



**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING – 7:00 P.M.  
TUESDAY, SEPTEMBER 21, 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 September 14, 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 September 7, 2010 regular meeting.
3. Final Plat – Consider a Final Plat for Saddleridge Phase Three, being 18.584± acres located southeast of Ridgeview Drive and Stacy Road. (FP-7/22/10-51) [Saddleridge Phase Three]

**Regular Agenda**

4. Preliminary Plat – Consider a Preliminary Plat for Watters Village, Block A, Lots 1, 2 & 3, being 8.831± acres located at the southeast corner of Stacy Road and Watters Road.

**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 17, 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 9/14/10 City Council Meeting**

There were no items taken to the September 14, 2010 City Council meeting for consideration.



**PLANNING AND ZONING  
COMMISSION**

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**Regular Meeting  
September 7, 2010**

**ATTENDANCE:**

**Commissioners Present:**

Jeff Cocking  
Douglas Dreggors  
Shirley Mangrum  
Steven Platt, Jr.  
James Rushing  
Robert Wendland

**Commissioners Absent:**

None

**City Staff Present:**

Ogden "Bo" Bass, AICP, Director of Planning and Development  
Lee Battle, AICP, Assistant Director of Planning and Development  
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 August 24, 2010 City Council meeting.

**Consent Agenda**

2. Approve minutes of the August 17, 2010 regular meeting.

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

**The motion carried.**

## **Regular Agenda**

**Agenda Item #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]

Tiffany McLeod, Planner, spoke to the Commission. A revised Preliminary Plat for Phase 6 was approved at the last meeting. That plat showed Phase 6 consisting of only the lots north of Blanco Drive. The Preliminary Plat is being revised again to extend Phase 6 to the lots south of Blanco Drive and divides this phase into 6A and 6B. The lot sizes meet the minimum requirements for the R-5 and SF zoning districts. The plat 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 Cocking and a second by Commissioner Rushing, the Commission voted 6 IN FAVOR, and 0 OPPOSED, to approve the Revised Preliminary Plat for Waterford Parks Phase 6A & 6B.

**The motion carried.**

**Agenda Item #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. [National American University]

Helen-Eve Liebman, Senior Planner, spoke to the Commission. 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 an SUP Specific Use Permit to be permitted.

Staff recommends approval of the request.

Chairman Wendland opened the Public Hearing.

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

Commissioner Cocking asked about the height limitations. He is concerned with the office zoning height if the existing building goes away. Ms. Liebman stated if a new building is constructed under the Office zoning it would have to meet parking and setback regulations to allow for an increase in height.

**Motion:** Upon a motion by Commissioner Mangrum, and a second by Commissioner Rushing, the Commission voted 6 IN FAVOR, and 0 OPPOSED, to recommend approval of the zoning change for Cornerstone Corporate Office Park, Phase II.

**The motion carried.**

**Agenda Item #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. [National American University]

Helen-Eve Liebman, Senior Planner, spoke to the Commission. The property is the same location as in the previous item. The applicant has submitted a request for an SUP Specific Use Permit to allow for a college, university, or trade school in 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 recommends approval of the request.

Chairman Wendland reiterated that the SUP request is limited to the 4,439 rentable square feet.

Commissioner Dreggors asked if the existing parking will accommodate this use. Ms. Liebman stated the university functions mainly as an office use. A very small portion of the space is designated for classrooms.

Commissioner Dreggors inquired about the parking accommodating hourly traffic. Fred Gans, Cornerstone Development, 8409 Pickwick Lane, Suite 272, Dallas, applicant, answered the space will average 20-25 people at the most. This is a training center; not a setting to attend classes.

Chairman Wendland opened the Public Hearing.

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

**Motion:** Upon a motion by Commissioner Dreggors, and a second by Commissioner Platt, the Commission voted 6 IN FAVOR, and 0 OPPOSED, to recommend approval of the SUP Specific Use Permit for National American University.

**The motion carried.**

**Agenda Item #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. [Top Golf]

Ogden “Bo” Bass, Director of Planning and Development, spoke to the Commission. The property is located in the Village at Allen development. The property is a lease space consisting of 13.291± acres within a 38± acre tract. 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 will provide for golf targets for play and will be bounded by earthen

berms and netting. In addition, a mini-golf course is being proposed for Phase II of this project. Staff has worked with the applicant to develop a parking standard for the site based on existing Top Golf facilities. Access provided as two points of ingress/egress along Allen Station Parkway will serve the site. Staff has also addressed three primary concerns (noise, light and the use for Phase II).

Staff recommends approval of the request.

Chairman Wendland asked if the Dallas facility is the same size as the one proposed. Mr. Bass answered the Dallas facility is parked lower than this facility and includes a mini-golf course.

Commissioner Dreggors asked the following questions:

1. Where are the decibels measured?
2. What would generate 56 decibels?
3. Does the parking accommodate meeting room space and the Phase II mini-golf facility?
4. Will the retention pond have water in it at all times?

Mr. Bass provided the following responses:

1. The decibels are measured at the residential property line.
2. 56 decibels is fairly low. General conversation or wind could generate 56 decibels.
3. The parking standard does take meeting room space as well as the mini-golf facility into account.
4. The retention pond exists today and has water in it. Chris Flanigan, Assistant Director of Engineering, added the retention pond has been sized for the entire development which includes this site.

Commissioner Mangrum inquired as to if golf balls have ever gone off-site at other facilities. Randy Starr, 8787 Park Lane, Dallas, applicant's representative, stated less than 0.1% of the golf balls have gone off-site.

Commissioner Mangrum asked if the banquet rooms are enclosed. Mr. Starr answered the banquet rooms are connected to the tee boxes and are enclosed.

Commissioner Cocking asked the following questions:

1. How does the berm (which is located outside of the SUP permit area) effect maintenance and code enforcement?
2. Why are the nets at differing heights?
3. What type of shielding will there be for the lights?
4. Will the entrance located north of the site along Allen Station Parkway be closed off?

The following responses were provided:

1. Mr. Bass stated that staff does not believe there is a concern with the berm being located outside of the SUP area. This is due to the fact that this is a ground lease and the property is a part of the Village at Allen.
2. Mr. Starr answered the tee line is angled. The height of the nets accommodate the angle.
3. Lee Stellakis, One Oakbrook Terrace, Suite 300, Oakbrook Terrace, Illinois, applicant representative stated the fixtures being used are custom designed for sports application. The light will be directed toward the playfield.
4. Mr. Flanigan stated the applicant was given a staff comment regarding closure of that entrance. The applicant has acknowledged this comment.

Commissioner Platt asked about fall protection at the 2<sup>nd</sup> and 3<sup>rd</sup> levels. Mr. Starr answered a netting system is in place to protect people from falling.

Commissioner Platt inquired about the hours of operation. Mr. Starr stated the facility operates until 11 p.m. during the school year and midnight during summer season and peak hours.

Commissioner Rushing is concerned with the building overlooking residential areas. Mr. Bass stated the Concept Plans for this property have always shown multi-story buildings proposed for this site.

Mr. Bass stated MG Herring has made four efforts to make contact with homeowners.

Chairman Wendland opened the Public Hearing.

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

The following people submitted a written statement in support of the request:  
Andrews Family Properties, 1300 Allen Station Parkway, Allen, Texas

**Motion: Upon a motion by Commissioner Cocking, and a second by Commissioner Mangrum, the Commission voted 6 IN FAVOR, and 0 OPPOSED, to recommend approval of the SUP Specific Use Permit for Commercial Amusement (outdoor) for Top Golf with the exclusion of all references to a Phase II for mini-golf.**

**The motion carried.**

#### **Items of Interest**

None.

#### **Adjournment**

**Motion: Upon a motion by Commissioner Dreggors and a second by acclamation the meeting adjourned at 8:07 p.m.**

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

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

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



### **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.

<b>PLANNING &amp; ZONING COMMISSION AGENDA COMMUNICATION</b>
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**AGENDA DATE:** September 21, 2010

**SUBJECT:** Consider a Final Plat for Saddleridge Phase Three, being 18.584± acres located southeast of Ridgeview Drive and Stacy Road. [Saddleridge Phase Three]

**STAFF RESOURCE:** Tiffany Mcleod  
Planner

**PREVIOUS COMMISSION/  
COUNCIL ACTION:** 2/14/06 – Zoning Approved  
4/18/06 – GDP Approved  
5/16/06 – Preliminary Plat Approved

**BACKGROUND**

The property is located south of Ridgeview Drive between Watters Road and Stacy Road. The property to the north is PD Planned Development No. 40 for O Office, and PD Planned Development No. 40 for CC Corridor Commercial. The property to the east is zoned PD Planned Development No. 39 for R-3 Residential. The property to the south is zoned PD Planned Development No. 72 for R-3 Residential; and the property to the south and west is zoned PD Planned Development No. 72 for R-4 Residential.

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

**STAFF RECOMMENDATION**

Approval

**ATTACHMENTS**

Final Plat



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

September 21, 2010

**SUBJECT:**

Consider a Preliminary Plat for Watters Village, Block A, Lots 1, 2 & 3, being 8.831± acres located at the southeast corner of Stacy Road and Watters Road. [Watters Village]

**STAFF RESOURCE:**

Tiffany Mcleod  
Planner

**PREVIOUS COMMISSION/  
COUNCIL ACTION:**

March, 2000 – Planned Development No. 86 Approved  
January, 2010 – Planned Development No. 86 amended  
by City Council  
3/2/10 – GDP Approved

**BACKGROUND**

The property is located south of Stacy Road between Watters Road and Curtis Lane. The property to the north, across Stacy Road, is zoned PD Planned Development No. 92 for SC Shopping Center and R7 Residential. The property to the east, across Curtis Lane, is zoned PD Planned Development No. 93 for TH Town Home. The property to the south is zoned PD Planned Development No. 86 for R7 Residential. The property to the west, across Watters Road, is zoned PD Planned Development No. 86 for R5 Residential.

The Preliminary Plat shows three lots for this development. There are two proposed access points; both along Stacy Road. A Site Plan for the development of Lot 2 has been submitted and is currently under review.

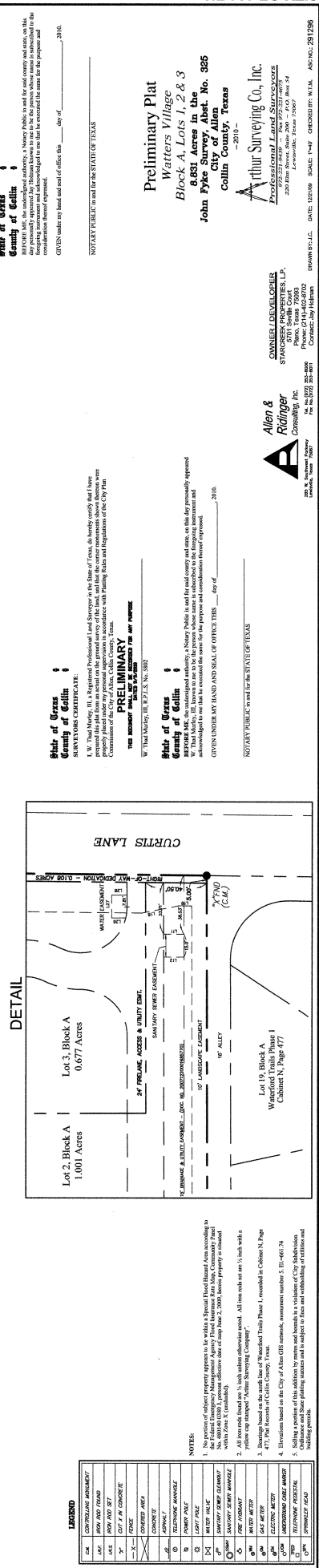
The Preliminary Plat has been reviewed by the Technical Review Committee and meets the requirements of the *Allen Land Development Code*.

**STAFF RECOMMENDATION**

Approval

**ATTACHMENTS**

Preliminary Plat



CONTENTS

## DETAIL

day personally appeared Jay Holman 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 reasons and

considerable threat expressed.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

**FBI OF TEXAS**

**Division of Training**

I of 2 Book A

I of 2 Book A

LEGEND	Counting as Written	SURVIVORS CERTIFICATE
LOU J, DOCK A	0.677 A rose	
LOU J, DOCK A	1.001 A rose	

CAC	CONTROLLING MANAGEMENT
0.0011 FALLOS	
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0.0011 FALLOS	
I. W. Thad Marley, III, a Registered Professional and Surveyor in the State of Texas, do hereby certify that I have	
<small>           C:\CADD\DATA\DWG\PLANS\PLANES\PLANES.DWG    P. 9    Sheet 6 of 8    07/11/2013 10:48 AM         </small>	

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SANTARY SEWER EASEMENT

Preliminary Plat

W. TIMOTHY, III, R.P.T.S., No. 5002

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8,631 Acres in the

[illegible]

SAVING SINK CLAMOR!  
 16' ALLEY  
 "X" FWD  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ day of \_\_\_\_\_, 2010.  
 City of Allen

2009 2010

SAVING SENSE MAPS

within Zone X (unshaded).

$(C, M_c)$

Collin County, Texas

**PSE / PDRANT**

NOTARY PUBLIC in and for the STATE OF TEXAS

All fees paid are 1/2 inch unless otherwise noted. All fees paid are 1/2 inch with a yellow cap stamped "Jiffy Surveying Company".

DATE	10-10-44
BY	WATER METER
FOR SERVICE	
REMARKS	

**OWNER / DEVELOPER**

**Allen &**

**Professional Land Surveyors**

**Waterford Trails Phase I**

**Lot 15, Block A**

**477, Pal Records of Collin County, Texas.**

**ELECTRIC METER**

**DATE REC'D**

**APR**

4. Elaborations based on the City of Allen GIS network, monument number 5. E-466174

5. Selling a portion of this addition to parties and bonds is a violation of City Subdivision Ordinance 10.01.010.

PRO	ILLYNONE PROSPECTAL
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3/01 SEWELL COURT  
Pleasanton, Texas 75067

Consulting, Inc.



CORR CORR

**SINKER HEAD**

Overlaid and base painting materials will be subject to jacking and warping or intrusion into building perimeters.

DRAWN BY: J.C. DATE: 12/2/90 SCALE: 1"=4' CHECKED BY: W.T.M. AGC NO: 291295  
 Phone: (214) 402-4702 Fax No. (972) 352-4000  
 Contact: Jay Holman Tel. No. (972) 353-4011  
 255 N. Shepherd Parkway  
 Lewisville, Texas 76067

DOI: 10.1002/ajb.a.12674	RECEIVED: 15 JULY 2010	ACCEPTED: 15 JULY 2010	15 JULY 2010	15 JULY 2010
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