



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING – 7:00 P.M.
TUESDAY, MARCH 1, 2011
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 February 8, 2011 and February 22, 2011 regular meetings.

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 February 1, 2011 regular meeting.
3. Final Plat – Consider a request for a Final Plat for Allen Watters NTB Addition, Lot 1 and 2, Block A being 6.842± acres located southwest of McDermott Drive and Watters Road. (FP-2/8/11-106) [Allen Watters NTB Addition]

Regular Agenda

4. Combination Plat – Consider a request for a Combination Plat for Lot 1 and Lot 2, Block A, The Dentist of Allen, being 4.945± acres located at the northeast corner of Exchange Place and US75. (FP-2/4/11-105) [The Dentist of Allen]
5. Combination Plat – Consider a request for a Combination Plat for Allen Assisted Living Addition, Lot 1, Block 1, being 7.30± acres located northwest of Greenville Avenue and Prestige Circle. (FP-2/1/11-102 [Allen Assisted Living])

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, February 25, 2011, 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 2/8/11 and 2/22/11 City Council Meetings

There was one item taken to the February 8, 2011 City Council meeting for consideration. The request to amend the sign plan for Planned Development PD No.103 for Cabela's was approved.

There was one item taken to the February 22, 2011 City Council meeting for consideration. The request for a Specific Use Permit SUP for Beer and Wine Package Sales with greater than 50% Revenue from Beer and Wine, located in 722 square feet of space, in the Village at Allen, 190 E Stacy Road, Building 400, Suite 405 for To-Lo's Beer & Wine was approved.



**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
February 1, 2011**

ATTENDANCE:

Commissioners Present:

Robert Wendland, Chairman
Jeff Cocking, 1st Vice Chairman
Douglas Dreggors, 2nd Vice Chairman
Kurt Kizer
Shirley Mangrum
Steven Platt, Jr.
Ben Trahan

Commissioners Absent:

None

City Staff Present:

Ogden “Bo” Bass, AICP, Director of Planning and Development
Lee Battle, AICP, Assistant Director of Planning and Development
Pete Smith, Attorney

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. Action taken on the Planning & Zoning Commission items by City Council at the January 25, 2011 regular meeting.

Consent Agenda

2. Approve minutes of the January 18, 2011 regular meeting.

Motion: Upon a motion by 2nd Vice Chairman Dreggors, and a second by Commissioner Trahan, the Commission voted 7 IN FAVOR, and 0 OPPOSED, to approve the Consent Agenda.

The motion carried.

Regular Agenda

Agenda Item #3: Public Hearing – Conduct a Public Hearing and consider a request to amend the sign plan for Planned Development PD No. 103 for Cabela’s. The property is 14.0± acres described as Lot 1, Block 1, Allen Station Business Park, Phase II,

located at the southwest corner of Allen Station Parkway and Cabela Drive. (Z-12/13/10-91) [Cabela's]

Ogden "Bo" Bass, Director of Planning and Development, spoke to the Commission. The property is located south of Cabela Drive, west of Allen Station Parkway, north of Exchange Parkway and east of US Hwy 75 and the DART right-of-way. The property to the north is zoned PD Planned Development No. 73 for SC Shopping Center. The property to the west is zoned PD Planned Development No. 73 for Shopping Center SC and the property to the south and east is zoned PD Planned Development No. 58 for LI Light Industrial.

A sign plan accompanied the original ordinance for this development. At that time the primary signage had not been designed yet. Design of this development's signage is now complete. The purpose of the amendment is to modify the original sign plan by providing specific sign details for an LED Pylon sign to be located at the northwest corner of the property. The proposed overall height of the structure is 50 feet and the proposed overall width is 48 feet. The front face of the structure proposes a maximum copy area of 240 square feet (Cabela's logo) and the LED area is not to exceed 495 square feet. The back face of the structure proposes a 735 square foot copy area of the Cabela's logo. The proposed materials for the structure are those used in the Cabela's building façade.

Staff recommends approval.

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 this item:
Joe Jernigan, 1300 Allen Station Parkway, Allen, Texas

1st Vice Chairman Cocking asked if the operations of the LED display will follow Land Development Code operations. Mr. Bass answered yes.

Commissioner Platt noted that the depth of the footings is shown as 18 feet in the sign specifications and 15 feet on the sign plan. Mr. Bass stated the depth is 18 feet.

Motion: Upon a motion by 2nd Vice Chairman Dreggors and a second by Commissioner Platt, the Commission voted 7 IN FAVOR, and 0 OPPOSED, to recommend approval of the request to amend the sign plan for Planned Development PD No. 103 for Cabela's.

The motion carried.

Agenda Item #4: Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for Beer and Wine Package Sales with greater than 50% Revenue from Beer and Wine, located in 722 square feet of space, in the Village at Allen, 190 E Stacy Road, Building 400, Suite 405. (SUP-1/5/11-97) [To-Lo's Beer & Wine]

Lee Battle, Assistant Director of Planning and Development, spoke to the Commission. The property is located south of Stacy Road and west of Allen Station Parkway at 190 E Stacy Road, Building 400, Suite

#405. The property to the north is the City of Fairview. The property to the east, west and south is Planned Development PD No. 73 for Shopping Center SC zoning.

The proposed To-Lo's Beer & Wine retailer will be located in The Village at Allen along the Stacy Road frontage of the shopping center, just west of Meandering Way. The Allen Land Development Code requires application and approval for a Specific Use Permit SUP for any establishment that derives more than 50 percent of its revenues from the sale of beer and/or wine. The proposed location is not in conflict with separation requirements for beer and wine sales.

Staff recommends approval.

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 this item:
Michael Kapoylis, 210 E. Stacy Road, Allen, Texas

1st Vice Chairman Cocking asked if the Specific Use Permit is for the facility or the business making the request. Mr. Battle answered that the Specific Use Permit is only for this particular business.

Motion: **Upon a motion by Commissioner Platt, and a second by Commissioner Trahan, the Commission voted 7 IN FAVOR, and 0 OPPOSED, to recommend approval for a Specific Use Permit SUP for Beer and Wine Package Sales with greater than 50% Revenue from Beer and Wine, located in 722 square feet of space, in the Village at Allen, 190 E Stacy Road, Building 400, Suite 405.**

The motion carried.

Items of Interest

None

Adjournment

Motion: **The meeting adjourned at 7:20 p.m.**

These minutes approved this _____ day of _____ 2011.

Robert Wendland, Chairman

Tiffany McLeod, Planner

Director's Report from 1/25/11 City Council Meeting

There were no items taken to the January 25, 2011 City Council meeting for consideration.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: March 1, 2011

SUBJECT: Consider a request for a Final Plat Allen Watters NTB Addition, Block A, Lot 1 and 2, being 6.842± acres located southwest of McDermott Drive and Watters Road. [National Tire and Battery]

STAFF RESOURCE: Tiffany McLeod
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: December, 2010 – Specific Use Permit No. 115 for Automotive Repairs, Minor approved.
January, 2011 – Preliminary Plat approved

BACKGROUND

The property is generally located south of McDermott Drive and west of Watters Road. The property to the north is zoned Shopping Center, SC. The property to the east (across Watters Road) is zoned Planned Development PD No. 55 for Commercial/Office C/O. The property to the south and west is zoned Planned Development PD No. 55 for Office/Multi-Family O/MF.

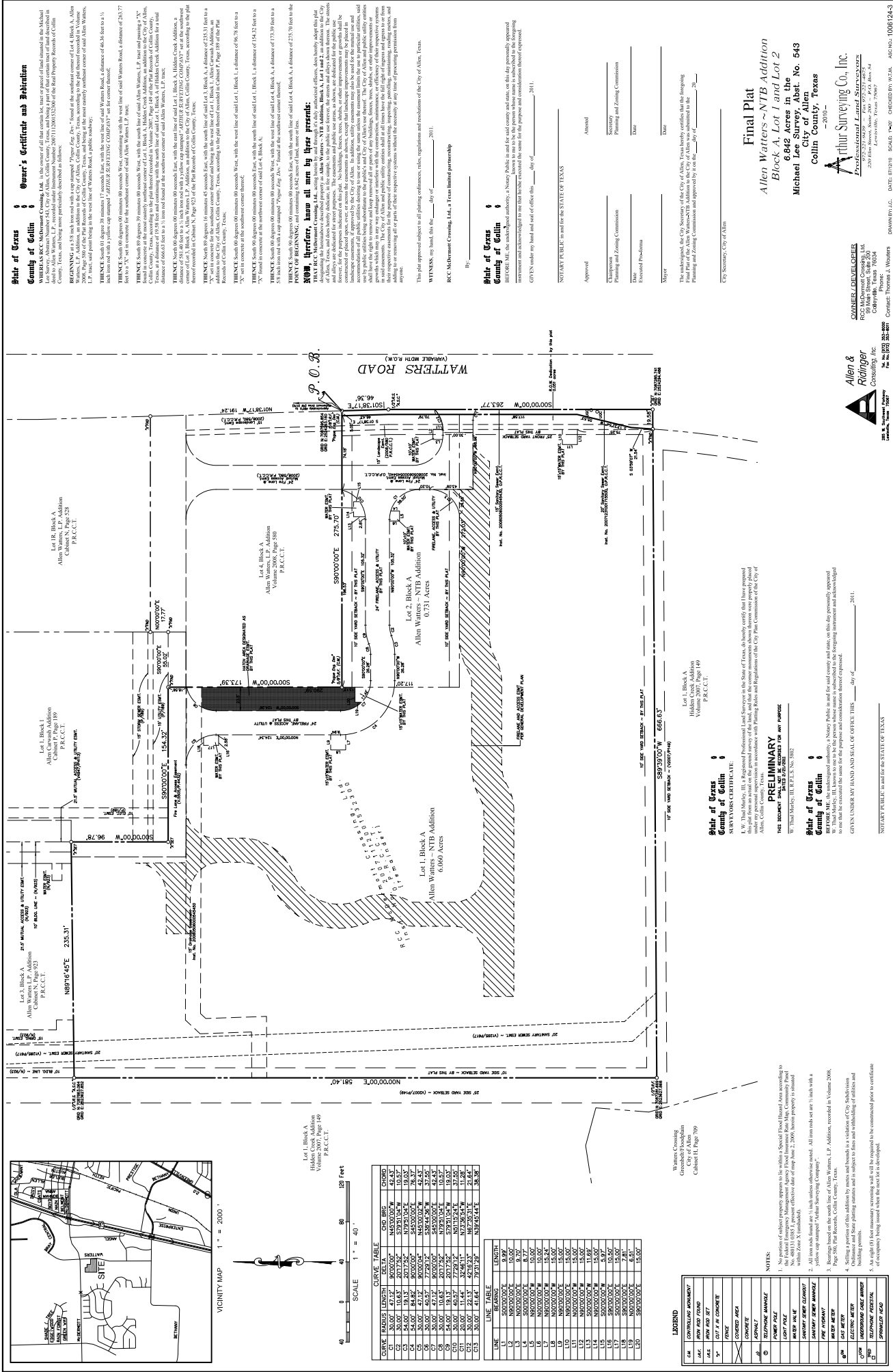
The Preliminary Plat for was approved on January 18, 2011. The Final Plat is the last step in the development process. The Final Plat is consistent with the Preliminary Plat, has been reviewed by the Technical Review Committee and meets the requirements of the *Allen Land Development Code*.

STAFF RECOMMENDATION

Approval

ATTACHMENTS

Final Plat



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: March 1, 2011

SUBJECT: Consider a request for a Combination Plat for Lot 1 and Lot 2, Block A, The Dentist of Allen, being 4.945± acres located at the northeast corner of Exchange Place and US75. [The Dentist of Allen]

STAFF RESOURCE: Tiffany McLeod
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: April, 2003 – Planned Development PD No. 21 approved by City Council.

BACKGROUND

The property is located north of Exchange Place and east of US75. The property to the north, across Exchange Parkway, is zoned Planned Development PD no. 58 for Shopping Center SC. The property to the east, across the rail road, is zoned Planned Development PD No. 58 for Community Facilities CF. The property to the south is zoned Residential R4 and the property to the west, across US75, is zoned Planned Development PD No. 54 for Corridor Commercial CC.

A Concept Plan for the subject property was approved in April of 2003. A Site Plan for a dental office on Lot 1 was recently approved by staff. Platting of the property is the last step in the development process. The Combination Plat shows the property divided into two lots. There is one access point for Lot 1 which is located on Exchange Parkway. The plat also shows a 30 ft. right of way dedication along the US 75 frontage road and various easements required for the development of the dental office.

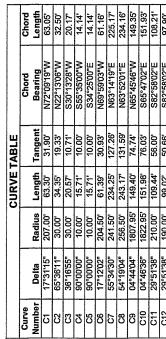
The Combination Plat has been reviewed by the Technical Review Committee, is consistent with the Concept Plan for Planned Development PD No. 21 and meets the requirements of the *Allen Land Development Code*.

STAFF RECOMMENDATION

Approval

ATTACHMENTS

Combination Plat

COMBINATION PLAT
OF

LOT 1 AND LOT 2, BLOCK A
THE DENTIST OF ALLEN

4.945 ACRES OUT OF THE
L.K. PEGUES SURVEY ABSTRACT NO. 702

51

CITY OF ALLEN
IN THE

COLLIN COUNTY, TEXAS

OWNER/APPLICANT

DAVID R. AND BONNIE U. BISHOP

17 Bishop Gate
Allen, Texas 75002

PHONE: 972-727-8249
FAX: 972-727-7681

1801-171-7181

PREPARED BY
CORWIN ENGINEERING INC.

CORWIN ENGINEERING, INC.
TBPE FIRM • 5951
300 W. DELMONT CLIFF F

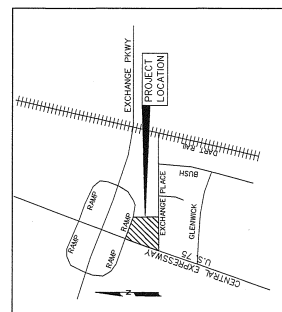
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013

(972)-396-1200
FEBRUARY 2011 SCALE: 1"=40'

FLORIANI 2011
JUNE 1-4
SHE

NOTES

1. Bearing are referenced to a 1,348 acre tract of land, as recorded in Clerk File No. 20090070094950 of the Deed Records of Collin County, Texas
2. 1/2" Iron rods with "CORWIN ENGR. INC." caps set at oil boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
3. F.L.A.U.E. = Fire Lane, Access and Utility Easement



VICINITY MAP
NOT TO SCALE

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: March 1, 2011

SUBJECT: Consider a request for a Combination Plat for Allen Assisted Living Addition, Lot 1, Block 1, being 7.20± acres located northwest of Greenville Avenue and Prestige Circle [Allen Assisted Living]

STAFF RESOURCE: Tiffany McLeod
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: August, 2009 – Specific Use Permit No. 108 for an Assisted Living Facility approved.
November, 2010 – Specific Use Permit No. 114 for an Assisted Living Facility approved.

BACKGROUND

The property is located north of Prestige Circle, south of Willow Creek Circle, and west of Greenville Avenue. The property to the north is zoned R-3 Residential. The property to the west and south is zoned Planned Development PD No. 3 for Light Industrial LI uses. The property to the east across Greenville Avenue is Planned Development PD No. 46 for Community Facilities CF uses and Community Facilities CF.

A Specific Use Permit for an assisted living facility was approved in November of 2010. A Site Plan for the project is under final staff review. Platting of the property is the last step in the development process. The Combination Plat shows a single lot with two access points along Greenville Avenue. The plat also shows various easements required for the development of the assisted living facility.

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

STAFF RECOMMENDATION

Approval

ATTACHMENTS

Combination Plat

