



**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING – 7:00 P.M.  
TUESDAY, JULY 5, 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 June 28, 2011 regular 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 June 21, 2011 regular meeting.
3. Extension Request – Consider a request for an extension for filing a Final Plat for Starcreek Phase Five. The property is 16.225± acres located northeast of Stacy Road and Watters Road. (FP-3/11/11-110) [Starcreek Phase Five]

**Regular Agenda**

4. Preliminary Plat – Consider a Revised Preliminary Plat for Allen Center North Addition, Lots 2 & 4, Block A. The property is 15.918± acres located south of Stacy Road and east of Greenville Avenue. (PP-6/13/11-130) [Murphy Oil Express]

**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 1, 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 6/28/11 City Council Meeting**

There was one item taken to the June 28, 2011 City Council meeting for consideration. The request to create Planned Development District PD No. 107, with a Base Zoning District of Community Facilities CF for a Church was approved with the following changes:

- The ordinance incorporate the revised Concept Plan as presented,
- The development regulation Item J (Additional Screening) is modified to specify that a “wrought iron landscaped wall”, ”instead of a “masonry wall”, shall be erected and maintained along the property lines between St. Jude Catholic Parish and the neighboring Spring Meadow residential development; in accordance with the proposed Plant Plan.



**PLANNING AND ZONING  
COMMISSION**

**Regular Meeting  
June 21, 2011**

---

**ATTENDANCE:**

**Commissioners Present:**

Robert Wendland, Chairman  
Jeff Cocking, 1<sup>st</sup> Vice Chairman  
Douglas Dreggors, 2<sup>nd</sup> Vice Chairman  
Kurt Kizer  
Shirley Mangrum  
Steven Platt, Jr.

**Commissioners Absent:**

Ben Trahan

**City Staff Present:**

Ogden "Bo" Bass, AICP, Director of Planning and Development  
Chris Flanigan, PE, Assistant Director of Engineering  
Kevin Laughlin, Attorney  
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 Commission items by City Council at the June 14, 2011 regular meeting.

**Consent Agenda**

2. Approve minutes of the June 7, 2011 regular meeting.
3. Final Plat – Consider a request for a Final Plat for Twin Creeks, Phase 7C-2 being 16.791± acres located east of Shallowater Drive and north of Lexington Avenue. (FP-6/7/11-129) [Twin Creeks Ph. 7C-2]

**Motion:**        **Upon a motion by 2<sup>nd</sup> Vice Chairman 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**

None

**Adjournment**

**Motion:**        **Upon a motion by 2<sup>nd</sup> Vice Chairman Dreggors and a second by acclamation the meeting adjourned at 7:02 p.m.**

These minutes approved this \_\_\_\_\_ day of \_\_\_\_\_ 2011.

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

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

### **Director's Report from 6/14/11 City Council Meeting**

There were no items taken to the June 14, 2011 City Council meeting for consideration.

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

**AGENDA DATE:** July 5, 2011

**SUBJECT:** Consider a request for an extension for filing a Final Plat for Starcreek Phase Five; being 16.225± acres located northeast of Stacy Road and Watters Road. (FP-3/11/11-110) [Starcreek Phase Five]

**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; August 3, 2010 - Final Plat approved for Starcreek Phase 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 is zoned Planned Development PD No. 92 for R-3 and R-5 Residential; the property to the west is zoned Community Facilities CF; the property to the south is zoned Planned Development No. 92 for R-3 Residential; and the property to the east is zoned Planned Development No. 92 for R-5 and R-7 Residential.

Section 8.03.4, Paragraph 5 states that a Final Plat shall expire if not filed of record within 90 days of approval; however, the Planning & Zoning Commission, at its discretion, may grant an extension of time not to exceed sixty (60) days.

Approval of the Final Plat is scheduled to expire on July 5, 2011. The applicant has submitted a request for a 60-day extension to file the plat in order to finalize preparations for filing the plat. The new expiration date for the Final Plat will be September 3, 2011 if the request is granted.

**STAFF RECOMMENDATION**

Approval

**ATTACHMENTS**

Extension Request Letter



**DOWDEY, ANDERSON  
& ASSOCIATES, INC.**  
CIVIL ENGINEERS

---

5225 Village Creek Drive  
Suite 200  
Plano, Texas 75093  
972-931-0694  
972-931-9538 Fax

27 June 2011

Bo Bass, AICP  
Director of Planning  
City of Allen  
305 Century Parkway  
Allen, Texas 75013

**RE:   Starcreek Phase 5  
      Final Plat  
      DAA Job No. 02008-05**

Dear Mr. Bass:

On behalf of our client, Blue Star Land, L.P., we respectfully request a 60-day extension to record the Starcreek Phase 5 Final Plat with Collin County. The Final Plat was approved at the Planning and Zoning Commission meeting on April 5, 2011 and is currently on track to expire July 5, 2011.

We need additional time to finalize the plat for recording purposes.

Please do not hesitate to call me should you have any questions regarding this request.

Sincerely,

J. Casey Ross, P.E.

Cc: Kerry Harrington, Blue Star Land, L.P.  
Tiffany McLeod, City of Allen

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

**AGENDA DATE:** July 5, 2011

**SUBJECT:** Consider a Revised Preliminary Plat for Allen Center North Addition, Lots 2 & 4, Block A. The property is 15.918± acres located south of Stacy Road and east of Greenville Avenue. (PP-6/13/11-130) [Murphy Oil Express]

**STAFF RESOURCE:** Tiffany McLeod  
Planner

**PREVIOUS COMMISSION/COUNCIL ACTION:** October, 2003 – General Development Plan approved; November, 2003 - Preliminary Plat approved with conditions; August, 2009 – Revised Preliminary Plat approved; April 12, 2011 - SUP for a fueling station for Murphy Express approved by City Council

**BACKGROUND**

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

A Specific Use Permit SUP for a fueling station for Murphy Express was reviewed by the Commission and approved by City Council in April of 2011. The subject revised Preliminary Plat reflects the subdivision of the existing Lot 2 to accommodate this development; and is the next step in the development process. The plat shows four lots. Lot 4 is the proposed lot for Murphy Express. The plat also identifies various easements required to develop Lot 4.

The revised 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

