

**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING – 7:00 P.M.
TUESDAY, AUGUST 3, 2010
COUNCIL CHAMBERS
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013**

Call to Order and Announce a Quorum is Present

Pledge of Allegiance

Director's Report

1. Action taken on the Planning & Zoning Commission items by City Council at the July 27, 2010 City Council 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 of the July 20, 2010 regular meeting.
3. Final Plat – Consider a Final Plat for Lot 4A, Block A, McCoy and Roth Addition for Green Dry Cleaners, being .918± acres located south of Stacy Road and west of Goodman Drive. (FP-7/6/10-46) [Green Dry Cleaners]
4. Final Plat – Consider a Final Plat for Starcreek Phase Four, being 29.088± acres located northeast of Stacy Road and Watters Road. (FP-6/14/10-43) [Starcreek Phase Four]

Regular Agenda

None

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, July 30, 2010, at 5:00 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.

Director's Report from 7/27/10 City Council Meeting

There were two items taken to the July 27, 2010 City Council meeting for consideration:

- The request to adopt an ordinance to create PD Planned Development No. 104 for CF Community Facilities for a church was approved subject to the conditions that:
 1. The "Option B" Concept Plan is revised to reflect staff's recommendations, and
 2. The revised Concept Plan is submitted to Council for final review.
- The request to adopt an ordinance to create PD Planned Development No. 106 for CF Community Facilities for a public safety communications tower was denied.



**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
July 20, 2010**

ATTENDANCE:

Commissioners Present:

Douglas Dreggors
John Kelley
Shirley Mangrum
Steven Platt, Jr.
James Rushing
Robert Wendland

Commissioners Absent:

Jeff Cocking

City Staff Present:

Chris Flanigan, P.E., Assistant Director of Engineering
Kevin Laughlin, Attorney
Helen-Eve Liebman, AICP, Senior Planner
Tiffany McLeod, Planner

Call to Order and Announce a Quorum is Present:

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

Director's Report

1. Director's Report is attached for action taken on the Planning & Zoning items by City Council at the June 22, 2010 and July 13, 2010 City Council meetings.

Consent Agenda

2. Approve minutes of the June 15, 2010 regular meeting.

Motion: **Upon a motion by Commissioner Rushing, and a second by Commissioner Platt, the Commission voted 6 IN FAVOR, and 0 OPPOSED, to approve the Consent Agenda.**

The motion carried.

Regular Agenda

Agenda Item #3: General Development Plan – Consider a request for a General Development Plan for Bray Central One Addition, Lot 2R, Block E for The Corporate Center at Twin Creeks. The property is 15.00± acres

located at the southeast corner of Raintree Circle and Watters Road (GDP-4/16/10-29) [The Corporate Center at Twin Creeks]

Tiffany McLeod, Planner, presented to the Commission. This property is located south of Raintree Circle and east of Watters Road. All surrounding properties to the north across Raintree Circle, to the west across Watters Road, to the south, and to the east are zoned Planned Development No. 54 for IT Industrial Technology.

This property is undergoing development. As the property develops it is important to understand and verify the functionality of the overall site layout. The GDP shows an existing pre-school, existing office building and six proposed office buildings. There are six points of access proposed for the site. Four of them are existing.

The General Development Plan has been reviewed by staff and meets the requirements of the *Allen Land Development Code*.

Staff recommends approval of the request.

Motion: **Upon a motion by Commissioner Rushing, and a second by Commissioner Dreggors, the Commission voted 6 IN FAVOR, 0 OPPOSED to approve the General Development Plan for Bray Central One Addition, Lot 2R, Block E for The Corporate Center at Twin Creeks.**

The motion carried.

Agenda Item #4 : Replat/Public Hearing – Conduct a Public Hearing and consider a request for a Replat for Lot 1R and 2R, Block A, Allen Central Retail Addition, being a Replat of Lot 1, Block A, Allen Central Retail Addition. The property is 10.96± acres in the City of Allen, Texas, located at the southeast corner of Watters Road and McDermott Drive (R-6/9/10-42) [Raising Cane's]

Tiffany McLeod, Planner, presented to the Commission. This property is located east of Watters Road and south of McDermott Drive. The property to the north across McDermott Drive is zoned Planned Development No. 54 for CC Corridor Commercial; the property to the west across Watters Road is zoned SC for Shopping Center; the property to the south is zoned Planned Development No. 55 for C/O Commercial/Office; and the property to the east is also zoned Planned Development No. 55 for C/O Commercial/Office.

The purpose of the Replat is to subdivide Lot 1 into two lots. A Site Plan for a drive through restaurant, on Lot 1R, has been reviewed by staff and approved. The Replat is the next step in the development process.

The Replat has been reviewed by staff and meets the requirements of the *Allen Land Development Code*.

Staff recommends approval of the request.

Chairman Wendland opened the Public Hearing.

With no one wishing to speak, Chairman Wendland closed the Public Hearing.

Chairman Wendland asked if there was any impact to the parking requirements for the Home Depot property. Tiffany McLeod answered that the proposed development does not impose any negative impact on parking to the Home Depot property.

Motion: **Upon a motion by Commissioner Mangrum, and a second by Commissioner Rushing, the Commission voted 6 IN FAVOR, 0 OPPOSED to approve the Replat for Lot 1R and 2R, Block A, Allen Central Retail Addition, being a Replat of Lot 1, Block A, Allen Central Retail Addition.**

The motion carried.

Agenda Item #5: Replat/Public Hearing – Conduct a Public Hearing and consider a request for a Replat for Bray Central One Addition – Lots 1-R-1, 2-R-1, 3R, 4 and 5, Block E, being a Replat of Lots 1-R-1, 2-R and 2, Block E, Bray Central One Addition. The property is 43.929± acres in the City of Allen, Texas, located south of Raintree Circle, between Watters Road and Junction Drive. [Bene Vivite]

Tiffany McLeod, Planner, presented to the Commission. This property is located south of Raintree Circle and west of Junction Drive. All surrounding properties to the north, to the west, to the south, and to the east across Junction Drive are zoned Planned Development No. 54 for IT Industrial Technology.

The parent tract is bound by Junction Drive, Watters Road and Raintree Circle. Over time it has been platted and replatted to accommodate development in this area. The purpose of this replat is to subdivide the parent tract (Lots 1-R-1, 2R &3) into five lots. A Site Plan for a medical office, on Lot 4, has been reviewed by staff and approved. The replat is the next step in the development process.

The Replat has been reviewed by staff and meets the requirements of the *Allen Land Development Code*.

Staff recommends approval of the request.

Chairman Wendland opened the Public Hearing.

With no one wishing to speak, Chairman Wendland closed the Public Hearing.

Motion: **Upon a motion by Commissioner Rushing, and a second by Commissioner Platt, the Commission voted 6 IN FAVOR, 0 OPPOSED to approve the Replat for Bray Central One Addition – Lots 1-R-1, 2-R-1, 3R, 4 and 5, Block E.**

The motion carried.

Items of Interest

None.

Adjournment

Motion: **Upon a motion by Commissioner Dreggors and a second by Commissioner Platt the meeting adjourned at 7:20 p.m.**

These minutes approved this _____ day of _____ 2010.

Robert Wendland, Chairman

Tiffany McLeod, Planner

Director's Report from 6/22/10 and 7/13/10 City Council Meetings

There were three items taken to the June 22, 2010 City Council meeting for consideration:

- A Public Hearing was conducted and a request to adopt an ordinance to amend the sign plan for PD Planned Development No. 99 was approved.
- A Public Hearing was conducted and a request to adopt an ordinance amending a portion of Tract 7, in PD Planned Development No. 58, by amending the Development Regulations and adopting a Concept Plan for the Allen Independent School District Multipurpose Stadium was approved.
- A Public Hearing was conducted and a request to adopt an ordinance to create PD Planned Development No. 104 for CF Community Facilities for a church was tabled to the July 13, 2010 City Council meeting.

There were five items taken to the July 13, 2010 City Council meeting for consideration:

- A Public Hearing was conducted and a request to adopt an ordinance to create PD Planned Development No. 106 for CF Community Facilities for a public safety radio tower was tabled to July 27, 2010.
- A Public Hearing was conducted and a request to adopt an ordinance to add 4.825± acres from Tract 2, PD Planned Development No. 45 to PD Planned Development No. 73 for SC Shopping Center, and to amend the Sign Plan, Concept Plan and Development Regulations for PD Planned Development No. 73 was approved.
- A Public Hearing was conducted and a request to adopt an ordinance for an SUP Specific Use Permit for a fueling station was approved.
- A Public Hearing was conducted and a request to adopt an ordinance to create PD Planned Development No. 105 and adopt development regulations for the property was approved.
- A request to table the Public Hearing to adopt an ordinance to create PD Planned Development No. 104 for CF Community Facilities for a church was approved. The item was tabled to the July 27, 2010 City Council meeting.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:

August 3, 2010

SUBJECT:

Final Plat – Consider a Final Plat for Lot 4A, Block A, McCoy and Roth Addition for Green Dry Cleaners, being .918± acres located south of Stacy Road and west of Goodman Drive. (FP-7/6/10-46) [Green Dry Cleaners]

STAFF RESOURCE:

Tiffany McLeod
Planner

**PREVIOUS COMMISSION/
COUNCIL ACTION:**

May, 2008 – SUP approved for Goodyear.
June, 2009 – Final Plat
October, 2009 – General Development Plan
May, 2010 – Preliminary Plat Approved.

BACKGROUND

The property is located south of Stacy Road and west of Goodman Drive. The property to the east (across Goodman Drive) is zoned R-3 Residential. The property to the south is zoned PD 61 for SF Single Family. The property to the west (across Angel Parkway) is zoned PD89 for SC Shopping Center. The property to the north (across Stacy Road) is the Town of Fairview.

The Final Plat is consistent with the Preliminary Plat, has been reviewed by staff and meets the requirements of the *Allen Land Development Code*.

STAFF RECOMMENDATION

Approval

ATTACHMENTS

Final Plat

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: August 3, 2010

SUBJECT: Final Plat – Consider a Final Plat for Starcreek Phase Four, being 29.088± acres in the City of Allen, Texas; located northeast of Stacy Road and Watters Road (FP-6/14/10-43) [Starcreek Phase 4]

STAFF RESOURCE: Tiffany McLeod
Planner

**PREVIOUS COMMISSION/
COUNCIL ACTION:**

March 2004 – Planned Development No. 92 approved by City Council; September 2004 – Detailed Site Plan approved by City Council; November, 2004 – Preliminary Plat approved for Starcreek Phases 3 and 4; December 2004 – Amendment to Planned Development No. 92 approved by City Council

BACKGROUND

This property is located north of Stacy Road and east of Watters Road. The property to the north up to Ridgeview Drive is zoned AO – Agriculture/Open Space; the property to the west is zoned Planned Development No. 92 for R-3 Residential; the property to the south is zoned Planned Development No. 92 for R-7 Residential; and the property to the east is zoned AO – Agriculture/Open Space.

The Final Plat is consistent with the approved Preliminary Plat, with one exception. The lot size for Lot 1X, Block R has been reduced. To allow for this reduction, the applicant has agreed to add an 8 ft. masonry wall and landscaping on the lot. A landscape exhibit is included with this communication.

The landscaping and screening wall will meet the intent of the preliminary platted lot by screening the alley to the west and providing an aesthetically pleasing entrance into the subdivision.

The Final Plat has been reviewed by the staff and meets the requirements of the *Allen Land Development Code*.

STAFF RECOMMENDATION

Approval

ATTACHMENTS

Final Plat
Landscape Exhibit



LANDSCAPE EXHIBIT
STARCREEK
ALLEN • TEXAS

DAVID C.
BALDWIN
INCORPORATED



LANDSCAPE
ARCHITECTURE
PLANNING

Developer:
BLUE STAR LAND
1400 Preston Road, Suite 250
Plano, Texas 75093

Landscape Architect:
DAVID C. BALDWIN, INC.
Landscape Architecture and Planning
730 East Park Boulevard, Suite 100
Plano, Texas 75074

