
6	1.924 86,849	6	2.072 129,644
7	1.822 78,893	7	1.914 83,959
8	1.788 77,901	8	1.481 66,592
9	1.706 82,245	9	1.919 305,783
		10	1.996 93,710
		11	1.939 94,729
		RIGHTS-OF-WAY	
		#1	0.483 21,053
		#2	0.078 3,410
		#3	0.078 3,410

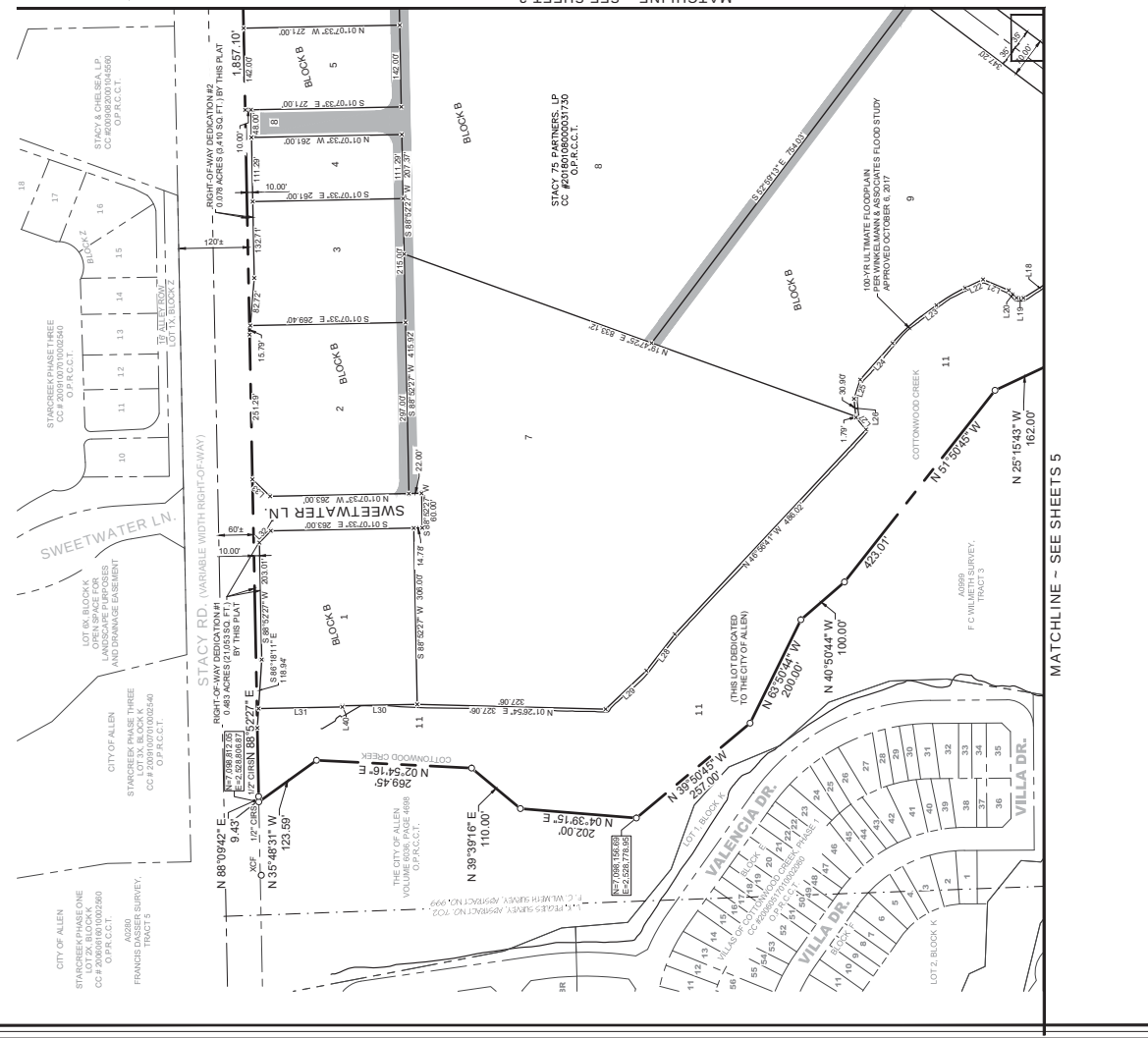
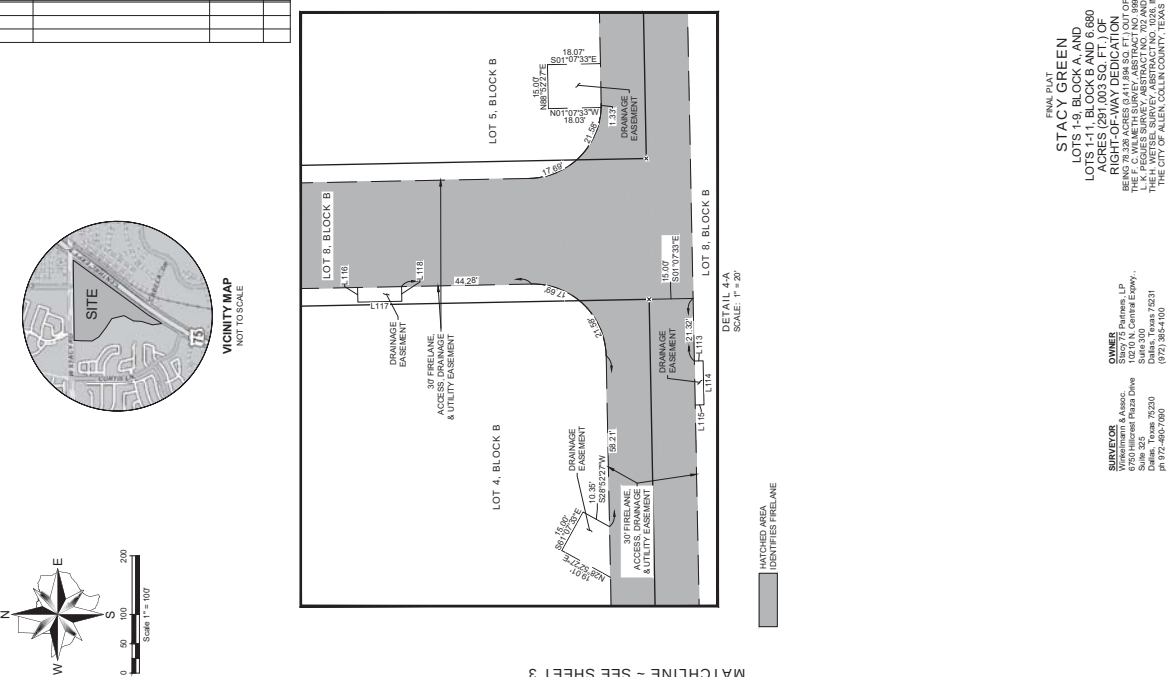


SHEET INDEX	
SHEET #	DESCRIPTION
1	KEY MAP: OVERALL MAP AREA TABLE DETAILS
2	EXISTING EASEMENTS: TOPOGRAPHIC INFORMATION, LINE TABLE
3	PROPOSED LOT LAYOUT: DETAILS & DIMENSION, CURVE TABLE
4	PROPOSED LOT LAYOUT: DETAILS & DIMENSION
5	PROPOSED LOT LAYOUT: DETAILS & DIMENSION
6	PROPOSED EASEMENTS: DETAILS & DIMENSION
7	PROPOSED EASEMENTS: DETAILS & DIMENSION
8	OWNERS CERTIFICATION, DEDICATION, AND APPROVALS ETC.

ABBREVIATION LEGEND	
ABBR	DEFINITION
RF	IRON ROD FOUND
CRS	IRON ROD SET W/REID PLASTIC CAP STAMPED "W"
CC	"C" CLIN IN CONCRETE FOUND
CC#	"C" CLIN IN CONCRETE FOUND
CC#	SQUARE CLINER INSTRUMENT NO.
CC#	SQUARE FEET
CM	CONTROLLING MONUMENT
CP	CITY PUBLIC RECORDS, COLLIN COUNTY, TEXAS
TDOT	TEXAS DEPARTMENT OF TRANSPORTATION
BLVD	BLVD. (HIGHWAY) TRAIL LINE
DR	DRIVE
RD	ROAD
RD	HIGHWAY
LN	LANE
LN	LANE (STREET)





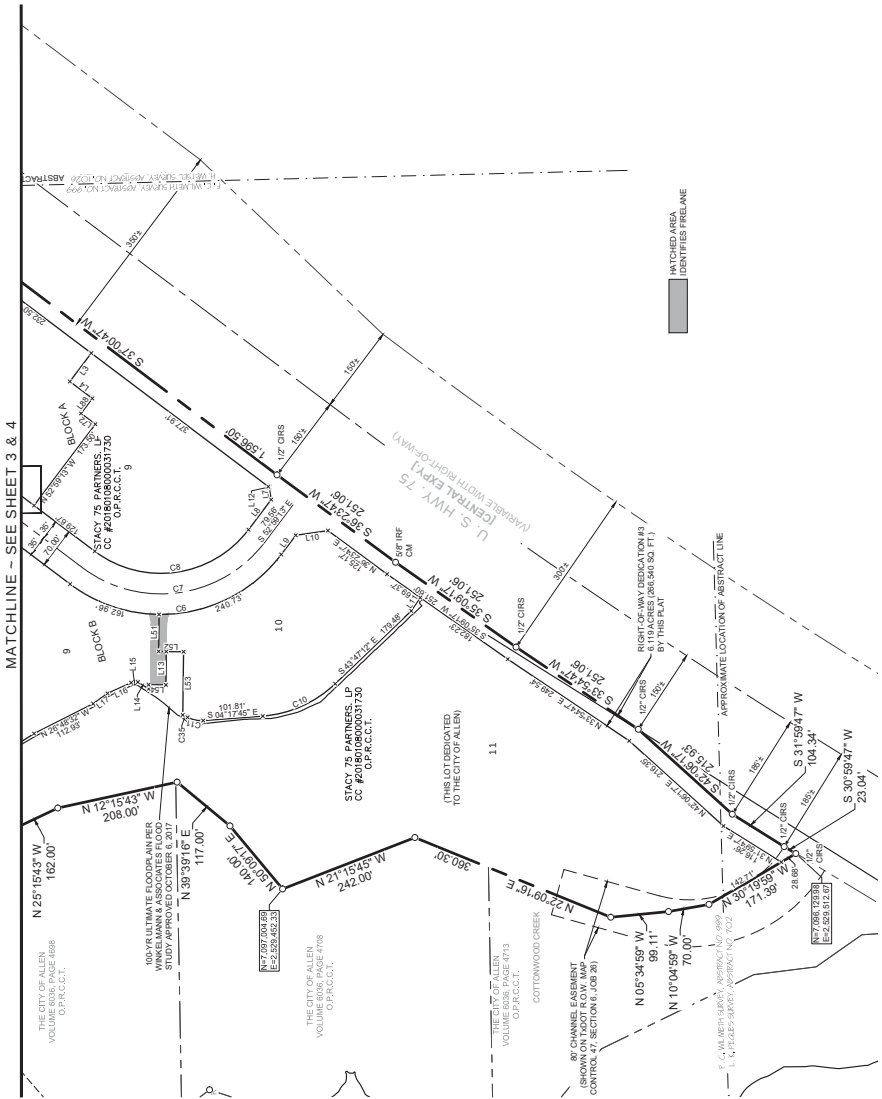
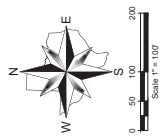


 winkelman & associates, inc. CONSULTING ENGINEERS & ARCHITECTS 1000 WEST 19TH AVENUE, SUITE 200 DENVER, COLORADO 80202 TELEPHONE (303) 733-8800 FACSIMILE (303) 733-8801 WWW.WINKELMAN-ASSOCIATES.COM	FINAL PLAT STACY GREEN LOTS 1-9, BLOCK A AND LOTS 1-11, BLOCK B STACY GREEN 10210 N CENTRAL EXPY., SUITE 300 DALLAS, TEXAS 75231		Project No.: 71503 File #: 71503.PLT Date: 12.21.17 Scale: 1" = 100'
	L. K. FOUZAR SURVEY, ABSTRACT NO. 102 AND THE H. METSKE SURVEY, ABSTRACT NO. 107 AND THE CITY OF ARLING COUNTY, TEXAS		SHEET

FINAL PLAT
STACY GREEN
LOTS 1-9, BLOCK A, AND
LOTS 1-11, BLOCK B AND 6.680
ACRES (291,003 SQ. FT.) OF
RIGHT-OF-WAY DEDICATION
BEING 78.326 ACRES (3,411,894 SQ. FT.) OUT OF
THE F. C. WILMETH SURVEY, ABSTRACT NO. 9990,
L. K. PEGUES SURVEY, ABSTRACT NO. 702 AND
THE WETSEL SURVEY, ABSTRACT NO. 1026, IN
THE CITY OF ALLEN, COLLIN COUNTY, TEXAS

SURVEYOR
Winkelmann & Assoc.
1750 Hillcrest Plaza Drive
Suite 325
Dallas, Texas 75230
ph 972-490-7090

OWNER
Stacy 75 Partners, LP
10210 N. Central Expwy.,
Suite 300
Dallas, Texas 75231
(972) 385-4100



SHEET 9 OF 9	Date: 12.21.17
	Scale: 1" = 100'
	File: 71503-FPLT
	Project No.: 71503

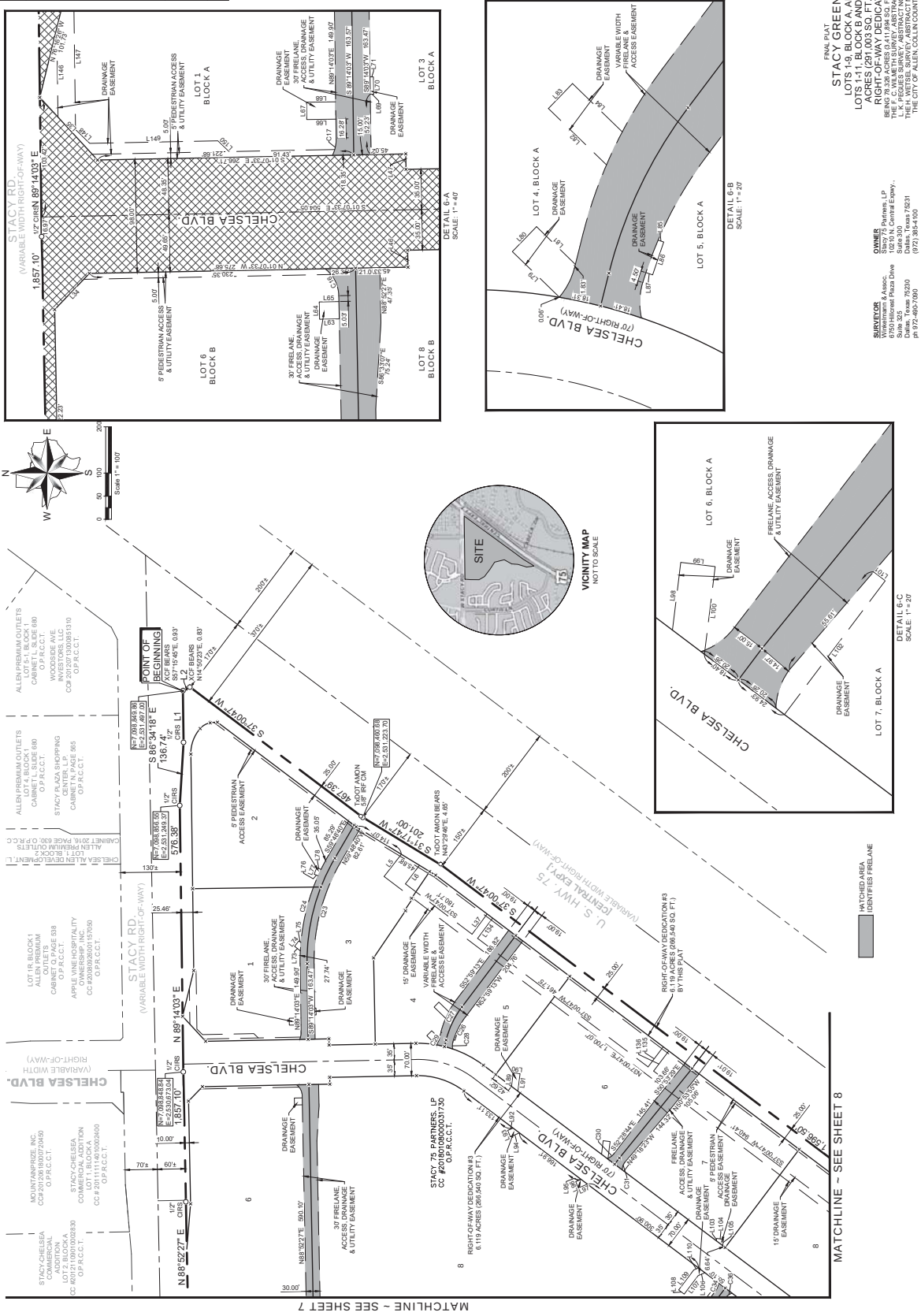
FINAL PLAT
STACY GREEN
LOTS 1-9, BLOCK A AND LOTS 1-11, BLOCK B

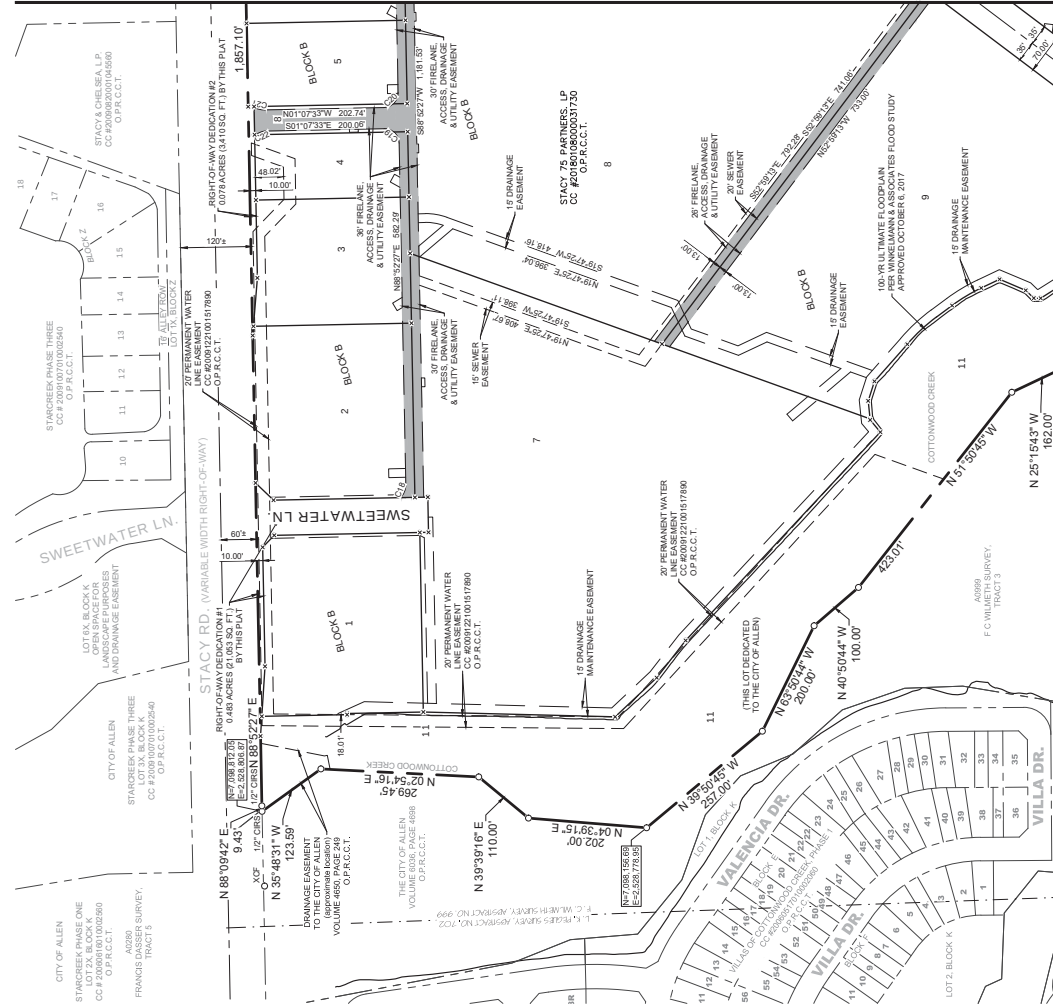
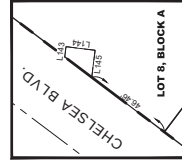
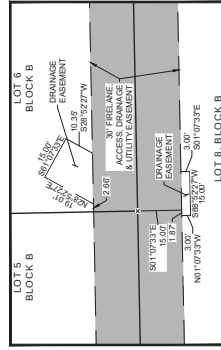
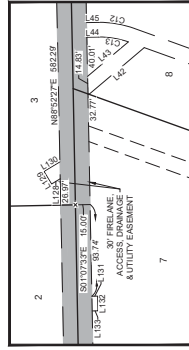
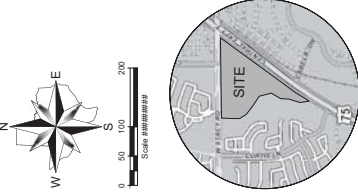
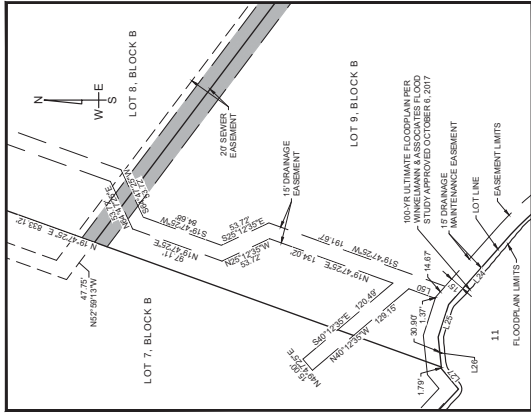
L. K. PEGUES SURVEY, ABSTRACT NO. 702 AND THE
H. WEISER SURVEY, ABSTRACT NO. 1026
CITY OF ALLEN, COLLIN COUNTY, TEXAS

STACY GREEN
10210 N. CENTRAL EXPWY., SUITE 300
DALLAS, TEXAS 75231

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
6710 HOLCOMB FIELD BLVD., SUITE 125
DALLAS, TEXAS 75230
7 EIGHT DIGNITIES BOULEVARD, SUITE 80
TEAS SURVEYS INC. 10000 DOWNSIDE LANE
CORPUS CHRISTI © 2018 WINKELMANN & ASSOCIATES, INC.

No.	DATE	REVISION	APPROV.



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MATCHLINE - SEE SHEET 8

FINAL PLAT
STACY GREEN
LOTS 1-9, BLOCK A, AND
LOTS 1-11, BLOCK B AND 6.680
ACRES (291,003 SQ. FT.) OF
RIGHT-OF-WAY DEDICATION
BEING 78.326 ACRES (3,411,894 SQ. FT.) OUT OF
THE F. C. WILMETH TRAIL SURVEY, ABSTRACT NO. 94,
L. K. REGGIES SURVEY, ABSTRACT NO. 702 AND
THE WEISEL SURVEY, ABSTRACT NO. 10228,
THE CITY OF ALLEN, COLLIN COUNTY, TEXAS.

SURVEYOR
Winkelmann & Assoc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, Texas 75230
ph 972-490-7090

OWNER
Stacy 75 Partners, LP
10210 N. Central Expressway,
Suite 300
Dallas, Texas 75231
(972) 385-4100

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SCALE: 1" = 20'

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項目	単位	評価	備考
1. 基礎知識	100	100	
2. 応用知識	100	100	
3. 応用技術	100	100	
4. 応用知識	100	100	
5. 応用技術	100	100	
6. 応用知識	100	100	
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12. 応用知識	100	100	
13. 応用技術	100	100	
14. 応用知識	100	100	
15. 応用技術	100	100	
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19. 応用技術	100	100	
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PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:	June 5, 2018
SUBJECT:	Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Restaurant/Private Club use for an approximately 6,493± square foot portion of a building located on Lot 7A-1, Block A, The Village at Allen; generally located south of Stacy Road and east of U.S. Highway 75 (and commonly known as 190 E. Stacy Road, B1000, Suite 1000). (SUP-050918-0013) [Bar Louie]
STAFF RESOURCE:	Hayley Angel Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	Planned Development PD No. 73 – Adopted September, 1998 Planned Development PD No. 73 – Amended November, 2006 General Development Plan – Approved January, 2007 Preliminary Plat – Approved February, 2007 General Development Plan – Approved September, 2007 Revised Preliminary Plat – Approved September, 2007 Planned Development PD No. 73 – Amended October, 2007 Final Plat – Approved February, 2008 Replat – Approved October, 2008
LEGAL NOTICE:	Public Hearing Sign – Installed May 25, 2018 Public Hearing Letters – Mailed May 25, 2018
ANTICIPATED COUNCIL DATE:	June 12, 2018

BACKGROUND

The property is generally located south of Stacy Road and east of U.S. Highway 75 (and commonly known as 190 E. Stacy Road, B1000, Suite 1000). The properties to the north, east, south, and west are zoned Planned Development PD No. 73 Shopping Center SC.

The applicant (Bar Louie) currently tenants a 6,493± square foot suite in an existing building and operates as a restaurant, which allows for an alcohol to food sale ratio of 50/50. At the applicants' request, this Specific Use Permit is for a Restaurant/Private Club use, which would allow the applicant to exceed the alcohol to food sale ratio of 50/50, to a maximum of 75/25. A Restaurant/Private Club use would not be subject to the operational regulations in Section 6.03.2 of the Allen Land Development Code, which includes restrictions on outdoor service, exterior advertisement, the visibility of a serving bar, the location of a club or lounge room, and state license requirement. The applicant currently has an outdoor patio connected to the main dining room.

The property is zoned Planned Development PD No. 73 Shopping Center SC. The Planned Development requires a Specific Use Permit (SUP) for a Restaurant/Private Club use within the zoning district.

The applicant is not proposing to change the current hours of operation.

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 Allen Land Development Code.

STAFF RECOMMENDATION

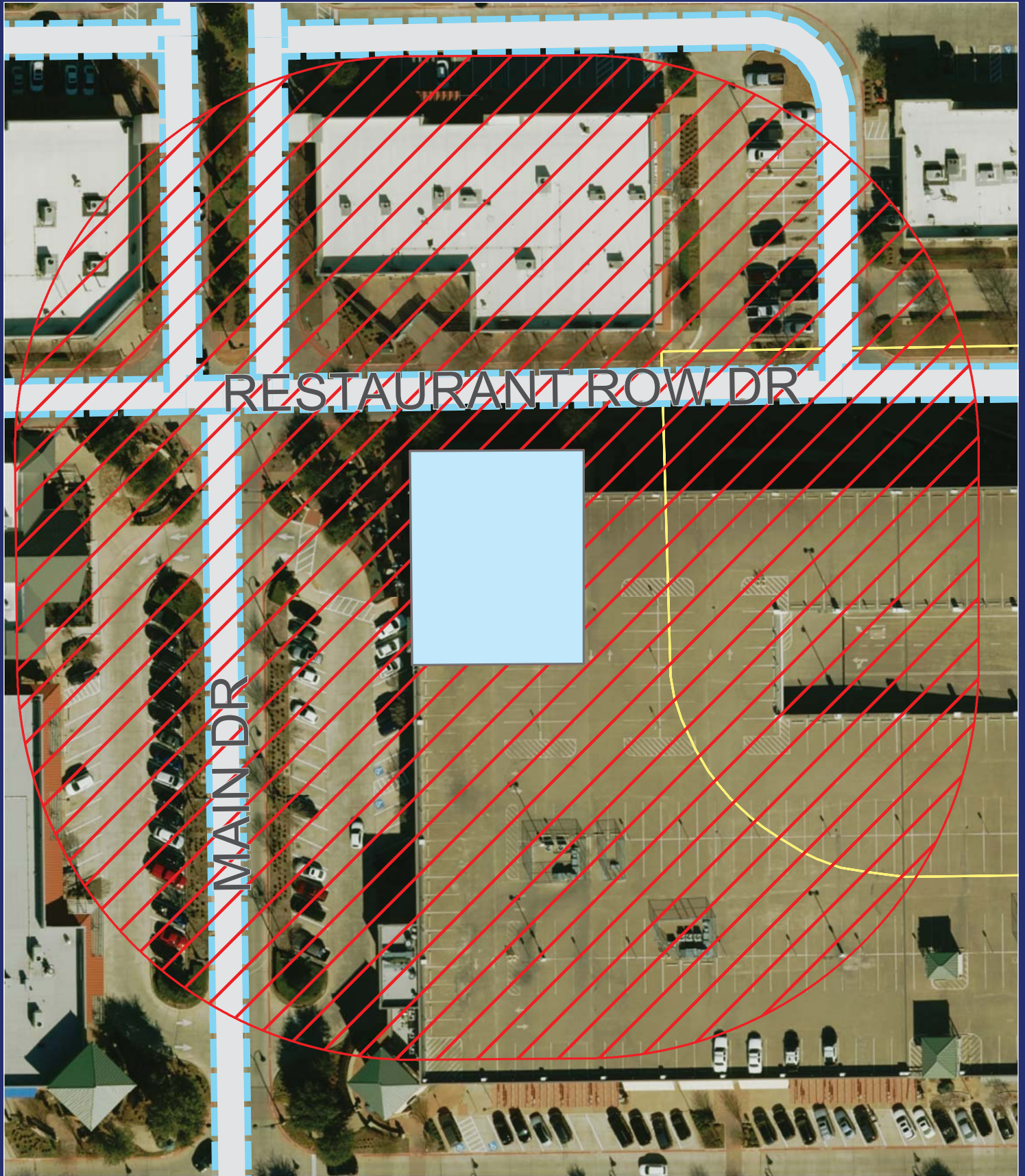
Staff recommends approval.

MOTION

I make a motion to recommend approval for a Specific Use Permit SUP request for a Restaurant/Private Club use for Bar Louie; generally located south of Stacy Road and east of U.S. Highway 75 (and commonly known as 190 E. Stacy Road, B1000, Suite 1000).

ATTACHMENTS

Property Notification Map
Overall Site Plan

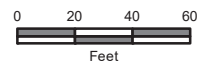


Property Ownership Notification

Bar Louie
190 E Stacy Rd

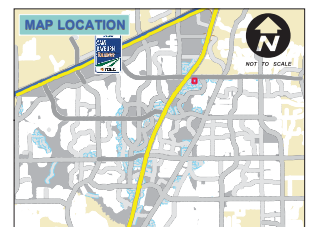
Map Legend

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



Coummunity Deveopmentt - GIS
Date Saved: 4/2/2018

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



SCALE: 1" = 100'

