



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING – 7:00 P.M.
TUESDAY, JULY 17, 2012
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 10, 2012 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 from the July 3, 2012 regular meeting.

Regular Agenda

3. Public Hearing – Conduct a Public Hearing and consider a request to change the zoning of 0.8556± acres situated in the Jas T Roberts Survey, Abstract No. 777, City of Allen, Collin County, Texas, from Single Family Residential R-5 to a Planned Development for Assisted Living use; located north of Exchange Parkway and east of Cabernet Drive. (Z-4/30/12-34) [Alexandria Assisted Living Center]

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 13, 2012, 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 7/10/12 City Council Meeting

There were no items taken to the July 10, 2012 City Council meeting for consideration.



**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
July 3, 2012**

ATTENDANCE:

Commissioners Present:

Robert Wendland, Chairman
Jeff Cocking, 1st Vice Chair
Shirley Mangrum, 2nd Vice Chair
John Ogrizovich
Steven Platt, Jr.
Ben Trahan

City Staff Present:

Ogden 'Bo' Bass, AICP, Director of Community Development
Tiffany McLeod, Senior Planner
Chris Flanigan, PE, Assistant Director of Engineering
Patrick Blaydes, Planner
Shelby Griffin, Planner
Kevin Laughlin, City Attorney

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chairman Robert 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 June 26, 2012 regular meeting.

Consent Agenda

2. Approve minutes of the June 19, 2012 regular meeting.

Motion: **Upon a motion by 1st Vice Chair Cocking, and a second by Commissioner Trahan, the Commission voted 6 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 adopt a Concept Plan for 30.301± acres situated in the John Fyke Survey,

Abstract No. 325, City of Allen, Collin County, Texas; located north of Exchange Parkway and east of Bossy Boots Drive. (Z-5/21/12-38) [Twin Creeks District H]

Tiffany McLeod, Senior Planner, presented to the Commission. The property is located north of Exchange Parkway and east of Bossy Boots Drive. The applicant is requesting to adopt a Concept Plan for District H. The subject property is currently zoned Planned Development No. 108 for Mixed Use, which requires that a Concept Plan be approved prior to development.

Ms. McLeod described the history of the site and the requirements of Planned Development 108.

The Concept Plan shows a mix of uses including Medical Office, Senior Living, Restaurant and a Fueling Station along Exchange Parkway. The Concept Plan shows three (3) phases of development and the utilities and infrastructure shown in each phase will be constructed as part of that phase.

She described the landscaping, hardscape and paving features at various intersections within the site coordinated with street tree plantings as detailed on the Landscape Plan. Landscaping amenities, open spaces and private infrastructure will be maintained by a business owners association. An eight (8) foot masonry screening wall will be constructed along the northern boundary of the site adjacent to the existing single family residential district. In addition to the masonry wall, there will be a thirty (30) foot landscape buffer with trees planted 25' o.c. The masonry wall will be constructed as part of Phase Two.

She informed the Commission that the request to adopt a Concept Plan for Twin Creeks District H has been reviewed by the Technical Review Committee and meets the standards of the *ALDC* and Planned Development No. 108.

Chairman Wendland opened the Public Hearing. With no one choosing to come forward and speak, he closed the Public Hearing.

Chairman Wendland announced that Andres Lugo, 949 Cougar Drive, submitted a written response of opposition.

1st Vice Chair Cocking inquired about the construction schedule of Stockton Drive and other streets. Ms. McLeod stated that Stockton Drive will be constructed with any development occurring within Phase Two. The infrastructure is phased and will be completed upon the development of the first lot within each phase.

Motion: **Upon a motion by Commissioner Trahan, and a second by Commissioner Platt, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval to adopt the Concept Plan for 30.301± acres in Planned Development No. 108 District H; located north of Exchange Parkway and east of Bossy Boots Drive.**

The motion carried.

Agenda Item #4 Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit for a fueling station. The property is 1.782± acres situated in the John Fyke Survey, Abstract No. 325, City of Allen, Collin

County, Texas; located north of Exchange Parkway and east of Bossy Boots Drive. (Z-5/7/12-37) [Racetrac – Twin Creeks]

Tiffany McLeod, Senior Planner, presented to the Commission. The property is located north of Exchange Parkway and east of Bossy Boots Drive. The applicant (Racetrac) is requesting a Specific Use Permit (SUP) for a fueling station. The property is currently zoned Planned Development No. 108 for Mixed Use, which allows for one fueling station in this district. The fueling station is also shown in the Concept Plan for Twin Creeks District H.

She described the site; stating that the fueling station and canopy are set on a 45° angle, creating a unique visual perspective and providing a larger landscaping area at the intersection. The additional landscaping at the intersection will provide a gateway feature and signage into the Twin Creeks development.

The building is constructed of stone and brick and has been enhanced on every façade because of the high visibility of the site. The canopy will have a slight pitch to the roof and the columns will be sheathed in brick and stone to match the building. The Site Plan shows an eight (8) foot wide sidewalk along Exchange Parkway and a five (5) foot sidewalk on eastern boundary. The parking exceeds the *Allen Land Development Code ALDC* standards for the site.

Ms. McLeod stated that the Racetrac SUP request has been reviewed by the Technical Review Committee, meets the standards of Planned Development No. 108 and is consistent with the Concept Plan.

Commissioner Platt inquired about the fuel truck route. Assistant Director of Engineering, Chris Flanigan, described how the fuel truck would enter and exit the site.

Chairman Wendland opened the Public Hearing. With no one choosing to come forward and speak, he closed the Public Hearing.

Motion: **Upon a motion by Commissioner Platt, and a second by 2nd Vice Chair Mangrum, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval of a Specific Use Permit for a fueling station for Racetrac.**

The motion carried.

Agenda Item #5 Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit for a fitness and health center. The property is Lot 5, Allen Town Center; and commonly known as 300 N. Greenville Avenue, City of Allen, Collin County, Texas. (SUP-6/11/12-41) [Title Boxing Club]

Patrick Blaydes, Planner, presented to the Commission. The applicant is requesting a Specific Use Permit for a fitness and health center for the property located at 300 N. Greenville Avenue. The property is currently zoned Shopping Center SC and the *Allen Land Development Code (ALDC)* requires a Specific Use Permit (SUP) for this particular use in the Shopping Center SC zoning district.

Mr. Blaydes described the proposed changes to the building and to the site. The existing parking meets the requirements for a fitness and health center which is 1 space/200 square feet of gross area.

The request has been reviewed by the Technical Review Committee. Mr. Blaydes stated that staff recommends approval of the request.

2nd Vice Chair Mangrum asked if the site would meet the required parking. Mr. Blaydes stated that the site exceeds the parking requirement by one parking space.

Chairman Wendland opened the Public Hearing. With no one choosing to come forward and speak, he closed the Public Hearing.

Commissioner Ogrizovich inquired about the fitness and health center operation. The tenant, Tom Currier, 4801 Sioter Ln, McKinney, TX, explained the business operation is a boxing club.

Motion: **Upon a motion by 1st Vice Chair Cocking, and a second by Commissioner Ogrizovich, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval of a Specific Use Permit for a fitness and health center at 300 N. Greenville Avenue.**

The motion carried.

Agenda Item #6 Public Hearing – Conduct Public Hearing and consider a request for a Specific Use Permit for a major automotive repair use. The property is 0.972± acres situated in the Henry Wetsel Survey, Abstract No.1026, City of Allen, Collin County, Texas; located south of Stacy Road and west of Greenville Avenue. (SUP-3/20/12-24) [Christian Brothers Automotive]

Ogden “Bo” Bass, Director of Community Development presented to the Commission. The property is located south of Stacy Road and west of Greenville Avenue. The request is for a Specific Use Permit (SUP) for a major automotive repair use for Christian Brothers Automotive.

The property is currently zoned Shopping Center SC. Mr. Bass explained the reason for a Specific Use Permit (SUP) and evaluation process of an SUP request. Land use and site design are the two main components in the evaluation. Mr. Bass described the surrounding land uses.

Mr. Bass described the site. The Site Plan shows a 4,945 square foot building with nine (9) bay doors and an office area. A vehicle holding area is located at the northern end of the site. This holding area consists of eight (8) parking spaces and is reserved for vehicles waiting to be serviced. An eight (8) foot masonry wall will enclose this area; screening it from view along Greenville Avenue and Stacy Road.

He described the access into the site, the building materials, and signage.

Mr. Bass explained that because of the nature of the proposed use, a noise study was provided to determine the noise levels within the site and along the property boundary. The study concludes that noise levels will meet the City's performance standards along the majority of the property boundary. The noise levels may periodically exceed the City's performance standards on the northwestern end of the site.

The request has been reviewed by the Technical Review Committee and meets the standards of the *Allen Land Development Code*. Mr. Bass clarified that if the SUP is approved it would be granted exclusively for Christian Brothers Automotive.

1st Vice Chair Cocking asked whether or not a light automotive use requires a Specific Use Permit. Mr. Bass explained that both major and minor automotive uses require an SUP for the Shopping Center zoning. Mr. Bass stated that the request is not an appropriate land use for the proposed location, therefore staff recommends denial of the request.

Chairman Wendland opened the Public Hearing.

Jonathan Wakefield, 15995 Barkers Landings, Houston, TX, applicant, addressed the Commission.

With no one else choosing to come forward, Chairman Wendland closed the Public Hearing.

1st Vice Chair Cocking clarified that the SUP would be granted to Christian Brothers Automotive, regardless of any franchising that occurs. Mr. Bass agreed. 1st Vice Chair inquired about Christian Brother's Automotives' ability to remove a franchisee. Mr. Wakefield stated that this does happen. 1st Vice Chair Cocking added that he would support the request if the applicants operation is consistent with the handout describing their business model.

2nd Vice Chair Mangrum stated that she was pleased with the look of the building but could not support the use in the proposed location.

Chairman Wendland stated that he would be in support of the request.

Commissioner Platt stated that he would support the request.

1st Vice Chair Cocking stated that he had a concern for the restaurant and future gas station traffic through the site.

Motion: Upon a motion by 1st Vice Chair Cocking, and a second by Commissioner Platt, the Commission voted 4 IN FAVOR, and 2 OPPOSED to recommend approval of a Specific Use Permit for a major automotive

repair use on 0.972± acres; located south of Stacy Road and west of Greenville Avenue to also include:

- the business model summary as an exhibit in building,
- the first 180 days of operation the hours of operation will include Saturdays, and after 180 days, the hours of operation will remain consistent with what is shown in the summary.

The motion carried.

Adjournment

Upon acclamation, the meeting adjourned at 8:16 p.m.

These minutes approved this _____ day of _____ 2012.

Robert Wendland, Chairman

Shelby Griffin, Planner

Director's Report from 6/26/12 City Council Meeting

There was one item taken to the June 26, 2012 City Council meeting for consideration:

- A request to adopt a Concept Plan and building elevations for 29.616± acres, located northwest of Exchange Parkway and Bray Central Drive, for Ablon at Twin Creeks was approved.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: July 17, 2012

SUBJECT: Public Hearing – Conduct a Public Hearing and consider a request to change the zoning of 0.8556± acres situated in the Jas T Roberts Survey, Abstract No. 777, City of Allen, Collin County, Texas, from Single Family Residential R-5 to a Planned Development for Assisted Living use; located north of Exchange Parkway and east of Cabernet Drive. (Z-4/30/12-34) [Alexandria Assisted Living Center]

STAFF RESOURCE: Ogden “Bo” Bass, AICP
Director of Community Development

PREVIOUS COMMISSION/COUNCIL ACTION: N/A

PUBLIC NOTICE: Property Owner Notices – Mailed June 22, 2012
Sign Installed – June 22, 2012

BACKGROUND

The property is located north of Exchange Parkway and east of Cabernet Drive. The property to the north is zoned Planned Development No. 80 for Single Family Residential R-6. The properties to the east and west are zoned Single Family Residential R-5. The property to the south (across Exchange Parkway) is zoned Planned Development No. 1 for Single Family Residential R-5.

The property is currently zoned Single Family Residential R-5. The applicant is requesting to change the zoning of the property to a Planned Development, with a base zoning of Community Facilities CF, for an assisted living use. The applicant is also requesting the following development regulations as it relates to the proposed development:

1. The property shall be developed for an assisted living use only.
2. The minimum front yard building setback shall be 25 feet.
3. The minimum side and rear yard building setbacks shall be 15 feet.
4. Screening for the property shall consist of an eight (8) foot wrought iron fence with landscape screening on the eastern and western property boundaries, and an eight (8) foot masonry wall along the northern property boundary.

The Concept Plan shows two (2) 5,100 square foot buildings with one access point on Exchange Parkway. This single access point is sufficient for emergency and waste service access as well as interior circulation. Future cross access is shown at the northern end of the property. The parking provided is adequate for the site and exceeds the minimum parking standards of the *Allen Land Development Code ALDC*.

The two buildings are one story with primary exterior building materials consisting of brick, stone and a composition shingle roof.

This request has been reviewed by the Technical Review Committee.

STAFF RECOMMENDATION

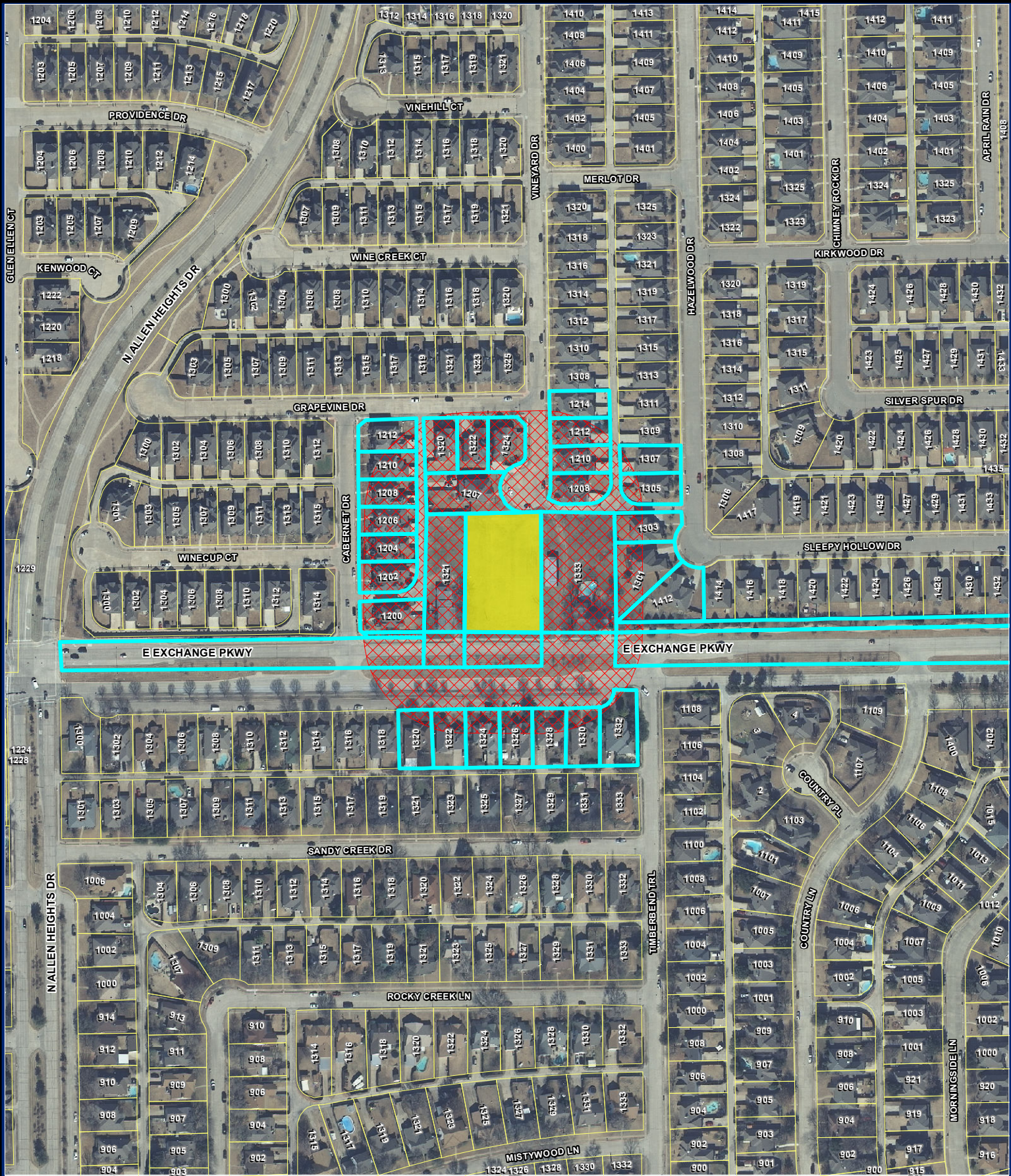
Approval

RECOMMENDED MOTION

I make a motion to recommend approval of the request to change the zoning of 0.8556± acres of land from Single Family Residential R-5 to a Planned Development for Assisted Living use.

ATTACHMENTS

Property Notification Map
Development Regulations
Concept Plan
Landscape Plan
Color Elevations






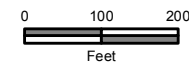
Property Ownership Notification

Alexandria Assisted Living, LLC.

Property Tax-ID: R-677-000-0090-1

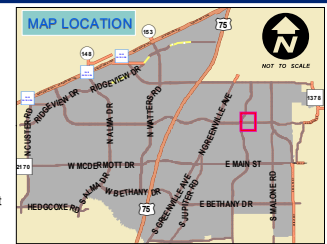
Map Legend

-  200' Notification Buffer
-  CollinCAD Parcels
-  Alexandria Assisted Living, LLC.



Community Development - GIS
Date Saved: 6/19/2012

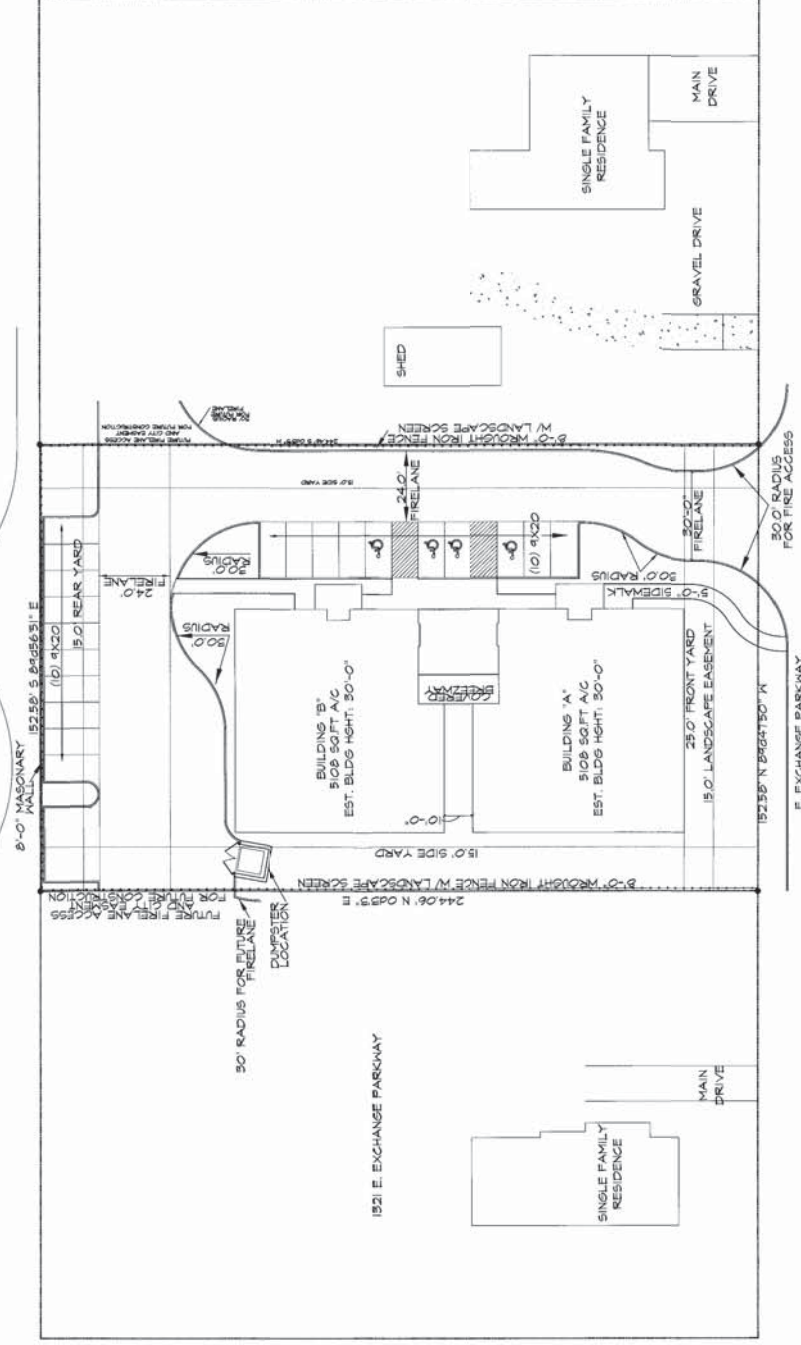
NOTE: This map is only for illustration purpose only, please contact the City of Allen Planning & Development Department for specific rules and regulations.



Development Regulations for Alexandria Assisted Living

1. BASE ZONING DISTRICT: The property shall be developed and used only in accordance with the Community Facilities CF zoning district regulations of the Allen Land Development Code, except as otherwise provided herein.
2. PERMITTED USES: An assisted living use is the only use permitted on the property.
3. BUILDING SETBACKS: The minimum front yard setback shall be 25 feet. The minimum side yard setback shall be 15 feet. The minimum rear yard setback shall be 15 feet.
4. SCREENING: Screening for the property is identified on the attached Concept Plan and shall consist of an eight (8) foot wrought iron fence with landscape screening along the eastern and western property boundaries and an eight (8) foot masonry wall along the northern property boundary.

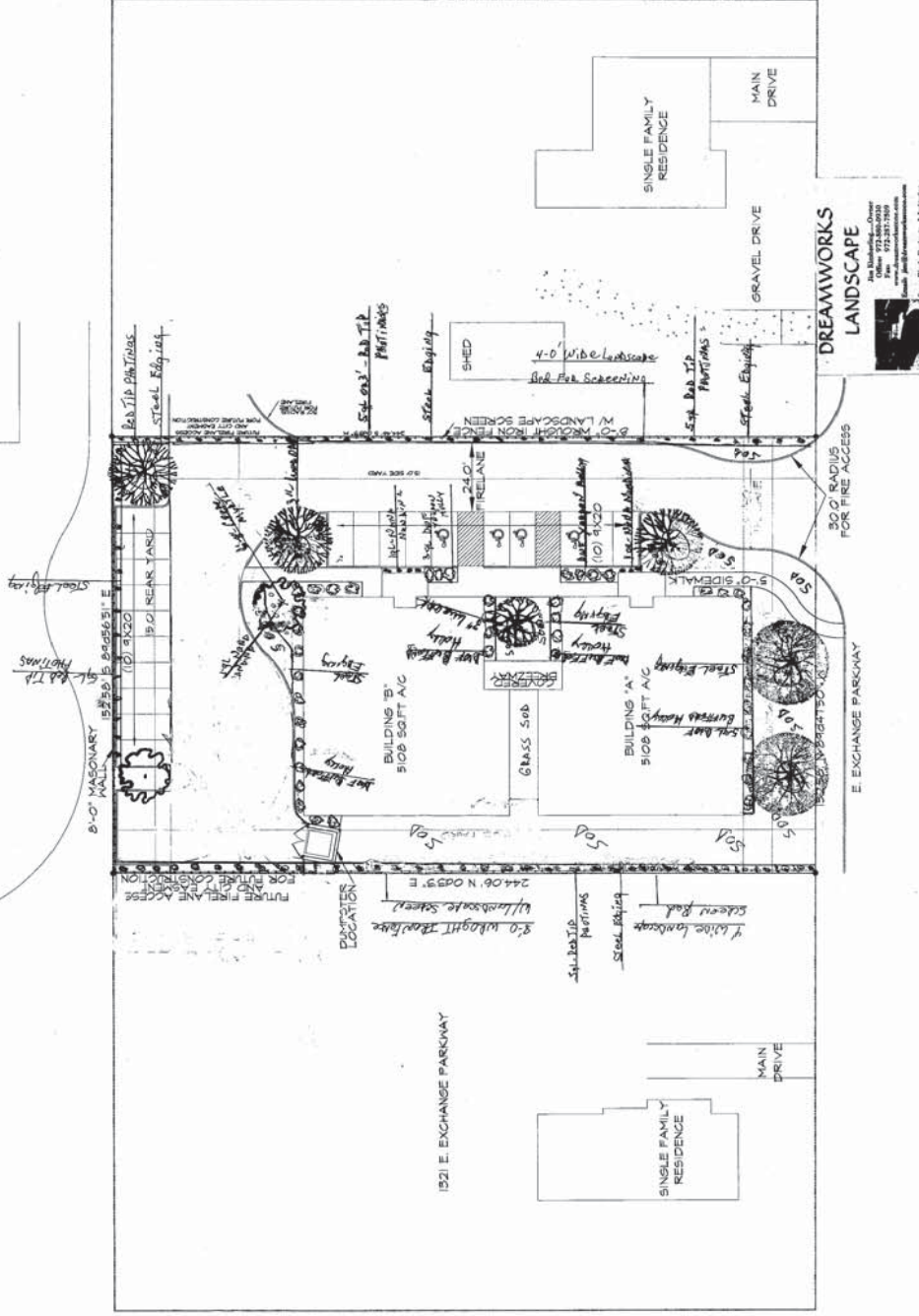
TEN OAKS PHASE 3
VINEYARD DRIVE



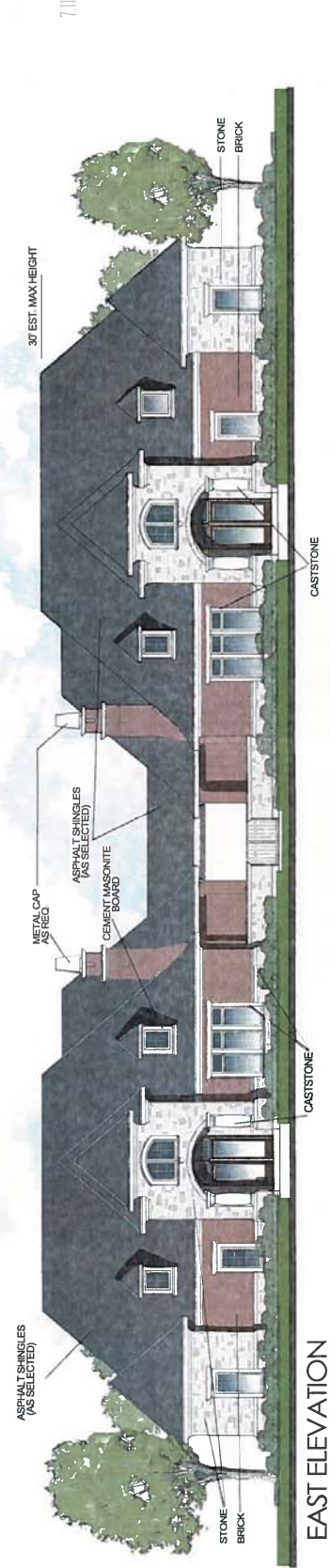
PROJECT SIZE: 0.8956 ACRE (97264 SQ. FT.)
PERMIABLE SURFACE: 8971 SQ. FT.
(2) ONE STORY BUILDING - 508 SQ. FT. AC EACH
TOTAL PARKING SPOTS: 20
PARKING REQUIRED (1) PER DWELLING UNIT = 20 PARKING SPOTS
TOTAL PARKING PROVIDED = 20 TOTAL
16 STANDARD
4 HANDICAP ACCESSIBLE

PD CONCEPT PLAN
1" = 20'-0" SCALE

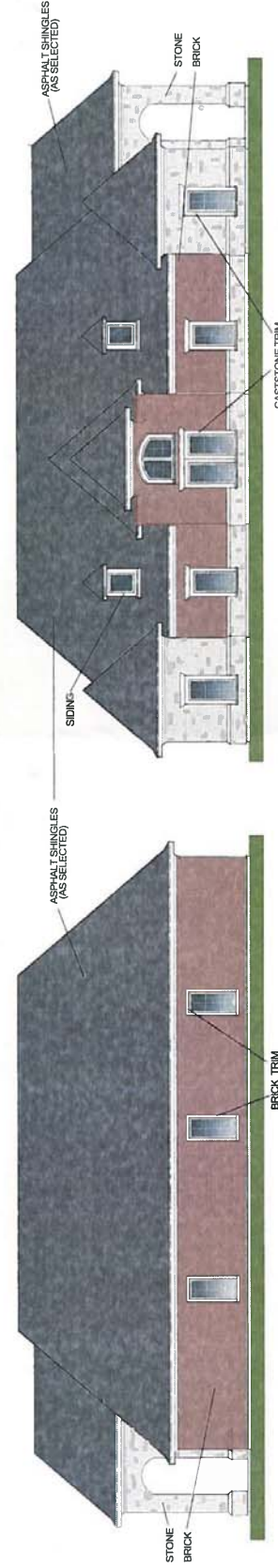
PROJECT SIZE: 0.9956 ACRE (51264 SQ. FT.)
 PERMISSIBLE SURFACE: 8371 SQ. FT.
 (2) ONE STORY BUILDING - 5108 SQ. FT. A/C EACH
 TOTAL NUMBER OF BEDS: 20
 PARKING REQUIRED: (1) PER DWELLING UNIT = 20 PARKING SPOTS
 TOTAL PARKING PROVIDED = 40 TOTAL
 16 STANDARD
 4 HANDICAP ACCESSIBLE



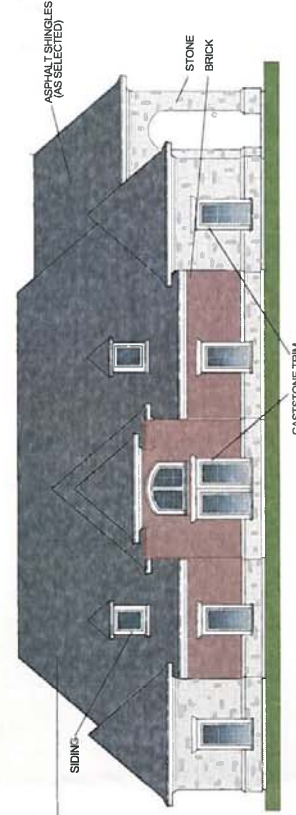
PD CONCEPT PLAN
 1" = 20'-0" SCALE



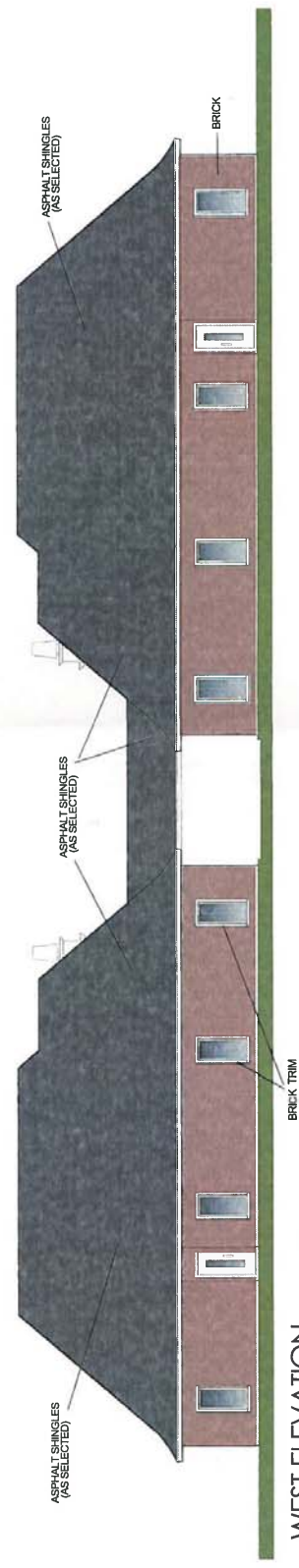
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

ALEXANDRIA ASSISTED LIVING , LLC.
CONCEPT ELEVATIONS