



**AGENDA  
PLANNING AND ZONING  
COMMISSION**

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**REGULAR MEETING – 7:00 P.M.  
TUESDAY, AUGUST 5, 2008  
ALLEN CITY HALL – COUNCIL CHAMBERS  
305 CENTURY PARKWAY  
ALLEN, TEXAS**

**Call to Order and Announce a Quorum is Present  
Directors Report from 7/22/08 Council Meeting**

**Consent Agenda**

1. Approve minutes of July 15, 2008, Regular Meeting.

**Regular Agenda**

2. General Development Plan – Consider a General Development Plan for True Jesus & St. Sava Church; being 7.369± acres located at the northeast corner of Jupiter Road and Chaparral Drive.
3. Preliminary Plat – Consider a request to revise the Preliminary Plat for Allen Center North Addition, Lots 2 & 3, Block A for Firestone, being 16.864± acres located northeast of Greenville Avenue and Stacy Road.
4. Alternate Screening – Consider alternate screening for Creekview Plaza, Lot 1, Block A, Cottonwood Business Park; being 11.21± acres of land located east of Jupiter Road at Cottonwood Circle.

**Other Business**

- Upcoming Agenda Items

**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, \_\_\_\_\_, 2008, at \_\_\_\_\_ p.m.

\_\_\_\_\_  
Shelley B. George, City Secretary

Allen City Hall is wheelchair accessible. Access to the building and special parking are available at the entrance facing Century Parkway. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 214-509-4105.

<b>PLANNING &amp; ZONING COMMISSION AGENDA COMMUNICATION</b>
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**AGENDA DATE:**

August 5, 2008

**SUBJECT:**

Consider a request for a General Development Plan for True Jesus and St. Sava Church; being 7.369± acres located at the northeast corner of Jupiter Road and Chaparral Drive.

**STAFF RESOURCE:**

Lee Battle, AICP  
Acting Director, Planning & Development

**PREVIOUS BOARD/COUNCIL ACTION:**

A Combination Plat was approved in 2000 for Lot 1, Block A, Allen Community Baptist Church.

**BACKGROUND**

The property is located northeast of Jupiter Road and Chaparral Drive. The property to the north and east is zoned PD Planned Development No. 13 for MF Multi-family. The property to the south, across Chaparral Drive, is the City of Plano. The property to the west, across Jupiter Road, is zoned SC Shopping Center and R-5 Residential.

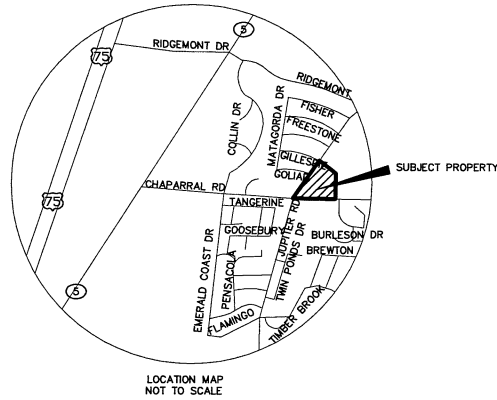
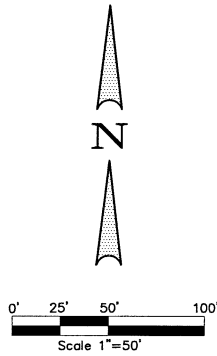
This property is currently one platted lot owned by the existing church. The applicant wants to subdivide the property into two lots in order to sell part of the property to a different church. To facilitate the upcoming replat of the property and future development, a General Development Plan has been prepared to ensure that development of the two lots will be able to meet the City's requirements. The building layouts shown are conceptual and there are not immediate plans to fully develop the property as shown.

**STAFF RECOMMENDATION**

Staff recommends approval.

**ATTACHMENTS**

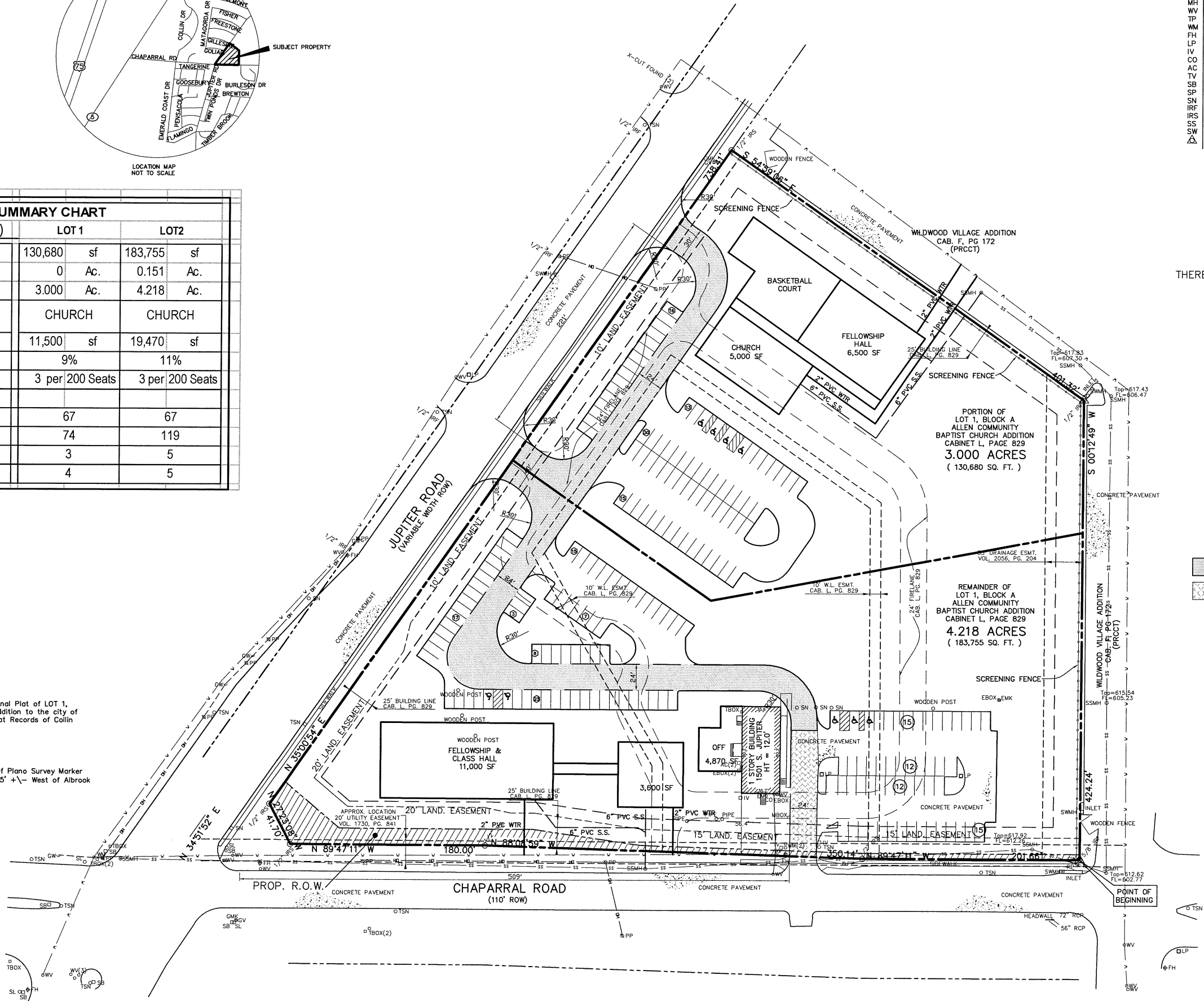
General Development Plan



SITE DATA SUMMARY CHART				
ZONING ALL LOTS = LR (Local Retail)	LOT 1		LOT 2	
SITE	130,680	sf	183,755	sf
PROP. ROW	0	Ac.	0.151	Ac.
AREA	3.000	Ac.	4.218	Ac.
USE	CHURCH		CHURCH	
BLDG. AREA	11,500	sf	19,470	sf
COVERAGE	9%		11%	
PKG. SPCS. REQ'D.	3 per 200 Seats		3 per 200 Seats	
	67		67	
PKG. SPCS. PROV. (INCLUDING HC)	74		119	
H.C. PKG. REQ'D.	3		5	
H.C. PKG. PROV.	4		5	

BASIS OF BEARINGS: Bearings shown hereon are based on the Final Plat of LOT 1, BLOCK A of ALLEN COMMUNITY BAPTIST CHURCH ADDITION, an addition to the city of Allen, according to the plat recorded in Cabinet L, Page 829, Plat Records of Collin County, Texas.

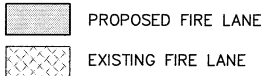
BENCHMARK: 3-1/4" diameter domed aluminum survey marker marked "City of Plano Survey Marker Station P8" 2.0' North of the South curb on Chaparral Road, 275' +/- West of Albrook Drive Elevation = 630.36'



LEGEND

PP	Power Pole
GW	Guy Wire
MH	Manhole
WV	Water Valve
TP	Telephone Pedestal
WM	Water Meter
FH	Fire Hydrant
LP	Light Pole
IV	Irrigation Valve
CO	Clean Out
AC	Air Conditioner
TV	Cable Box
SB	Signal Box
SP	Signal Pole
SN	Sign
IRF	Iron Rod Found
IRS	Iron Rod Set
SS	Sanitary Sewer
SW	Storm Sewer
Δ	Control Monument

THERE ARE NO TREES ON THIS SITE.



**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS • SURVEYORS  
6750 HILLCREST PLAZA, SUITE 100  
DALLAS, TEXAS 75230  
(972) 490-7090  
(972) 490-7999 FAX  
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MCBAIN JAMISON SURVEY  
ABSTRACT NO. 491  
CITY OF ALLEN  
COLLIN COUNTY, TEXAS  
STREAM REALTY  
2200 ROSS AVENUE, SUITE 5400  
DALLAS, TEXAS 75201

GENERAL DEVELOPMENT PLAN  
TRUE JESUS & ST. SAVA CHURCH  
ALLEN, TX

Scale: 1"=50'  
Date: 06/27/08  
File: 01384GDP.dwg  
Project No.: 01384.00

SHEET

<b>PLANNING &amp; ZONING COMMISSION AGENDA COMMUNICATION</b>
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**AGENDA DATE:** August 5, 2008

**SUBJECT:** Consider a request to revise the Preliminary Plat for Allen Center North Addition, Lots 2 & 3, Block A for Firestone, being 16.864± acres located northeast of Greenville Avenue and Stacy Road.

**STAFF RESOURCE:** Lee Battle, AICP  
Acting Director, Planning & Development

**PREVIOUS BOARD/COUNCIL ACTION:** A Preliminary Plat was approved with conditions on November 18, 2003.

**BACKGROUND**

The property is located northeast of Greenville Avenue and Stacy Road. The property is zoned SC Shopping Center. The property located to the east is CF Community Facilities (Stacy Road Pump Station); the property to the south is R-7 Residential. The property located to the west across Greenville Avenue, is SC Shopping Center and R-5 Residential. The property located to the north across Stacy Road, is the Town of Fairview.

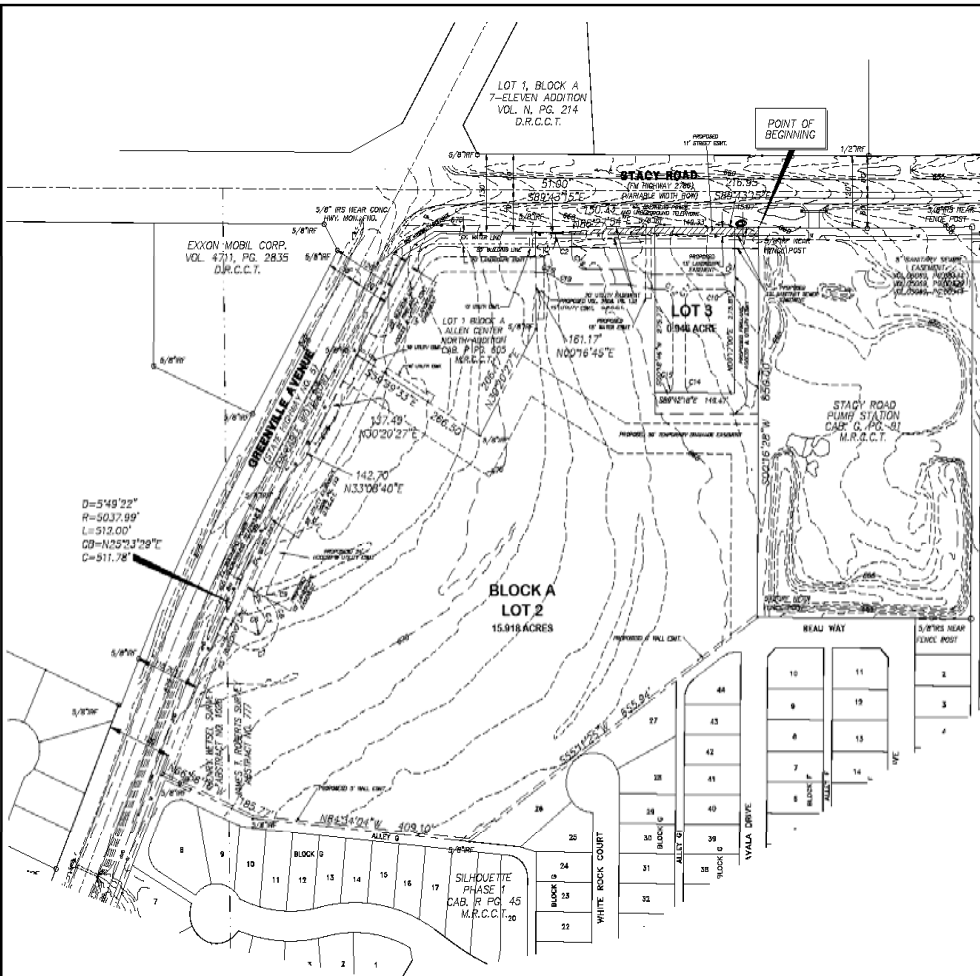
Lot 2 will be developed as a Firestone car care center. The Preliminary Plat meets all of the requirements of the *Allen Land Development Code* and is consistent with the SUP and the General Development Plan. Remaining engineering items will be addressed with the Final Plat.

**STAFF RECOMMENDATION**

Staff recommends approval.

**ATTACHMENTS**

Preliminary Plat



# OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF COLLIN \*

WHEREAS, HANSEN HUNT EXPLORATION CORPORATION, in the owner of tract of land situated in the James T. Roberts Survey, Abstract No. 777 and the Henry Wetzel Survey, Abstract No. 1026, Collin County, Texas, being part of a 168.84 acre tract of land described in deed to Hansen Hunt, Incorporated, recorded in Volume 480, Page 480, of the Deed Records of Collin County, Texas and being more particularly described as follows (Surveying system based on the NAD 83 State Plane Coordinate System, Texas North Central Zone 4302):

BEGINNING at a 50' iron rod found with a plastic cap stamped "104" near a fence post for the northwest corner of Stacy Road Pump Station, as addition to the City of Allen, Collin County, Texas, according to the plat thereof recorded in Cabinet G, Page 91 of the Map Records of Collin County, Texas;

THENCE with the west line of said addition, South 02°10'00" West, a distance of 853.00 feet to a 50' iron rod found with a plastic cap stamped "104" near a fence post for the southeast corner of Stacy Road Pump Station and being in the north line of Greenville Avenue, Phase 1, as addition to the City of Allen according to the plat thereof recorded in Cabinet G, Page 480 of the Map Records of Collin County, Texas;

THENCE with said north line, the following courses and distances to wit:  
South 02°10'00" West, a distance of 853.00 feet to a 50' iron rod found with a plastic cap stamped "104" for corner;  
North 02°40'00" West, a distance of 426.30 feet to a 50' iron rod found with a plastic cap stamped "104" for corner;  
North 02°10'00" West, a distance of 182.70 feet to a 50' iron rod found with a plastic cap stamped "104" for corner in the southerly right of way line of Greenville Avenue (State Highway No. 6, 110' R.O.W.) being the beginning of a new tangent curve to the right having a central angle of 02°10'00", a radius of 187.88 feet and a chord bearing and distance of North 28°28'00" East, 411.70 feet;

THENCE with the southerly right-of-way line of said Greenville Avenue, the following courses and distances to wit:  
Northwesterly with said curve, an arc distance of 112.00 feet to a 50' iron rod found with a plastic cap stamped "104" for corner;  
North 28°28'00" East, a distance of 142.70 feet to a 50' iron rod found with a plastic cap stamped "104" for corner;  
North 32°00'00" East, a distance of 177.40 feet to a 50' iron rod found with a plastic cap stamped "104" for the southeast corner of Lot 1, Block A of Allen Center North Addition, as addition to the City of Allen according to the plat thereof recorded in Cabinet G, Page 676 of the Map Records of Collin County, Texas;

THENCE with the south line of said Allen Center North Addition, the following courses and distances to wit:  
Block 282°00'00" East, a distance of 168.17 feet to a 50' iron rod found with a plastic cap stamped "104" for corner;  
North 28°28'00" East, a distance of 206.17 feet to a 50' iron rod found with a plastic cap stamped "104" for corner;  
North 02°10'00" East, a distance of 181.17 feet to a 50' iron rod found with a plastic cap stamped "104" for corner in the south right-of-way line of Stacy Road (State Highway 270, 100' R.O.W.) at the point;

THENCE with said south right-of-way line, the following courses and distances to wit:  
South 02°10'00" East, a distance of 182.70 feet to a 50' iron rod found with a plastic cap stamped "104" for corner;  
North 02°40'00" East, a distance of 182.70 feet to a 50' iron rod found with a plastic cap stamped "104" for corner;  
South 02°10'00" East, a distance of 214.50 feet to the POINT OF BEGINNING and containing 16.864 acres of land.  
NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That HANSEN HUNT EXPLORATION CORPORATION, through the undersigned authority, do hereby adopt this plat describing the described property as ALLEN CENTER NORTH ADDITION, LOT 2 & 3, BLOCK A, as addition to the City of Allen, and do hereby dedicate to the public use forever the streets and when thereon do hereby dedicate the easement strips shown on the plat for the natural use and accommodation of all public utilities desiring to use or using same. We, the undersigned, hereby, heirs, assigns or other representatives shall be constituted or placed upon, over or within the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, houses, trees, shrubs or other improvements or growths which in any way endanger or interfere with the conveyance, maintenance or efficiency of its respective system on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from any and easement strips for the purpose of constructing, reconstructing, repairing, maintaining and adding to or removing all or part of its respective system without the necessity of any form of procuring the permission of anyone.

This plat approved subject to all existing ordinances, rules, regulations and resolutions of the City of Allen, Texas.

WITNESSED OUR HANDS this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

HANSEN HUNT EXPLORATION CORPORATION

By: \_\_\_\_\_

(Print name & title)

STATE OF TEXAS

COUNTY OF COLLIN \*

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_, \_\_\_\_\_, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2008

Notary Public in and for the State of Texas

# SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DANA BROWN, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon shall be properly placed under my personal supervision in accordance with the subdivision regulations of the City of Allen, Collin County, Texas.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008

DANA BROWN

Registered Professional Land Surveyor #0309

DALEY-KORN AND ASSOCIATES, INC.

6750 Glenview Court, Suite 200, Frisco, Texas 75034

(972) 336-3590

STATE OF TEXAS

COUNTY OF COLLIN \*

BEFORE ME, the undersigned authority, on this day personally appeared Dana Brown, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

NOTARY PUBLIC in and for the STATE OF TEXAS

Approved: \_\_\_\_\_

Notary

Chairman & Zoning Commission Secretary & Zoning Commission

Date \_\_\_\_\_

Executed Pro-Tenore

Mayor \_\_\_\_\_

Date \_\_\_\_\_

The undersigned, the City Secretary of the City of Allen, Collin County, Texas, hereby certifies that the foregoing Plat of the ALLEN CENTER NORTH ADDITION, LOT 2 & 3, BLOCK A in the City of Allen was submitted to the Planning and Zoning Commission and approved by it on this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

City Secretary, City of Allen

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C01	86°23'36"	30.00	45.24	N47°04'56"E	41.07
C02	27°45'45"	24.89	12.06	N12°13'10"W	11.94
C03	69°44'30"	20.00	31.33	S65°10'12"E	26.22
C04	82°10'32"	39.00	55.94	S13°36'01"E	51.26
C05	58°32'12"	21.60	22.07	N09°47'58"W	21.12
C06	85°06'02"	10.00	14.85	N25°37'58"E	13.50
C07	10°17'29"	46.29	56.20	N71°19'12"E	53.20
C08	68°19'52"	44.47	53.04	N14°18'58"W	48.95
C09	82°12'58"	15.00	21.47	S17°40'34"E	19.69
C10	80°12'32"	20.00	31.30	S44°50'18"W	28.34
C11	95°19'52"	10.15	11.02	S44°50'18"W	28.34
C12	90°13'16"	25.00	31.44	S44°30'38"W	28.30
C13	47°53'06"	20.00	16.71	S21°56'23"E	16.23
C14	47°53'06"	20.00	16.71	S21°56'23"E	16.23
C15	47°53'06"	20.00	16.71	S21°56'23"E	16.23
C16	92°12'41"	39.00	55.94	S13°36'01"E	51.26
C17	12°13'51"	25.00	14.81	S73°14'04"E	14.02
C18	32°16'20"	45.00	26.35	N73°10'18"W	25.01

# NOTES:

1.) The dedication to be maintained by the property owner.

2.) FLOOD STATEMENT: According to Community Panel No. 43055C0206 and 43055C0435, dated January 10, 1996 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is in Zone A and is not within a Special Flood Hazard Area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

3.) The property owner will submit plans for review and approval to relocate City of Allen Pump Station Driveway with plans for final plat. Driveway shall be relocated prior to issuance of a Certificate of Occupancy for any building on this plat if driveway closure is required by T-007.

# OWNER:

HANSEN HUNT EXPLORATION CORP.  
5000 THANKSGIVING TOWER  
DALLAS, TX 75201  
Tel. No.: (214) 622-1085  
CONTACT: DON DILLARD

# DEVELOPER:

HUNT PETROLEUM CORP.  
5000 THANKSGIVING TOWER  
DALLAS, TX 75201  
Tel. No.: (214) 622-1085  
CONTACT: DON DILLARD

# SURVEYOR:

DALEY-KORN AND ASSOCIATES, INC.  
6750 Glenview Court, Suite 200  
Frisco, Texas 75034  
Tel. No.: (972) 336-3590  
Fax No.: (972) 336-3590

<b>PLANNING &amp; ZONING COMMISSION AGENDA COMMUNICATION</b>
--

**AGENDA DATE:** August 5, 2008

**SUBJECT:** Consider a request for alternate screening for Creekview Plaza, being 11.21± acres located east of Jupiter Road at Cottonwood Circle.

**STAFF RESOURCE:** Lee Battle, AICP  
Acting Director, Planning & Development

**PREVIOUS BOARD/COUNCIL ACTION:** A Final Plat of the subject property was approved and filed in December 1984, and a General Development Plan was approved July, 17, 2007.

**BACKGROUND**

The property is located east of Jupiter Road at Cottonwood Circle, formerly known as Cottonwood Business Park.

Property to the north is zoned GB General Business, the site of an existing children's day care center. Property to the east, across Cottonwood Creek, is zoned PD Planned Development No. 34 for MF-12, and CF Community Facilities. The property to the south is zoned R-2 Residential and PD Planned Development No. 49 for R-7 Residential, the Highland Meadows neighborhood. The property located to the west, across Jupiter Road, is zoned CF Community Facilities, an Addition of the Allen Church of Christ.

An 8' masonry wall is required to screen the property from the residential located to the south. The adjacent residential lot at the southwest corner of the property has a large number of existing trees and vegetation. In an effort to preserve and take advantage of the existing vegetation, the applicant is proposing a combination of landscaping and masonry and iron fencing as an alternative to a solid masonry wall. Staff believes the alternative proposed addresses specific concerns such as headlight screening and by taking advantage of the existing trees creates a more visually appealing alternative while meeting the intent of the code.

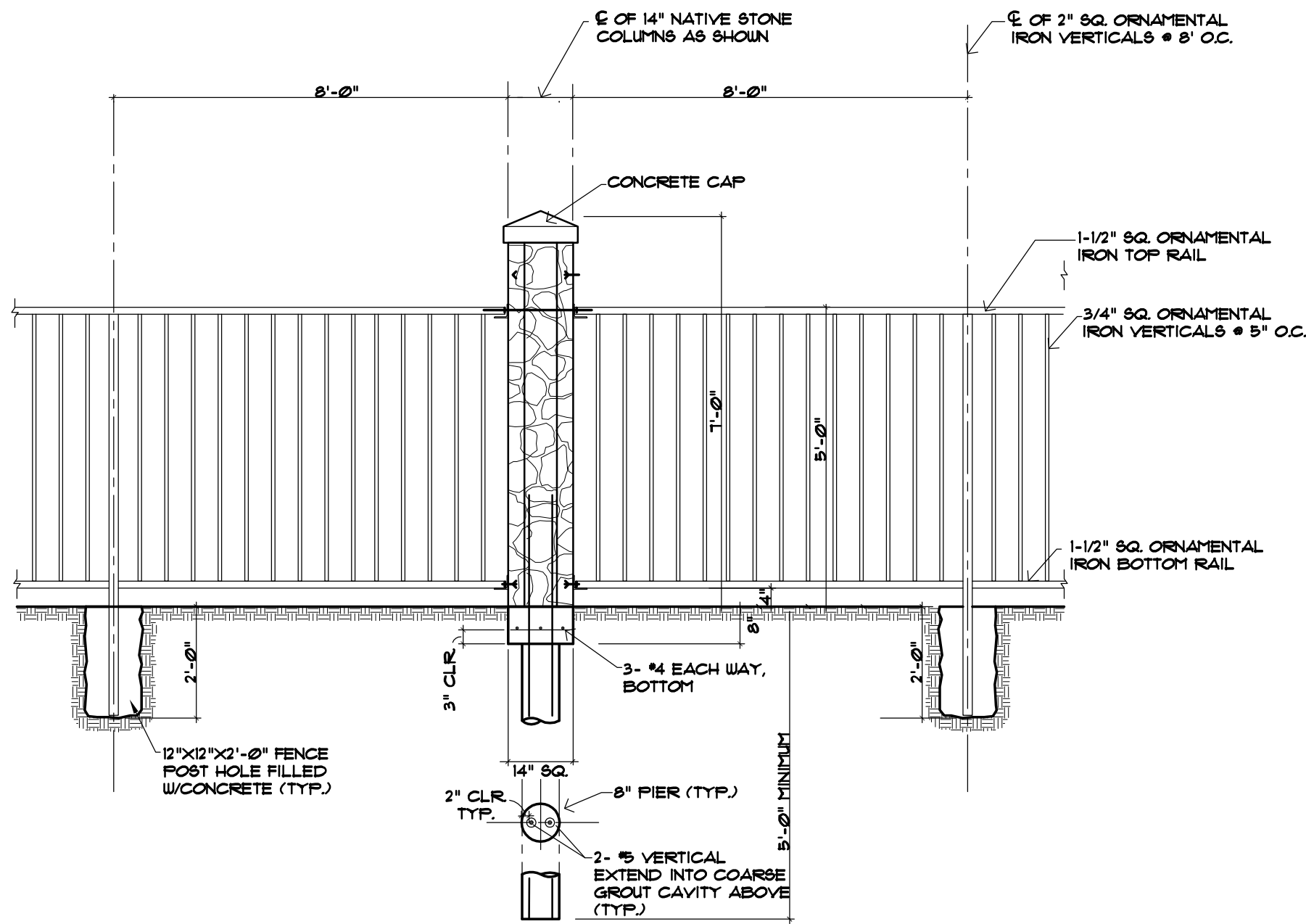
**STAFF RECOMMENDATION**

Staff recommends approval.

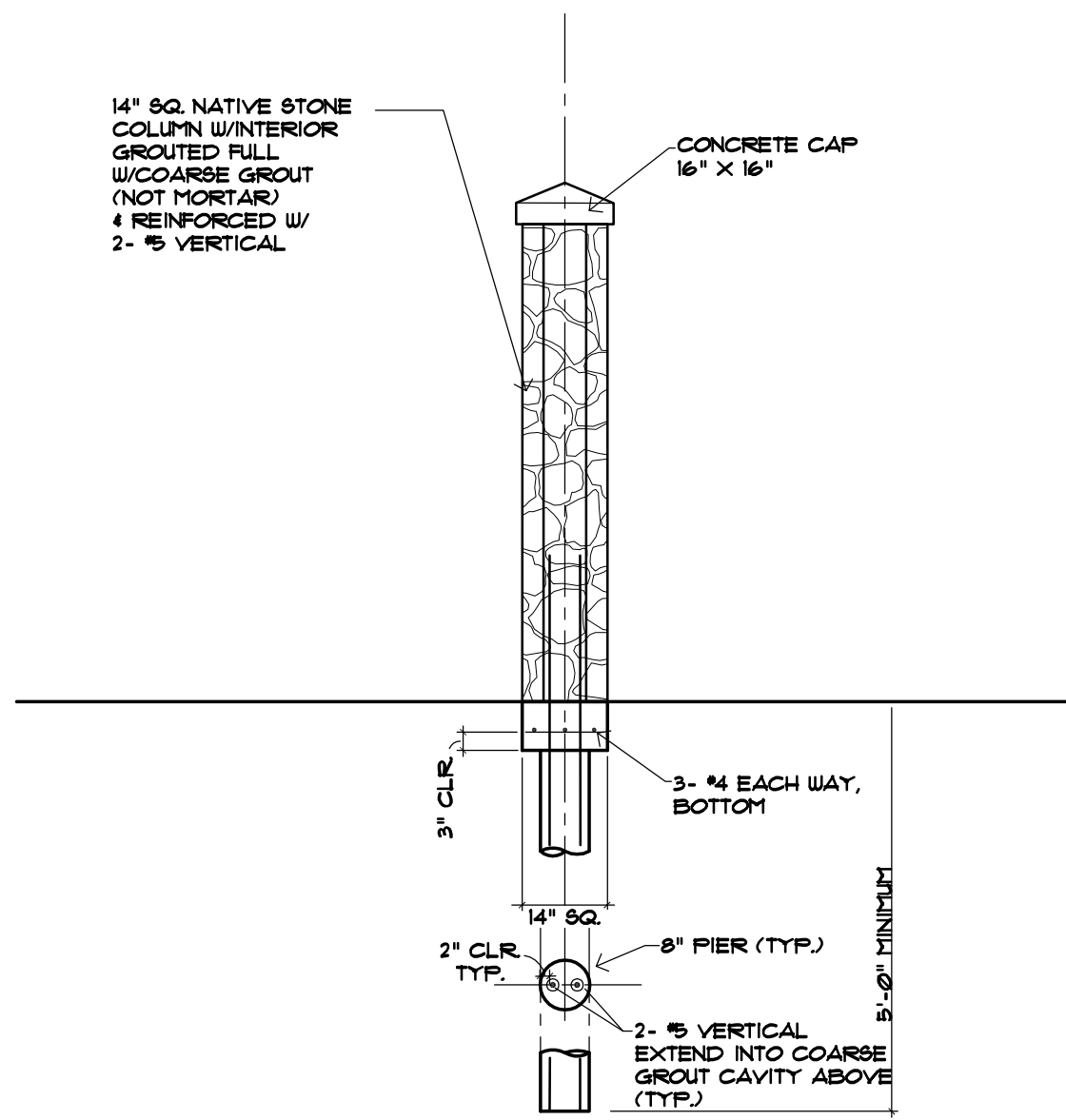
**ATTACHMENTS**

Site Plan  
Screening Exhibit  
Aerial Photos

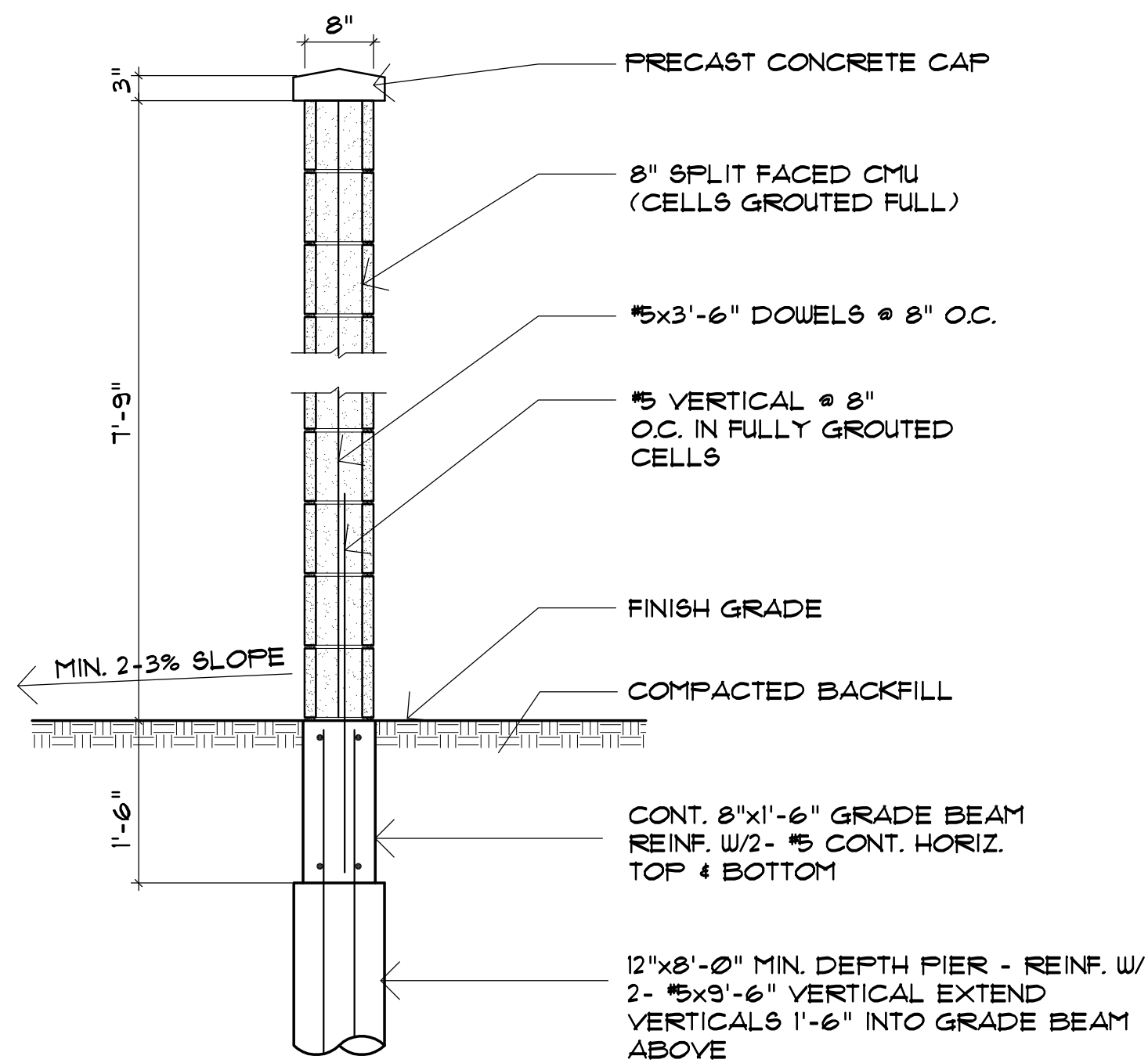




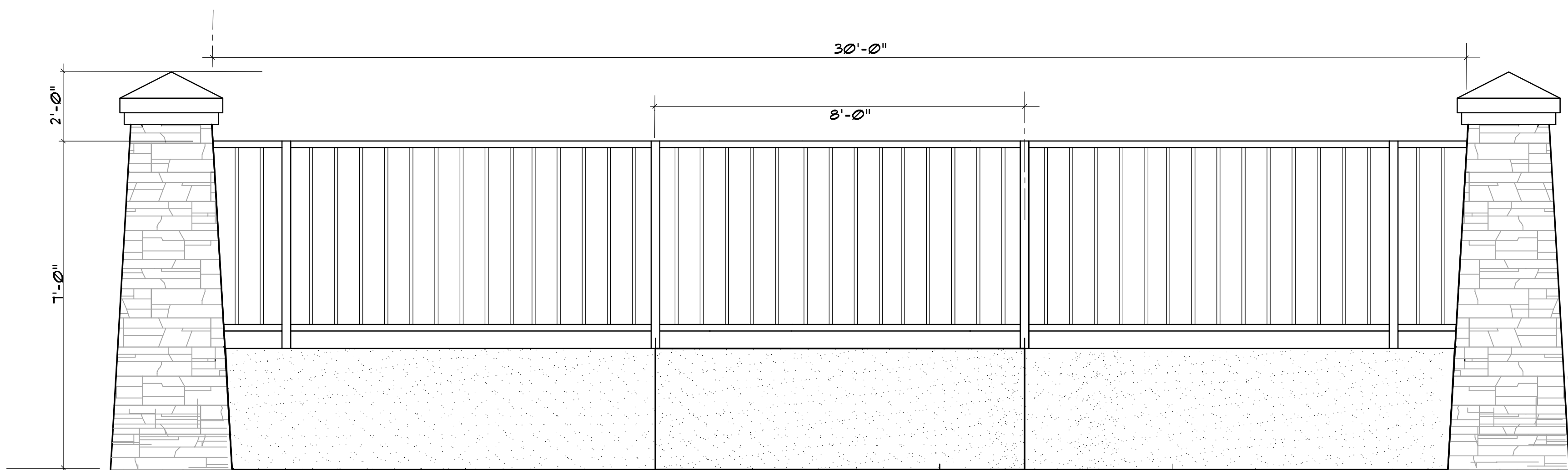
**02** *Column & Metal Fence Detail*  
N.T.S.



**01** *Tall Column Detail*  
N.T.S.



**03** *Screenwall Section*  
N.T.S.



**04** *Low Wall & Fence*  
N.T.S.