

AGENDA
CITY OFALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING – 7:00 P.M.
TUESDAY, FEBRUARY 5, 2013
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 January 22, 2013 regular meeting.

<u>Consent Agenda</u> (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 January 15, 2013 workshop and regular meeting.
- 3. Receive the Capital Improvement Program (CIP) Status Report.
- 4. Combination Plat Consider a request for a Combination Plat for 7-Eleven, Custer Hedgcoxe Addition, Lot 1, Block A. The property is 1.31± acres located at the northeast corner of Custer Road and Hedgcoxe Road. (FP-12/21/13-91) [7-Eleven-Custer Hedgcoxe Addition]

Regular Agenda

- 5. Preliminary Plat Consider a request for a Preliminary Plat for Belmont, being 9.85± acres located south of Stacy Road and east of Angel Parkway. (PP-12/21/12-92) [Belmont]
- 6. Residential Replat/Public Hearing Conduct a Public Hearing and consider a request for a Residential Replat for Lots 1R-18R, Block A, Lots 1R-14R, Block B, and Lots 11R-18R, Block C for Villas of Cottonwood Creek, Phase 2; being a replat of Lots 1-20, Block A, Lots 1-17, Block B, and Lots 11-20, Block C; located south of Stacy Road and east of Curtis Lane. (R-12/10/13-90) [Villas of Cottonwood Creek, Phase 2]
- 7. Replat / Public Hearing—Conduct a Public Hearing a consider a request for a Replat for Kids R Kids Addition, Lots 1R, 3, & 4, Block A, located north of Exchange Parkway and west of Alma Drive. (R-1/21/13-7) [Kids R Kids Addition, Lots 1R, 3 & 4]
- 8. Public Hearing Conduct a Public Hearing and consider a request for a Specific Use Permit for a Gymnastics and Sports Training Facility use for Envy Cheer. The property is Tract G & H, Allen Business Centre and commonly known as 21 Prestige Circle, Allen, TX. (SUP-1/8/13-4) [Envy Cheer]
- 9. Public Hearing Conduct a Public Hearing and consider a request for a Specific Use Permit for a Gymnastics and Sports Training Facility use for Crossfit Ammo. The property is a portion of Lot

- 1, Block A, Allen Heights Shopping Center and commonly known as 1201 E. Main Street, suite 220, Allen, Texas. (SUP-1/7/13-3) [Crossfit Ammo]
- 10. Public Hearing Conduct a Public Hearing and consider a request to amend Planned Development No. 54 for Industrial Technology IT to allow a Day Care use and adopt a Concept Plan, building elevations, and development regulations for Lot 2R-2E, Block G, Bray Central One Addition; located south of Exchange Parkway and east of Watters Road. (10/31/12-77) [Children's Lighthouse]

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 1, 2013, 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 1/22/13 City Council Meeting

There were no	items	taken to	the January	22, 20	13 City	Council	meeting for	r consideration



PLANNING AND ZONING COMMISSION

Regular Meeting January 15, 2013

ATTENDANCE:

Commissioners Present:

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

Absent:

City Staff Present:

Ogden "Bo" Bass, AICP, Director of Community Development Lee Battle, AICP, Assistant Director of Community Development Shawn Poe, PE, Assistant Director of Engineering Tiffany McLeod, Senior Planner Patrick Blaydes, Planner Shelby Griffin, Planner Kevin Laughlin, City Attorney

Workshop Meeting

Staff held a workshop meeting about animal and fowl regulations at 6:15 p.m. in the Council Conference Room.

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 8, 2013 regular meeting.

Consent Agenda

2. Approve minutes from the December 18, 2012 regular meeting.

Motion: Upon a motion by Commissioner Trahan, and a second by

Commissioner Platt, the Commission voted 7 IN FAVOR, and 0 OPPOSED

to approve the Consent Agenda.

The motion carried.

Regular Agenda

Agenda Item #3 Presentation on community demographics and 2010 Census.

Mr. Lee Battle, Assistant Director of Community Development, presented to the Commission. This presentation was a review of demographic information for the City. It included a summary of the results from the 2010 Census.

Chairman Wendland inquired about how the public can find this information. Mr. Battle stated that once the report is finalized it will be accessible through the City of Allen's website.

Adjournment

Upon acclamation, the meeting adjo	urned at 7:36 p.m.
These minutes approved thisday of	of2013.
Robert Wendland, Chairman	Shelby Griffin, Planner

Director's Report from 1/8/13 City Council Meeting

There were three items taken to the January 8, 2013 City Council meeting for consideration:

- A request to Adopt an Ordinance Amending Planned Development PD No. 61 for Single Family Residential R-6 Use and to Adopt a Concept Plan, Development Regulations and Elevations for 9.85± Acres, for Belmont Estates, was approved with the following conditions:
 - o Lot 25 will also be required to have a J-swing garage facing Angel Parkway.
 - o The developer of the Property will be required to provide an enhanced detention pond analysis to the Engineering Department.

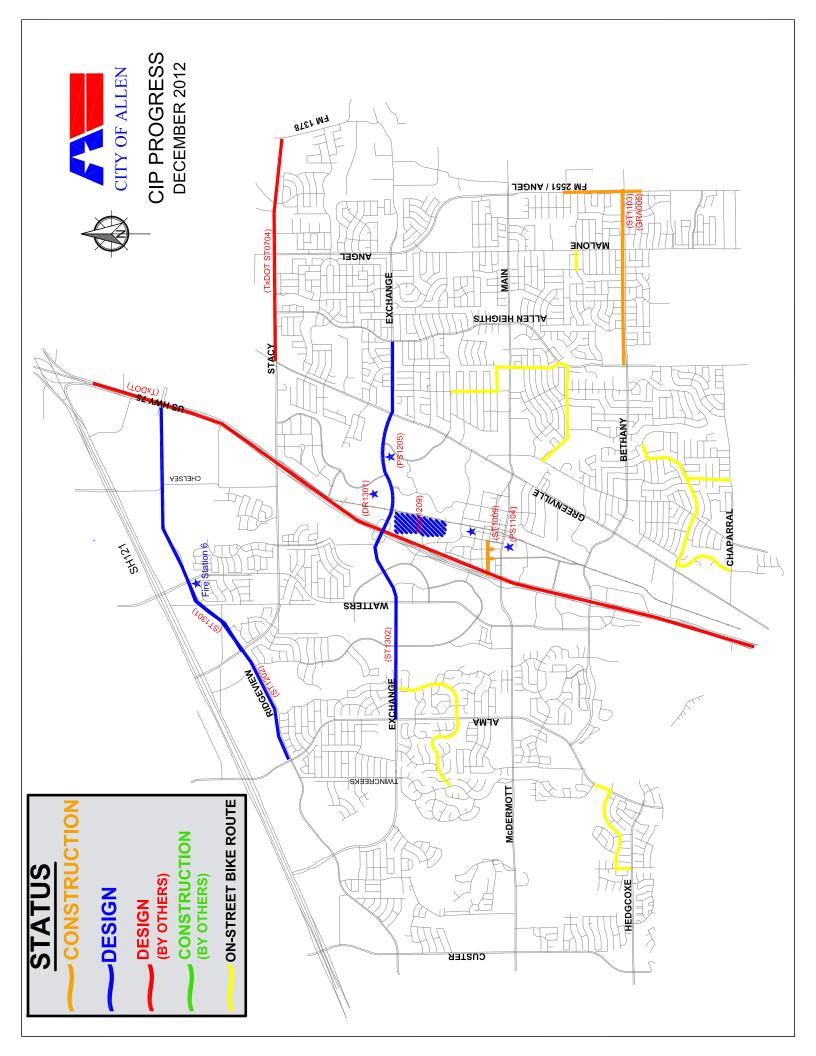
The property is located south of Stacy Road and east of Angel Parkway

- A request to Adopt an Ordinance for a Specific Use Permit for a Gymnastic and Sports Training Facility, for Crossfit 380 South, was approved. The property is located at 2023 W. McDermott Drive, Suite 220; south of McDermott Drive and east of Custer Road
- A request to Adopt an Ordinance for a Specific Use Permit for a Restaurant with a Drive Through on 0.563± Acres, for Jimmy John's, was approved. The property is located north of Exchange Parkway and east of Bossy Boots Drive.

AGENDA DATE:	February 5, 2013
SUBJECT:	Capital Improvement Program (CIP) Status Report
STAFF RESOURCE:	Chris Flanigan, PE Director of Engineering
PREVIOUS COMMISSION/COUNCIL ACTION:	None
PUBLIC NOTICE:	None
BACKGROUND	
Every month the Engineering Department will projects.	provide a status update of the City's Capital Improvement
STAFF RECOMMENDATION	
N/A	
MOTION	
N/A	
<u>ATTACHMENTS</u>	
CIP Progress Report CIP Map	

ENGINEERING CIP PROGRESS REPORT - THROUGH DECEMBER 2012

		PROJECT		STATUS / COMMENTS
	_	City Hall Minor Remodel and Storage Project		HWC Systems has completed the basement work to build out new storage areas. Work on the 2nd Floor of City Hall will begin January 3rd. Anticipated completion February 2013
LIES	2	Library Repairs/Upgrades		Bid package pending carpet and paint selection. Anticipate bidding in February 2013 and bid award late February or early March 2013. Project schedule will depend on Library calendar.
FACILIT	3	Natatorium Lighting	PS1205	Retrofit of existing lighting over both pools to more energy efficient LED fixtures. Only one bid received by FSGI - a City approved Vendor. Award expected in Jan 2013 with schedule fixed at March 18, through March 22, 2013.
	4	PD Remodel	PS1104	Bid date was extended to January 3rd, due to issues with uploading specifications. Award expected in January 2013. Construction anticipated March 4 with completion June 2013.
	2	Bethany Widening (Allen Heights - FM 2551)	ST1103	Addition of 2 lanes and section of FM 2551. Completion anticipated February 2013. Landscape completion anticipated May 2013.
	9	Exchange Parkway (Alma - Allen Heights) Ph 1	ST1302	Addition of 2 lanes. Design anticipated Spring 2013. Construction anticipated Summer 2013 or when funding is available. RTR funding anticipated.
CITY	7	Main Street Reconstruction (Allen Drive-US75), Bonham & Anna (Belmont - Main)	ST1009	Construction anticipated to be complete early 2013.
SC	∞	Ridgeview Drive (Alma - US75)	ST1202	ROW acquisition continues. No formal construction schedule.
ROA	6	Ridgeview Drive (Stacy - Watters) Ph 1	ST1301	Connects gap between Cottonwood Creek Baptist Church and Lifetime Fitness. Construction on 4-lane paving section anticipated to begin Summer 2013.
	10	Ridgeview Drive (Alma-Stacy) Ph 1	ST1308	2 continuous lanes through the Bush/Elkin and Johnson properties. Johnson 0.828 Ac property purchased December 2012. Design and construction will commence when funds become available.
EBS	11	Stacy Road, Ph 2 (Greenville - Angel)	ST0704	TxDOT project in design. ROW acquisition and utility relocation underway. Anticipate a letting date of December 2014, with construction starting in Spring 2015.
H10	12	US 75 Widening	TXDOT	Addition of 2 general purpose lanes and selected ramp improvements. Anticipate a letting date of August 2013, with construction start by end of 2013.
UTILITIES	13	13 Whis-Lynge Water/SS Replacement	WA1209	Water and sanitary sewer improvements. Design has begun with BW2 Engineers, Inc. Anticipated construction in Summer 2013.
C.	14	14 Allen Old Stone Dam Gabion Repair	DR1301	Repair of existing gabion walls at the old stone dam site. Design underway. Construction anticipated when funding becomes available.
IW	15	Bike Route Markings 2013	PARD	CDC-funded effort. Project funding scheduled to become available in January 2013. Signage and pavement markings for approx. 7 street miles anticipated to be completed by March 2013.



AGENDA DATE: February 5, 2013

SUBJECT: Consider a request for a Combination Plat for 7-Eleven,

Custer Hedgcoxe Addition, Lot 1, Block A. The property is $1.31\pm$ acres located at the northeast corner of Custer Road and Hedgcoxe Road. (FP-12/21/13-91) [7-Eleven-Custer

Hedgcoxe Addition]

STAFF RESOURCE: Shelby Griffin

Planner

PREVIOUS COMMISSION/COUNCIL

ACTION: Adopted PD 106 for a car wash - December, 2010

Amend PD 106 for a fueling station – October, 2012

BACKGROUND

The property is located at the northeast corner of Custer Road and Hedgcoxe Road. The property to the northeast is zoned Planned Development PD No. 90 for Shopping Center SC. The property to the south and west is the City of Plano.

The Combination Plat is $1.31\pm$ acres and is currently zoned Planned Development No. 106 for a fueling station use. There are two access points into the site; one access point through an access easement off of Custer Road and the second access point through an access easement off of Hedgcoxe Road.

This plat also shows various firelane, drainage, and utility easements.

The Combination Plat for 7-Eleven Custer Hedgcoxe Addition has been reviewed by the Technical Review Committee and it does meet the standards of the *Allen Land Development Code* and Planned Development No. 106.

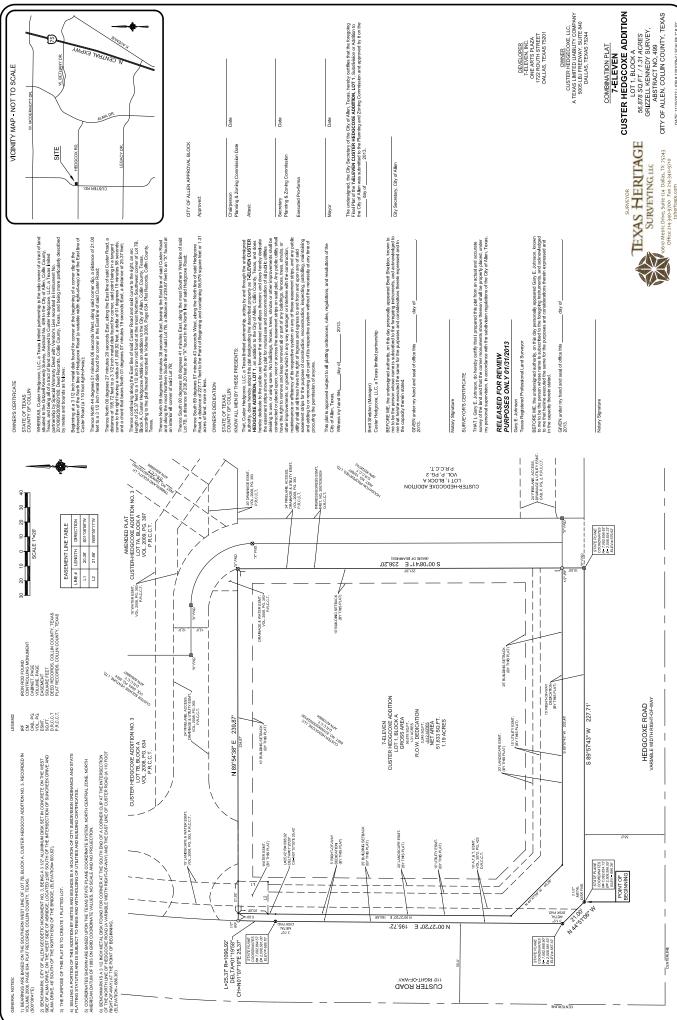
This is a Combination Plat because it has less than three lots and as a way to speed up the platting process, the *ALDC* combines the requirements for the Preliminary Plat and Final Plat into a Combination Plat.

STAFF RECOMMENDATION

Approval

ATTACHMENTS

Combination Plat



DEVELOPER
7-ELEVEN, INC.
ONE ARTS PLAZA
1722 ROUTH STREET
DAILAS, TEXAS 75201

OWNER
CUSTER HEDGECOXE, LLC,
A TEXAS LIMITED LIABILITY COMPANY
5005 LBJ FREEWAY, SUITE 840
DALLAS, TEXAS 75244

AGENDA DATE: February 5, 2013

SUBJECT: Consider a request for a Preliminary Plat for Belmont, being

9.85± acres located south of Stacy Road and east of Angel

Parkway. (PP-12/21/12-92) [Belmont]

STAFF RESOURCE: Tiffany McLeod

Senior Planner

PREVIOUS COMMISSION/COUNCIL PD No. 61 – Approved July, 1997

ACTION: PD No. 61 – Amended October, 2002

PD No. 61 – Amended January, 2013

PUBLIC NOTICE: None.

BACKGROUND

The property is located south of Stacy Road; between Angel Parkway and Goodman Drive. The property is currently zoned Planned Development No. 61 Single Family Residential R-6. The property to the east (across Goodman Drive) is zoned Single Family Residential R-3. The property to the west (across Angel Parkway) is zoned Planned Development No. 69 Shopping Center SC and Single Family Residential SF. The property to the south is zoned Planned Development No. 61 Single Family Residential SF. The property to the north is zoned Planned Development No. 61 Shopping Center SC.

A Concept Plan for the property was approved in January 2013. The Preliminary Plat is the next step in the development process. The plat shows thirty-two (32) single-family residential lots, eight (8) open space lots and one (1) drainage and detention area lot. There are two access points into the site; one access point off of Angel Parkway and one access point off of Goodman Drive. The plat also shows various easements necessary to develop the site.

The series of plat notes reference the PD provisions; which include an enhanced detention analysis, specific garage orientation for Lots 13, 14, 24 and 25 and responsibilities for detention pond maintenance.

The Preliminary Plat has been reviewed by the Technical Review Committee, is consistent with the approved PD Concept Plan and meets the standards of the *Allen Land Development Code ALDC*.

STAFF RECOMMENDATION

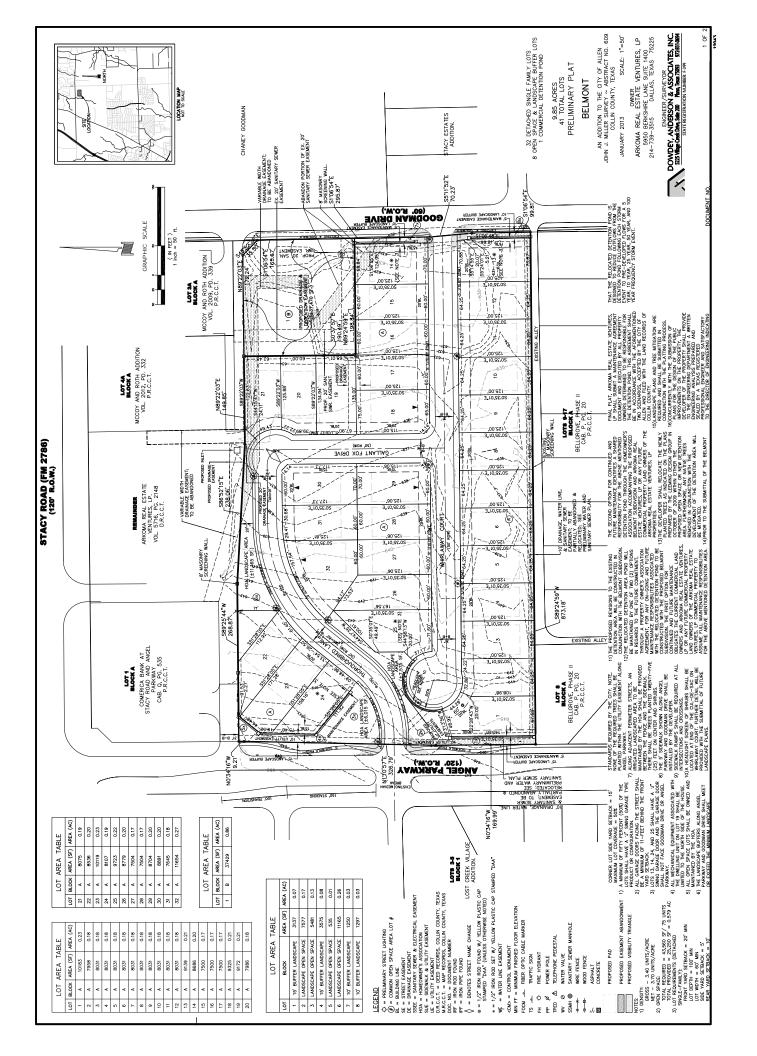
Approval

MOTION

I make a motion to approve the request for a Preliminary Plat for the Belmont subdivision.

ATTACHMENTS

Preliminary Plat



			I
OWNER'S CERTIFICATE AND DEDICATION: BELMONT SUBDIVISION	KNOW ALL MEN BY THESE PRESENTS:	SURVEYORS CERTIFICATE	
STATE OF TEXAS \$	ThAT, Akono Real Estate Ventures, L.P., a Teass limited liability company, through the undersigned authority, does hereby adapt this jott designation the described property as EMLANIV, an addition to the Clyd Callen, Teas, and does hereby dedicate to the nable; use fraver the streats and place thread: and does beaby dedicate the asserted strikes shown on the rate for matted use	KNOW ALL MEN BY THESE PRESENTS.	
dien o trect of lord situate in the John X, Miller Survey, Abstrick Number 659, City of John, Colin County, frees and being o perform of the Interport youwyset to Mercine Real Estate Wellures, LP, according to the decument filed or record in Volume 5015 Rep 2145, Deed Records of Colin County, reason and being more particularly described as places. BEONNICO at a 1/27 from one for all count in the Estat line of Angia Postwoy for the Northeast control of List, Black A.	and coordination of all public utilities desting to see, or unique new buildings, inserts, tress, shorts of their improvements abilities constituted or pleased upon over or course the examents steps on add polt. May public utility and incer the right to whome the contract of the course of the co	cover incomments also been said in probabilities to pick from the Robbility of Body of the Door of the Policy of Man. The said of the Cover of the C	9
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NORTH OU' 34' 16" WEST, a distance of 170.00 feet to a 1/2" iron rod with plastic cap stamped "VORTEX" found for a corner of this tract.	Inis part is approved audject to an parting aromanices, rules, regulations, and resolutions of the Lity of Alleri, leads. WITHESS MY HAND thisday of	Negateed riversalulus Lutin Surveyor Side of Texas License #2660	
NORTH 01' 10' 57" EAST, a distance of 326.79 feet to a 1/2" fron rod with plastic cap stamped VORTEX found for a corner of this frast;	Ariama Real Estate Vertures, L.P.	STATE OF TEXAS & COULTY OF COLLIN &	
NORTH 00' 34' 16" WEST, a distance of 9.21 feet to a X'out in concrete found for the Northwest corner of this tract; THENCE leaving the East line of the above mentioned Angel Parkway, over and across the above mentioned Ankama Real	By. Akkomo Real Estate Ventures, L.P., o Teros limited liability company	BEFORE ME, the undersigned, a Notary Public in and for the State of Taxas, on this day personally appeared SEM PATTON, known to the for not to be the preson whose name is absorbed to be foregoing instrument and andersided to me that he executed the same in the capacity there is taked and for the purposes and considerations them expressed.	nwor
Estate Ventures, L.P., tract the tollowing four (4) courses and distances: NORTH 89' 25' 44" EAST, a distance of 288.87 feet to a 1/2" iron rod with plastic cap stamped "VORTEX" found for a	ä	WINESS MY HAND AND SEAL OF OFFICE, thisdoy of	
comer of this tract; SOUTH 86: 52: EAST, a distance of 238.06 feet to a 1/2" iron rod with plastic cap stamped "VORTEX" found for a	Dy	Notary Public in and for the State of Texas	
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SOUTH 45' 52' 26' EAST, with said corner clip, a distance of 35.50 feet to an X'cut in concrete found in the West line of Goodman Drive, for the most Southerly Northeast corner of this tract;	STATE OF TRACE		
THENCE with the West line of said Goodman Drive the following three (3) courses and distances: SOUTH 01' 06' 54" EAST, a distance of 298.87 feet to a 1/2" iron rod with plastic cap stamped "VORTEX" found for a	COUNT OF CULLN 8 ECORE IN Landersigned authority, on this day personally appeared Mike McCoy, Manager of Arlama Real Exter Ventures, L.P., T. Office in the foundational authority, on this day personally appeared affect when you want to the foundation of the control of the co	Chairmen, Planning and Zoning Commission Secretory, Planning and Zoning Commission	
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corner of this tract; SOUTH 01' 06' 64" EAST a distance of 99.81 feet to a 1/2" iron rad with plastic cap stanned PACHECO found for the	GVEN UNDER MY HAND AND SEAL OF OFFICE thisday of		
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Beliagrows, Phase II, a distance of 873.18 feet to the POINT OF BECINNING and containing 9.8579 acres of land, more or less.	Notary Public in and for the State of Texas	Manor City of Allen Date	
		The underlighted, the City Secretary of the City of Allan, Texas hereby certifies that the foregoing Prelimbrary Prist of BELAIONT, a restained in the City of Carlos Commission and approved by if on the	5
		City of Secretory, City of Alten	
KNOW ALL MEN BY THESE PRESENTS.			
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This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Allen, Texas.			
WITHESS MY HAND thisday of, 2013.			
Arkomo Real Estate Ventures, L.P.			
By. Arkama Real Estate Ventures, L.P., a Teass limited liability company			
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STATE OF TEXAS \$ COUNTY OF COLLIN \$		BELMONT	
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GIVEN UNDER MY HAND AND SEAL OF OFFICE thisday of		JANUARY 2013 SCALE:	SCALE: 1"=50"
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1"=50" 1"=50" ES, LP 75225

AGENDA DATE: February 5, 2013

SUBJECT: Conduct a Public Hearing and consider a request for a

Residential Replat for Lots 1R-18R, Block A, Lots 1R-14R, Block B, and Lots 11R-18R, Block C for Villas of Cottonwood Creek, Phase 2; being a replat of Lots 1-20, Block A, Lots 1-17, Block B, and Lots 11-20, Block C; located south of Stacy Road and east of Curtis Lane. (R-

12/10/13-90) [Villas of Cottonwood Creek, Phase 2]

STAFF RESOURCE: Tiffany McLeod

Senior Planner

PREVIOUS COMMISSION/COUNCIL

ACTION: PD No. 93 approved – July, 2004

Preliminary Plat approved – June, 2005 PD No. 93 amended - January, 2006 Final Plat Approved – February, 2007 PD No. 93 Amended – November, 2012

PUBLIC NOTICE: Property Owner Notices – Mailed January 18, 2013

Newspaper Notice-Published January 16, 2013

BACKGROUND

The property is located south of Stacy Road and east of Curtis Lane. The property to the north (across Stacy Road) is zoned Planned Development No. 92 Single Family Residential R-7 and Community Facilities CF. The property to the east is zoned Planned Development No. 93 Townhome TH. The property to the west (across Curtis Lane) is zoned Planned Development No. 86 Single Family Residential R-6 and Shopping Center SC. The property to the south is zoned Planned Development No. 93 for Townhome TH.

In November 2012, Planned Development PD No. 93 was amended to incorporate a revised Concept Plan into the ordinance. The Concept Plan changed the lot configuration from forty-five (45) townhome units to forty (40) duplex units.

A replat of the property is the last step in the development process to secure this new lot configuration. The Villas of Cottonwood Creek, Phase 2 Replat shows forty (40) residential lots and various easements required for this phase of the development. The open space and right-of-way dedication are consistent with the original Final Plat.

The Replat has been reviewed by the Technical Review Committee, is consistent with the approved Concept Plan and meets the standards of the *Allen Land Development Code ALDC*.

STAFF RECOMMENDATION

Approval

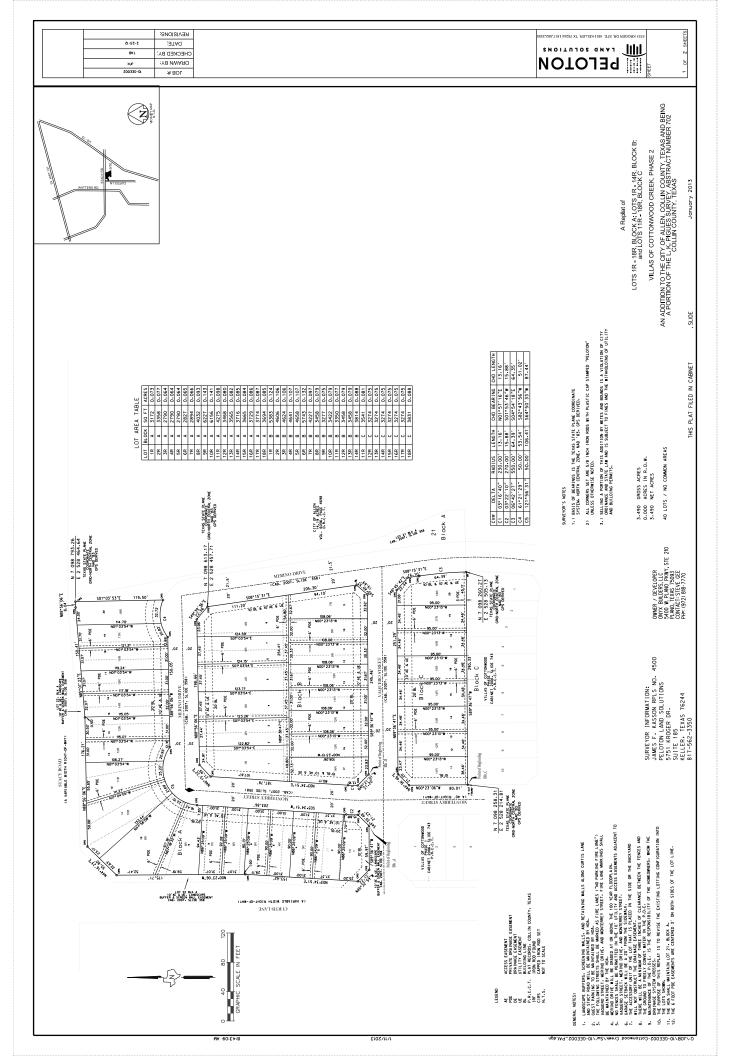
Planning & Zoning Commission February 5, 2013 Villas of Cottonwood Creek Phase 2 Page 2

RECOMMENDED MOTION

I make a motion to approve the Residential Replat for Lots 1R-18R, Block A, Lots 1R-14R, Block B, and Lots 11R-18R, Block C; for the Villas of Cottonwood Creek, Phase 2.

ATTACHMENTS

Property Notification Map Residential Replat



Щ LAND SOLUTIONS **PELOTON**

SNOISINE: 21-52-2 : BTAG 8A.T СНЕСКЕВ ВЛ ж Y8 NWAЯQ

SURPEYOR INFORMATION:
JUMES F. KASSON RPLS NO. 4500
PELOTON LAND SOLUTIONS
5751 KROGER DR.
SUITE 185
KELLER 1 TAXAS 76244
817-562-3350

RECHANING AT A 5.48 INCH FROM ROD WITH CAP STAMPED "PELCITION" SET AT CORNER CLIP IN THE SCORE WAS THE OFFICE AND OF A A THE INTERSECT RING OF THE WASHIN RIGHT OFFICE AND IN THE WASHING STREET WITH THE WEST RICH-OF—MAY LING OF MONTERSERY STREET.

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THE LEFT;

HENCE 53.54 FEET, ALONG THE ARC OF SAID CURVE, AND ALONG SAID NORTH SIGHT-BATA LINE, THOUGHA LECKHALA ANGLE DE G1-21/291, BMOSE RAD US 15.50.00 FEET, AND THE LONG CURORD WHICH BEARS S. 82*45'56"W, 51.02 FEET TO A SCAN INCH ROW ROD WITH CAP STAMPED "PELLORN" SET.

THENCE 106.41 FEET, 4,DNG THE ARC OF SAID CHRYE, AND ALONG SAID NORTH INTRING OF WAY LINE THROUGH CHRY AND THE THROUGH CHRY SAID OF FEET AND THE LUNG CHRON MICH RESISTS 6.64'50'3". BY 144 RESISTS 15 50.00 FEET AND THE LUNG CHRON MICH RESISTS 6.64'50'3". BY 146 RESISTS 15 CHRY THE MEST FEET TO A STAN RICH ROAD WITH CAPE STANFED PELDIDM'SET IN THE MEST RICH—CHARLY LINE OF MANTERIER 13. HHRNCE S 88'56'05"%, 150.05 FEET ALDNG SAID NORTH RIGHT-OF-WAY LINE TO \$ A'8 INCH HENN HOW HITH CAP STAMPED "PELOTON" SET, THE BEGINNING OF A TOWN-TANGRIC CLORE TO THE LETT:

HRANGE 15.88 FEET. ALONG THE ARC OF SAID CHRNE, AND ALONG SAID MEST THOUGH A CHRNELL AND ALONG SAID MEST THOUGH A CHRNALL MASE IG 07.227 O'C. MOSE RADIO SEET TO NOT SEET. AND THE LONG CHRONG MICHOR BRAS S. DI-153' 46" M. 15.88 FEET TO SAID MEST AND THE LONG CHRONG MICHOR SEET AT THE NORTH END OF CHROMER CLIP IN THE NORTH END OF CREATER CLIP IN THE NORTH END OF HENCE S 03*34*51"a. 203.86 FEET ALONG SAID MEST RIGHT-OF-MAY LINE TO A A-78 INCH IRON ROD WITH CAP STAMPED "PELDTON" SET. THE BEGINNING OF A JUNE LEFT:

HENCE S 44'39'48"B, 21.23 FEET ALONG SAID CORNER CLIP TO THE POINT OF BECHWING, AND CONTAINING 66.921 SOUARE FEET, OR 1.536 ACRES OF LAND. ADRE OR LESS.

BEGINNING AT THE SOUTHWEST COMER OF BLOCK B OF SAID VILLAS OF CONTINGMODY REEES PRASE 2 CLOSINGT SOOT STORES SAID SAIL SOOT SOOT FROD ATT N.CAR STAMPO FELDION SET AT THE SOOTH ROO DAY A COMBER CLIP ATT HE INTERSECTION OF THE MORPH ROLLO FARM IL HE OF WAGERO STREET ATT HE LASS RIGHT-OF-AMELI LINE OF MONTERED STREET.

THENCE 13.16 FEET, ALDNG THE ARC OF SAID CURVE, AND ALDNG SAID RIGHT-DF-MAY LINE THROUGH ACKENRAL WALLE OF 031'46" MROSE RADIUS 1S SASO OF FEET, AND THE LONG CHORD WHICH REASY N 01*27'16"E, 13.16 FEET TO A 5.78 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET! HIENGE N 45-21'01"M, 21,20 FEET ALDNG SAID CORNER CLIP TO A 5/8 INCH IRON ODS SAMED'D PELCOTON SET IN THE EAST RIGHT-CHAPT LING OF SAMED'S FREET, THE BEGINNING OF A CURYE TO THE RIGHT.

THENCE N 46'15'22"E, 21.99 FEET ALONG SAID CORNER CLIP TO A 5/8 INCH IRON ON WITH CLP STAMPED PELDTON" SET IN THE SOUTH RICHT-GF-MAY LINE OF MERNO DRIVEN OF THE STAMPED PELDTON" SET IN THE SOUTH RICHT-GF-MAY LINE OF ASAB INCHENCE N 88°56'06°E, 198.66 FEET ALDNG SAID SDUTH RICHT-OF-WAY LINE TO A SAB INCH ROD WITH CAP STAMPED "PELOTON" SET AT THE NORTH END OF A SORNER CLIP! HENCE N 03:34'51'E, 187.78 EEET ALONG SAID EAST RIGHT-OF-MAY LINE TO A 5/8 INCH IRON ROD MITH CAP STAMPED "PELDTON" SET AT THE SOUTH END OF A 700RES CLIP.

THENCE S 49°39'36"E. 22.56 FEET ALONG SAID CORNER CLIP TO A 5/8 INCH IRON ORD WITH CAS STAMED PERFORMS. SET IN THE WESTERLY RICHT-OF-MAY HENDES SOB'15'31'E, 205.30 FEET ALONG SAID MESTERLY RIGHT-OF-MAY LINE SOO A 5-48 INHE HOW ROD WITH CAP STAMPED "PELOTON" SET AT THE NORTH SOO A CORNER CLIP!

HENCE S 40°40'33", 19.69 FEET ALONG SAID CORNER CLIP TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET IN THE NORTH RIGHT-OF-MAY LINE OF SAID YAQUEND STREET! HENCE S 89-36'47"s, 245,46 FEET ALDNG SAID NORTH RIGHT-OF-WAY LINE TO PERFOUNT OF BEGINNING, AND CONTAINING 58-121 SOUARE FEET, OR 1.334 CORES OF LAND. MORE OR LESS.

THENCE 64.39 FEET, ALONG THE ARC OF SAID CHAVE, AND ALONG SAID RIGHT-OF "ANY LINE, TANGORA A CENTRAL, ANGLE OF OVER 272", WINGOR SAIDUS IS SOS, OO FEET, AND THE LONG CHORD WITCH RELAS SOF4'S 18"C. 64.35 FEET TO AN THIRN AND CHOOL OF SHE MANAGEST CHORRE OF LOT 1. BLOCK C. OF SAID WILLES OF COTTOMODO FEET PARS 1: HENCE S 48-45'42"E, 22-44 FEET ALDNG SAID CORNER CLIP TO A 5/8 INCH IRON OD WITH CAP STAMED "BELOON" SET IN THE MESTERLY RIGHT— F-MAY LINE OF MERNO BRIVE: HENCE N 44*36'46"E. 21-20 FEET ALONG SAID CORNER CLIP TO A 5/8 INCH IRON NOCIDENT CAP STARRED "PELOTON" SET IN THE SOUTH RIGHT-OF-MAY LINE OF MADURED STREET. HHENGE N 89°36'47'E, 25'1.29 FEET ALONG SAID SOUTH RIGHT OF MAY LINE TO A XXV-8 INCH IRON WITH CAP STAMPED "PELOTON" SET AT THE MORTH END OF A STOPHER CLIPH HENEE S 89°36'47"W, 230,33 FEET ALDNG THE NURTH LINE OF LOTS 1 THROUGH 10. BLOCK C, VILLAS OF SAID COTTONNOOD CREEK PHASE 1 TO THE POINT OF BEGINNING. AND CONTAINING 27.014 SQUARE FEET, OR 0.620 ACRES OF LAND, AMER OR LESS. THENCE N 00-23'06"W. 80.01 FEET ALONG SAID EAST RIGHT-OF-MAY LINE TO A SCANE CLIP IRON ROD WITH CAP STAMPED "PELOTON" SET AT THE SOUTH END OF A SCANE CLIP. THENCE S 08*15'31'E, 16.10 FEET ALONG SAID MESTERLY RIGHT-OF-WAY LINE TO A 5/8 INCH RIGH SON WITH CAP STAMPED 'PELOTON" SET. THE BEGINNING A CHOYET TO THE RIGHT: SECONAL AT AN "Y COLI N CONCRET FROM EFF THE SECONAL S

DEDICATION STATEMENT

NOW. THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT ONYX BUILDERS, LLC

ACTION SERVEN AN ARROPORT IS SELVEN ABOVE DECEMBER. SECS SERVEN
ACTION TALK DECIDANT OF REPERT AS AN ADDITION OF THE CITY OF ALLEY. FELLOWERS AND ACTION OF CELL AND ALLEY AS AN ADDITION OF THE CITY OF ALLEY SECS. THE CITY OF THE CITY OF ALLEY SECS. THE CITY OF THE CITY

2013 ITNESS MY HAND THIS.

DNYX BUILDERS. LLC

NAME: STEVE GEE TITLE: VICE-PRESIDENT

STATE OF TEXAS COUNTY OF DALLAS

. 2013. BEFORE ME, THE UNDERSTONED AUTHORITY, A NOTARY PUBLIC AN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED STEVE GE KNOWN ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION HERE IN EXPRESSED. . DAY 0F GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS....

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS WY COMMISSION EXPIRES:

CHAIRMAN PLANNING & ZONING COMMISSION

SECRETARY PLANNING & ZONING COMMISSION EXECUTED PRO- FORMA

CITY SECRETARY

THAT I, JAKES F. KASSON, DO HERBY CERTIFY THAT THE PLAT SHOWN HERBY PREPARED FROM A ACTIVATE AND ACCIDATES, SONGY OF THE LAND AND THAT THE CORRES MONMENTS SHOWN THERBOY SHALL BE PROPERLY PLACED MORES WE PERSONAL SERVEY SHALL SHOWN SHOWN THE PROPERTY PLACED MORES WE PERSONAL SHOWN SHOWN THE CITY OF ALLEN. THAT IS NOW THE CITY OF ALLEN. TEXTS.

STATE OF TEXAS COUNTY OF TARRANT

BEFORE WE THE UNDERSIONED AUTHORITY. A NOTARY PUBLIC IN AND FOR THE STATE INSTACT INSTACT OF INSTACT OF STATE INSTACT OF PRESIDENT WORDS. NAME IS SUBSCHIEED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF___

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS AY COMMISSION EXPIRES: A Replat of

AN ADDITION TO THE CITY OF ALLEN, COLLIN COUNTY, TEXAS AND BEING A PORTION OF THEIL, K, PIGUES SURYER, ASSTRACT NUMBER 702 COLLIN COUNTY, TEXAS LOTS 1R - 18R, BLOCK A: LOTS 1R - 14R, BLOCK B; and LOTS 11R - 18R, BLOCK C VILLAS OF COTTONWOOD CREEK, PHASE 2

DATE

AMES F. KASSON REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 4500

AGENDA DATE: February 5, 2013

SUBJECT: Conduct a Public Hearing and consider a request for a Replat

for Kids R Kids Addition, Lots 1R, 3, & 4, Block A, located north of Exchange Parkway and west of Alma Drive. (R-

1/21/13-7) [Kids R Kids Addition, Lots 1R, 3 & 4]

STAFF RESOURCE: Shelby Griffin

Planner

PREVIOUS COMMISSION/COUNCIL

ACTION: PD No. 53 – Approved May 1993

General Development Plan – Approved February, 2008

Preliminary Plat – Approved February, 2008

Final Plat - Approved July, 2008

Revised General Development Plan- Approved October,

2012

BACKGROUND

The property is located northwest of Exchange Parkway and Alma Drive. The property to the north is zoned Planned Development PD No. 53 for Single Family Residential R-6 and PD No. 53 for Shopping Center SC; the property to the east, across Alma Drive, is zoned Shopping Center SC; the property to the south, across Exchange Parkway, is zoned Planned Development PD No. 54 for Single Family Residential SF; the property to the west is zoned Planned Development PD No. 53 for Shopping Center SC and PD No. 53 Community Facilities CF.

The General Development Plan was amended in October of 2012 by Legacy ER medical clinic. Staff has approved the Site Plan for Legacy ER and the last step in the development process is to replat the property. Lot 1 is being replatted into three lots, those being Lots 1R, 3, and 4. Lot 3 is the proposed location for the medical clinic use.

There are two existing access points into the Kids R Kids commercial subdivision; one being off of Alma Drive and one being off of Exchange Parkway.

An additional access and utility easement is located along the south and part of the east side of Lot 3 where it connects into the existing fire lane on Lot 1R. This replat also shows various landscape, utility, and drainage easements.

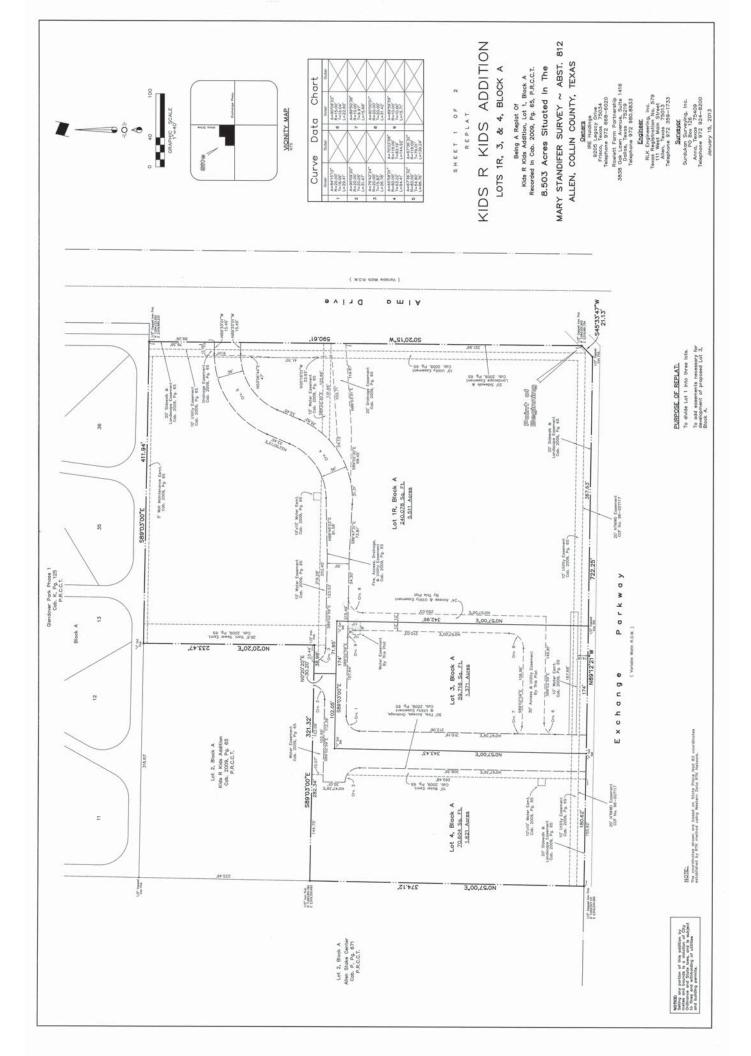
This Replat has been reviewed by the Technical Review Committee and is consistent with the approved General Development Plan and meets the standards of Planned Development No. 53 and the *Allen Land Development Code ALDC*.

STAFF RECOMMENDATION

Approval

RECOMMENDED MOTION

I make a motion to approve the Replat for Kids R Kids Addition, Lots 1R, 3, & 4, Block A.



OWNERS CERTIFICATE

STATE OF TEXAS

WRETEX, IEE Including and Resent Exery Potenties are the exerce of a tract of load stated in the Mary Standier Survey, Abstract No. 872, CIV, of Aller, Cellin County, Taxes, and the and of lot Let 1, Book A, Kids R Kids Addition, an addition to the CIV of Aller as recorded in Cabrier 2009, Page 85, Patt Record of Callin County, Texas, and being more particularly described on follows:

BECINNING at a 1/2" capped fron found for corner at the northeast end of a corner clip at the intersection of the west line of Alma Drive (a wardole width R.O.W.) with the north line of Exchange Parkway (a variable width R.O.W.).

THENCE \$45:33'47"W, along said corner clip, a distance of 21.13 feet to a 1/2" capped iron found for corner in the north line of Exchange Parkways THENCE MB912'21"W, with the north line of Exchange Porkway, a distance of 722.22 at to a 17', opposed from for country, said point bein the southeast corner of Lot 2, Block A. Allan State Canter, an addition the Dity of Allan os recorded in Cabinat P. Poge 671, Plot Records of Collin Country, Frost.

THENCE N00'53'00'E, leaving Exchange Parkway, and with the east line of addid Lot 2, Block A, Albin Stake Center, a distance of 374.12 feet to a f/2" opped iron found for corner.

THENCE NG0'20'20"E, a distance of 233.47 feet to an "x" cut found for corner; THENCE S99'03'00"E, a distance of 321.32 feet to a 1/2" fron rod found for corner;

THENCE SOC2015"9, with the west line of Alma Drive, a distance of 590.61 to the POINT OF BECINNING and CONTAINING 370,398 square feet, or 5.8505 corres of land. THENCE S99'03'00"E, a distance of 411.94 feet to a 1/2" capped fron found for corner in the aforementioned west line of Alma Drive;

BASIS OF BEARINGS: The bearings shown ore based on the final plat of the Kids R Kids Addition as recorded in Cabinet 2009, Page 65, Plat Records of Colin County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

The Life Heldings and desired if Emperaturity, through the undersigned culterfillar, do hereby obset this paid designated that desired by the desired property as repeat of a repaid to of Nich Kink Addition, Line III, X. & e. I place, A. to nodelion the artests and diesy thereor, and so hereby dedicate the seasonest tribra shown on the plat for mutual use and commodation of all public utilities above to use, or users some, No buildings, Moose, thesi, studies, as the cestiment tribra on add a plat. Any public utility and in the more and keep removed off or public utility, and in the more tribration, and office. Any public utility and in the whole the commodation of the public utility and in the plat to be commodated to the public utility and more the right to be removed off or public utility and more than short on only of these examinar strike, and only public utility shold at all free more than the public of the public properties and developes to food from only only only and supplied to the public public public public profitting medically one defined to or removing all or pred of the permission of organism of premission of organism of procuring the permission of organism of the permission of organism.

This plat is approved subject to all platting ordinorand resolutions of the City of Allen, Texas.

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RE Holdings Steve Martz, Partner

STATE OF TEXAS COUNTY OF COLLIN

BETORE It has undersigned outbookly, a holdray Public in soid for State of trease, on this document of the state of the state of the state of schooledged whose norms is absorbed to the temporal publicant, and schooledged them that has executed the some for the purposes and consideration them servicesed.

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STATE OF TEXAS COUNTY OF COLLIN

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Date day of Rowlett Form Partnership David Whisenant, General Portner Witness my hand this

. 2013.

STATE OF TEXAS COUNTY OF COLLIN

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APPROVED

ATTEST

Secretary Planning &

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Pro-forma	Date	Dorte
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The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the Knepping Fine Plot of the KIDS R KIDS Subadvision or Addition to the City of Allen was submitted to the Planning and Zone Addition and approved by it on the day of City 2.

City Secretary, City of Allen

SURVEYOR'S CERTIFICATE

1, DAVD a, SURDIVAN, Register & Proteincia Land Surveyor do heady settly that I prepared that the form on other loss occured survey of the land and that the conner moralises shown thereon and the property policies, under my better of the land and that the conner moralises shown delicent registron or the CDV of Main. Tens.

David J. Surdukan Registered Professional Land Surveyor Texas Registration No. 4613

STATE OF TEXAS COUNTY OF COLLIN

EGEODE III. The underlighed industry, as floorly placed, to not for State of Team, on this day personally presented DADIO 1. SUDDICARA IN to see the second control of the the Necessary Section of the State of State S

Notary Public in and For the State of My commission expires

SHEET 2 OF

KIDS R KIDS ADDITION REPLAT

LOTS 1R, 3, & 4, BLOCK A

Being A Replat Of Kids R Kids Addition, Lot 1, Block A Recorded in Cab. 2009, Pg. 65, P.R.C.C.T.

8.503 Acres Situated In The

MARY STANDIFER SURVEY ~ ABST. 812 ALLEN, COLLIN COUNTY, TEXAS

Rowlett Farm Partnership 3838 Oak Lawn Avenue, Suite 1416 Dallas, Texas 75219 Telephone 972 980.8833 IRE Holdings 9205 Legacy Drive Frisco, Texas 75034 Telephone 972 668-6020

Engineering, Inc.
Rux Engineering, Inc.
Texas Registration No. 579
111 West Mon Street
Alten, Texas 75013
Telephone 972 359—1733

Surdukan Surveyka, Inc. Po Box 126 Anna, Texos 72409 Telephone 972 924—8200 January 15, 2013

NOTICE:
Selling any portion of this addition by meters and bounds in a violation of City.
Cofforce and State lows, and is subject for fines and withholding of utilities and building permits.

AGENDA DATE: February 5, 2013

SUBJECT: Conduct a Public Hearing and consider a request for a

Specific Use Permit SUP for a Gymnastics and Sports Training Facility use. The property is Tract G & H, Allen Business Centre; and commonly known as 21 Prestige

Circle, Allen, Texas. (SUP-1/8/13-4) [Envy Cheer]

STAFF RESOURCE: Shelby Griffin

Planner

PREVIOUS COMMISSION/COUNCIL

ACTION: PD No. 3 Approved – October, 1981

PD No. 3 Amended – February, 2008

Replat of Tr. G&H Approved – March, 1998

BACKGROUND

The property is located north of Prestige Circle and west of Greenville Avenue. The property to the north is zoned Planned Development PD No. 3 for Multifamily MF-12. The property to the west, east, and south is zoned Planned Development PD No. 3 for Light Industrial, LI.

The applicant is proposing to tenant a 7,780 square foot suite space in an existing building for a competitive cheerleading training facility. Staff categorizes this type of use as a Gymnastics and Sports Training Facility use.

The base zoning for the property is Planned Development No. 3 for Light Industrial LI use. The *Allen Land Development Code* requires a Specific Use Permit (SUP) for a Gymnastics and Sports Training Facility use within the Light Industrial zoning district.

In conjunction with submitting the SUP application, the applicant submitted a parking study that was reviewed and approved by the Director of Community Development and Director of Engineering. Through the parking study analysis, it was determined that 25 parking spaces is adequate for this use. There are 61 parking spaces on site.

There are no proposed changes to the exterior of the building and only minor changes to the building interior.

The SUP meets the standards of the *Allen Land Development Code*.

STAFF RECOMMENDATION

Approval

RECOMMENDED MOTION

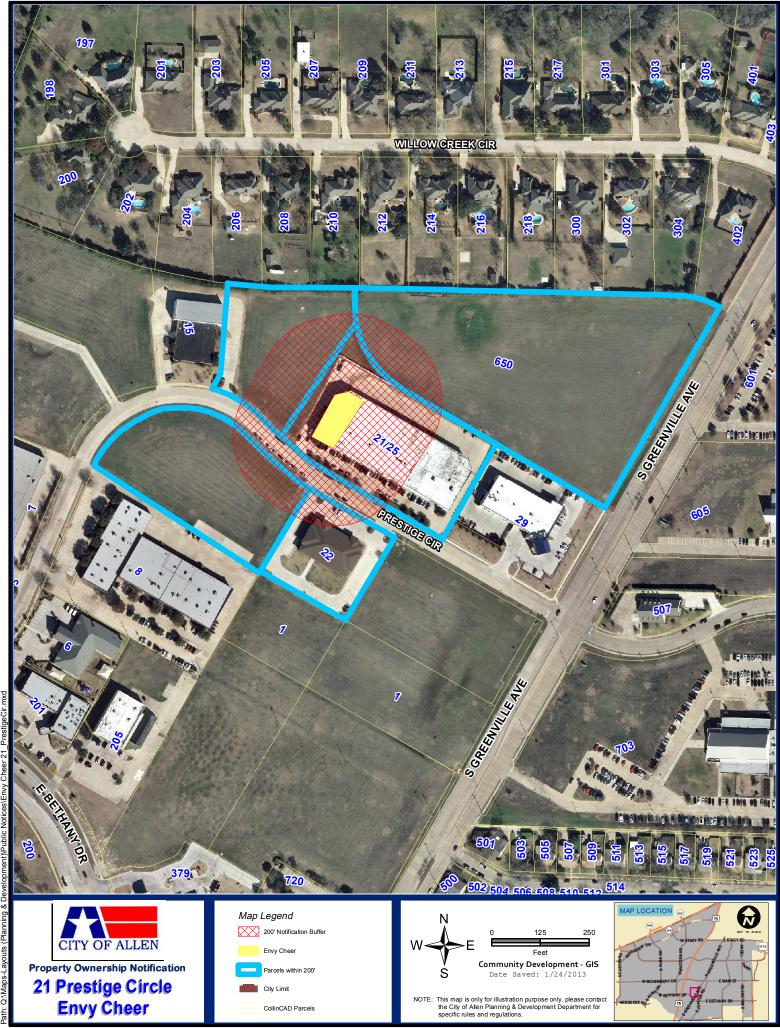
I make a motion to recommend approval of the Specific Use Permit request for a Gymnastic and Sports Training Facility for the property located at 21 Prestige Circle for Envy Cheer.

ATTACHMENTS

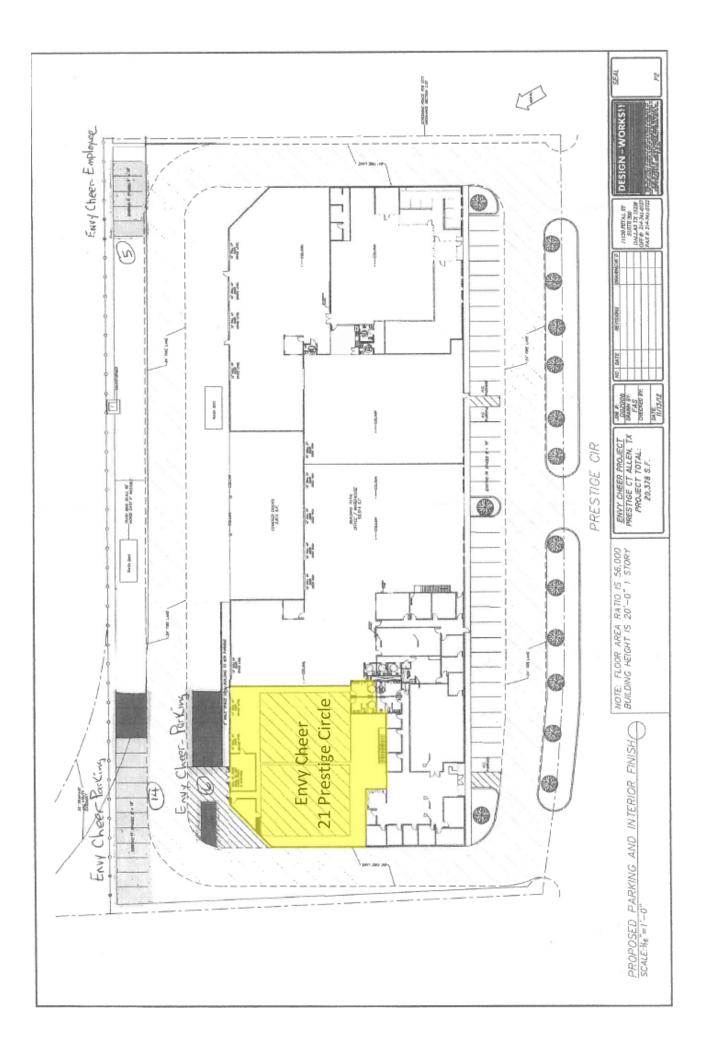
Property Notification Map

Planning & Zoning Commission February 5, 2013 Envy Cheer SUP Page 2

SUP Suite Plan Parking Study Approval Letter



Soften Older On the Contract of Section 10 S



AGENDA DATE: February 5, 2013

SUBJECT: Conduct a Public Hearing and consider a request for a

Specific Use Permit for a Gymnastics and Sports Training Facility use for Crossfit Ammo. The property is a portion of Lot 1, Block A, Allen Heights Shopping Center and commonly known as 1201 E. Main Street, Suite 220, Allen,

Texas. (SUP-1/7/13-3) [Crossfit Ammo]

STAFF RESOURCE: Shelby Griffin

Planner

PREVIOUS COMMISSION/COUNCIL

ACTION: Final Plat Approved – May, 1995

Replat Approved – June, 1996

BACKGROUND

The property is located north of Main Street and west of Allen Heights. The property to the north is zoned Planned Development PD No. 1 for Single Family Residential R-6; the property to the west is zoned Light Commercial LC; the property to the south, across Main Street, is zoned Planned Development PD No. 33 for Shopping Center SC; the property to the east, across Allen Heights, is zoned Planned Development PD No.1 for Local Retail LR.

The applicant is proposing to tenant a 1,870 square foot suite space in an existing building for a fitness facility. This facility specializes in programs that range from recreational fitness to competitive athletic conditioning. Staff categorizes this type of use as a Gymnastics and Sports Training Facility use.

The zoning for the property is Planned Development No. 1 for Shopping Center use. The *Allen Land Development Code* requires a Specific Use Permit (SUP) for a Gymnastics and Sports Training Facility use within the Shopping Center zoning district.

There are no proposed changes to the exterior of the building and only minor changes to the building interior. The required parking for this use is already provided for on the site.

The SUP meets the standards of the *Allen Land Development Code*.

STAFF RECOMMENDATION

Approval

RECOMMENDED MOTION

I make a motion to recommend approval of the Specific Use Permit request for a Gymnastic and Sports Training Facility for the property located at 1201 E. Main Street, Suite 220 for Crossfit Ammo.

ATTACHMENTS

Property Notification Map SUP Suite Plan

Parcels within 200' Buffer Zone

CollinCAD Parcels

Date Saved: 1/24/2013

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

-ayouts (Planning & Development) Public Notices Crossfit Ammo_1201_EMain StSTE220.mxd

1201 E. Main St. Ste.#220

Crossfit Ammo

DEIAE HEICHLZ **VITEN** • 000 F. M. NO. 2170 / MAIN STREET WEUGLE WIDTH ROW HOT WITS NOT BUTTS ALLEN HEIGHTS SHOPPING CENTER, ALLEN TEXAS OFF HUNS 18' ALLEY 1201 E. Main St. ONE HUPS STAD MODAMO GEF STATE USCELLE UNAM ORE MANS ANCYNA 101 416 Vacant 7.367 Suite 200 Opportunity to Common Community or Assessed in Values 2000, Page 200. -SHOPPING Crossfit Ammo Vork Resid

AGENDA DATE: February 5, 2013

SUBJECT: Conduct a Public Hearing and consider a request to amend

Planned Development No. 54 for Industrial Technology IT to allow a Day Care use and adopt a Concept Plan, building elevations, and development regulations for Lot 2R-2E, Block G, Bray Central One Addition; located south of Exchange Parkway and east of Watters Road. (10/31/12-77)

[Children's Lighthouse]

STAFF RESOURCE: Lee Battle, AICP

Assistant Director of Community Development

PREVIOUS COMMISSION/COUNCIL

ACTION: PD No. 54 approved – May, 1993

BACKGROUND

The property is located south of Exchange Parkway and east of Watters Road. The property to the north, across Exchange Parkway, is zoned PD Planned Development No. 108 for Mixed uses; the property to the west is zoned PD Planned Development No. 108 for SF Single Family; the property to the south is zoned PD Planned Development No. 108 for Office O; and the property to the east is zoned PD Planned Development No. 54 for Industrial Technology IT.

The applicant is proposing to build a Children's Lighthouse daycare facility on this property. The Land Use Plan designates this area for office and industrial technology type uses. Development in this area has primarily been office, medical office and medical services, which is consistent with the Land Use Plan. Recently this general area was studied as part of the PD 108 (Twin Creeks Urban Center) zoning request, which also reaffirmed an emphasis on office and medical uses for land south of Exchange Parkway. Therefore, this property is considered highly suitable for continued office/medical services. A daycare in this location is considered a less desirable use and is inconsistent with the intentions of the Land Use Plan.

The Land Use Plan is implemented through zoning. The zoning districts that are used to implement office / industrial technology / medical service land uses include: Industrial Technology (IT), Light Industrial (LI), and Office (O). These districts exclude daycares as a permitted use. In addition, PD 108 (Twin Creeks Urban Center) does not permit daycares in most of its subdistricts including properties south of Exchange Parkway. As a result, the existing zoning of this property, and of other properties in the area, including recently zoned property, does not support the daycare use. Daycares are considered more suitable in other locations, generally closer to residential where they serve as a transitional use. The zoning districts that do permit daycares include MF (Multi-family), LR (Local Retail), CF (Community Facilities), LC (Light Commercial) and GB (General Business). Therefore, the proposed daycare is inconsistent with the land use and zoning for this area.

The property is located mid-block along Exchange Parkway and there will not be direct access for west bound traffic. Traffic that is on the "going home" side of Exchange Parkway will have to maneuver through adjacent parking lots and/or make potentially dangerous U-turns to access the site. This is a serious concern for a daycare use that generates significant daily traffic. Due to these access concerns, this site is not considered a suitable location for this use.

The proposed zoning request is inconsistent with the Land Use Plan, current zoning and recent zoning approvals. In addition, access for this specific location is limited and could be problematic for this type of use. Therefore staff recommends denial of this zoning request.

Planning & Zoning Commission February 5, 2013 Children's Lighthouse PD Amendment Page 2

STAFF RECOMMENDATION

Denial

RECOMMENDED MOTION

I make a motion to deny the request for Lot 2R-2E, Block G, Bray Central One Addition, for Children's Lighthouse.

ATTACHMENTS

Property Notification Map Development Regulations Concept Plan Elevations





CITY OF ALLEN Property Ownership Notification

Children Lighthouse Property ID: 2656625

CollinCAD Parcels





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



DEVELOPMENT REGULATIONS

- 1. PERMITTED USES: A daycare use shall be permitted on the property, in addition to the uses permitted in Tract 6 of Planned Development PD No. 54.
- 2. CONCEPT PLAN: The property shall be developed in general conformance with the attached Concept Plan.
- 3. ELEVATIONS: The property shall be developed in general conformance with the attached Building Elevations.

