



**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING – 7:00 P.M.  
TUESDAY, SEPTEMBER 7, 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 August 24, 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 August 17, 2010 regular meeting.

**Regular Agenda**

3. Preliminary Plat – Consider a revised Preliminary Plat for Waterford Parks Phases 6A & 6B, of Waterford Parks Phases 5, 6, 7, 8 & 9. The property is 2.8133± acres (Phase 6A) and 3.2710± acres (Phase 6B) located north and south of Blanco Drive and east of Bray Central Drive. (PP-8/23/10-67) [Waterford Parks Ph. 6A & 6B]
4. Public Hearing – Conduct a Public Hearing and consider a zoning change from GO Garden Office to O Office for Cornerstone Corporate Office Park, Phase II. The property is 5.288± acres being Lot 1, Block A, Ridgemont/75 Addition, located at 1101 S Central Expressway. (Z-7/6/10-47) [National American University]
5. Public Hearing – Conduct a Public Hearing and consider an SUP Specific Use Permit for National American University. The property is 5.288± acres being Lot 1, Block A, Ridgemont/75 Addition, to be located in 4,439 square feet of space in the office building at 1101 S Central Expressway, Suite 100. (SUP-7/23/10-53) [National American University]
6. Public Hearing – Conduct a Public Hearing and consider an SUP Specific Use Permit for Commercial Amusement (outdoor) for Top Golf. The property is 13.291± acres being part of Lot 2A, Block B, Village at Allen Addition; located northeast of the intersection of Allen Station Parkway and Cabela Drive. (SUP-7/23/10-54) [Top Golf]

**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, September 3, 2010, at 5:00 p.m.

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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 8/24/10 City Council Meeting**

There were no items taken to the August 24, 2010 City Council meeting for consideration.



**PLANNING AND ZONING  
COMMISSION**

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**Regular Meeting  
August 17, 2010**

**ATTENDANCE:**

**Commissioners Present:**

Jeff Cocking  
Douglas Dreggors  
John Kelley  
Shirley Mangrum  
Steven Platt, Jr.  
James Rushing

**Commissioners Absent:**

Robert Wendland

**City Staff Present:**

Lee Battle, AICP, Assistant Director of Planning and Development  
Brian Bristow, RLA, RAS, Assistant Director of Parks and Recreation  
Chris Flanigan, P.E., Assistant Director of Engineering  
Helen-Eve Liebman, AICP, Senior Planner  
Tiffany McLeod, Planner  
Whitt Wyatt, Attorney

**Call to Order and Announce a Quorum is Present:**

With a quorum of the Commissioners present, Vice Chairman Rushing 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 August 10, 2010 City Council meeting.

**Consent Agenda**

2. Approve minutes of the August 3, 2010 regular meeting.
3. Final Plat – Consider a Final Plat for Saddleridge Phase 4, being 10.123± acres located south of CR 149. (FP 7/22/10-52) [Saddleridge Phase 4]

**Motion:**        **Upon a motion by Commissioner Dreggors, 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 #4:** Preliminary Plat – Consider a Revised Preliminary Plat for Waterford Parks Phase 6 of Waterford Parks Phases 5, 6, 7, 8 & 9; being 3.0695± acres located north of Exchange Parkway and west of Bray Central Drive. (PP 7/16/10-49) [Waterford Parks Phase 6]

Tiffany McLeod, Planner, spoke to the Commission. The Preliminary Plat is being revised to reduce the width of Lots 13-27, Block E (Phase 6). This reduction allows the developer to add more lots to their next phase of development. The subject lots were rezoned to PD Planned Development No. 54 for R5 Residential in 2009. The new lot width meets the minimum standard of the R5 zoning district. The revised portion of the Preliminary Plat is consistent with the Concept Plan for Phase 6. The plat has been reviewed by staff and meets the requirements of the *Allen Land Development Code*.

Staff recommends approval.

Commissioner Cocking questioned whether 65 ft. is adequate for a front entry garage. Ms. McLeod stated the 65 ft. width is the minimum standard.

Commissioner Platt requested clarification on whether the products were front entry or J-swing garages. Christopher Jackson, 600 N. Pearl Street, Suite 650, applicant, spoke to the Commission. He stated the developer anticipates J-swing garages. He added that the same type of product exists in the development to the north of this property.

**Motion:** Upon a motion by Commissioner Platt, and a second by Commissioner Dreggors, the Commission voted 6 IN FAVOR, and 0 OPPOSED, to approve the Revised Preliminary Plat for Waterford Parks Phase 6.

**The motion carried.**

**Agenda Item #5:** Capital Improvement Plan (CIP) Presentation

Chris Flanigan, Assistant Director of Engineering, and Brian Bristow, Assistant Director of Parks and Recreation, presented an overview and update of the Capital Improvement Program.

**Motion:** Upon a motion by Commissioner Platt, and a second by Commissioner Mangrum, the Commission voted 6 IN FAVOR, and 0 OPPOSED, to recommend approval of the Capital Improvement Program.

**The motion carried.**

## **Items of Interest**

None.

**Adjournment**

**Motion:**        **Upon a motion by Commissioner Dreggors and a second by acclamation the meeting adjourned at 8:00 p.m.**

These minutes approved this \_\_\_\_\_ day of \_\_\_\_\_ 2010.

\_\_\_\_\_  
Robert Wendland, Chairman

\_\_\_\_\_  
Tiffany McLeod, Planner

### **Director's Report from 8/10/10 City Council Meeting**

There were no items taken to the August 10, 2010 City Council meeting for consideration.

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

September 7, 2010

**SUBJECT:**

Preliminary Plat – Consider a revised Preliminary Plat for Waterford Parks Phases 6A & 6B, of Waterford Parks Phases 5, 6, 7, 8 & 9. The property is 2.8133± acres (Phase 6A) and 3.2710± acres (Phase 6B) located north and south of Blanco Drive, east of Bray Central Drive. [Waterford Parks Phases 6A & 6B]

**STAFF RESOURCE:**

Tiffany McLeod  
Planner

**PREVIOUS COMMISSION/  
COUNCIL ACTION:**

August, 2010 – revised Preliminary Plat Approved  
April, 2006 – Preliminary Plat Approved

**BACKGROUND**

This property is located north of Blanco Drive and east of Bray Central Drive. The property to the north and west is zoned PD Planned Development No. 77 for R-5 Residential. The property to the south and east is zoned PD Planned Development No. 54 for CF Community Facilities.

A revised Preliminary Plat, for Phase 6, was approved at the August 17, 2010 meeting. Phase 6 consists of Lots 13-27, Block E on the previously approved revised plat. The revised Preliminary Plat, included in this packet, shows these lots as Phase 6A and the incorporation of Lots 1-11, Block K as Phase 6B. The minimum width of the lots in Phase 6B is being reduced from 80 ft. to 65 ft. The 65 ft. width meets the minimum standard for the R5 zoning district. In addition, the 65 ft. lots in Phase 6B provide consistency within the development along the east side of Bray Central Drive.

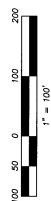
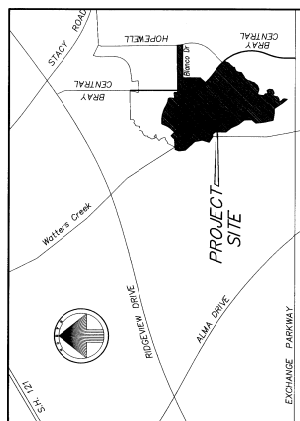
The revised Preliminary Plat has been reviewed by staff and meets the requirements of the *Allen Land Development Code*.

**STAFF RECOMMENDATION**

Approval

**ATTACHMENTS**

Revised Preliminary Plat

KUTTIHAWK ESTATES ADDITION  
Vol. 803 Pg. 334

REVISED PRELIMINARY PLAT  
WATERFORD PARKS PHASES 6A & 6B  
PHASE 6A ACREAGE: 2.8133 ACRES  
PHASE 6B ACREAGE: 3.2710 ACRES  
REMAINING ACREAGE: 95.0662 ACRES  
OF  
WATERFORD PARKS PHASES 5, 6, 7, 8, & 9

IN THE  
HENRY BRANDENBURG SURVEY, ABSTRACT NO. 110 &  
THE MICHAEL SEE SURVEY, ABSTRACT NO. 544  
CITY OF ALLEN, COLLIN COUNTY, TEXAS

**Owner/Developer:**  
VILLAGES OF WATTERS CREEK, L.P.  
600 N. Pearl Street, Suite 650  
Dallas, Texas 75201  
(214) 880.8600

**Engineer - Surveyor:**  
C&P ENGINEERING, L.T.D.  
1801 Gateway Blvd., Suite 101  
Richardson, Texas 75080  
(972) 644-2800

Resubmitted: August 23, 2010  
 July 29, 2010  
 July 16, 2010

Job No. 10003 Sheet 1 of 6

NOTE: THE PROPOSED TRAIL ALIGNMENT MUST BE WALKED AND APPROVED BY THE PARKS DEPARTMENT STAFF PRIOR TO FINAL PLAN.

\* NOTE: TRAFFIC DIVERSION ALTERNATIVES TO BE FULLY EVALUATED AND IMPLEMENTED DURING FINAL ENGINEERING DESIGN.

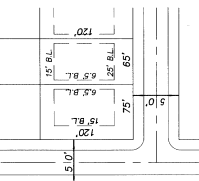
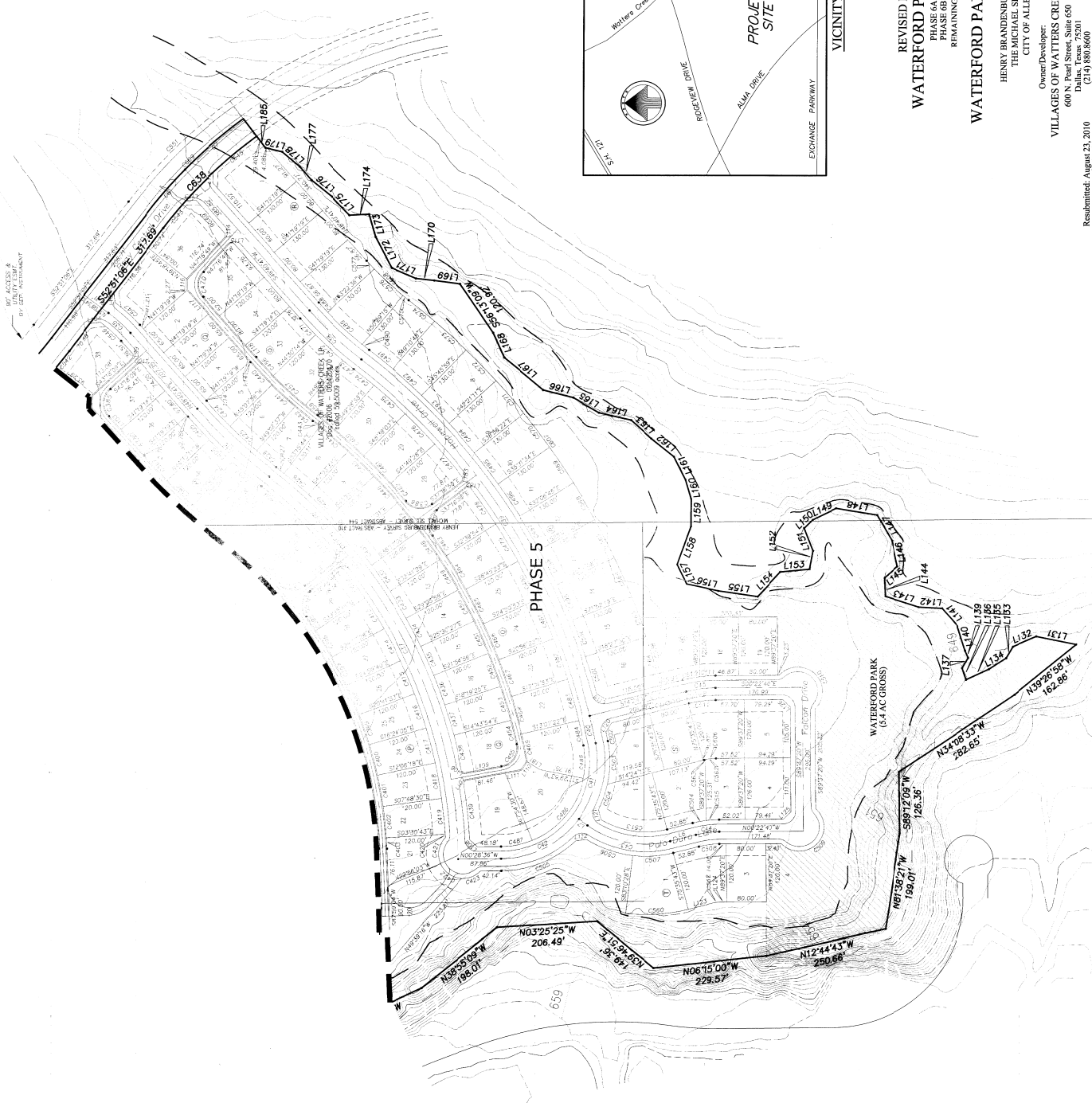
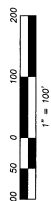
NOTE: FLOODPLAIN SHOWN IS FROM FLOOD STUDY, CARTER & BURGESS  
NOVEMBER 6, 2000.

APPROVED FOR PREPARATION OF FINAL PLAT  
PRELIMINARY PLAT APPROVAL IS SUBJECT TO THE DELINEATION OF  
FLOODPLAIN BOUNDARIES BASED UPON FULLY DEVELOPED CONDITIONS  
APPROVED BY THE CITY ENGINEER'S OFFICE.

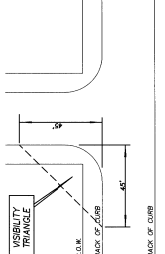
Chairman, Planning Commission

NOTES:

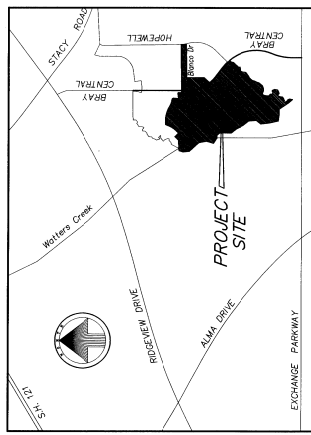
1. DEVELOPER AGREES TO CONSTRUCT GREENBELT TRAIL CORRIDOR PER SEPARATE FACILITIES AGREEMENT.
2. THE REAR LOT LINE OF LOTS ADJACENT TO AND LOTS SITUING TO THE OPEN SPACE/TRAIL AREA SHALL BE FENCED WITH A CONSISTENT DECORATIVE OPEN-STYLE METAL FENCE.
3. THE DEVELOPER SHALL ARRANGE TO STAKE AND CONFIRM THE FEASIBILITY OF THE FULL LENGTH OF THE HIKE AND BIKE TRAIL PRIOR TO APPROVAL OF THE PRELIMINARY PLAT.
4. SLOPE STABILIZATION AND EROSION CONTROL TO BE PROVIDED BY DEVELOPER PER DETERMINATION DURING FINAL CONSTRUCTION PLAN APPROVAL.



TYPICAL LOT DETAIL  
N.T.S.



WHITE VISIBILITY EASEMENT DETAIL



### VICINITY MAP

REVISED PRELIMINARY PLAT  
WATERFORD PARKS PHASES 6A & 6B  
PHASE 6A ACREAGE: 2,813 ACRES  
PHASE 6B ACREAGE: 3,2710 ACRES  
REMAINING ACREAGE: 95.0662 ACRES  
OF  
WATERFORD PARKS PHASES 5, 6, 7, 8, &

IN THE  
HENRY BRANDENBURG SURVEY, ABSTRACT NO. 110 &  
THE MICHAEL SEE SURVEY, ABSTRACT NO. 544  
CITY OF ALLEN, COLLIN COUNTY, TEXAS

Owner/Developer: **VILLAGES OF WATTERS CREEK, LP.**  
600 N. Pearl Street, Suite 650  
Dallas, Texas 75201  
(214) 860-5600

Engineer - Surveyor: **C&P ENGINEERING, LTD.**  
1801 Gateway Blvd., Suite 101  
Richardson, Texas 75080  
(972) 644-2800

Reassembled: August 23, 2010  
July 29, 2010  
July 16, 2010

Job No. 10003

Sheet 2 of 6

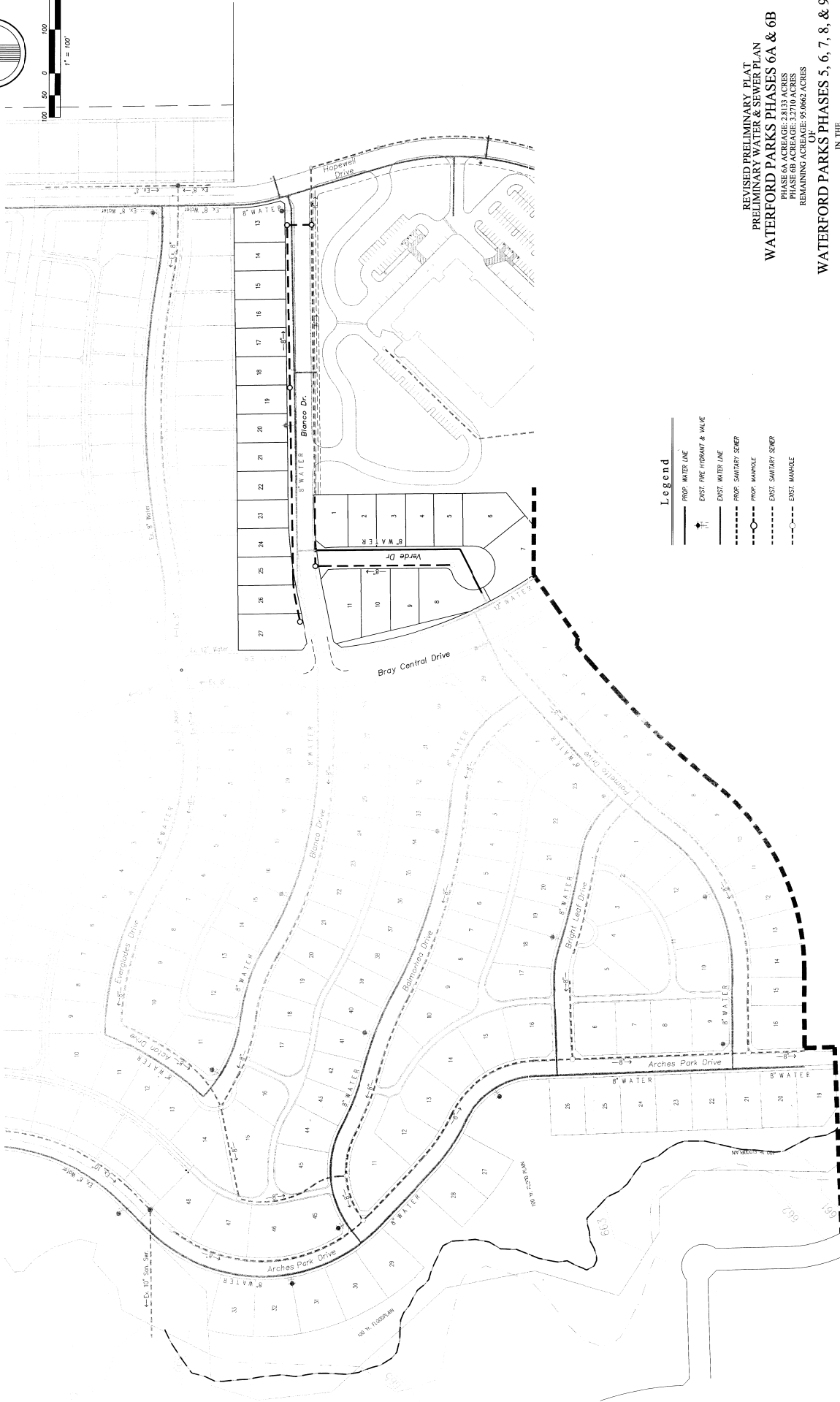
NOTES:

1. DEVELOPER AGREES TO CONSTRUCT GREENBELT TRAIL CORSDOR PER SEPARATE FUNDING AGREEMENT.
2. THE REAR LOT LINE OF LOTS ADJACENT TO AND LOTS SONS TO THE OPEN SPACE/TRAIL AREA SHALL BE FENCED WITH A CONSISTENT DECORATIVE OPEN-STYLE METAL FENCE.
3. THE DEVELOPER SHALL ARRANGE TO STAKE AND CONTROL THE FEASIBILITY OF THE CONSTRUCTION OF THE TRAIL AND TRAIL PAVIC TO APPROVAL OF THE PERMITS PLAT.
4. SOLE STABILIZATION AND EROSION CONTROL TO BE PROVIDED BY DEVELOPER PER CITY DETERMINATION DURING FINAL CONSTRUCTION PLAT APPROVAL.









**Legend**

- PROPOSED WATER LINE
- EXISTING FIRE HYDRANT & VALVE
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED MANHOLE
- EXISTING SANITARY SEWER
- EXISTING MANHOLE

**REVISED PRELIMINARY PLAT  
PRELIMINARY WATER & SEWER PLAN  
WATERFORD PARKS PHASES 6A & 6B**

PHASE 6A ACREAGE: 2.8133 ACRES  
PHASE 6B ACREAGE: 3.2710 ACRES  
REMAINING ACREAGE: 95.9662 ACRES

**WATERFORD PARKS PHASES 5, 6, 7, 8, & 9**

IN THE  
HENRY BRANDENBURG SURVEY, ABSTRACT NO. 110 &  
THE MICHAEL SEE SURVEY, ABSTRACT NO. 344  
CITY OF ALLEN, COLLIN COUNTY, TEXAS

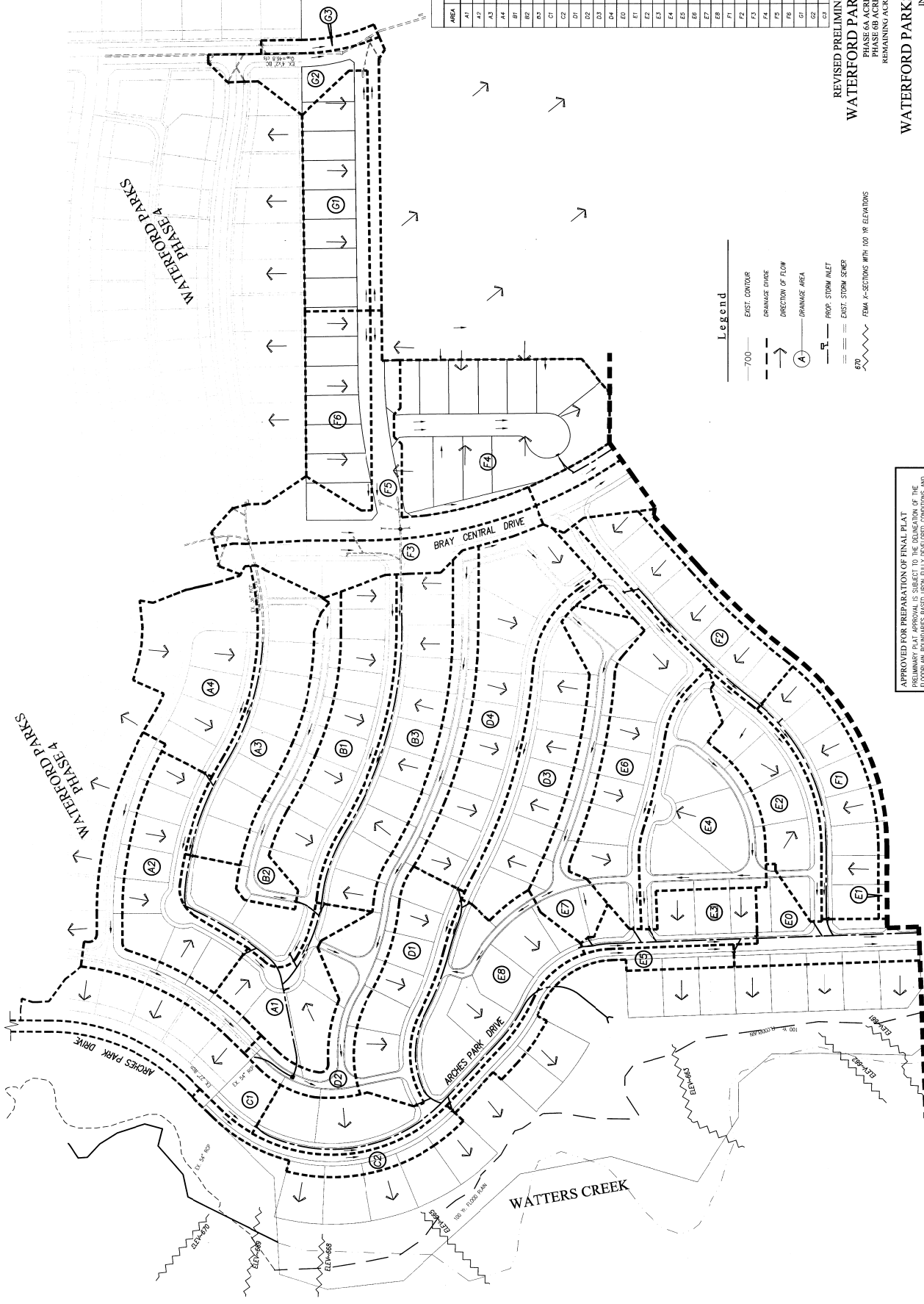
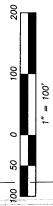
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Resubmitted: August 23, 2010  
July 29, 2010  
July 16, 2010

Job No. 10003

Sheet 5 of 6



DRAINAGE CALCULATIONS					
AREA	AREA (AC)	C	100	Q	Q
			IN/HR		CFS
A1	1.22	15	0.50	7.52	4.59
A2	1.68	15	0.50	7.52	6.37
A3	1.83	15	0.50	7.52	7.25
A4	2.02	15	0.50	7.52	7.83
B1	2.84	15	0.50	7.52	10.7
B2	1.05	15	0.50	7.52	3.95
B3	2.74	15	0.50	7.52	6.42
C1	1.64	15	0.50	7.52	6.17
C2	0.60	15	0.50	7.52	2.26
D1	1.44	15	0.50	7.52	5.41
D2	2.14	15	0.50	7.52	8.05
D3	1.87	15	0.50	7.52	3.27
D4	2.67	15	0.50	7.52	10.0
E1	1.41	15	0.50	7.52	5.30
E2	1.35	15	0.50	7.52	5.06
E3	0.84	15	0.50	7.52	3.16
E4	2.11	15	0.50	7.52	7.83
E5	0.88	15	0.50	7.52	2.55
E6	2.32	15	0.50	7.52	8.72
E7	1.38	15	0.50	7.52	5.19
E8	3.12	15	0.50	7.52	11.7
F1	1.62	15	0.50	7.52	6.09
F2	1.54	15	0.50	7.52	5.79
F3	1.22	15	0.50	7.52	4.59
F4	3.06	15	0.50	7.52	11.5
F5	1.72	15	0.50	7.52	6.47
F6	1.37	15	0.50	7.52	5.15
G1	1.67	15	0.50	7.52	6.28
G2	0.99	15	0.50	7.52	3.58
G3	0.14	15	0.50	7.52	0.68

- Legend**
- 700 — EXIST. CONTOUR
  - 670 — EXIST. CONTOUR
  - - - DRAINAGE DIVIDE
  - DIRECTION OF FLOW
  - ⊙ DRAINAGE AREA
  - PROP. STORM INLET
  - EXIST. STORM SEWER
  - ~ FEMA 1-SECTION WITH 100 YR ELEVATIONS

REVISED PRELIMINARY DRAINAGE PLAN  
WATERFORD PARKS PHASES 6A & 6B  
PHASE 6A ACREAGE 2.813 ACRES  
PHASE 6B ACREAGE 2.813 ACRES  
TOTAL ACREAGE 5.626 ACRES  
REMAINING ACREAGE 95.9002 ACRES

WATERFORD PARKS PHASES 5, 6, 7, 8, & 9

IN THE  
HENRY BRANDENBURG SURVEY, ABSTRACT NO. 110 &  
THE MICHAEL SEE SURVEY, ABSTRACT NO. 344  
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APPROVED FOR PREPARATION OF FINAL PLAT  
PRELIMINARY PLAT APPROVAL IS SUBJECT TO THE DETERMINATION OF THE  
PLAT COMMISSIONER THAT THE PLAT IS ACCURATELY DEVELOPED AND  
APPROVED BY THE CITY ENGINEER'S OFFICE.

\_\_\_\_\_  
Date

NOTE: FLOODPLAIN SHOWN IS FROM FLOOD STUDY, CARTER & BURGESS  
NOVEMBER 5, 2000.

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

**AGENDA DATE:**

September 7, 2010

**SUBJECT:**

Public Hearing – Conduct a Public Hearing and consider a zoning change from GO Garden Office to O Office for Cornerstone Corporate Office Park, Phase II. The property is 5.288± acres being Lot 1, Block A, Ridgemont/75 Addition, located at 1101 S Central Expressway. [National American University]

**STAFF RESOURCE:**

Helen-Eve Liebman, AICP  
Senior Planner

**PREVIOUS COMMISSION/  
COUNCIL ACTION:**

January 2006 – Final Plat Approved

**BACKGROUND**

The property is located southeast of US75 and Ridgemont Drive. The property to the north, across Ridgemont Drive is zoned LI, C Light Industrial, Conditional. The property to the east is zoned LI Light Industrial. The property to the south is zoned GO Garden Office and located to the west is US75

The property is zoned GO Garden Office and the applicant has requested a rezoning to O Office. The GO Garden Office district typically provides for a single building or grouping of small stand alone buildings. The O Office district traditionally provides for larger complex(es) where there is a low volume of direct customer contact. The existing office building for the request functions more along the line of O Office zoning district than a GO Garden Office development. The request to rezone the property will allow for additional permitted uses or uses allowed by a SUP Specific Use Permit to be permitted.

Staff has reviewed the proposed zoning change request and found the application to be acceptable.

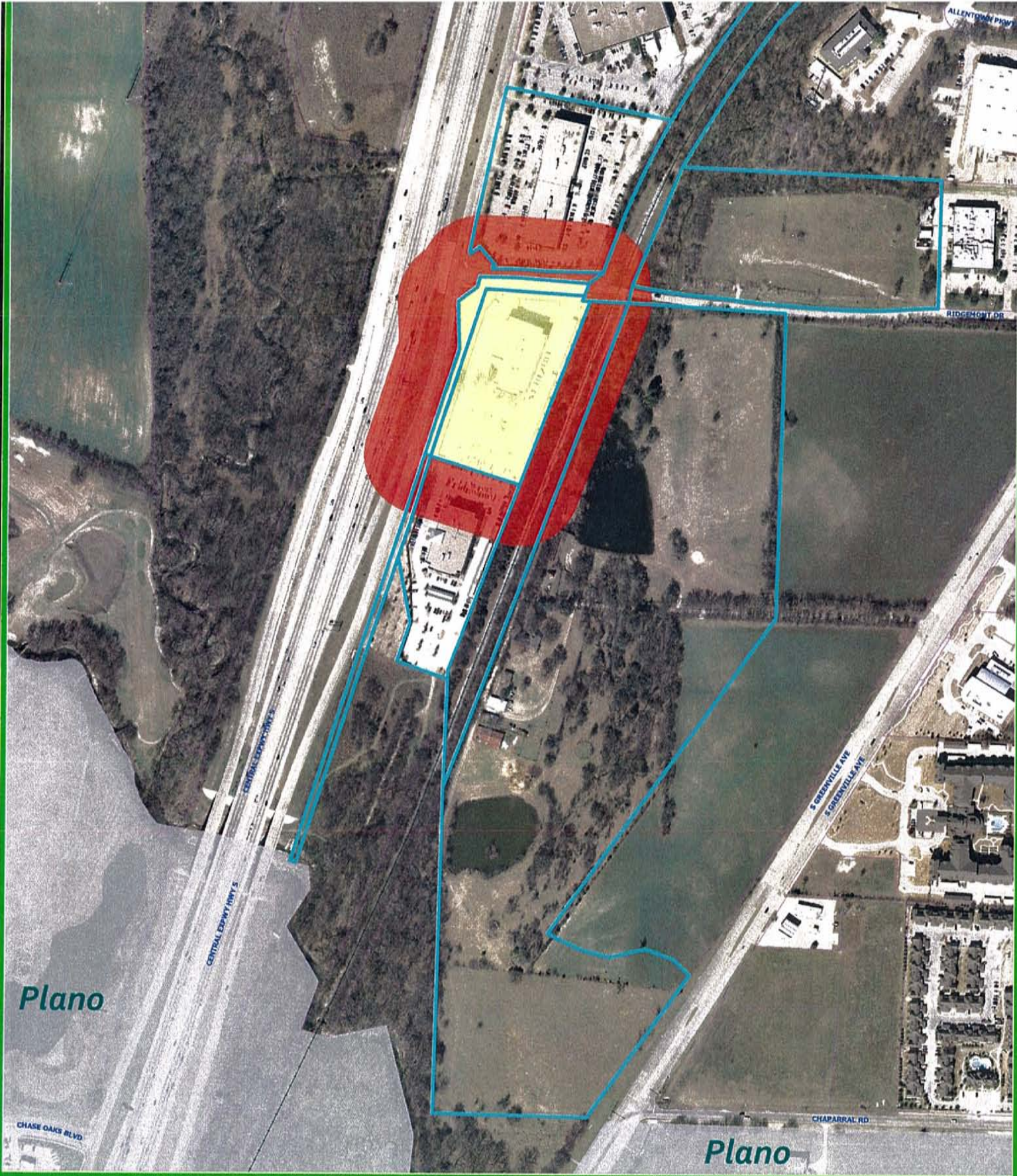
**STAFF RECOMMENDATION**

Approval

**ATTACHMENTS**

Property Ownership Location Map  
Picture of Building  
Land Use Plan





**NATIONAL AMERICAN UNIVERSITY**  
 1101 Central Expressway South  
 Property Ownership Notification

Map Legend	
<span style="display:inline-block; width:20px; height:10px; background-color:yellow; border:1px solid black;"></span>	Proposed Rezone Parcel
<span style="display:inline-block; width:20px; height:10px; background-color:red; border:1px solid black;"></span>	200-ft Buffer Zone
<span style="display:inline-block; width:20px; height:10px; border-top:1px dashed black;"></span>	Railroad
<span style="display:inline-block; width:20px; height:10px; border:1px dashed black;"></span>	City Limit
<span style="display:inline-block; width:20px; height:10px; border:1px solid black;"></span>	Property Boundary



Planning & Development - JTE  
 Revision Date: 07/2010







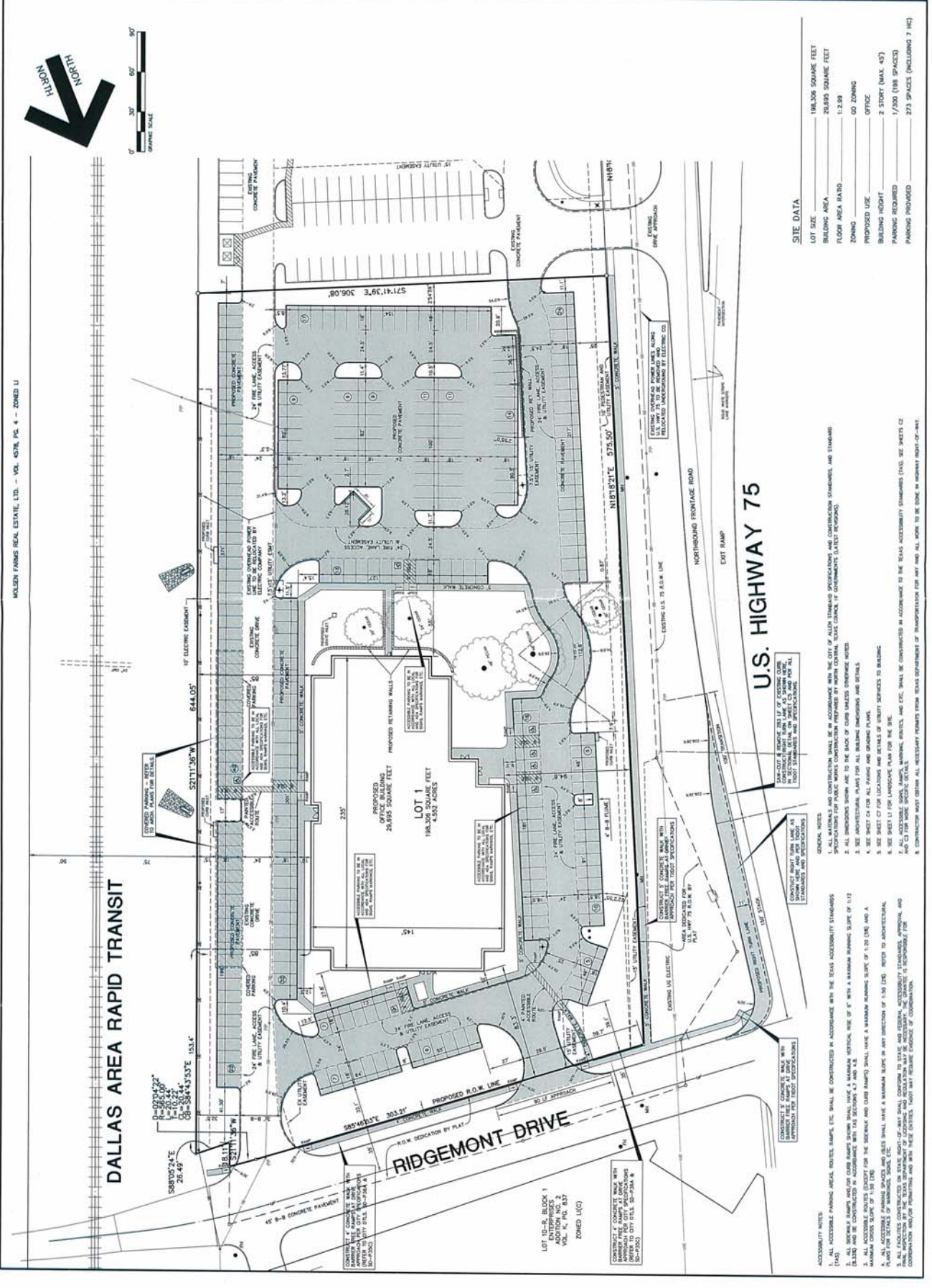




PROJECT: CORNERSTONE CROSSING  
CORPORATE PARK PHASE II  
LOT 1, BLOCK A, RIDGEMONT/75 ADDITION  
ALLEN, TEXAS  
U.S. HIGHWAY 75 AT RIDGEMONT DRIVE

REVISION	DATE	REVISION
1	10/27/08	PER CITY REVIEW
2	11/17/08	PER CITY REVIEW
3	11/26/08	PER CITY REVIEW

Land Use Plan
DATE: OCT. 11, 2005
SCALE: 1" = 30'
DRAWN BY: MTR
CHECKED BY: JDR
SHEET NO. 11
OF 11
APP. FILE NO. 108-31-5



SITE DATA	
LOT SIZE	18,306 SQUARE FEET
BUILDING AREA	28,893 SQUARE FEET
FLOOR AREA RATIO	1.57
ZONING	GO ZONING
PROPOSED USE	OFFICE
BUILDING HEIGHT	2 STORY (MAX. 45')
PARKING REQUIRED	1/300 (18 SPACES)
PARKING PROVIDED	273 SPACES (INCLUDING 7 HC)

- GENERAL NOTES:
1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ALLEN STANDARDS SPECIFICATIONS AND CONSTRUCTION STANDARDS, AND STANDARDS FOR THE STATE OF TEXAS.
  2. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
  3. SEE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND DETAILS.
  4. SEE SHEET C-1 FOR ALL PAVING AND GRADING PLANS.
  5. SEE SHEET C-2 FOR ALL PAVING AND GRADING PLANS.
  6. SEE SHEET C-3 FOR ALL PAVING AND GRADING PLANS.
  7. ALL ACCESSIBLE SIDEWALKS, RAMPWAYS, ROUTES, AND ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS), SEE SHEETS C-2 AND C-3 FOR MORE DETAILS.
  8. CONSTRUCTION MUST OBTAIN ALL NECESSARY PERMITS FROM TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) AND ALL WORK TO BE DONE IN RIGHT-OF-WAY.

- ACCESSIBILITY NOTES:
1. ALL ACCESSIBLE PARKING AREAS, ROUTES, RAMPWAYS, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS).
  2. ALL SIDEWALKS AND CURB RAMPWAYS SHALL HAVE A MINIMUM WIDTH OF 5' WITH A MINIMUM RAMPWAY SLOPE OF 1:12.
  3. ALL ACCESSIBLE ROUTES (EXCEPT FOR THE SIDEWALK AND CURB RAMP) SHALL HAVE A MINIMUM RAMPWAY SLOPE OF 1:20 (2% AND A MINIMUM CROSS SLOPE OF 1:50 (2%)).
  4. ALL ACCESSIBLE SIDEWALKS, RAMPWAYS, ROUTES, AND ETC. SHALL HAVE A MINIMUM SLOPE IN ANY DIRECTION OF 1:50 (2%). REFER TO ARCHITECTURAL PLANS FOR DETAILS OF RAMPWAYS, ROUTES, ETC.
  5. ALL FACILITIES CONSTRUCTED ON STATE RIGHT-OF-WAY SHALL CONFORM TO STATE AND FEDERAL ACCESSIBILITY STANDARDS, APPROVED, AND COORDINATION MAY/OBTAINING AND WITH THESE DETAILS, THAT MAY REQUIRE EVIDENCE OF COORDINATION.

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

**AGENDA DATE:**

September 7, 2010

**SUBJECT:**

Public Hearing – Conduct a Public Hearing and consider an SUP Specific Use Permit for National American University. The property is 5.288± acres being Lot 1, Block A, Ridgemont/75 Addition, to be located in 4,439 square feet of space in the office building at 1101 S Central Expressway, Suite 100. [National American University]

**STAFF RESOURCE:**

Helen-Eve Liebman, AICP  
Senior Planner

**PREVIOUS COMMISSION/  
COUNCIL ACTION:**

January 2006 – Final Plat Approved

**BACKGROUND**

The property is located southeast of US75 and Ridgemont Drive. The property to the north across Ridgemont Drive is zoned LI, C Light Industrial, Conditional. The property to the east is zoned LI Light Industrial. The property to the south is zoned GO Garden Office and located to the west is US75

The applicant has submitted a request for an SUP Specific Use Permit to allow for a college, university, or trade school for 4,439± square feet of the 59,228± square foot existing office building. The floor plan for the proposed use includes a classroom and indicates the majority of the floor area to be used as office.

Staff has evaluated the floor area to be dedicated to the use, the parking provided, and the access to the site and determined the application is acceptable.

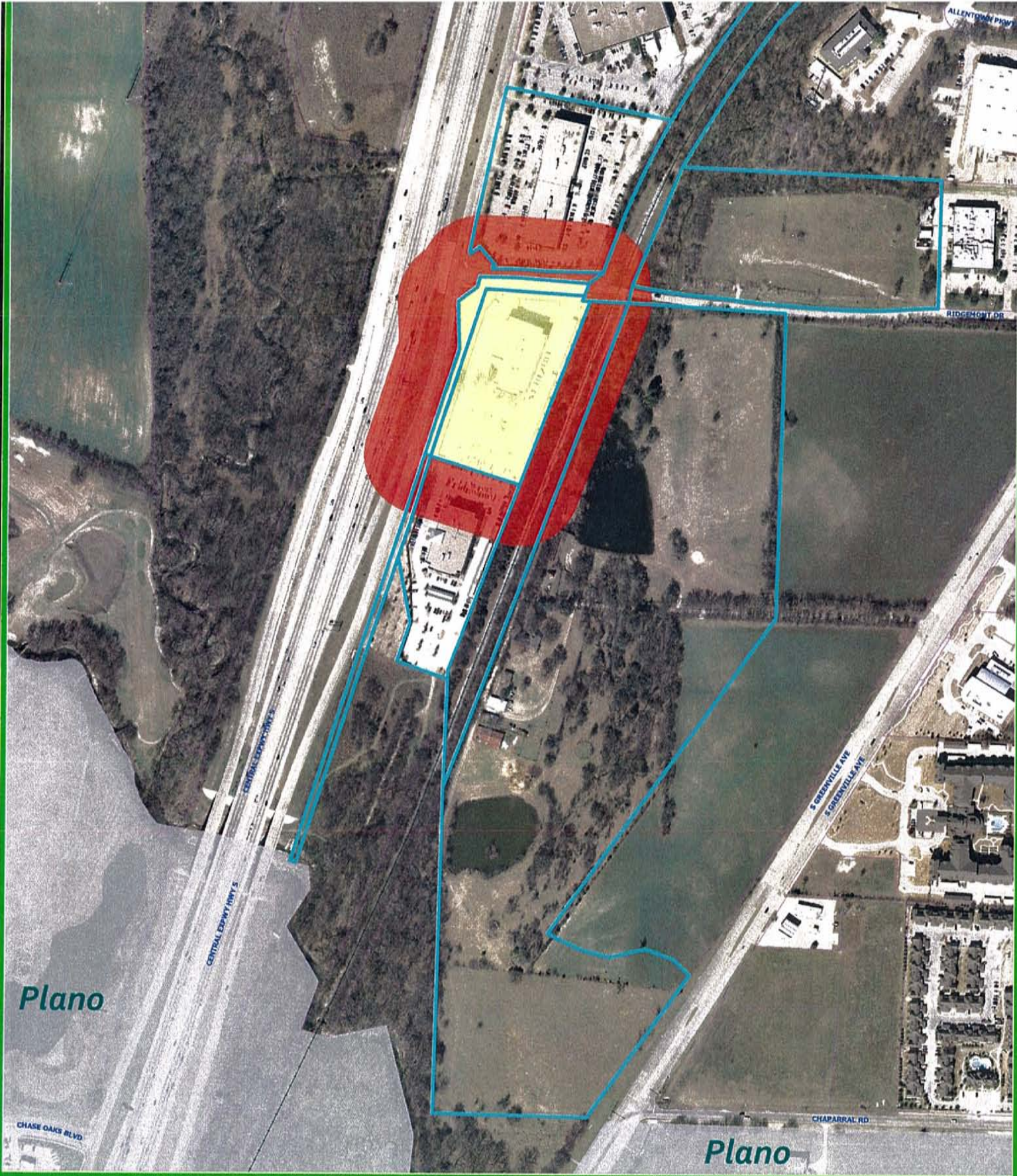
**STAFF RECOMMENDATION**

Approval

**ATTACHMENTS**

Property Ownership Location Map  
Letter from Fred A. Gans – Statement of NAU  
Floor Plans  
Elevations  
Existing Site





**NATIONAL AMERICAN UNIVERSITY**  
 1101 Central Expressway South  
 Property Ownership Notification

Map Legend	
<span style="display:inline-block; width:20px; height:10px; background-color:yellow; border:1px solid black;"></span>	Proposed Rezone Parcel
<span style="display:inline-block; width:20px; height:10px; background-color:red; border:1px solid black;"></span>	200-ft Buffer Zone
<span style="display:inline-block; width:20px; border-top:1px dashed black;"></span>	Railroad
<span style="display:inline-block; width:20px; border-top:1px dashed black;"></span>	City Limit
<span style="display:inline-block; width:20px; border:1px solid black;"></span>	Property Boundary



Planning & Development - JTE  
 Revision Date: 07/2010





# R-75 II, LP

8409 Pickwick Lane, Suite 272

Dallas, Texas 75225

Phone: (214) 341-9620 Fax: (866) 465-1504

---

August 23, 2010

Helen-Eve Lieoman, AICP  
Senior Planner  
Planning & Development  
City of Allen  
305 Century Parkway  
Allen, Texas 75013-8042

Re: National American University (NAU)


Ms. Lieoman,

For your reference the name is "National" and the website is [www.national.edu](http://www.national.edu). The website explains clearly what degrees are offered and that it is primarily a business college offering business Associate, Bachelor and Masters degrees. Your NAU contact for all future questions regarding NAU is Scott Whitefield at (505) 837-4903 or Mike Buckingham at (605) 394-5092.

The average occupancy of people in the daytime is 18 of which, 14 are call center employees and the evening is 20 of which 14 +/- are students and the balance employees. The school is "primarily" an "on line" class institution, per NAU. The facility is 4,439 rentable square feet and 3,921 useable. 548 square feet is dedicated to a training room (14%), 125 square feet to a storage/server room (3%), 1,225 square feet to an open office call center (31%) and general office/circulation space of 2,023 square feet (52%).

I hope this helps and based upon the new submittal applications for zoning change to office and SUP I look forward to moving forward. Thank you for your cooperation.

Kindest Regards,



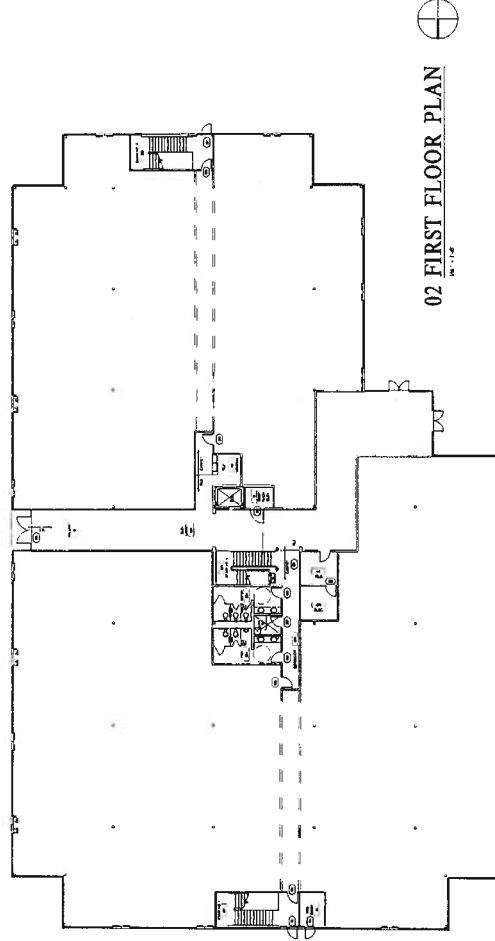
Fred A. Gans

1 EXIST - Existing

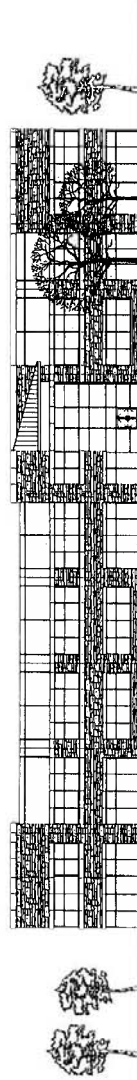


04 RIGHT (SOUTH) ELEVATION

03 LEFT (NORTH) ELEVATION



02 FIRST FLOOR PLAN



01 FRONT (WEST) ELEVATION

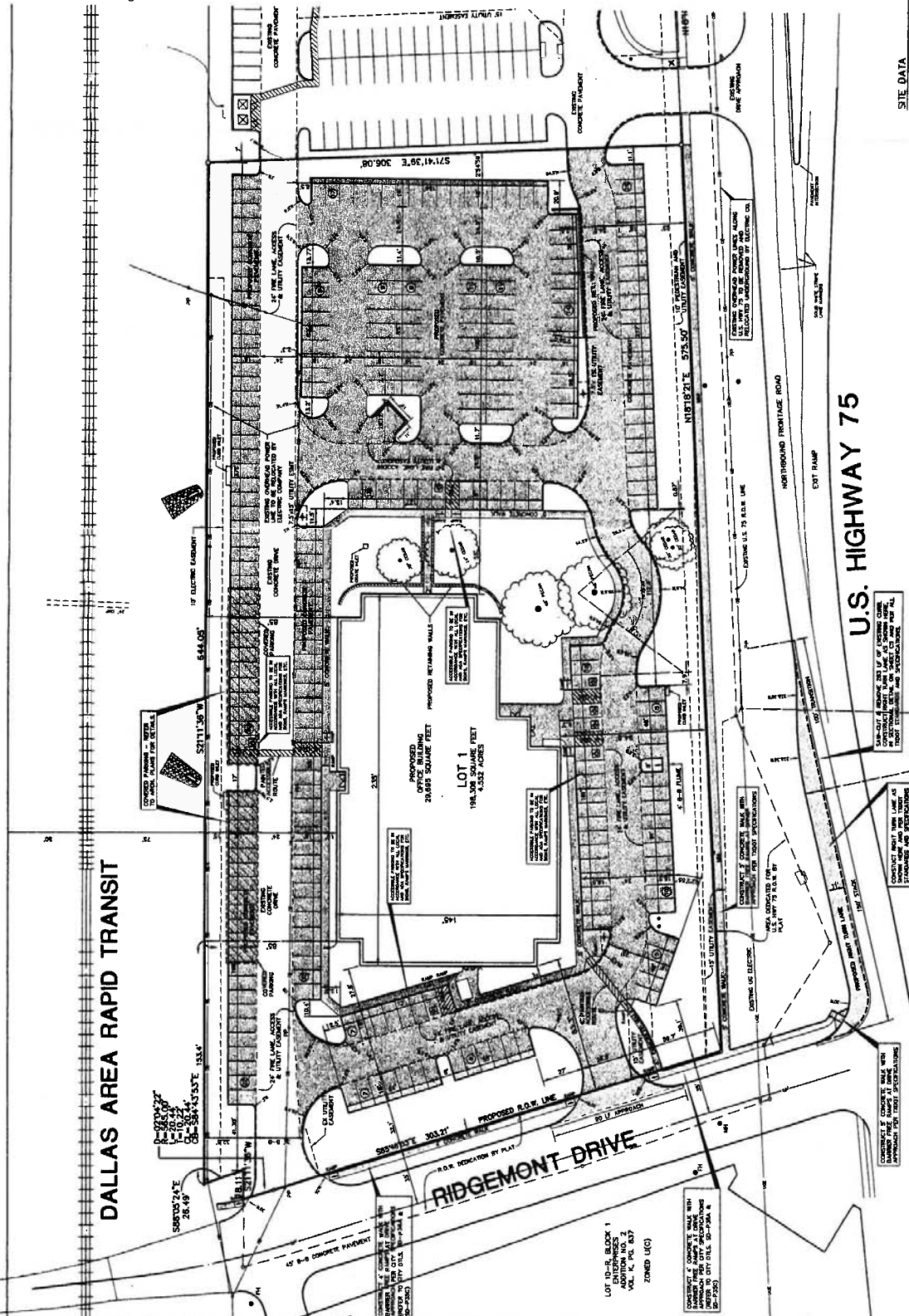
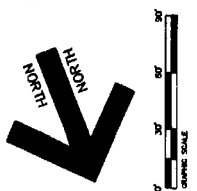
ELO1

JOB: 06-042  
 ISSUE DATE: 8/20/06  
 DRAWN BY: [signature]  
 APPROVED BY: [signature]  
 DATE: [blank]  
 SCALE: 1/8" = 1'-0"

5310 Harvest Hill Rd. Suite 146  
 Dallas, Texas 75230  
 972.385.4651  
 Fax 972.385.3462

RIDGEMONT & US 75 PHASE 2  
 ALLEN, TEXAS  
 CORNERSTONE DEVELOPMENT





SITE DATA  
 LOT SIZE \_\_\_\_\_ 198,308 SQUARE FEET  
 BUILDING AREA \_\_\_\_\_ 28,695 SQUARE FEET  
 LOT AREA RATIO \_\_\_\_\_ 1:2.99  
 ZONING \_\_\_\_\_ CO ZONING  
 PROPOSED USE \_\_\_\_\_ OFFICE  
 BUILDING HEIGHT \_\_\_\_\_ 2 STORY (MAX. 45')  
 PARKING REQUIRED \_\_\_\_\_ 1/200 (198 SPACES)  
 PARKING PROVIDED \_\_\_\_\_ 275 SPACES (INCLUDING 7 HC)

[illegible][illegible]

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

**AGENDA DATE:**

September 7, 2010

**SUBJECT:**

Public Hearing – Conduct a Public Hearing and consider an SUP Specific Use Permit for Commercial Amusement (outdoor) for Top Golf. The property is 13.291± acres being part of Lot 2A, Block B, Village at Allen Addition; located northeast of the intersection of Allen Station Parkway and Cabela Drive. [Top Golf]

**STAFF RESOURCE:**

Ogden “Bo” Bass, AICP  
Director of Planning & Development

**PREVIOUS COMMISSION/  
COUNCIL ACTION:**

October, 2009 - Replat Approved

**BACKGROUND**

This property is located northeast of the intersection of Allen Station Parkway and Cabela Drive. The property to the north, east and west is zoned PD Planned Development No. 73 for SC Shopping Center. The property to the south is zoned PD Planned Development No. 58 for LI Light Industrial, and further to the southeast is R-5 and R-7 Residential.

The property is zoned PD Planned Development No. 73 for Shopping Center and the zoning requires an SUP Specific Use Permit to be applied for if an outdoor commercial amusement facility is desired. The applicant has submitted an SUP request for an outdoor commercial sports venue which includes a targeted driving range, restaurant, and other facilities associated with the use.

The 71,075± square foot facility is situated on 13.291± acres and will provide for golf targets for play and will be bounded by earthen berms and netting. Access provided as two points of ingress/egress along Allen Station Parkway will serve the site.

Staff has reviewed the proposed use, site plan, landscape plan, building elevations, and architectural renderings for the property and found the application to be acceptable.

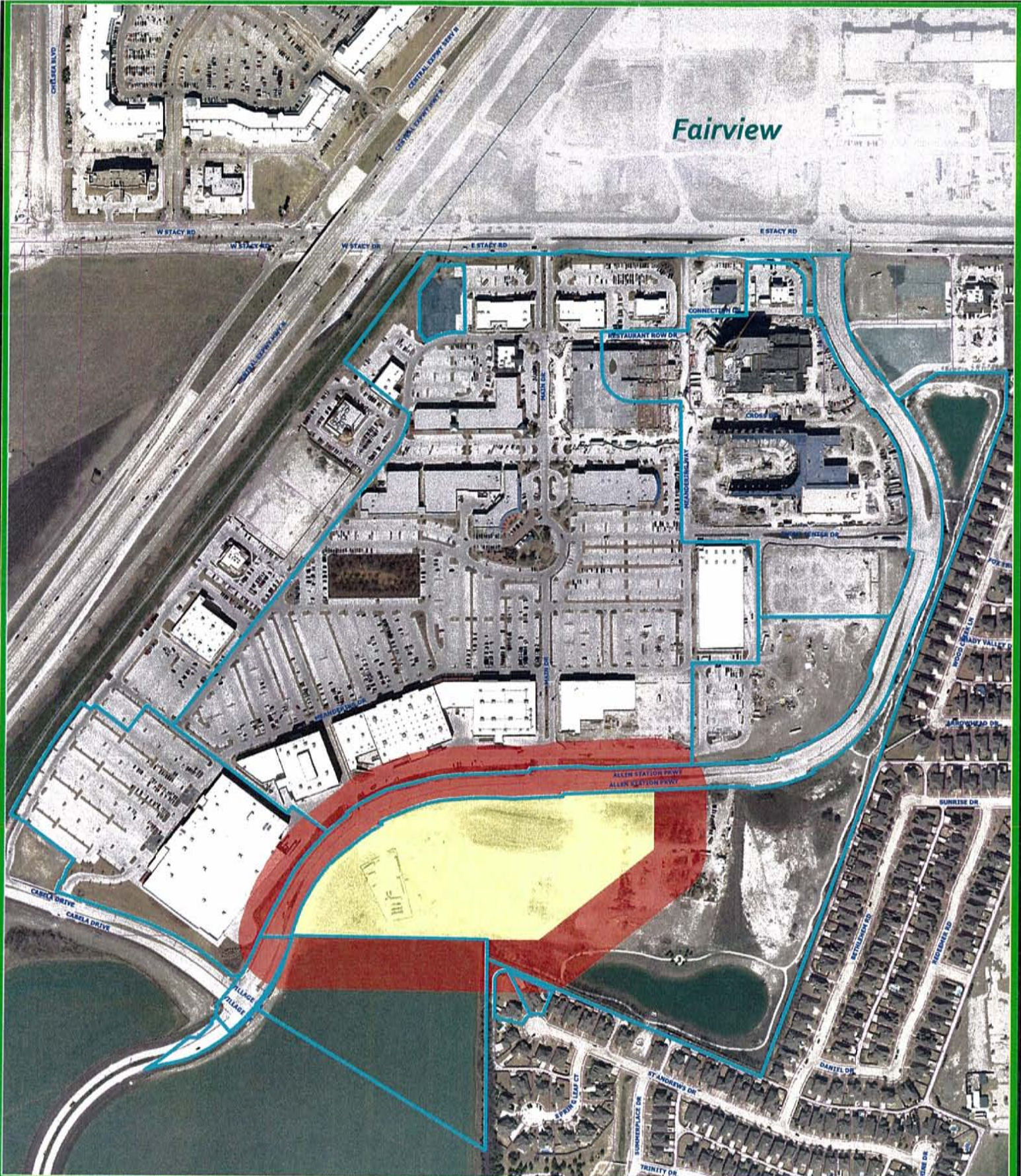
**STAFF RECOMMENDATION**

Approval

**ATTACHMENTS**

Property Ownership Map  
Site Plan for Specific Use Permit  
Building Elevations  
Architectural Renderings  
Landscape Plan  
Architectural Floor Plans





**TOP GOLF**  
 Property Ownership Notification

Map Legend	
	200ft Buffer Zone
	Proposed Rezone Parcel
	Railroad
	City Limit
	Property Boundary







ANDREWS FAMILY PROPERTIES, LLC  
CC# 20070715000970050  
ZONED: PD-58 LI

TOP GOLF  
PART OF LOT 2A, BLOCK "B"  
THE VILLAGE AT ALLEN  
13.281 AC. / 578,975 SF  
ZONED: PD-73 SG

FUTURE OFFICE  
250,000 SF  
ZONED: PD-73 SG

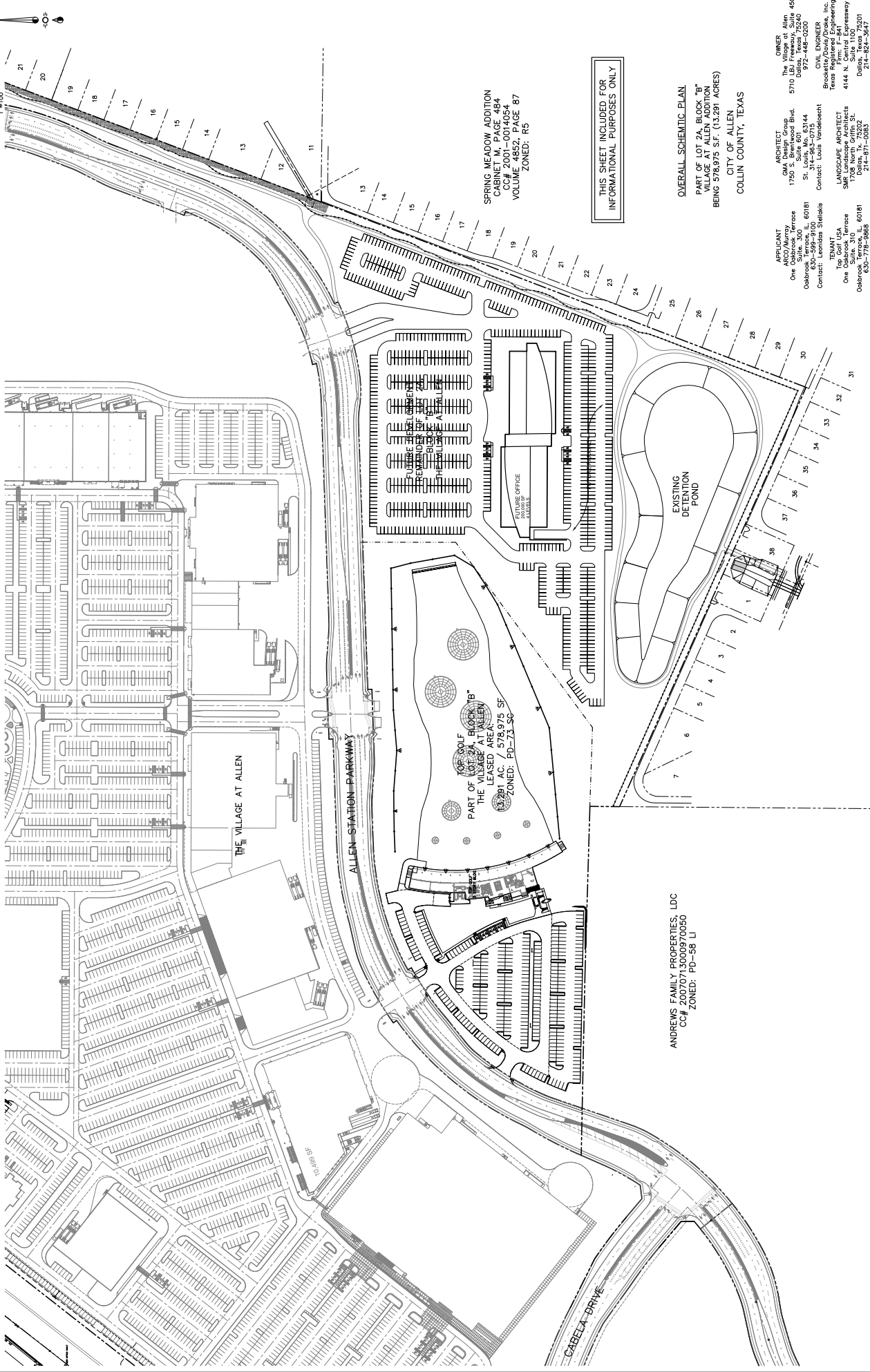
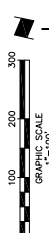
OVERALL SCHEMATIC PLAN  
PART OF LOT 2A, BLOCK "B"  
THE VILLAGE AT ALLEN  
BEING 578,975 SF (13.281 ACRES)  
CITY OF ALLEN  
COLLIN COUNTY, TEXAS

THIS SHEET INCLUDED FOR  
INFORMATIONAL PURPOSES ONLY

SPRING MEADOW ADDITION  
CC# 200715000970050  
VOLUME 4852, PAGE 87  
ZONED: R5

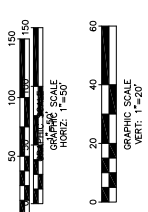
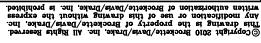
APPLICANT	ARCHITECT	OWNER
One Oakbrook Terrace Suite 300 Oakbrook, IL 60181 Contact: Leonidas Stelakis	1750 S. Brentwood Blvd. Suite 601 St. Louis, MO 63104 Contact: Louis Vandenberg	The Village at Allen 5710 LBJ Freeway, Suite 450 Dallas, Texas 75240 Contact: Jim Raley
CLIENT	LANDSCAPE ARCHITECT	TECHNICAL ENGINEER
Top Golf USA Suite 310 One Oakbrook Terrace Oakbrook, IL 60181 Contact: Kevin Miller	SMR Landscape Architects 1105 North Griffin St. Dallas, TX 75201 Contact: Brian Adams	Brookshire/Davis/Drake, Inc. 4144 N. Central Expressway Dallas, TX 75201 Contact: Jim Raley

Date: 09/24/2010 Job No. C10039  
Scale: 1"=100'









SITE SECTIONS  
**TOP GOLF**  
CITY OF ALLEN  
COLLIN COUNTY, TEXAS  
PART OF LOT 24, BLOCK "B"  
VILLAGE AT ALLEN ADDITION  
BEING 578,975 S.F. (13.291 ACRES)

[illegible]

NO.	DATE	REVISIONS
1	07/21/2010	ISSUED FOR PERMITS
2	07/21/2010	ISSUED FOR PERMITS
3	07/21/2010	ISSUED FOR PERMITS
4	07/21/2010	ISSUED FOR PERMITS
5	07/21/2010	ISSUED FOR PERMITS
6	07/21/2010	ISSUED FOR PERMITS
7	07/21/2010	ISSUED FOR PERMITS
8	07/21/2010	ISSUED FOR PERMITS
9	07/21/2010	ISSUED FOR PERMITS
10	07/21/2010	ISSUED FOR PERMITS
11	07/21/2010	ISSUED FOR PERMITS
12	07/21/2010	ISSUED FOR PERMITS
13	07/21/2010	ISSUED FOR PERMITS
14	07/21/2010	ISSUED FOR PERMITS
15	07/21/2010	ISSUED FOR PERMITS
16	07/21/2010	ISSUED FOR PERMITS
17	07/21/2010	ISSUED FOR PERMITS
18	07/21/2010	ISSUED FOR PERMITS
19	07/21/2010	ISSUED FOR PERMITS
20	07/21/2010	ISSUED FOR PERMITS

Drawing Title  
**EXTERIOR ELEVATIONS**

Job No. 101006  
 Scale AS NOTED  
 Date 07/16/10  
 Drawn  
 Checked  
 Sheet No.

**A4.1**

