



**AGENDA
CITY OF ALLEN
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.

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 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 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]
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, 2013 City Council meeting for 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 adjourned at 7:36 p.m.

These minutes approved this _____ day of _____ 2013.

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:
 - Lot 25 will also be required to have a J-swing garage facing Angel Parkway.
 - 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.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
--

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 provide a status update of the City's Capital Improvement projects.

STAFF RECOMMENDATION

N/A

MOTION

N/A

ATTACHMENTS

CIP Progress Report
CIP Map

ENGINEERING CIP PROGRESS REPORT - THROUGH DECEMBER 2012

	PROJECT		STATUS / COMMENTS
FACILITIES	1	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
	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.
	3	Natorium Lighting	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	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 .
ROADS	5	Bethany Widening (Allen Heights - FM 2551)	Addition of 2 lanes and section of FM 2551. Completion anticipated February 2013 . Landscape completion anticipated May 2013 .
	6	Exchange Parkway (Alma - Allen Heights) Ph 1	Addition of 2 lanes. Design anticipated Spring 2013 . Construction anticipated Summer 2013 or when funding is available. RTR funding anticipated.
	7	Main Street Reconstruction (Allen Drive-US75), Bonham & Anna (Belmont - Main)	Construction anticipated to be complete early 2013 .
	8	Ridgeview Drive (Alma - US75)	ROW acquisition continues. No formal construction schedule.
	9	Ridgeview Drive (Stacy - Watters) Ph 1	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	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.
OTHERS	11	Stacy Road, Ph 2 (Greenville - Angel)	TxDOT project in design. ROW acquisition and utility relocation underway. Anticipate a letting date of December 2014, with construction starting in Spring 2015 .
	12	US 75 Widening	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	Whis-Lynge Water/SS Replacement	Water and sanitary sewer improvements. Design has begun with BW2 Engineers, Inc. Anticipated construction in Summer 2013 .
MISC.	14	Allen Old Stone Dam Gabion Repair	Repair of existing gabion walls at the old stone dam site. Design underway. Construction anticipated when funding becomes available.
	15	Bike Route Markings 2013	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 .

STATUS

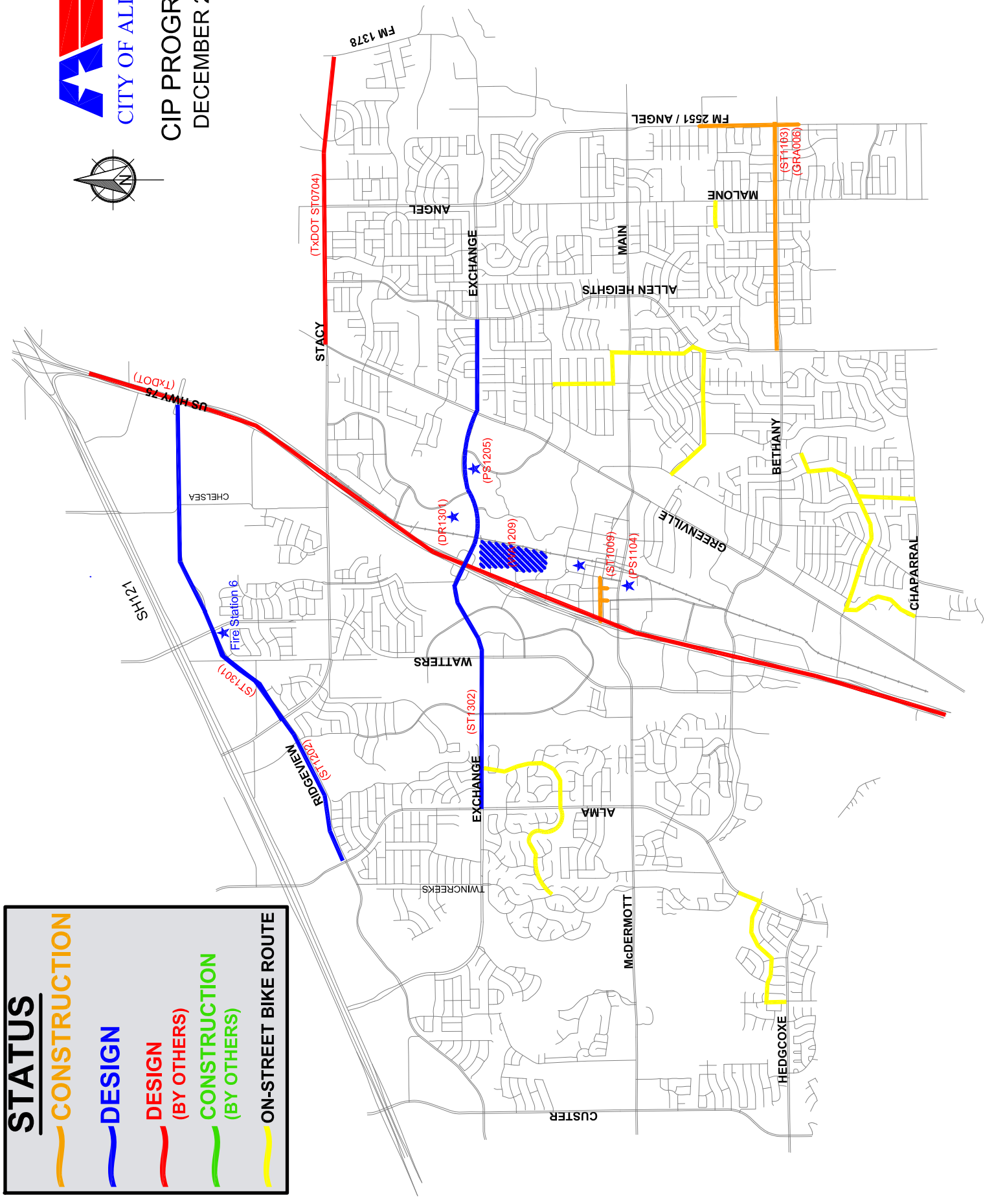
CONSTRUCTION

DESIGN

DESIGN (BY OTHERS)

CONSTRUCTION (BY OTHERS)

ON-STREET BIKE ROUTE



CIP PROGRESS
DECEMBER 2012

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
--

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± 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± 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

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
--

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 ACTION: PD No. 61 – Approved July, 1997
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

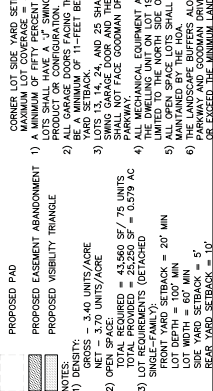
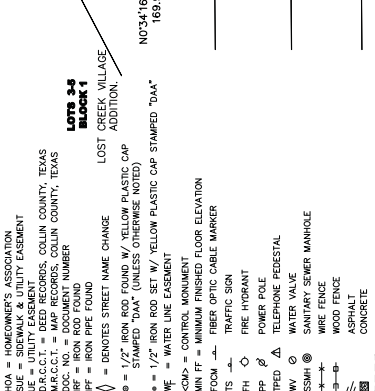
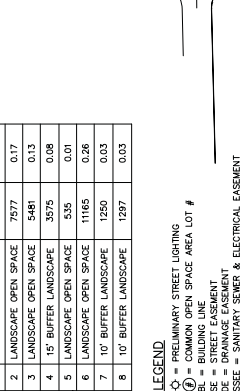
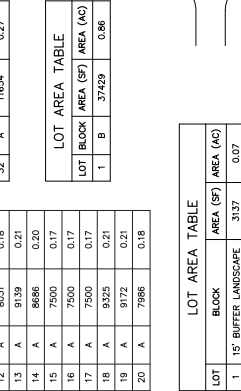
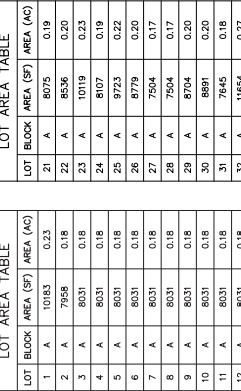
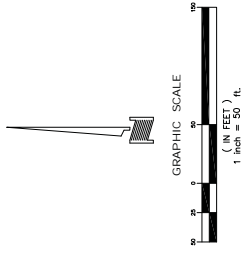
Approval

MOTION

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

ATTACHMENTS

Preliminary Plat



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

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

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

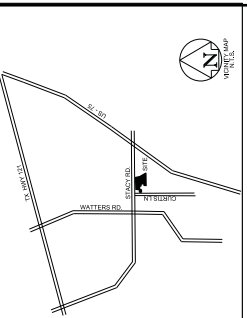
Property Notification Map
Residential Replat

REVISIONS:	
DATE:	2-23-12
CHECKED BY:	TAB
DRAWN BY:	JAK
JOB #:	16-023002

PELTON LAND SOLUTIONS

1 OF 2 SHEETS

7571 KROGER DR., STE. 180 KELLER, TX 76441 817-400-3350



LOT AREA TABLE

LOT	BLOCK	50 FT. ACRES
1R	A	3172 0.073
2R	A	3358 0.077
3R	A	3358 0.077
4R	A	2780 0.064
5R	A	2780 0.064
6R	A	2827 0.065
7R	A	2894 0.066
8R	A	4032 0.093
9R	A	4032 0.093
10R	A	6156 0.141
11R	A	4275 0.098
12R	A	3468 0.080
13R	A	3565 0.082
14R	A	3565 0.082
15R	A	3645 0.084
16R	A	3729 0.086
17R	A	3774 0.087
18R	A	3694 0.085
1R	B	5383 0.124
2R	B	5383 0.124
3R	B	4624 0.106
4R	B	4641 0.107
5R	B	4658 0.107
6R	B	5743 0.132
7R	B	4227 0.097
8R	B	4227 0.097
9R	B	3277 0.075
10R	B	3422 0.079
11R	B	3350 0.077
12R	B	3458 0.079
13R	B	3458 0.079
14R	B	3458 0.079
15R	B	3458 0.079
16R	B	3458 0.079
17R	B	3458 0.079
18R	B	3458 0.079
1R	C	3274 0.075
2R	C	3274 0.075
3R	C	3274 0.075
4R	C	3274 0.075
5R	C	3274 0.075
6R	C	3274 0.075
7R	C	3274 0.075
8R	C	3274 0.075
9R	C	3274 0.075
10R	C	3274 0.075
11R	C	3274 0.075
12R	C	3274 0.075
13R	C	3274 0.075
14R	C	3274 0.075
15R	C	3274 0.075
16R	C	3274 0.075
17R	C	3274 0.075
18R	C	3274 0.075

COMP	DELTA	RADIUS	LENGTH	CURV BEARING	CURV LENGTH
C1	03°15'40"	250.00'	13.16'	N01°57'15"E	13.16'
C2	03°22'10"	270.00'	15.88'	S01°53'46"E	15.88'
C3	06°42'27"	550.00'	64.39'	S04°54'18"E	64.35'
C4	61°21'29"	50.00'	53.94'	S87°43'56"W	51.02'
C5	121°56'31"	50.00'	106.41'	S64°50'33"W	87.44'

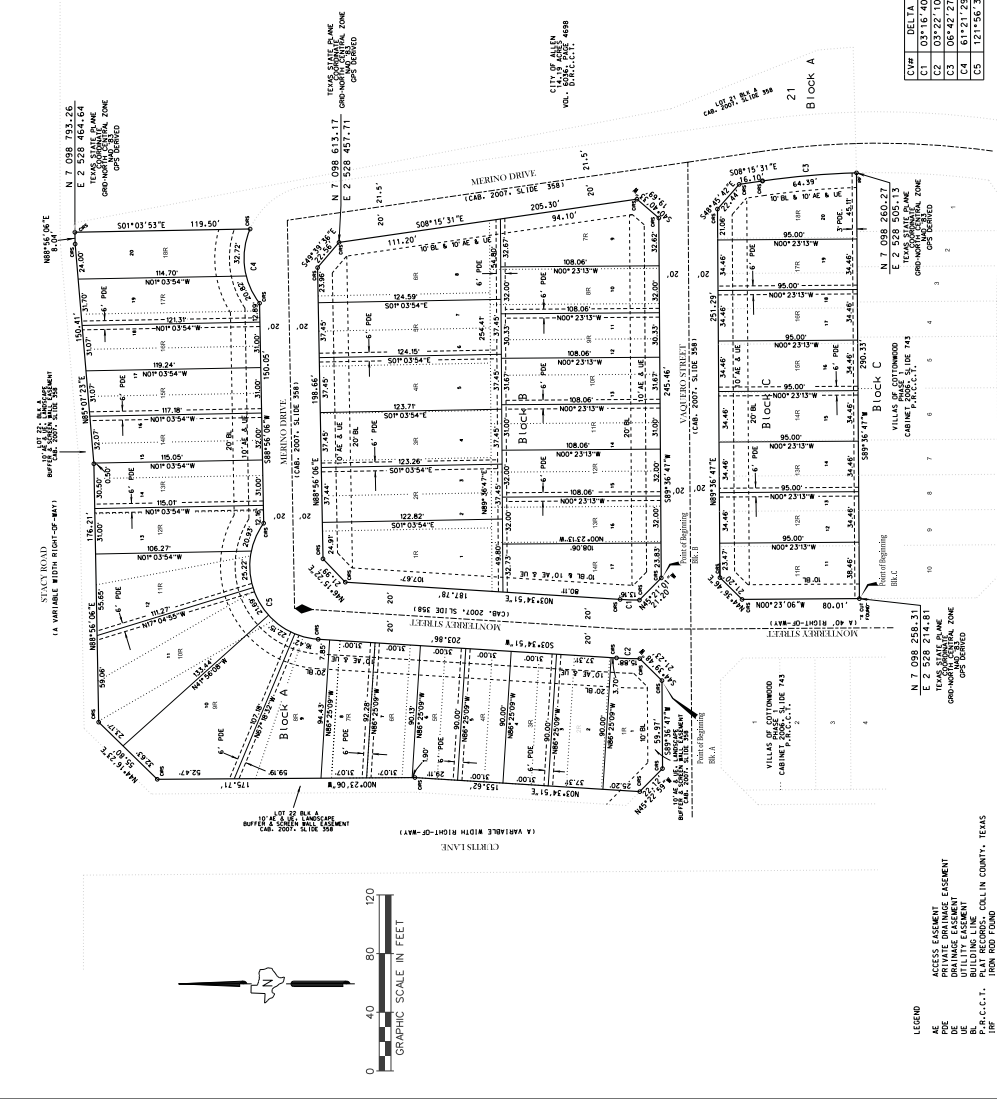
SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83, OPS DERIVED.
2. ALL CORNERS SET ARE 5/8" INCH IRON RODS WITH PLASTIC CAP STAMPED "PELTON".
3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE 10-10-01 AND IS SUBJECT TO FINES AND THE WITHHELDING OF UTILITY AND BUILDING PERMITS.

3.490 GROSS ACRES
3.490 NET ACRES
40 LOTS / NO COMMON AREAS

OWNER / DEVELOPER
JAMES F. KASSON RPLS NO. 4500
LAND SOLUTIONS
5751 KROGER DR.
SUITE 180
KELLER, TEXAS 76244
817-562-3350

SURVEYOR INFORMATION:
JAMES F. KASSON RPLS NO. 4500
LAND SOLUTIONS
5751 KROGER DR.
SUITE 180
KELLER, TEXAS 76244
817-562-3350



- GENERAL NOTES:
1. LANDSCAPE BUFFERS, SCREENING WALLS AND RETAINING WALLS ALONG CORTES LANE
 2. GUEST PARKING TO BE MAINTAINED BY HOA
 3. WATERS STREET, MERINO DRIVE, AND MONTERREY STREET FIRE LANE MARKINGS SHALL BE MAINTAINED BY THE HOA
 4. NO FENCES SHALL BE PERMITTED IN THE 10' UTILITY AND ACCESS EASEMENTS ADJACENT TO THE LOT
 5. GARAGE, SEABACK WILL BE A 20' FROM THE SIDEWALK
 6. WILL NOT OBSTRUCT THE DRAINAGE EASEMENT
 7. THERE WILL BE A MINIMUM OF THREE INCHES OF CLEARANCE BETWEEN THE FENCES AND THE LOT LINE
 8. THE LOT LINE SHALL BE MAINTAINED BY THE HOA
 9. THE LOT LINE SHALL BE MAINTAINED BY THE HOA
 10. THE LOT LINE SHALL BE MAINTAINED BY THE HOA
 11. THE LOT LINE SHALL BE MAINTAINED BY THE HOA
 12. THE LOT LINE SHALL BE MAINTAINED BY THE HOA

- LEGEND
- ACCESS EASEMENT
 - UTILITY EASEMENT
 - PLAT RECORDS, COLLIN COUNTY, TEXAS
 - C.R.S.
 - NOT TO SCALE

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

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*.

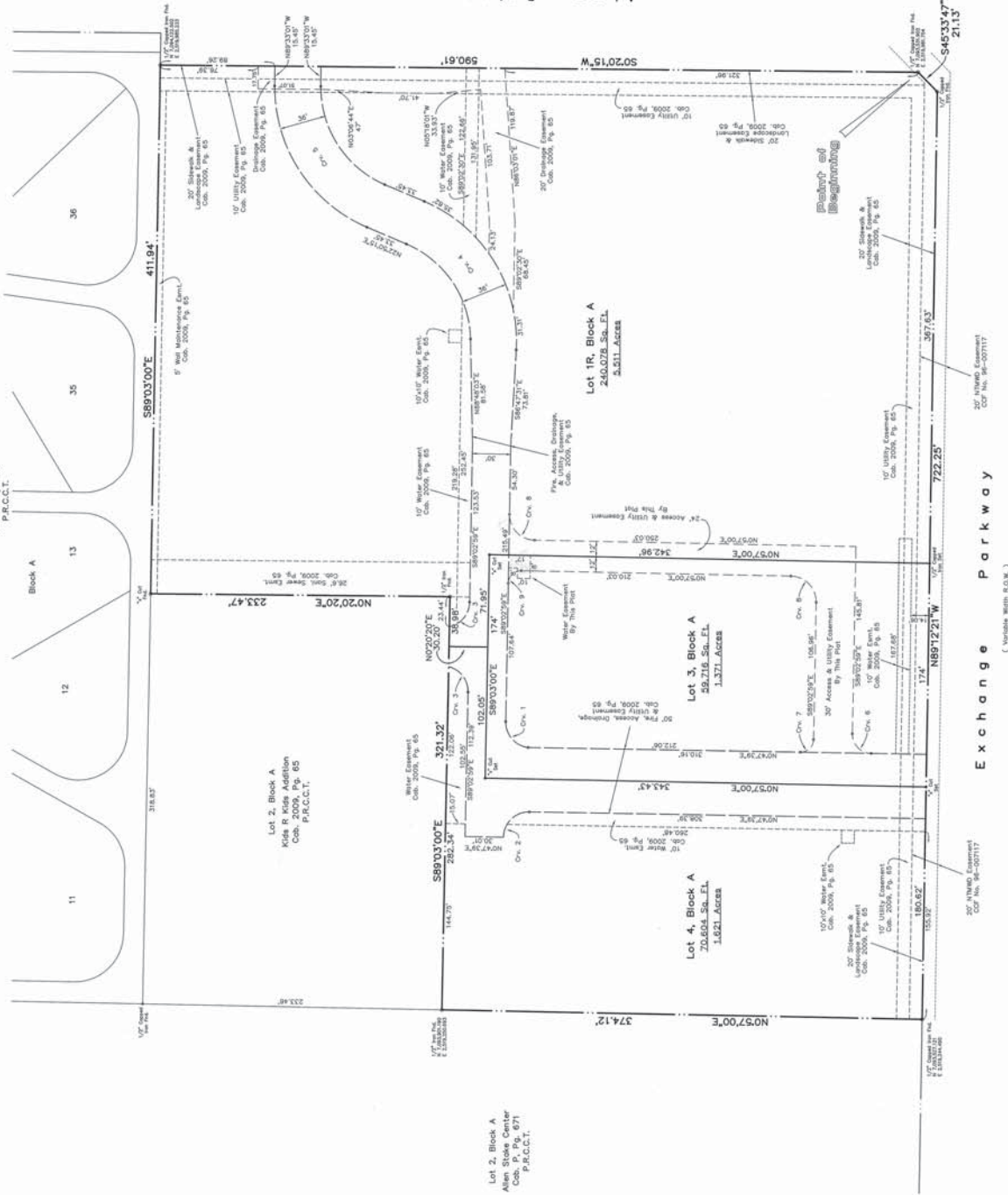
STAFF RECOMMENDATION

Approval

RECOMMENDED MOTION

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

Glendower Park Phase 1
Cob. K. Pg. 125
P.R.C.C.T.



Lot 2, Block A
Allen Stone Center
Cob. K. Pg. 65
P.R.C.C.T.

Lot 2, Block A
Kida R Kids Addition
Cob. K. Pg. 65
P.R.C.C.T.

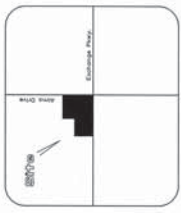
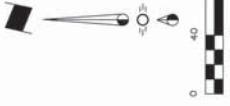
Lot 3, Block A
59,716 Sq. Ft.
1.371 Acres

Lot 1R, Block A
240,078 Sq. Ft.
5.511 Acres

Lot 4, Block A
70,604 Sq. Ft.
1.621 Acres

NOTE:
The coordinates shown are based on State Plane NAD 83 coordinates
transformed by NAD 83 into UTM Zone 15N.

PURPOSE OF REPLAT:
To divide Lot 1 into three lots.
To add easements necessary for
development of proposed Lot 3,
Block A.



VICINITY MAP
N.T.S.

Curve Data Chart	
Station	Curve Data
1+00.00	Curve 1: 115.44' Radius, 115.44' Length, 115.44' Chord, 115.44' Offset
2+00.00	Curve 2: 115.44' Radius, 115.44' Length, 115.44' Chord, 115.44' Offset
3+00.00	Curve 3: 115.44' Radius, 115.44' Length, 115.44' Chord, 115.44' Offset
4+00.00	Curve 4: 115.44' Radius, 115.44' Length, 115.44' Chord, 115.44' Offset
5+00.00	Curve 5: 115.44' Radius, 115.44' Length, 115.44' Chord, 115.44' Offset
6+00.00	Curve 6: 115.44' Radius, 115.44' Length, 115.44' Chord, 115.44' Offset
7+00.00	Curve 7: 115.44' Radius, 115.44' Length, 115.44' Chord, 115.44' Offset
8+00.00	Curve 8: 115.44' Radius, 115.44' Length, 115.44' Chord, 115.44' Offset
9+00.00	Curve 9: 115.44' Radius, 115.44' Length, 115.44' Chord, 115.44' Offset
10+00.00	Curve 10: 115.44' Radius, 115.44' Length, 115.44' Chord, 115.44' Offset

SHEET 1 OF 2
REPLAT

KIDS R KIDS ADDITION LOTS 1R, 3, & 4, BLOCK A

Being A Replat Of
Kida R Kids Addition, Lot 1, Block A
Recorded in Cob. 2009, Pg. 65, P.R.C.C.T.
8.503 Acres Situated In The
MARY STANDIFER SURVEY ~ ABST. 812
ALLEN, COLLIN COUNTY, TEXAS

Owner:
IRE Holdings
9200 Legacy Drive
Suite 100
Telephone 972 688-6020
Rohlfert Farm Partnership
3838 Oak Lawn Avenue, Suite 1416
Dallas, Texas 75245
Telephone 972 980-8833

Engineer:
RLA Engineering, Inc.
Texas Registration No. 579
11111 West Loop West
Suite 200
Allen, Texas 75013
Telephone 972 359-1733

Surveyor:
Surdakan Surveying, Inc.
Texas Registration No. 175409
Anna, Texas 75409
Telephone 972 924-8200
January 15, 2013

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

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

Envy Cheer Employee

Envy Cheer Parking

Envy Cheer Parking

Envy Cheer
21 Prestige Circle

PRESTIGE CIR

NOTE: FLOOR AREA RATIO IS 56.000
BUILDING HEIGHT IS 20'-0" 1 STORY

PROPOSED PARKING AND INTERIOR FINISH
SCALE: 1/8" = 1'-0"

ENVY CHEER PROJECT
PRESTIGE CT ALLEN, TX
PROJECT TOTAL:
20,378 S.F.

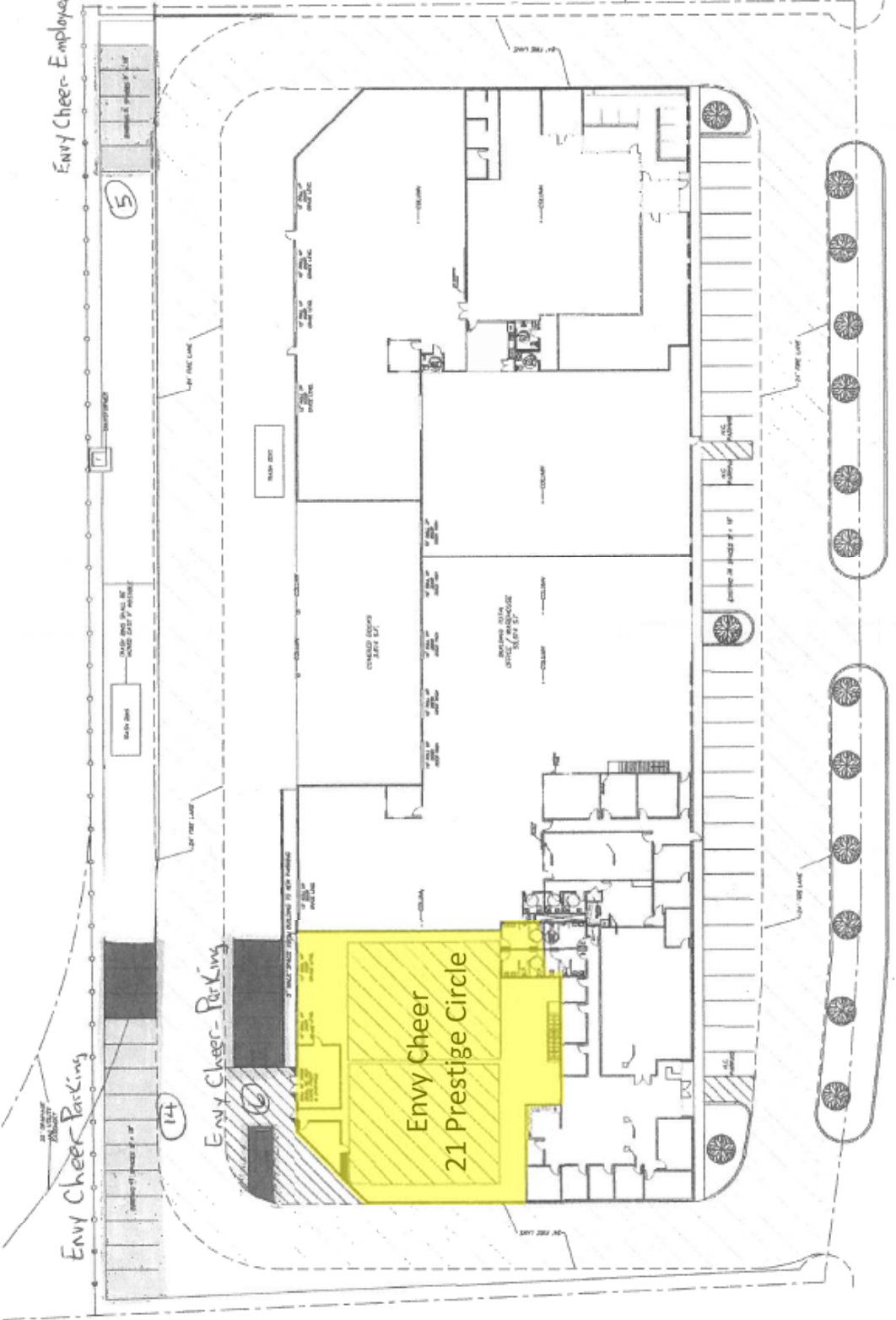
JOB # 11134
DRAWN BY: FAS
CHECKED BY: FAS
DATE: 11/13/12

NO	DATE	REVISION	APPROVED

11134 PRESTIGE CT
SUITE 200
DALLAS TX 75208
OFF # 214-341-0127
FAX # 214-341-0122

DESIGN - WORKS!!

SEAL
P2



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

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

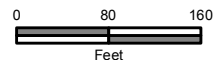


Property Ownership Notification

1201 E. Main St. Ste.#220
Crossfit Ammo

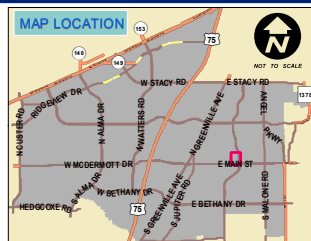
Map Legend

- Crossfit Ammo Lease Space
- 200' Notification Buffer
- Parcels within 200' Buffer Zone
- CollinCAD Parcels



Community Development - GIS
Date Saved: 1/24/2013

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



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

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.

STAFF RECOMMENDATION

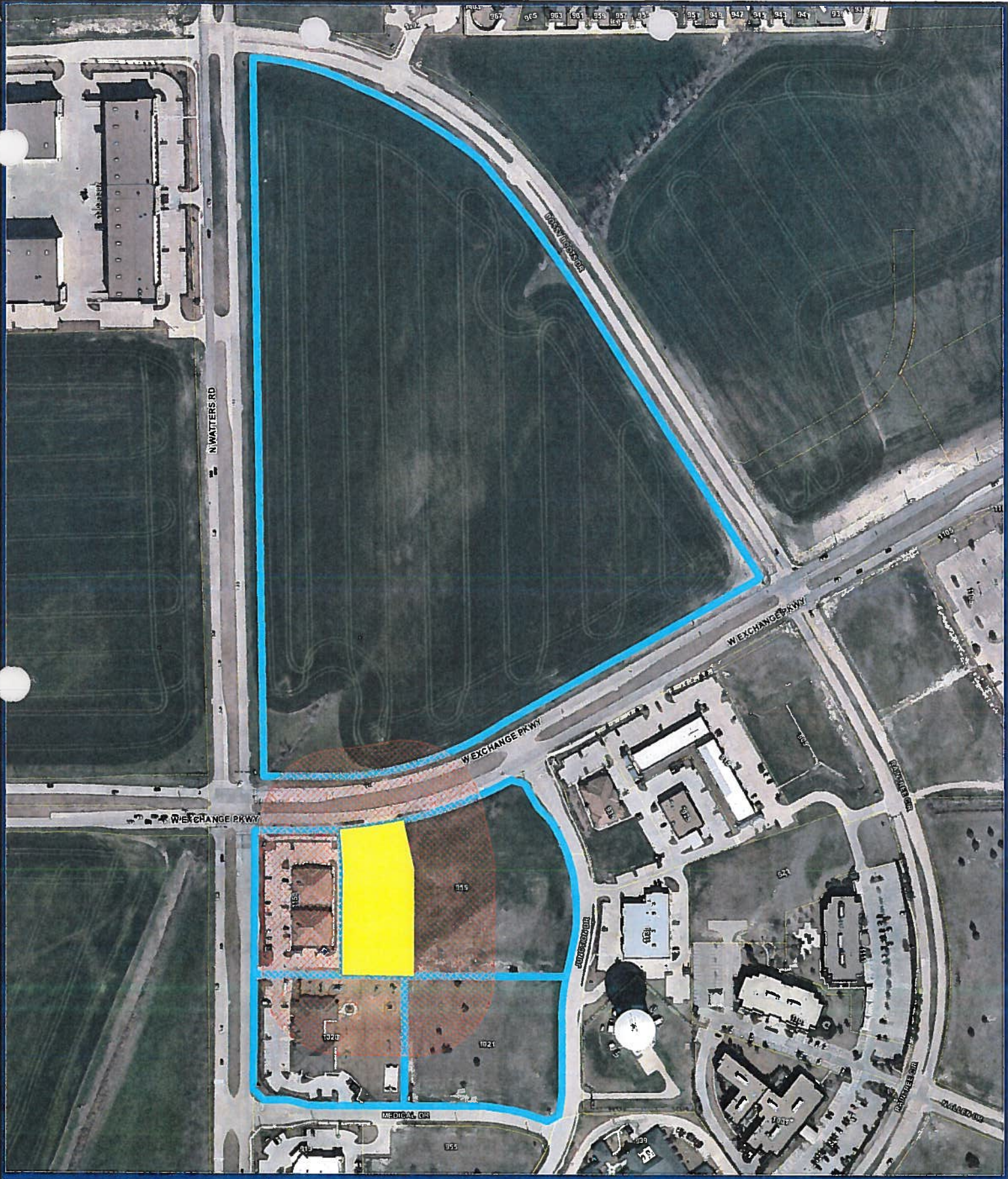
Denial

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



Property Ownership Notification
Children Lighthouse
Property ID: 2656625

Map Legend

- Children Lighthouse
- 200' Notification Buffer
- Proposed Property
- Parcels within 200'
- CollnCAD Parcels
- City Limit



0 160 320
Feet

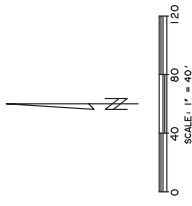
Community Development - GIS
Date Saved: 1/18/2013

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

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.



SITE DATA CHART	
LAND USE	DAYCARE CENTER
ACREAGE	1.533 ACRES
ZONING	PD 54
PROPOSED ZONING	AMENDED PD 54
BUILDING AREA	10,301 SQ. FT.
LOT COVERAGE	15.42%
FLOOR AREA RATIO	1 : 6.5
BUILDING HEIGHT	33'-4"
PARKING REQUIRED	30
PARKING PROVIDED	43 SPACES
OPEN SPACE REQUIRED	10%
OPEN SPACE PROVIDED	42.11%
PARKING AREAS LANDSCAPE REQUIRED	5%
PARKING AREAS LANDSCAPE PROVIDED	22.5%

PARKING RATIO CALCULATION
10 STALLS + 2 STALLS PER CLASS ROOM
10 + 2 x 10 = 30 STALLS

- NOTE:
1. THERE ARE NO TREES ON OR NEAR THE SUBJECT SITE.
 2. BOUNDARY OF PD DISTRICT EXTENDS BEYOND LIMITS OF EXHIBITS.
 3. DUMPSTER ENCLOSURE WITH EIGHT FOOT MASONRY SCREENING WALL WITH SOLID METAL GATES THAT MATCHES THE BUILDING FACADE.
 4. LANDSCAPE IRRIGATION PER CITY OF ALLEN REQUIREMENTS.
 5. TRAIL TO BE BUILT TO THE CITY OF ALLEN TRAIL STANDARDS AND SPECIFICATIONS.

THIS ZONING CHANGE REQUEST ADDS DAYCARE TO THE USES ALLOWED FOR THE PORTION OF PD 54 WITH THE LEGAL DESCRIPTION, LIMITS OF PD 54, AND THE LEGAL DESCRIPTION, LIMITS OF PD 54 WILL REMAIN UNCHANGED.

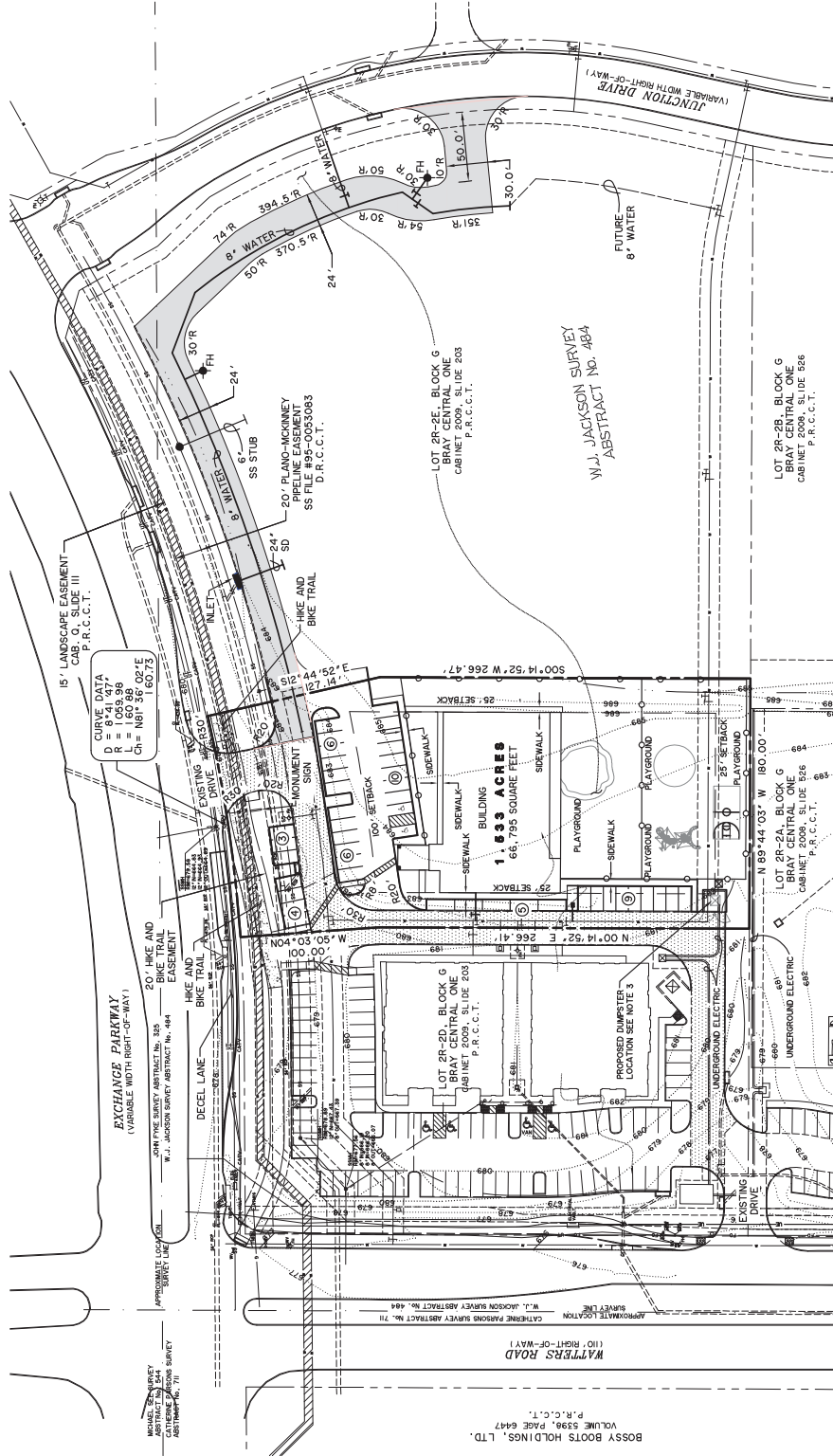
PD AMENDMENT CONCEPT PLAN CHILDREN'S

LIGHTHOUSE - ALLEN
PORTION OF LOT 2R-2F, BLOCK C,
BRAY CENTRAL ONE ADDITION
BEING 1.533 ACRES OF LAND LOCATED IN THE
W.J. JACKSON SURVEY ABSTRACT NO. 484,
CITY OF ALLEN, COLLIN COUNTY, TEXAS

PREPARATION DATE: 10/23/2012
REVISED DATE: 11/16/2012
REVISED DATE: 12/19/2012
REVISED DATE: 1/8/2013
REVISED DATE: 1/22/2013

PREPARED BY:
WIM WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS AND LAND PLANNERS
701 HOWARD BLDG., SUITE 300 ARLINGTON, TEXAS 76010 METRO (817) 467-7700
www.WierAssociates.com
Firm Registration No. F-2778
CONTACT: RANDY EAGLE

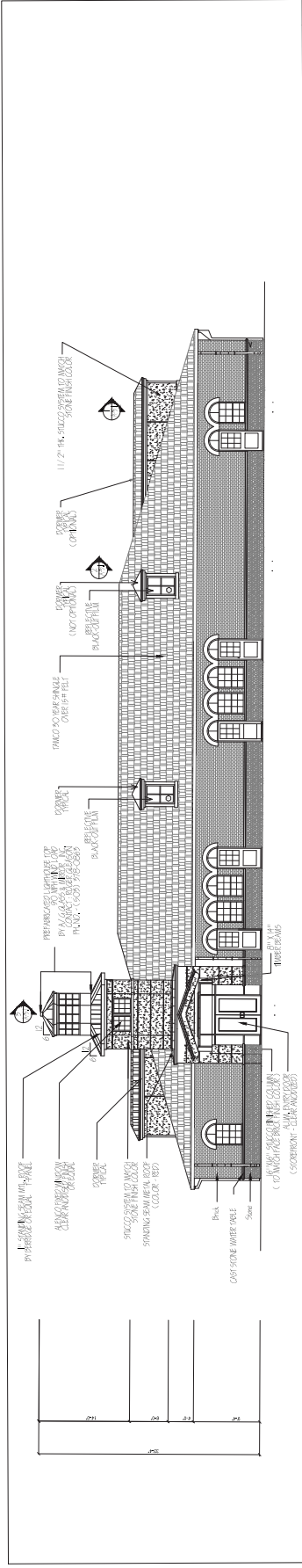
DATE: 01-15-2013
WJA No. 0719



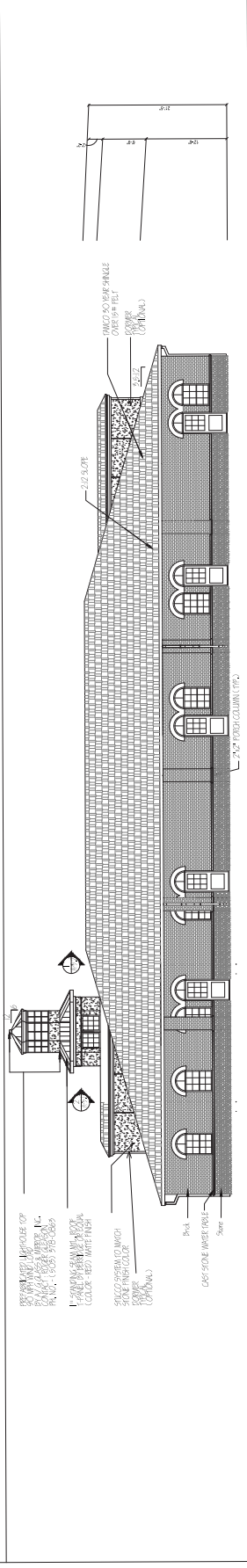
- PROPOSED 6" WROUGHT IRON FENCE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING NTWD WATER LINE
- PROPOSED 10" HKE & BIKE TRAIL

OWNER/APPLICANT:
EXCHANGE PARTNERS, LTD.
10000 W. LAKESIDE BLVD.
2321 COT. RD., SUITE D
PLANO, TX 75075
(214) 212-7212

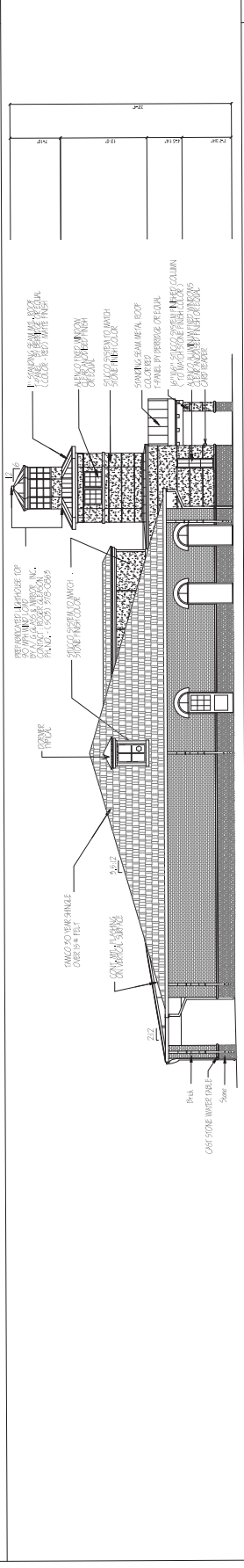
CITY OPERATOR:
CHILDREN'S LIGHTHOUSE
101 SOUTH TENNINGS AVE.
FORT WORTH, TX 76104
(972) 877-6630



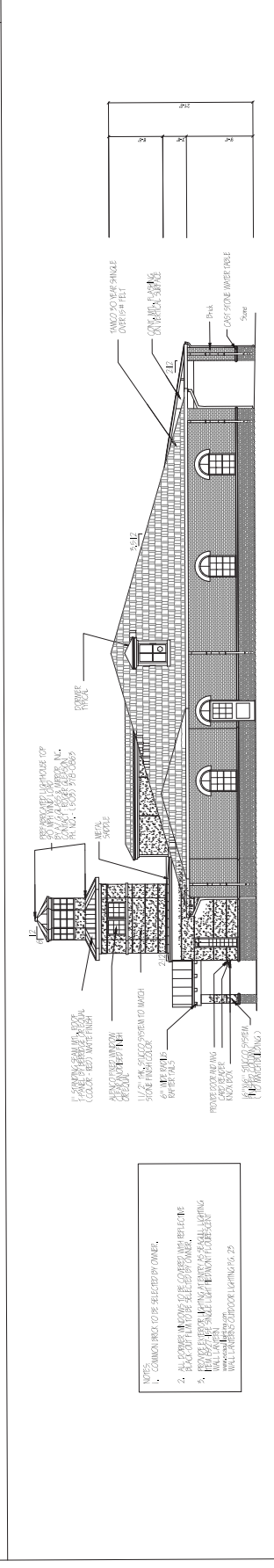
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

No.		Date

Dallas Design Build
6916 Echo Canyon
McKinney, Texas 75070
972-877-6630
earm@dallasdb.com

Project

Description		Elevations
<input type="checkbox"/>		
<input type="checkbox"/>		

<div> <div></div> <div></div> </div>	Designer	A-4.0
	S.E.	
	Date	
	Scale	

General Notes

Copyright

If information, either drawn, written or implied, appears in this document, it shall not be duplicated, disclosed or otherwise used without written permission of the author.